



Section 94 Contributions Plan 2004

Amendment No. 67

City Wide and Multiple Area Community Facilities

CW CFAC 0001

Stage 1: Shoalhaven City Library Extensions
Stage 2: Shoalhaven City Arts Centre
Stage 3: Shoalhaven Mobile Children's Services

MA CFAC 0001

Northern Shoalhaven District Integrated Children's Services

MA CFAC 0002

Northern Shoalhaven District Community Transport & Family
Support Services

Reference 26905

Adopted by Council: 27th January, 2004

Effective from: 19th May, 2004

Disclaimer

Every effort has been made to provide accurate and complete information.
However, Shoalhaven City Council assumes no responsibility for any direct, indirect, incidental, or consequential damages arising from the use of information in this document.

Copyright Notice

No part of this publication may be reproduced in any form, or stored in a database or retrieval system,
or transmitted or distributed in any form by any means, electronic, mechanical photocopying, recording, or otherwise without written permission from Shoalhaven City Council. All rights reserved.

Copyright © 2004, Shoalhaven City Council

Table of Contents

1. Introduction.....	1
2. Project Selection	3
3. Purpose of the Plan.....	3
4. Land to which the Plan Applies	3
5. Development and Demand Nexus.....	4
6. Contributions Formula	7
7. Contribution Rates.....	8
8. Cost Estimates	8
9. Estimated Cost of Facility	8
10. Schedule of Facilities & Timing	8
11. Contribution Payment.....	9
Appendices	10
References.....	10

1. Introduction

1.1 Background

On the 1st July 1993, Council's Section 94 Contributions Plan came into effect. However, a number of operational and management issues relating to the Plan have been identified during the past five years.

In addition, given the unforeseen changes associated with emphasis on private sector child-care demand, development rates and lower capacity estimates since 1993, a number of community facilities have required rationalisation or integration to provide more strategically effective and efficient service delivery.

Council has, therefore, resolved to review the Community Facilities provisions contained in the Contributions Plan. This Amendment constitutes part of a major review dealing with all of the services and provisions in the Contributions Plan.

Council is, and has been, providing a range of community facilities throughout the City area. The main basis upon which this provision has been made is geographical. That is, ensuring that most of Council's populated areas have at least some basic level of community service.

The Shoalhaven region relies heavily on the private car for transportation. For those people without cars, there is a limited private bus system, and in more recent times, a community bus service.

However, Council is being constantly made aware of transport difficulties, particularly for youth and the elderly.

This aspect, together with the variety of sizes and dispersion of Shoalhaven's urban areas, makes it difficult to establish any coherent standard of provision.

This Plan, therefore, aims to provide an

extensive range of local and citywide facilities.

The majority of projects outlined in the Plan however, are for district level facilities, required as populations in these areas build up significantly.

This Plan also attempts to meet the objectives contained in the *Shoalhaven Community Plan*, prepared for Council by BBC Consultants and Brykim Pty. Ltd.

1.2 Legal

This Contributions Plan has been prepared under Section 94 of the Environmental Planning and Assessment Act, in accordance with Clauses 26 to 31 (incl.) of the E P & A Regulation 2000.

1.3 Shoalhaven Community Profile - Geographical Context

The Shoalhaven Local Government Area (LGA) is one of five LGAs forming the Illawarra Statistical Division (SD), including Kiama, Shellharbour, Wingecarribee and Wollongong. Located on the NSW South Coast, just 2 hours south of Sydney and 2.5 hours from Canberra, the Shoalhaven comprises an area of 4,660 square kilometres, representing more than half of the total area of the Illawarra region.

The "Shoalhaven" (area) is made up of approximately 49 different towns and villages located mainly along the coastal fringe, whilst the Morton National Park and state forests cover the major portion of the inland area.

The Shoalhaven LGA is divided into five planning districts that are used extensively in the planning and delivery of services, as well as grouping towns and villages together within the City for the purposes of analysis.

For more detail, refer to the *Major Planning Areas Map* in Appendices to this Plan.

