



## **Section 94 Contributions Plan 2004**

**Amendment No. 67**

### ***Area 3 Community Facilities***

Bay & Basin District Community Centre  
& Branch Library **03 CFAC 0001**  
Sanctuary Point/Old Erowal Bay Community Hall **03 CFAC 0002**  
Recreational & Cultural Hall Vincentia High School **03 CFAC 0003**  
Huskisson/Vincentia HaCC Centre **03 CFAC 0004**  
St Georges Basin District HaCC Centre **03 CFAC 0005**

**Reference 26905**

**Adopted by Council: 27<sup>th</sup> January, 2004**

**Effective from: 19<sup>th</sup> May, 2004**

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## **1. Planning Area 3 St Georges Basin & Sthn Jervis Bay Area**

With a population of 16,248, Area 3 is the fastest growing area, experiencing an average compound growth rate of 2.7% during 1996-2001 inter-censal period. Although high, this rate has in fact slowed comparative to the growth level during 1991-1996 (5.2%)

Most growth reflects considerable numbers of people moving onto villages adjoining St. Georges Basin and Jervis Bay, including Basin View, Huskisson, Hyams Beach and Vincentia.

Area 3 has a large aged population (32%) and the age bracket of 40-54 years makes up 20.1% of the population of Area 3.

The second highest percentage of Aboriginal and Torres Strait Islanders reside in Area 3 (17% or 509 people).

Area 3 has the highest percentage of residents born overseas in non-English speaking countries (5.9%), with Germany (0.9%) and Netherlands (0.6%) being the dominant countries of origin.

Area 3 has the third highest unemployment rate (14%) within the City.

There is a relatively high percentage of dwellings unoccupied (31.5%), in Area 3, but after Area 1 this is the lowest percentage of unoccupied dwellings in the City.

Age Characteristics relating to Planning Area 3 are shown in the *Area 3 Population Age Characteristics Tables* in the Appendices to this Plan.

## **2. Purpose of the Plan** (Clause 27(1)(a) E P & A Regulation 2000)

The purpose (aim) of the Plan is to fund a proportion of the costs of providing community facilities within Planning Area 3 by way of a Section 94 levy on new (future) development of land within the relevant project benefit areas.

A further aim of this Plan is to delete two Area 3 projects from the Section 94 Contributions Plan.

## **3. Deleted Projects**

The following projects are deleted from the Section 94 Contributions Plan, as follows:

### **03CFAC0004**

#### **Huskisson/Vincentia HaCC Centre, Dent Street, Huskisson**

This project is complete and is therefore deleted from the Section 94 Contributions Plan. Any outstanding funds will be spent on upgrading the Huskisson HaCC Centre facility; car parking, landscaping, embellishment etc.

### **03CFAC0005**

#### **St Georges Basin District Home & Community Care Centre, Meriton Street, St Georges Basin, Recoupment Project**

This project is complete and is therefore deleted from the Section 94 Contributions Plan. Any outstanding funds will be spent on upgrading the St Georges Basin District HaCC Centre facility; car parking, landscaping, embellishment etc.

#### **4. Land to which the Plan Applies**

(Clause 27(1)(b)  
E P & A Regulation 2000)

##### **Benefit Area 03 CFAC 0001**

Bay and Basin District Community Centre and Branch Library, The Wool Road, Vincentia.

The Benefit Area comprises land within the urban areas of towns and villages located in Planning Area 3, together with the surrounding district rural lands.

The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* associated with project 03 CFAC 0001 in the Appendices to this Plan.

##### **Benefit Area 03CFAC0002**

Sanctuary Point/Old Erowal Bay Community Hall, Recoupment Project Paradise Beach Road, Sanctuary Point

The Benefit Area comprises the land within the urban areas of Sanctuary Point and Old Erowal Bay, together with the some of the surrounding rural lands.

The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* associated with project 03 CFAC 0002 in the Appendices to this Plan.

##### **Benefit Area 03 CFAC 0003**

Bay and Basin District Recreational and Cultural Hall Recoupment Project, Vincentia High School.

The Benefit Area comprises all the land within Shoalhaven City Council's Planning Area 3.

The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* associated with project 03 CFAC 0003 in the Appendices to this Plan.

#### **5. Development and Demand Nexus**

(Clause 27(1)(c)  
E P & A Regulation 2000)

##### **5.1 Community Centres**

**03CFAC0001** - Bay & Basin District Community Centre & Branch Library

**03CFAC0002** - Sanctuary Point/Old Erowal Bay Community Hall

**03CFAC0003** - Bay and Basin District Recreational and Cultural Hall

The Shoalhaven City Council considers that the social development of local communities requires a community building facility to be provided, and that local residents use it for their activities.

In this regard, the local district residents will have a central focus, to provide a meeting place for allowing members of the community to build relationships and engage in social activities.

Where possible, community buildings are generally designed so that the facility will work in harmony with nearby shops, bus shelters and/or other recreational areas. Local government is traditionally responsible for the provision of community facilities such as local community halls.

A local multi-purpose community hall is designed to provide a place for a variety of community activities, which may include:

- playgroups;
- community meetings;
- club meetings;
- classes;
- holiday programs;
- special interest group activities;
- social events;
- arts events;
- welcoming new residents;
- information gathering & distribution; and

- lockable storage areas for community property.

To provide such services, the community hall needs to be a building designed for flexible use and, where possible, allow for future expansion.

In addition, the site should be landscaped with a variety of local plant species to illustrate the revegetation possibilities to residents of the local area. The site may also provide play equipment suitable for a children's' playgroup. There may also be an outdoor paved area suitable for informal functions such as picnic-barbeques and the provision of adequate car parking.

According to the Department of Planning Circular 42, the level of community facility provision is "one" neighbourhood centre for a population of about 2,775 people. This standard, however, was set for suburban development in the Sydney metropolitan area and takes no account of estate design or the dispersed nature of settlement in the Shoalhaven.

The location of a multi-purpose centre essentially depends on the existing road layout and the size of the available land. In addition, the design and size of the building itself may vary, depending not only on the population of the benefit area, but also upon the existence of other nearby district-level community facilities.

## **5.2 Library**

### **03CFAC0001**

#### **Bay & Basin District Community Centre & Branch Library**

A major aspect to be taken into account in the development of Library Services in the Shoalhaven, is the decreasing emphasis on the traditional borrowing role and the increasing range of in-house functions and services.

Two major factors are driving the changes:

- (a) Social Role of Libraries
- (b) Information Technology

#### **(a) Social Role of Libraries**

Public libraries are the most widely used community facility in Australia and this pattern is reflected in the Shoalhaven with more than double the usage of community centres etc.

They are available to all citizens regardless of age, race, means, background etc. This is important in the Shoalhaven with its low income and general low academic status. For many people there are no alternative places for them to access information. Libraries are considered safe secure places especially for children, women and the elderly. It is also the responsibility of the library to provide services for people with special needs, including people with a disability, literacy students, lifelong learners and the unemployed.

Lifelong learners and tertiary students form a large section of the library clientele. The low school retention and low tertiary qualification attainment's of Shoalhaven's general population make educational support a high priority.

There are few alternative organizations that can offer the services that are offered by a public library.

#### **(b) Information Technology**

Information Technology is fostering both the use of and demand for information. In theory Technology such as the Internet allows access to information from the home and consequently should lessen the demand for library services. However in practice the reverse is occurring with the Internet, non-book sources, information delivered on-line, periodicals delivered on-line etc. dramatically increasing the demand for access through the library service.

Some explanation may be that the increasing complexity of information sources, cost of hardware and cost of access means that for a number of the Shoalhaven population without the library there would no access to this information which is nowadays being regarded as part of everyday life.

This results in greater demand for in-house resources and staff expertise in an increasing number of specialised areas. i.e. reference library guidance in use of the Internet, CD ROMS, new and complex software (eg for the disabled) and children's services.

## 6. Contributions Formula

(Clause 27(1)(d)  
E P & A Regulation 2000)

- 6.1 Excluding Library projects the contribution rate is determined by dividing the estimated cost of the facilities by the number of lots benefiting from the project. That is:

$$\text{Contribution} = \frac{\text{Estimated Cost of Project}}{\text{Estimated Number of Dwellings}}$$

- 6.2 For Library projects the contribution rate is determined by dividing the estimated cost of the future expansion (excluding shortfall area) by the number of future dwellings benefiting from the project. That is:

$$\text{Contribution} = \frac{\text{Estimated Cost of that part of the Project Generated by Future Demand}}{\text{Estimated Number of Future Dwellings}}$$

## 7. Contribution Rates

(Clause 27(1)(e)  
E P & A Regulation 2000)

In accordance with the above formula, a contribution rate per lot/dwelling (E.T.) has been calculated for the relevant projects as follows:

- 03 CFAC 0001 = \$574.32/E.T.
- 03 CFAC 0002 = \$181.73/E.T.
- 03 CFAC 0003 = \$ 13.81/E.T.

The above contributions are adjusted annually in line with movements in the Constant Price Index. For more detailed information relating to contribution rates, refer to the *Apportionment Tables & Estimated Costs* in the Appendices to this Plan.

## 8. Estimated Cost Of Facility

(Clause 27(1)(g)  
E P & A Regulation 2000)

03CFAC0001 Stage I = \$3,359,720  
03CFAC0001 Stage II = \$4,019,580  
03CFAC0002 = \$830,140  
03CFAC0003 = \$170,230

The above Estimated Costs are adjusted annually in line with movements in the Implicit Price Deflator. For more detailed information relating to the estimated costs, refer to the *Apportionment Tables & Estimated Costs* in the Appendices to this Plan.

## 9. Schedule of Facilities and Timing

(Clause 27(1)(g)  
E P & A Regulation 2000)

This Plan provides for the following Community Facilities:

- 03 CFAC 0001: 2005/07

- 03 CFAC 0002: Existing
- 03 CFAC 0003: Existing
- 03 CFAC 0005: Existing

The timings shown above represent the anticipated time of construction. Some projects, however, are contingent on grant funding for either capital costs or staffing, or both. Where anticipated funding has not been gained within the expected timeframe, Council will revise the program.

The timing in this Plan also assumes that threshold population levels and development growth rates will be reached within the projected time. However, Council may need to adjust the timing of facilities in accordance with alterations in population and development growth rates.

## **10. Contribution Payment**

(Clause 27(1)(f)  
E P & A Regulations 2000)

The Community Facilities contribution is required for all development, other than development for industrial or commercial uses.

### **10.1 Method of Payment**

There are three possible methods for the payment of monetary Section 94 contributions. These are:

- cash;
- money order; or
- bank cheque.

The method of payment for residential development will be by way of cash contributions per lot (E.T.) on releases of the linen plan where subdivision is involved.

For other types of development, or where construction is involved, cash payment will be made prior to the issuing of the building permit.