1.4 Demographic Context

The following information provides a snapshot of the general population characteristics of the Shoalhaven Local Government Area:

- Shoalhaven has a high growth rate of 2% per annum, compared with 1.1% for NSW and 1.3% for the Illawarra (Statistical District) (average annual compound growth).
- In 2001 the most dominant age group was persons aged 55 years and over (30%). The majority of older people live in the southern and coastal areas, particularly Sussex Inlet, Cudmirrah / Berrara areas. The median age was 41.
- A higher than average percentage of children aged 0-12 years reside in the Shoalhaven, compared with Illawarra and NSW.
- The percentage of older persons and children has consistently increased over time.
- The proportion of young people (aged 12-24) in the Shoalhaven, is comparatively lower than the Illawarra SD and NSW. This may reflect the need for young people to move out of the area for training and employment.
- 4.5% of Shoalhaven residents were born overseas in non-English speaking countries, compared to Illawarra (10.3%) or NSW (16%), this continues to increase.
- 40% of Aboriginal and Torres Strait Islander people within the Illawarra region reside in the Shoalhaven.

3.6% of the Shoalhaven residents (3,002 persons) are Aboriginal or Torres Strait Islander.

- Most Aboriginal and Torres Strait Islanders live in the northern Shoalhaven, although 24.5% of people living in the Jervis Bay Territory are Aboriginal or Torres Strait Islanders.

Shoalhaven Household Characteristics

- Whilst the majority of households in the Shoalhaven consist of couple families with children (38%), there is also a high percentage of lone person households (25%).
- Villages and outlying areas have a higher proportion of lone person households, particularly in Planning Area 4.
- The majority of residents (88.1%) reside in a separate dwelling house.
- There is high home ownership (50.2%) compared to Illawarra (44.7%) and NSW (41.1 %).
- Occupancy rates are comparatively low which reflects the high proportion of holiday homes in the LGA.

1.5 Population Projections

In some cases, population projections have been prepared for smaller areas in order to verify demand and project selection.

Population projections have been prepared for the City, and for each of the five Planning Areas. For more details regarding population projections for the Shoalhaven, refer to the *Shoalhaven Population Projections Table* in the Appendices to this Plan.

Projections of the population's age characteristics have also been made and are shown on the *Shoalhaven Population Age Characteristics Table* in the Appendices to this Plan.

5.1 Standard of Provision

Because each area has its own characteristics, and generates its own particular needs, no rigid standards of provision have been adopted. Council has, however, formulated a Community Plan and extensive community consultation has taken place, including a survey of community attitudes to service requirements.

Guidelines, set by the *Department of Urban and Transport Planning* have been used in the initial analysis, but have been modified to suit Shoalhaven's particular characteristics. For Home and Community Care Centre facilities (not contained in the Department's Guidelines) the criteria of 1 per 12-15,000 of population was taken into account.

Shoalhaven's current standard of provision has been reviewed and found to be generally in line with these standards, except for Home and Community Care Centres where the standard is higher. This reflects an earlier Council Policy dating from the late 1970's where a geographical provision approach was adopted with the intention that facilities would service future growth. This Plan indicates a recovery of the costs associated with a number of such projects.

2. Project Selection

Specific projects were selected on the basis of:

- known needs;
- planning considerations;
- population projections; and
- existing patterns of provision.

It should be noted that some adjustments to existing projects might be required when Council completes its Social Plan.

However, at this stage, it is anticipated that most of the changes will relate to the type of services delivered and modifications to building design rather than the location and cost of the capital works.

3. 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 the Shoalhaven by way of a Section 94 levy on new (future) development of land within the relevant project benefit areas.

4. Land to which the Plan Applies

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

This Plan applies to land which, when developed, will generate the need for, and benefit from, the Community Facilities contained in this Plan.

Benefit Area CW CFAC 0001

The Benefit Area for these projects is the entire City of Shoalhaven, comprising both the urban and rural areas.

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

Benefit Area MA CFAC 0001 Benefit Area MA CFAC 0002

The Benefit Area comprises both the urban and rural lands contained within Planning Areas 1, 2, 3 and 4 of the City of Shoalhaven.

The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* associated with projects MA CFAC 0001 and MA CFAC 0002 in the Appendices to this Plan.

5. Development and Demand Nexus

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

5.1 Establishment of a Nexus

Fundamental to the levying of Section 94 contributions is the establishment of a nexus between the (proposed) development and the need for increased amenities and services.

The Department of Urban Affairs and Planning "Section 94 Contributions Plan Manual" indicates three aspects of the nexus - casual, physical and temporal. That is, the need for those services being levied for:

- must be a direct result of the development being levied;
- the service or facility must be near enough, in physical terms, to provide benefit to the development being levied; and
- the service or facility must be provided within a reasonable time.

5.2 Catchments and Benefit Areas

Council has instituted a "Benefit Area" concept that clearly identifies the area within which a particular facility or service is intended to serve. The Benefit Area can be the whole of the City, a particular Planning Area (1-5), towns, a grouping or part of the aforementioned areas.

5.3 Population Growth and Characteristics

Together with geographical population growth and population capacities, population characteristics have been used to identify future service needs.

Council's population projections for the Shoalhaven are shown in *Shoalhaven Population Projections Table* in the Appendices to this Plan. This Table shows a range of projections for the City and the five Planning Areas.

The medium-to-low range has been used as the basis for calculations in this Plan. Age projections for the Shoalhaven have also been estimated and used in calculations for community facilities and active recreation provisions.

For more detail, refer to *Shoalhaven Population Age Characteristics Table* in the Appendices to this Plan.

5.4 Zoned Population Capacity

In addition to population growth, Council has, in some instances, taken into account the population capacity that exists in accordance with Shoalhaven Local Environmental Plan, 1985.

This Contributions Plan does not, in most cases, take into account the demand for services expected to be generated by rezoning not as yet gazetted. Council will consider amendments to this Plan in conjunction with the assessment of new rezoning proposals.

5.5 Library

CW CFAC 0001: Stage 1 Shoalhaven City Library Extensions

A major aspect to be taken into account in the development of Library Services in the Shoalhaven City, 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.

5.6 Arts Centre

CW CFAC 0003: Stage 2 Shoalhaven City Arts Centre

The vision for the City Arts Centre, developed in consultation with the local arts community, is to provide for a facility that will serve as a vibrant and creative centre for Arts focused activities. The centre will encourage the development, access and education of the arts and related activities for the use and enjoyment of the whole Shoalhaven community.

The main aims of the Arts Centre are:

- to encourage, promote and showcase all levels of artistic and cultural strength, diversity and activity by the arts community of the Shoalhaven;
- to include a balance of exhibitions and activities that present artistic expression within the Australian art scene and beyond; and,
- through efficient management and marketing, quality education programs and quality facilities to

make the centre sustainable and enjoyable to the residents and visitors alike.

The Arts Centre facility will benefit the local community in many ways. The Arts Centre will:

- satisfy a long-term need by local art groups to have their work presented in a regional public space;
- permit partnerships to be developed with local art trusts allowing for professional curatorial involvement and advice;
- will bring “Bundanon into the community” by facilitating exhibition access to the Bundanon Trust collection, featuring the works of Arthur Boyd, other contemporaries and the artists in residence;
- provide a public venue to view and enjoy “everyday art forms”, including collectibles, private collections and craft showcase (dolls, model boats and cars etc.);
- provide opportunities to attend music, art, literature and related workshops;
- provide opportunities to hear local city bands and the youth orchestra;
- provide opportunities to enjoy the diversity of cultural expression;
- provide opportunities to view and enjoy the City Art Collection;
- allow for the hire of space for art related workshops and gallery exhibitions; and
- provide potential to increase the Shoalhaven’s cultural tourism.

5.7 Mobile Children’s Services

CW CFAC 0001: Stage 3 Shoalhaven Mobile Children’s Services

The Central Shoalhaven Mobile Children’s Services provides a flexible and essential service to pre-school aged children living in small and isolated areas of the Shoalhaven who have limited access to preschool and other services.

The Mobile Preschool service is involved in the care and education of pre-school aged children and aims to assist in the achievement of their full development potential. The service is an important generator of social capital in isolated circumstances and creates a focal point for the families in each of these local communities.

Operating for the benefit of isolated rural and urban fringe areas, the Mobile Preschool service offers structured early childhood sessions for mainly 3 to 5 year old children in community halls, with sessions lasting between 3 and 6 hours duration. The service provides activities for up to four separate communities each week and often includes a transition-to infant-school program.

The needs of small communities may vary as the number of preschool aged children changes from year to year.

As these changes occur, the Central Shoalhaven Mobile Preschool provides an early childhood service to isolated communities without the need for the huge infrastructure costs associated with a centre-based service.

As communities establish, grow, age, and then change when young families move in again, the Shoalhaven Mobile Children’s Service can be used in a great number of ways.

5.8 Integrated Children's Services

MA CFAC 0001: Northern Shoalhaven Integrated Children's Services Centre

The Community Plan Review identified the key needs for children in the Shoalhaven to be:

- access to services and facilities (particularly in outlying towns and villages);
- child care for 0-2 year olds;
- public transport and mobility;
- upgrading and increased provision of playground facilities;
- co-ordination between service providers; and
- distribution of services throughout the LGA, and within planning areas, which reflect the need of growing communities.