## **Appendices**

- A** Area 3 Population Age Characteristics Tables
- B** 03 CFAC 0001: Benefit Area Map
- C** 03 CFAC 0002: Benefit Area Map
- D** 03 CFAC 0003: Benefit Area Map
- E** 03 CFAC 0001: Apportionment Table & Estimated Costs
- F** 03 CFAC 0002: Apportionment Table & Estimated Costs
- G** 03 CFAC 0003: Apportionment Table & Estimated Costs
- H** 03 CFAC 0001: Locality Map
- I** 03 CFAC 0002: Locality Map
- J** 03 CFAC 0003: Locality Map

## **References**

- Section 94 Environmental Planning & Assessment Act, 1979;
- Clauses 26-38 (inclusive) Environmental Planning and Assessment Regulation 2000; and
- Shoalhaven City Council Contributions Plan Manual.

Section 94 Contributions Plan 2004  
Community Facilities, being this written  
Statement and accompanying maps, was

Adopted by Council: 27<sup>th</sup> January, 2004

and

Became effective from: 19<sup>th</sup> May, 2004



R D Pigg  
General Manager

Date: 13 – 5 - 04



**Appendix A - Area 3 Population Age Characteristics Tables**

<b>Census Applications Small Area System - 1991</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>0-4</b>	493	4.28%	458	3.98%	951	8.26%
<b>5-9</b>	408	3.55%	459	3.99%	867	7.53%
<b>10-14</b>	420	3.65%	352	3.06%	772	6.71%
<b>15-19</b>	321	2.79%	278	2.42%	599	5.21%
<b>20-24</b>	184	1.60%	250	2.17%	434	3.77%
<b>25-29</b>	317	2.75%	302	2.62%	619	5.38%
<b>30-34</b>	416	3.62%	468	4.07%	884	7.68%
<b>35-39</b>	419	3.64%	432	3.75%	851	7.40%
<b>40-44</b>	396	3.44%	361	3.14%	757	6.58%
<b>45-49</b>	286	2.49%	299	2.60%	585	5.08%
<b>50-54</b>	276	2.40%	281	2.44%	557	4.84%
<b>55-59</b>	299	2.60%	367	3.19%	666	5.79%
<b>60-64</b>	458	3.98%	482	4.19%	940	8.17%
<b>65-69</b>	441	3.83%	414	3.60%	855	7.43%
<b>70-74</b>	308	2.68%	302	2.62%	610	5.30%
<b>75+</b>	274	2.38%	286	2.49%	560	4.87%
<b>Total</b>	<b>5,716</b>	<b>49.67%</b>	<b>5,791</b>	<b>50.33%</b>	<b>11,507</b>	<b>100.00%</b>

<b>Census Applications Small Area System - 1996</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>0-4</b>	524	3.68%	514	3.61%	1,038	7.29%
<b>5-9</b>	585	4.11%	569	3.99%	1,154	8.10%
<b>10-14</b>	549	3.85%	519	3.64%	1,068	7.50%
<b>15-19</b>	395	2.77%	389	2.73%	784	5.50%
<b>20-24</b>	306	2.15%	289	2.03%	595	4.18%
<b>25-29</b>	278	1.95%	388	2.72%	666	4.68%
<b>30-34</b>	419	2.94%	488	3.43%	907	6.37%
<b>35-39</b>	492	3.45%	539	3.78%	1,031	7.24%
<b>40-44</b>	548	3.85%	476	3.34%	1,024	7.19%
<b>45-49</b>	433	3.04%	454	3.19%	887	6.23%
<b>50-54</b>	375	2.63%	380	2.67%	755	5.30%
<b>55-59</b>	381	2.67%	417	2.93%	798	5.60%
<b>60-64</b>	439	3.08%	481	3.38%	920	6.46%
<b>65-69</b>	528	3.71%	502	3.52%	1,030	7.23%
<b>70-74</b>	386	2.71%	360	2.53%	746	5.24%
<b>75+</b>	379	2.66%	463	3.25%	842	5.91%
<b>Total</b>	<b>7,017</b>	<b>49.26%</b>	<b>7,228</b>	<b>50.74%</b>	<b>14,245</b>	<b>100.00%</b>

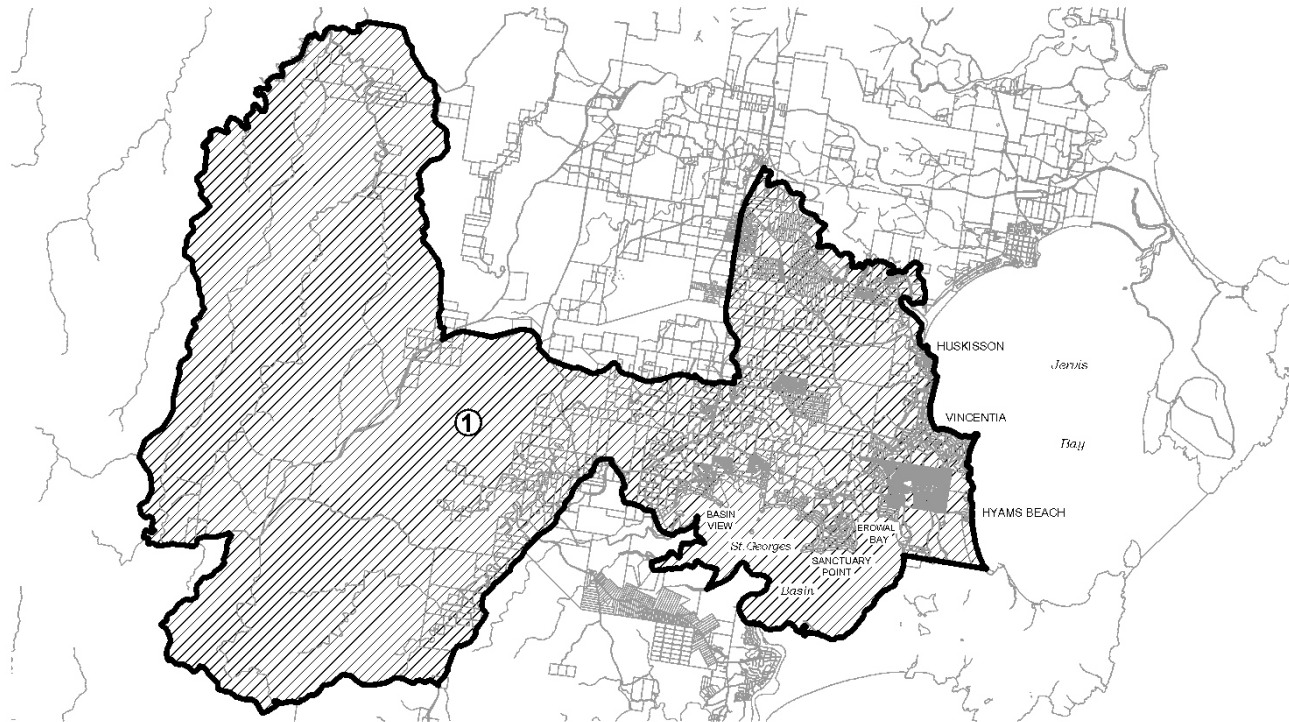
<b>Census Applications Small Area System - 2001</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>0-4</b>	517	3.18%	481	2.96%	998	6.14%
<b>5-9</b>	639	3.93%	627	3.86%	1,266	7.79%
<b>10-14</b>	617	3.80%	633	3.90%	1,250	7.70%
<b>15-19</b>	475	2.92%	419	2.58%	894	5.50%
<b>20-24</b>	310	1.91%	295	1.82%	605	3.72%
<b>25-29</b>	361	2.22%	359	2.21%	720	4.43%
<b>30-34</b>	384	2.36%	503	3.10%	887	5.46%
<b>35-39</b>	532	3.28%	579	3.56%	1,111	6.84%
<b>40-44</b>	568	3.50%	574	3.53%	1,142	7.03%
<b>45-49</b>	549	3.38%	516	3.18%	1,065	6.56%
<b>50-54</b>	490	3.02%	567	3.49%	1,057	6.51%
<b>55-59</b>	473	2.91%	519	3.20%	992	6.11%
<b>60-64</b>	526	3.24%	578	3.56%	1,104	6.80%
<b>65-69</b>	498	3.07%	532	3.28%	1,030	6.34%
<b>70-74</b>	495	3.05%	463	2.85%	958	5.90%
<b>75-79</b>	318	1.96%	316	1.95%	634	3.90%
<b>80-84</b>	151	0.93%	188	1.16%	339	2.09%
<b>85-89</b>	53	0.33%	103	0.63%	156	0.96%
<b>90-94</b>	3	0.02%	26	0.16%	29	0.18%
<b>95-99</b>	0	0.00%	6	0.04%	6	0.04%
<b>100+</b>	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>7,959</b>	<b>49.00%</b>	<b>8,284</b>	<b>51.00%</b>	<b>16,243</b>	<b>100.00%</b>

<b>Year 2006 - Estimate</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>0-4</b>	745	3.25%	735	3.21%	1,480	6.46%
<b>5-9</b>	785	3.43%	775	3.38%	1,560	6.81%
<b>10-14</b>	815	3.56%	825	3.60%	1,640	7.16%
<b>15-19</b>	710	3.10%	740	3.23%	1,450	6.33%
<b>20-24</b>	540	2.36%	560	2.45%	1,100	4.80%
<b>25-29</b>	545	2.38%	605	2.64%	1,150	5.02%
<b>30-34</b>	650	2.84%	680	2.97%	1,330	5.81%
<b>35-39</b>	735	3.21%	825	3.60%	1,560	6.81%
<b>40-44</b>	820	3.58%	780	3.41%	1,600	6.99%
<b>45-49</b>	790	3.45%	850	3.71%	1,640	7.16%
<b>50-54</b>	705	3.08%	695	3.03%	1,400	6.11%
<b>55-59</b>	655	2.86%	745	3.25%	1,400	6.11%
<b>60-64</b>	705	3.08%	705	3.08%	1,410	6.16%
<b>65-69</b>	685	2.99%	645	2.82%	1,330	5.81%
<b>70-74</b>	570	2.49%	600	2.62%	1,170	5.11%
<b>75+</b>	715	3.12%	965	4.21%	1,680	7.34%
<b>Total</b>	<b>11,170</b>	<b>48.78%</b>	<b>11,730</b>	<b>51.22%</b>	<b>22,900</b>	<b>100.00%</b>

<b>Year 2011 - Estimate</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>0-4</b>	870	3.28%	860	3.25%	1,730	6.53%
<b>5-9</b>	890	3.36%	870	3.28%	1,760	6.64%
<b>10-14</b>	900	3.40%	900	3.40%	1,800	6.79%
<b>15-19</b>	805	3.04%	835	3.15%	1,640	6.19%
<b>20-24</b>	680	2.57%	730	2.75%	1,410	5.32%
<b>25-29</b>	695	2.62%	725	2.74%	1,420	5.36%
<b>30-34</b>	760	2.87%	840	3.17%	1,600	6.04%
<b>35-39</b>	830	3.13%	850	3.21%	1,680	6.34%
<b>40-44</b>	805	3.04%	875	3.30%	1,680	6.34%
<b>45-49</b>	930	3.51%	900	3.40%	1,830	6.91%
<b>50-54</b>	865	3.26%	945	3.57%	1,810	6.83%
<b>55-59</b>	815	3.08%	875	3.30%	1,690	6.38%
<b>60-64</b>	860	3.25%	860	3.25%	1,720	6.49%
<b>65-69</b>	770	2.91%	750	2.83%	1,520	5.74%
<b>70-74</b>	620	2.34%	660	2.49%	1,280	4.83%
<b>75+</b>	815	3.08%	1,115	4.21%	1,930	7.28%
<b>Total</b>	<b>12,910</b>	<b>48.72%</b>	<b>13,590</b>	<b>51.28%</b>	<b>26,500</b>	<b>100.00%</b>