Background

Children's Services within the Shoalhaven comprise a range of centre-based and home-based care options in addition to other ancillary support services. The availability of Children's Services offers parents (especially women) employment, training, and social, recreational and respite opportunities, which may otherwise be inaccessible.

Children's Services in the Shoalhaven offer unique challenges.

The City area is relatively large, with many small isolated towns and villages. The population of many communities is not large enough to sustain a range of centre-based care, although the need for children's services is, nevertheless, very real. For this reason, home-based care and multi-purpose facilities need to be

considered as preferred options for such communities.

The issue of affordability is critical in offering Children's Services, especially given the high proportion of low-income families living in the Shoalhaven. Children's Services need to be accessible to lower income groups. However, issues of accessibility and affordability have to be balanced against budgetary constraints and funding limitations. Children's Services is seen by all levels of government as an expensive service to provide.

The 1996 Census indicated that the 0-12 years age group made up 15,074 persons or 19.65% of the total Shoalhaven population.

The 2001 Census indicated that the 0-12 years age group made up 15,555 persons or 18.6% of the total Shoalhaven population.

Children's Services were considered important by 5 to 16 percent of households surveyed in the Shoalhaven Community Services Survey in 1992.

6. Contributions Formula (Clause 27(1)(d) E P & A Regulation 2000)

The contribution rate is determined by dividing the estimated cost of the facilities by the number of new (future) dwellings benefiting from the project.

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

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:

CW CFAC 0001

- Stage 1 = \$212.11/E.T.
- Stage 2 = \$19.19/E.T.
- Stage 3 = \$6.30/E.T.

Total for CW CFAC 0001 = \$237.60/E.T.

MA CFAC 0001 = \$34.41/E.T.

MA CFAC 0002 = \$9.86/E.T.

The above contributions are adjusted annually in line with movements in the Implicit Price Deflator.

For more detailed information relating to contribution rates, refer to the *Cost Apportionment Tables* in the Appendices to this plan.

8. Cost Estimates

The costs estimated in this Plan include: Land Acquisition; Building Costs; Car Parking; Site Works and Landscaping; and the cost of Survey and Design, plus Soil and Water Management. On-costs include contingencies and project management.

Where the Plan seeks to recover costs, actual historic costs have been used and an account has been taken of any government grants etc. The costs in this Plan do not include equipment or maintenance.

Any grants that Council may have received towards the project are deducted from the estimated cost and are not used in the Section 94 Contributions Plan.

9. Estimated Cost of Facility

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

CW CFAC 0001

Stage 1	= \$4,921,880
Stage 2	= \$1,150,000
Stage 3	= \$377,550
Total	= \$6,449,430

MA CFAC 0001 = \$1,481,430

MA CFAC 0002 = \$ 424,630

For more detailed information relating to the estimated costs, refer to *Estimated Cost and Apportionment Tables* in the Appendices to this Plan.

10. Schedule of Facilities & Timing

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

This Plan provides for the following Community Facilities:

MA CFAC 0001:	Year 2005/07
MA CFAC 0002:	Existing
CW CFAC 0001:	Stage I - 2010/12
CW CFAC 0002:	Stage II - 2003/04
CW CFAC 0003:	Stage III - 2010/12

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.

11. Contribution Payment

(Clause 27(1)(f))

E P & A Regulation 2000)

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

11.1 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.

Deferment

Under exceptional circumstances only, and subject to suitable financial undertakings, Council may allow the deferment of the monetary contributions payment, provided the following criteria are satisfied that:

- the contribution(s) do not relate to facilities that, if not provided with the development, could threaten public safety and/or health;
- the maximum deferral period would not exceed two (2) years from the date of the building permit, release of the linen plan or the endorsement date of the development consent (whichever is applicable); and
- the applicant will be required to provide:

- a bank guarantee for the required amount, plus a penalty interest rate apportioned over the period of the bank guarantee; and
- payment of a minor administration fee.

Deferral of contribution payments will be considered on individual merit and applicants should not rely on precedent set by this, or any other, local government authority.

The interest rate applying to authorised deferred payments will be in accordance with the current interest rates charged by Council on overdue rate arrears.

Deferred or periodic payments are subject to the approval of the Assistant General Manager, or his nominee, after considering the circumstances of the case.