<b>Capacity Estimate</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>0-4</b>	1,060	3.56%	1,030	3.46%	2,096	7.01%
<b>5-9</b>	1,070	3.59%	1,090	3.66%	2,163	7.25%
<b>10-14</b>	1,080	3.62%	1,040	3.49%	2,123	7.11%
<b>15-19</b>	870	2.92%	870	2.92%	1,736	5.84%
<b>20-24</b>	640	2.15%	710	2.38%	1,337	4.53%
<b>25-29</b>	710	2.38%	780	2.62%	1,490	5.00%
<b>30-34</b>	900	3.02%	1,010	3.39%	1,917	6.41%
<b>35-39</b>	1,030	3.46%	1,080	3.62%	2,110	7.08%
<b>40-44</b>	1,040	3.49%	1,010	3.39%	2,053	6.88%
<b>45-49</b>	940	3.15%	950	3.19%	1,889	6.34%
<b>50-54</b>	850	2.85%	870	2.92%	1,715	5.77%
<b>55-59</b>	820	2.75%	930	3.12%	1,753	5.87%
<b>60-64</b>	1,000	3.36%	1,010	3.39%	1,999	6.74%
<b>65-69</b>	990	3.32%	940	3.16%	1,933	6.48%
<b>70-74</b>	770	2.58%	790	2.65%	1,563	5.23%
<b>75+</b>	850	2.85%	1,070	3.59%	1,922	6.44%
<b>Total</b>	<b>14,620</b>	<b>49.06%</b>	<b>15,180</b>	<b>50.94%</b>	<b>29,800</b>	<b>100.00%</b>

## Appendix B - 03CFAC0001: Benefit Area Map



SHOALHAVEN CITY COUNCIL  
**S94 CP2004**  
**COMMUNITY FACILITIES**  
**AMENDMENT NO. 67**

FILE NO: 26905

ADOPTED: 27/01/2004

EFFECTIVE FROM: 19/05/2004

FACILITY: STAGE 1 - BAY AND BASIN DISTRICT COMMUNITY CENTRE  
STAGE 2 - BAY AND BASIN DISTRICT BRANCH LIBRARY EXTENSIONS  
CNR. THE WOOL ROAD AND JERVIS BAY ROAD, VINCENTIA