Land Dedication

Where land is identified in the Contributions Plan, Council may permit the dedication of such land to offset other Section 94 monetary contributions.

The assessment of the suitability of any other lands proposed for dedication, occurs at the development or subdivision application stage.

In the event the development is approved, the applicant should contact Council for a valuation of the land proposed to be dedicated.

Upon agreement of the land's value, and the exchange of contracts, Council will offset the value of the land against the monetary contribution payable.

Generally however, where land within a development site has not been identified in the Contributions Plan for acquisition, a monetary contribution will be required.

Appendices

- A** Shoalhaven City Major Planning Areas Map
- B** Shoalhaven Population Projection Table
- C** Shoalhaven Population Age Characteristics Table
- D** CW CFAC 0001: Benefit Area Map
- E** MA CFAC 0001: Benefit Area Map
- F** MA CFAC 0002: Benefit Area Map
- G** CW CFAC 0001: Apportionment Table & Estimated Cost
- H** MA CFAC 0001: Apportionment Table & Estimated Cost
- I** MA CFAC 0002: Apportionment Table & Estimated Cost
- J** CW CFAC 0001(Stage 1): Locality Map
- K** CW CFAC 0001(Stage 2): Locality Map
- L** CW CFAC 0001(Stage 3): Locality Map
- M** MA CFAC 0002: Locality Map
- N** MA CFAC 0001: 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: 27th January, 2004

and

Became effective from: 19th May, 2004



R D Pigg
General Manager

Date: 13 – 5 - 04

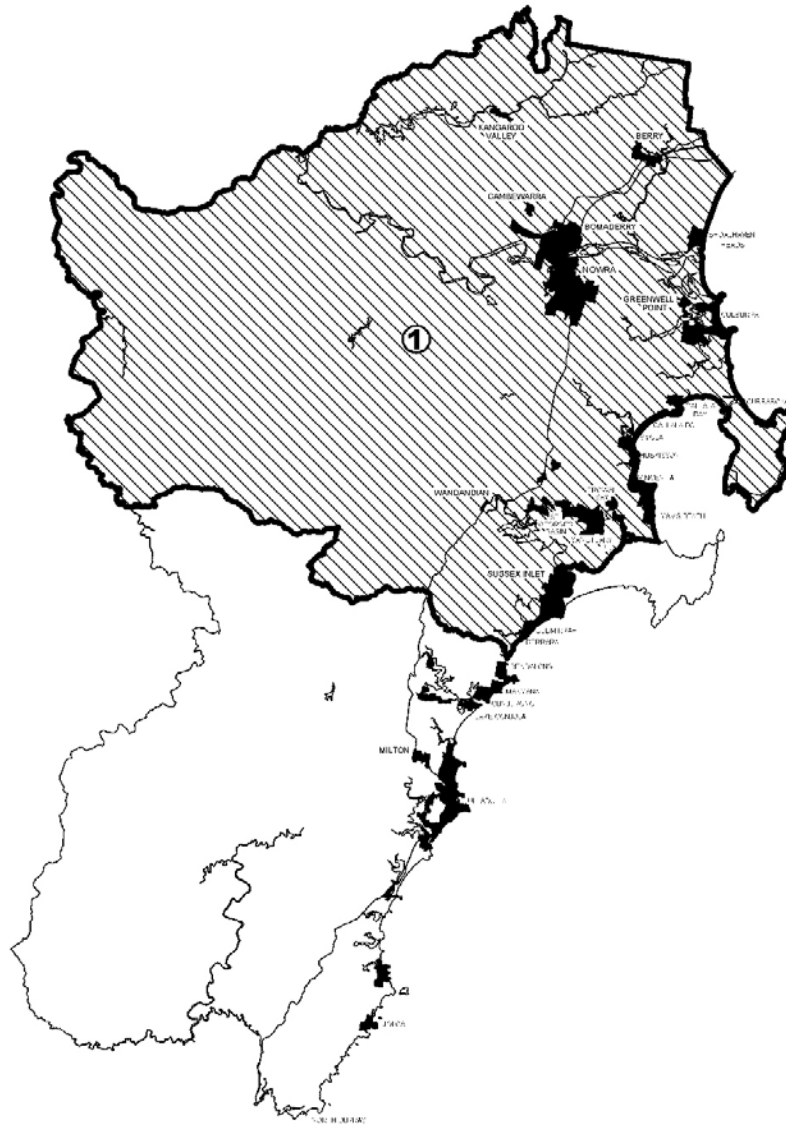
Appendix B - Shoalhaven Population Projection Table

PLANNING AREA		CENSUS 1981	CENSUS 1986	CENSUS 1991	CENSUS 1996	CENSUS 2001	ESTIMATED 2006	ESTIMATED 2011	ESTIMATED 2016	ESTIMATED CAPACITY
	high						51,400	54,600	54,600	
1	medium	26,902	29,477	34,319	37,365	39,151	48,000	52,400	54,600	54,600
	low						45,500	49,800	51,900	
	high						8,360	9,510	9,720	
2	medium	3,778	4,925	5,217	5,839	6,613	7,880	8,770	9,600	9,720
	low						7,400	8,030	8,600	
	high						26,300	29,800	29,800	
3	medium	5,622	7,937	11,507	14,245	16,243	22,900	26,500	29,800	29,800
	low						20,900	23,800	27,300	
	high						5,310	5,450	5,800	
4	medium	1,736	2,249	3,734	3,639	4,102	4,530	4,900	5,250	7,100
	low						4,060	3,860	4,400	
	high						21,500	23,800	26,200	
5	medium	8,611	11,424	14,021	15,427	17,445	20,400	22,500	24,900	32,200
	low						20,100	22,000	24,500	
	high						112,870	123,160	126,120	
CITY	medium	46,649	56,012	68,798	76,515	83,554	103,710	115,070	124,150	133,420
	low						97,960	107,490	116,700	

Appendix C – Shoalhaven Population Age Characteristics Table

	1991 CENSUS		1996 CENSUS		2001 CENSUS		2006 CENSUS		2011 CENSUS		2016 CENSUS		Estimated Capacity	
Years	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
0-4	5,736	8.34%	5,757	7.52%	5,208	6.23%	6,730	6.49%	7,505	6.52%	8,450	6.81%	9,005	6.75%
5-9	5,568	8.09%	6,335	8.28%	6,363	7.62%	7,180	6.92%	7,715	6.70%	8,760	7.06%	9,325	6.99%
10-14	4,977	7.23%	5,946	7.77%	6,565	7.86%	7,435	7.17%	7,820	6.80%	8,630	6.95%	9,250	6.93%
15-19	4,106	5.97%	4,438	5.80%	5,246	6.28%	6,800	6.56%	7,155	6.22%	7,505	6.05%	8,220	6.16%
20-24	3,440	5.00%	3,443	4.50%	3,389	4.06%	5,820	5.61%	6,710	5.83%	6,775	5.46%	7,425	5.56%
25-29	4,268	6.20%	3,939	5.15%	3,784	4.53%	5,405	5.21%	6,635	5.77%	7,185	5.79%	7,525	5.64%
30-34	5,443	7.91%	5,036	6.58%	4,384	5.25%	6,260	6.04%	6,835	5.94%	7,855	6.33%	8,110	6.08%
35-39	5,103	7.42%	5,819	7.61%	5,529	6.62%	6,555	6.32%	7,175	6.24%	8,130	6.55%	8,560	6.42%
40-44	4,580	6.66%	5,302	6.93%	6,154	7.37%	6,995	6.74%	6,940	6.03%	7,575	6.10%	8,245	6.18%
45-49	3,501	5.09%	4,862	6.35%	5,537	6.63%	7,455	7.19%	7,775	6.76%	7,970	6.42%	8,680	6.51%
50-54	3,166	4.60%	3,946	5.16%	5,350	6.40%	6,600	6.36%	7,825	6.80%	7,650	6.16%	8,610	6.45%
55-59	3,485	5.07%	3,908	5.11%	4,952	5.93%	6,560	6.33%	7,500	6.52%	7,795	6.28%	8,455	6.34%
60-64	4,502	6.54%	4,223	5.52%	5,032	6.02%	6,020	5.80%	7,640	6.64%	8,245	6.64%	8,870	6.65%
65-69	4,260	6.19%	4,871	6.37%	4,786	5.73%	5,730	5.53%	6,355	5.52%	7,485	6.03%	7,740	5.80%
70-74	3,074	4.47%	3,893	5.09%	4,645	5.56%	4,835	4.66%	5,310	4.61%	6,005	4.84%	6,405	4.80%
75+	3,589	5.22%	See Below				7,330	7.07%	8,175	7.10%	8,135	6.55%	8,995	6.74%
75-79	Figures Not Available		2,505	3.27%	3,401	4.07%	Figures Not Available							
80-84			1,463	1.91%	1,901	2.28%								
85-89			622	0.81%	962	1.15%								
90-94			157	0.21%	286	0.34%								
95-99			35	0.05%	71	0.08%								
100+			15	0.02%	9	0.01%								
Total	68,798	100.00%	76,515	100.00%	83,554	100.00%	103,710	100.00%	115,070	100.00%	124,150	100.00%	133,420	100.00%