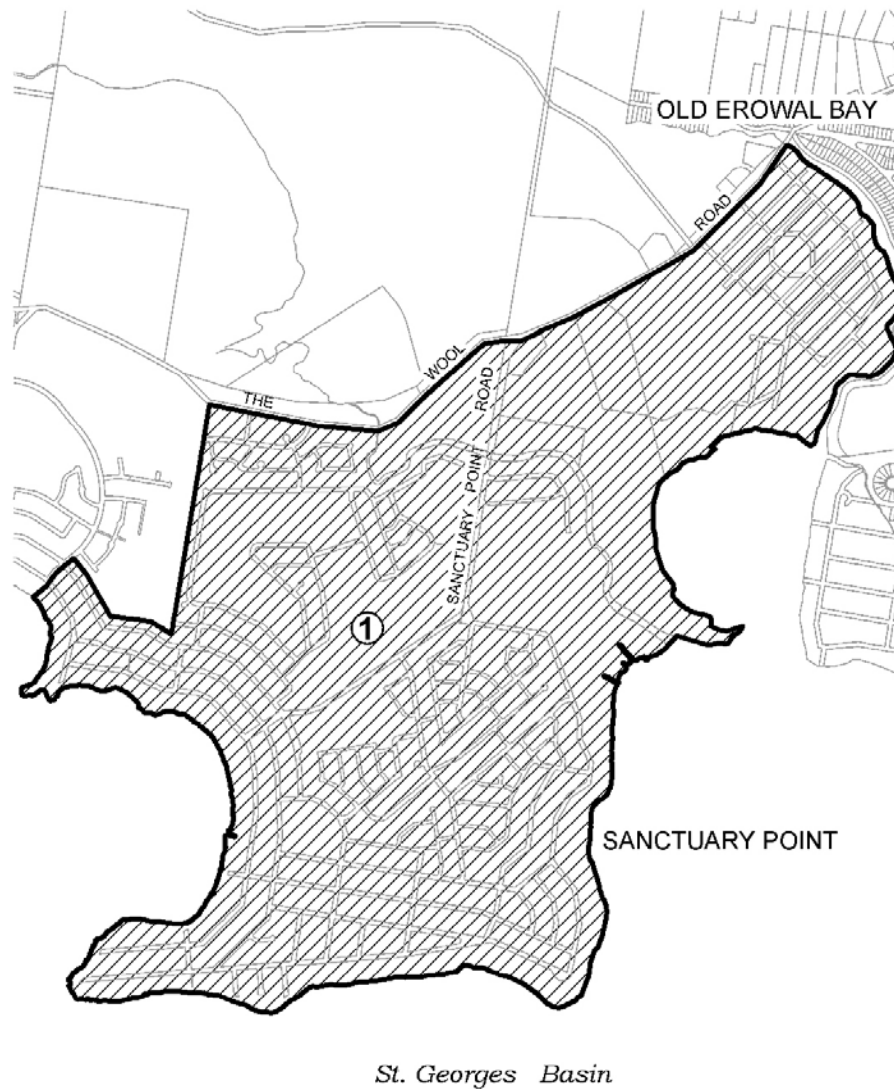
PROJECT: BENEFIT AREA

AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

PROJECT NO.  
**03 CFAC 0001**



## Appendix C - 03CFAC0002: Benefit Area Map



SHOALHAVEN CITY COUNCIL  
**S94 CP2004**  
**COMMUNITY FACILITIES**  
**AMENDMENT NO. 67**

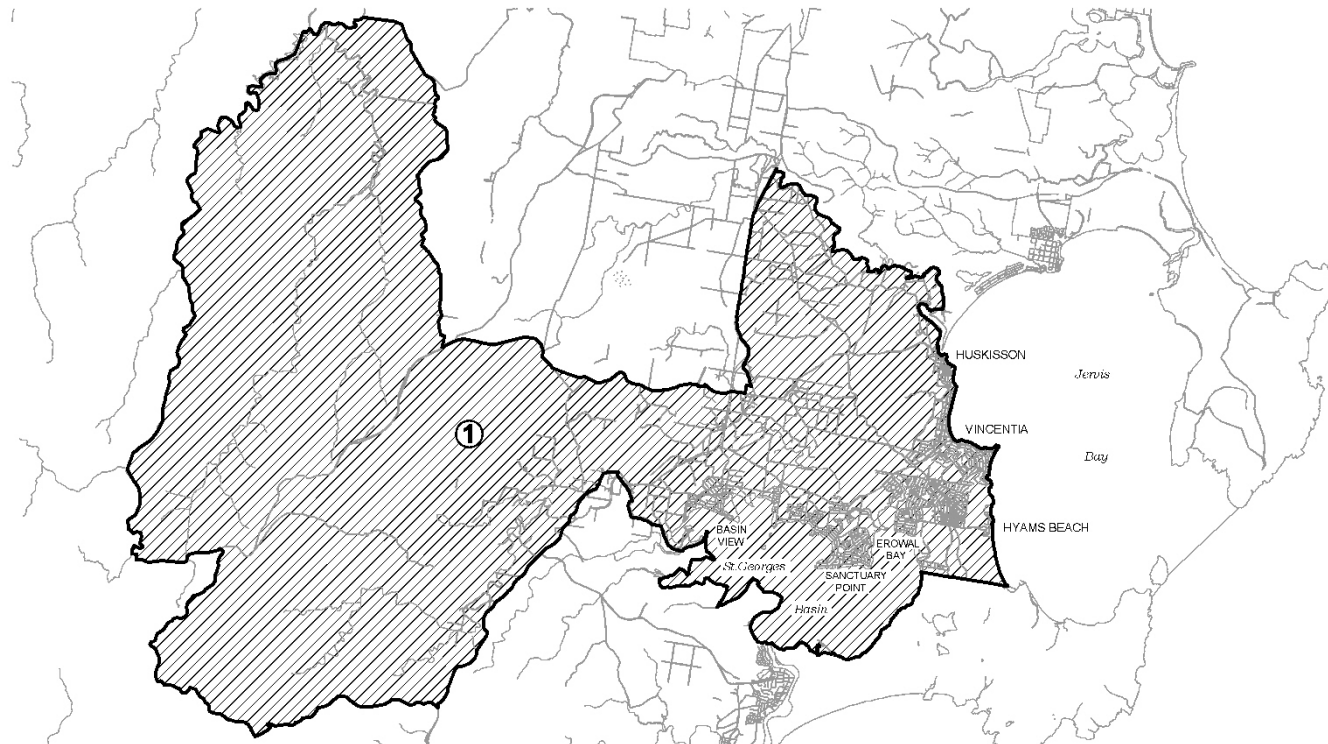
FILE NO: 26905  
ADOPTED: 27/01/2004  
EFFECTIVE FROM: 19/05/2004  
FACILITY: SANCTUARY POINT/OLD EROWAL BAY COMMUNITY HALL (STAGE 2)  
PARADISE BEACH ROAD, SANCTUARY POINT  
PROJECT: BENEFIT AREA

AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

PROJECT NO.  
**03 CFAC 0002**



**Appendix D - 03CFAC003: Benefit Area Map**



**SHOALHAVEN CITY COUNCIL  
S94 CP2004  
COMMUNITY FACILITIES  
AMENDMENT NO. 67**

FILE NO: 26905

ADOPTED: 27/01/2004

EFFECTIVE FROM: 19/05/2004

FACILITY: BAY AND BASIN DISTRICT RECREATIONAL AND CULTURAL CENTRE - VINCENTIA HIGH SCHOOL

PROJECT: BENEFIT AREA

AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

PROJECT NO.  
**03 CFAC 0003**



**Appendix E - 03 CFAC 0001: Apportionment Table & Estimated Cost**

Apportionment Table  
(Clause 27(1)(e) E P & A Regulation 2000)

<b>03 CFAC 0001 Benefit Area</b>	<b>1993 Dwellings &amp; Vacant Lots</b>	<b>Potential New Dwellings (E.T.'s)</b>	<b>Capacity Dwellings (E.T.'s)</b>	<b>Contribution Per E.T.</b>
Woollamia	80	30	110	
Huskisson	507	93	600	
Vincentia (Expansion Area)	1	699	700	
Hyams Beach	199	41	240	
Old Erowal Bay	496	244	740	
Erowal Bay/Wrights Beach	489	11	500	
Sanctuary Point	3,383	1,087	4,470	
St Georges Basin	943	647	1590	
Basin View	699	21	720	
Tomerong	120	70	190	
Bewong/Wandandian	48	42	90	
Rural Remainder	819	421	1,240	
<b>Total</b>	<b>9,787</b>	<b>3,513</b>	<b>13,300</b>	<b>\$574.32</b>