Appendix F - MA CFAC 0002: 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: NORTHERN SHOALHAVEN COMMUNITY TRANSPORT AND FAMILY
SUPPORT SERVICES , RECOUPMENT PROJECT - Cnr. PARK AND
HOLLOWAY ROADS, SOUTH - EAST NOWRA
PROJECT: BENEFIT AREA

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

PROJECT NO.
MA CFAC 0002



Appendix G - CW CFAC 0001: Apportionment Table & Estimated Cost**CW CFAC 0001**

Stage 1 - Shoalhaven City Library Extensions - New Project - Berry Street, Nowra

Stage 2 - Shoalhaven City Arts Centre - New Project - Berry Street, Nowra

Stage 3 - Shoalhaven Mobile Children's Services - Isa Road, East Nowra

Apportionment Table

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

CW CFAC 0001 Benefit Area	2001 Dwellings & Vacant Lots	Potential New Dwellings (E.T.'s)	Capacity Dwellings (E.T.'s)	Contribution Per E.T.
Area 1 Urban	13,580	3,305	16,885	
Area 1 Rural	2,922	1,248	4,170	
Area 2 Urban	5,215	215	5,430	
Area 2 Rural	47	33	80	
Area 3 Urban	9,995	2,065	12,060	
Area 3 Rural	1,165	75	1,240	
Area 4 urban	2,606	344	2,950	
Area 4 Rural	201	39	240	
Area 5 Urban	11,763	3,687	15,450	
Area 5 Rural	1,405	25	1,430	
TOTAL	48,899	11,036	59,935	\$237.59

Apportionment	Council	+	Developer	=	Estimated Cost \$
Stage 1: City Library Extensions	2,581,058.67	+	2,340,820.83	=	4,921,880
Stage 2: City Arts Centre	938,247.27	+	211,752.73	=	1,150,000
Stage 3: Mobile Childrens Services	308,030.66	+	69,519.34	=	377,550
Total	3,827,336.59	+	622,092.91	=	6,449,430
	59.34%	+	40.66%	+	100.00%

Stage 1 - Estimated Cost

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

Berry Street, Nowra	=	M²	x	Rate \$	=	Estimated Cost \$
Library Extension	=	1,807	x	1,500	=	2,710,500
Car Parking	=	18	x	2,400	=	43,200
Estimated Building Cost of Stage 1 =						2,753,700
+ Landscaping, Paths, Signs	=	10.00%	x	642,000	=	64,260
+ Survey & Design	=	8.50%	x	642,600	=	54,620
+ Soil & Water Management	=	5.00%	x	642,600	=	32,130
S64 Water Headworks per ET	=	3.9	x	2,300	=	8,970
S64 Sewer Headworks per ET	=	3.9	x	1,893	=	7,385
Estimated Construction Cost of Stage 1 =						3,417,180
+ Contingencies	=	20.00%	x	3,417,180	=	683,435
+ Project Management	=	4.00%	x	3,417,180	=	17,140

+ Books & Audio-Visuals	=	1,807	x	168	=	303,575
+ Computer & Internet	=	49	x	3,000	=	147,000
+ Estimated Parking Land Costs	=	600	x	390	=	234,000
Estimated Cost of Stage 1=						4,921,880

Existing Shoalhaven City Library M ²	Shortfall Library Area M ²	2003 Library Area should be M ²	Section 94 Library Area M ²	2016 Required Library Area M ²
1,570	947.6	2,517.6	859.4	3,377-
46.49%	28.06%	74.55%	25.4%	100.00%
Area of Extensions Only	= 947.6	+	859.4	1,807
	52.44%	+	47.56%	= 100%
Cost to Section 94	= 47.56%	x	\$4,921,880	= \$2,340,821

Contribution to Stage 1 = \$2,340,821 divided by 11,036 = \$212.11 per E.T.