**Estimated Cost**  
(Clause 27(1)(g) E P & A Regulation 2000)

**Stage 1: Bay & Basin District Community Centre**

	<b>M<sup>2</sup></b>		<b>Rate \$</b>		<b>Cost \$</b>
<i>Integrated Children's Services Centre</i>	190				
<i>Respite Centre</i>	200				
<i>Disability Employment Outreach Centre</i>	50				
<i>Youth Centre</i>	260				
<i>Ageing and Disability Facilities Centre</i>	250				
<i>Community Hall</i>	210				
Buildings	1160	x	1,450.00	=	1,682,000
Verandahs (allow)	80	x	725.00	=	58,000
Foundation Costs	1	item	100,000.00	=	100,000.00
Carparking	39	x	4,800.00	=	187,200
+ Roadworks	1	item	65,860.00	=	65,860.00
+ Pollution Control	1	item	25,600.00	=	25,600.00
+ Environmental Management	1	item	20,000.00	=	20,000.00
<b>Estimated Building Cost =</b>					<b>2,138,660.00</b>

+ Landscaping, Paths, Signs, etc	10.00%	x	2,138,660.00	=	\$213,865.00
+ Survey & Design	8.50%	x	2,138,660.00	=	181,785.00
+ Soil & Water Management	5.00%	x	2,138,660.00	=	106,930.00
+ S64 Water Headworks per E.T.	4.5	x	2,170.00	=	9,765.00
+ S64 Sewer Headworks per E.T.	4.5	x	1,785.00	=	8,035.00
+ Special Water Charge per E.T.	4.5	x	1,600.00	=	7,200.00
+ Special Sewer Charge per E.T.	4.5	x	1,000.00	=	4,500.00
<b>Estimated Construction Cost =</b>					<b>2,670,740.00</b>
+ Contingencies	20.00%	x	2,670,740.00	=	534,150.00
+ Project Management	4.00%	x	2,670,740.00	=	106,830.00
+ Estimated Land Cost	1	item	48,000.00	=	48,000.00
<b>Estimated Cost of Stage 1 =</b>					<b>3,359,720.00</b>
<b>Contribution to Stage 1 = 3,359,720.00 divided by 13,300 = 252.61 per E.T.</b>					

**Stage 2: Bay and Basin Branch Library - Updated Project**

	M <sup>2</sup>		Rate \$		Cost \$
Branch Library Building	1,269	x	1,800.00	=	2,284,200.00
Foundation Costs	1	item	100,000.00	=	100,000.00
Carparking	12	x	4,800.00	=	57,600.00
+ Environmental Management	1	item	20,000.00	=	20,000.00
<b>Estimated Building Cost</b>					<b>2,461,800.00</b>
+ Landscaping, Paths, Signs	10.00%	x	2,461,800.00	=	246,180.00
+ Survey & Design	8.50%	x	2,461,800.00	=	209,255.00
+ Soil & Water Management	5.00%	x	2,461,800.00	=	123,090.00
+ S64 Water Charges per E.T.	5.0	x	2,300.00	=	11,500.00
+ S64 Sewer Charges per E.T.	5.0	x	1,893.00	=	9,465.00
+ Special Water Charge per E.T.	5.0	x	1,600.00	=	8,000.00
+ Special Sewer Charge per E.T.	5.0	x	1,000.00	=	5,000.00
<b>Estimated Construction Cost =</b>					<b>3,074,290.00</b>
+ Contingencies	20.00%	x	3,074,290.00	=	614,860.00
+ Project Management	4.00%	x	3,074,290.00	=	122,970.00
+ Books & Audio Visuals	771.2	x	168.00	=	129,560.00
+ Computer & Internet	21	x	3,000.00	=	63,000.00
+ Estimated Land Costs	2000	x	7.00	=	14,900.00
<b>Estimated Cost of Stage 2 =</b>					<b>4,019,580.00</b>



Existing Bay & Basin Branch Library Area m <sup>2</sup>	Shortfall Library Area m <sup>2</sup>	2003 Library Area should be m <sup>2</sup>	Section 94 Library Area m <sup>2</sup>	2016 Required Library Area m <sup>2</sup>
141.0	771.2	912.2	356.8	1,269.0
11.11%	60.77%	71.88%	28.12%	100.00%
Cost to Section 94 =	28.12%	x	\$4,019,580	= \$1,130,170
<b>Contribution to Stage 2 =</b>	<b>\$1,130,170</b>	<b>divided by</b>	<b>3,513</b>	<b>\$321.71 per E.T.</b>

Apportionment	=	Council	+	Developer	=	Estimated Cost
Stage 1: Community Centre	=	\$2,472,299.22	+	\$887,420.78	=	\$3,359,720.00
Stage 2: Branch Library	=	\$2,889,409.67	+	\$1,130,170.33	=	\$4,019,580.00
		<b>\$5,361,708.89</b>	+	<b>\$2,017,591.11</b>	=	<b>\$7,379,300.00</b>
		<b>72.66%</b>	+	<b>27.34%</b>	=	<b>100.00%</b>

**Total Contribution for 03 CFAC 0001 Project = \$574.32**

**Appendix F - 03 CFAC 0002: Apportionment Table & Estimated Cost****Apportionment Table** (Clause 27(1)(e) E P & A Regulation 2000)

<b>03CFAC0002 Benefit Area</b>	<b>1993 Dwellings &amp; Vacant Lots</b>	<b>Potential New Dwellings (E.T.'s)</b>	<b>Capacity Dwellings (E.T.'s)</b>	<b>Contribution per Equivalent Tenement</b>
Old Erowal Bay	547	71	618	<b>\$181.73</b>
Sanctuary Point	3,383	567	3,950	
<b>Total</b>	<b>3,930.00</b>	<b>638</b>	<b>4,568</b>	

**Estimated Cost**

(Clause 27(1)(g) E P &amp; A Regulation 2000)

	<b>M<sup>2</sup></b>		<b>Rate \$</b>		<b>Cost \$</b>
Community Centre	337	x	1,126.00	=	379,430.00
Additions (Sept 1992)	200	x	1,126.00	=	225,390.00
Verandah	36	x	564.00	=	20,285.00
Carparking	5	x	3,185.00	=	15,925.00
<b>Estimated Building Cost = \$641,030.00</b>					
+ Siteworks & Landscaping	8.00%	x	641,030.00	=	51,285.00
+ Survey, Design & Supervision	6.00%	x	641,030.00	=	38,465.00
+ Administration & On-Costs	15.50%	x	641,030.00	=	99,360.00
+ Estimated Land Costs	Council Owned	x	0	+	0.00
<b>Total Project Cost = 830,140.00</b>					

**Appendix G - 03 CFAC 0003: Apportionment Table & Estimated Cost****Cost Apportionment Table** (Clause 27(1)(e) E P & A Regulation 2000)

<b>03CFAC0002 Benefit Area</b>	<b>1993 Dwellings &amp; Vacant Lots</b>	<b>Potential New Dwellings (E.T.'s)</b>	<b>Capacity Dwellings (E.T.'s)</b>	<b>Contribution per E.T.</b>
Huskisson/Vincentia	2,854	236	3,090	
Hyams Beach	271	9	280	
Erowal Bay	489	162	651	
St Georges Basin Urban	5,572	1,063	6,635	
Tomerong	200	80	280	
Bewong/Wandandian	48	124	172	
Rural Remainder	936	283	1,219	
<b>Total</b>	<b>10,370.00</b>	<b>1,9570.00</b>	<b>12,327.00</b>	<b>\$13.81</b>

**Estimated Cost**

(Clause 27(1)(g) E P &amp; A Regulation 2000)

The total contribution by Council toward the funding of the Hall at Vincentia High School amounted to the equivalent of \$340,460.

The Hall is intended for use as a multi-purpose facility for the people of the Bay and Basin District. The Hall also accommodates an indoor basketball court.

The cost of the Hall has been shared equally by Active Recreation and Community Facilities in Council's Section 94 Contributions Plan.

**Therefore, the cost of the Hall, attributable to Community Facilities under this plan is \$170,230.00.**

**Appendix H - 03CFAC0001: Locality Map**

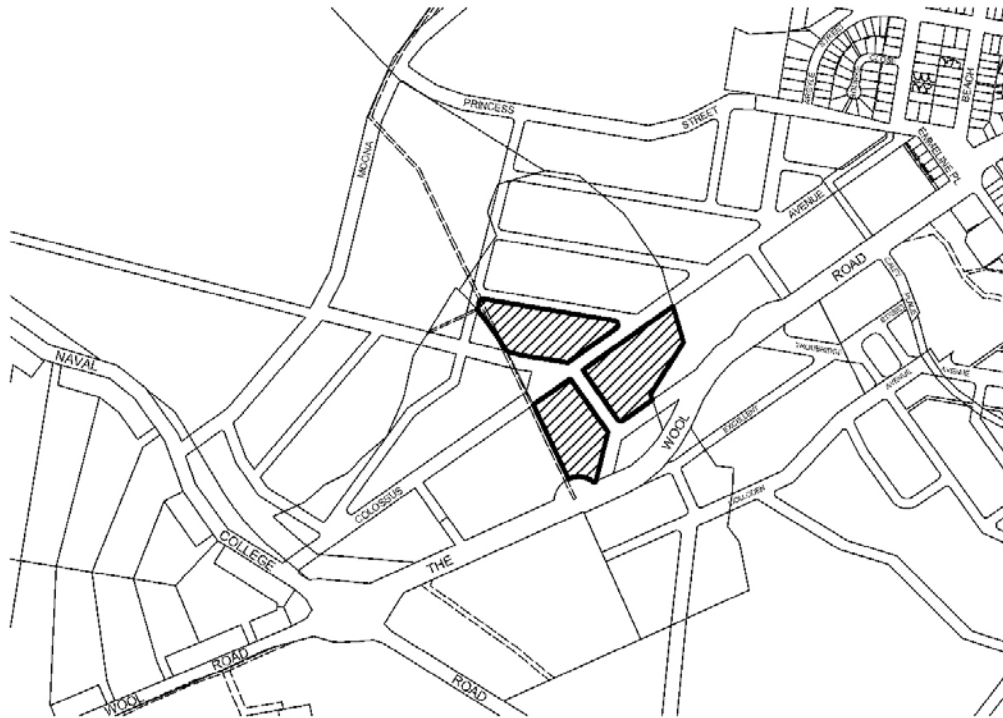
**APPENDIX**

**LOCALITY MAP : 03 CFAC 0001**

**Bay and Basin District Community Centre (Stage One)**

**Bay and Basin Branch Library (Stage Two)**

**The Wool Road, Vincentia**



**Appendix I - 03CFAC0002: Locality Map**

**APPENDIX  
LOCALITY MAP : 03 CFAC 0002  
Sanctuary Point / Old Errowal Bay Community Centre  
Paradise Beach Road, Sanctuary Point**



**Appendix J - 03CFAC0003: Locality Map**

**APPENDIX  
LOCALITY MAP : 03 CFAC 0003  
Bay and Basin District Recreational and Cultural Hall  
Vincentia High School, The Wool Road, Vincentia**