Stage 2 - Estimated Cost

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

Berry Street, Nowra	M ²	x	Rate \$	Estimated Cost \$
Feasibility Study	= 1	x	20,000	= 20,000
Property Acquisition Cost	= 1	x	730,000	= 730,000
Upgrade & Embellishment	= 1	x	640,000	= 640,000
Estimated Cost to Council of Stage 2				= 1,150,000
Less NSW Premier's Regional Capital Fund Grant				= - \$120,000
Less NSW Ministry of the Arts Grant				= - \$120,000
Estimated Cost to Council of Stage 2				= \$1,150,000

Contribution to Stage 2 = \$1,150,000 divided by 59,935 = \$19.19 per E.T.

Stage 3 - Estimated Cost

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

Isa Road, East Nowra		M ²	x	Rate \$	=	Estimated Cost \$
Office Area	=	50	x	1,450	=	72,500
Vehicles	=	3	x	35,000	=	105,000
Undercover Vehicle Parking	=	3	x	7,000	=	21,000
Car Parking	=	5	x	2,400	=	12,000
Carpark Lighting	=	1	x	3,000	=	3,000
Estimated Building Cost of Stage 3						= 213,500
+ Landscaping, paths, signs	=	10.00%	x	213,500	=	21,350
+ Survey and Design	=	8.50%	x	213,500	=	18,150
+ Soil and Water Management	=	5.00%	x	213,500	=	10,675
+ S64 Water Charges per E.T.	=	.12	x	2,170	=	260
+ S64 Sewer Charges per E.T.	=	.12	x	1,785	=	215
Estimated Construction Cost of Stage 3						= 264,150
+ Contingencies	=	20.00%	x	264,150	=	52,830
+ Project Management	=	4.00%	x	264,150	=	10,570
+ Estimated Land Costs	=	1000	x	50	=	50,000
Estimated Cost of Stage 3						= 377,550

Contribution to Stage 3 = \$377,550 divided by 59,935 = \$6.30 per E.T.

Estimated Cost of CW CFAC 0001 Project = \$6,449,430

Total Contribution for CW CFAC 0001 Project = \$237.59

Appendix H - MA CFAC 0001: Apportionment Table & Estimated Cost**Apportionment Table**

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

MA CFAC 0001 Benefit Area	2001 Dwellings and Vacant Lots	Potential New Dwellings (E.T.'s)	Capacity Dwellings (E.T.'s)	Contribution per E.T.
Area 1 Urban	13,580	3,305	16,885	
Area 1 Rural	2,922	1,248	4,170	
Area 2 Urban	5,215	215	5,430	
Area 2 Rural	47	33	80	
Area 3 Urban	9,995	2,065	12,060	
Area 3 Rural	1,165	75	1,240	
Area 4 Urban	2,606	344	2,950	
Area 4 Rural	201	39	240	
TOTAL	35,731	7,324	43,055	\$34.41

Estimated Cost

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

Cnr Osborne & Worrigee Streets, Nowra	=	M²	x	Rate	Estimated Cost
Building(s)	=	420	x	1,450 =	609,000
Car Parking	=	14	x	2,400 =	33,600
Estimated Building cost =					642,600
+ Landscaping, paths, signs	=	10.00%	x	642,000 =	64,260
+ Survey and Design	=	8.50%	x	642,600 =	54,620
+ Soil and Water Management	=	5.00%	x	642,600 =	32,130
+ S64 Water Headworks per ET	=	1.5	x	2,170 =	3,255
+ S64 Sewer Headworks per ET	=	1.5	x	1,785 =	2,675
Estimated Construction Cost =					799,540
+ Contingencies	=	20.00%	x	428,650 =	85,730
+ Project Management	=	4.00%	x	428,650 =	17,140
+ Land Costs	=	1,536,541	x	319 =	490,000
Estimated Project Cost =					1,481,430

Appendix I - MA CFAC 0002: Apportionment Table & Estimated Cost**Apportionment Table**

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

MA CFAC 0002 BENEFIT AREA	2001 Dwellings and Vacant Lots	Potential New Dwellings (E.T.'s)	Capacity Dwellings (E.T.'s)	Contribution per E.T.
Area 1 Urban	13,580	3,305	16,885	
Area 1 Rural	2,922	1,248	4,170	
Area 2 Urban	5,215	215	5,430	
Area 2 Rural	47	33	80	
Area 3 Urban	9,995	2,065	12,060	
Area 3 Rural	1,165	75	1,240	
Area 4 Urban	2,606	344	2,950	
Area 4 Rural	201	39	240	
TOTAL	35,731	7,324	43,055	\$9.86

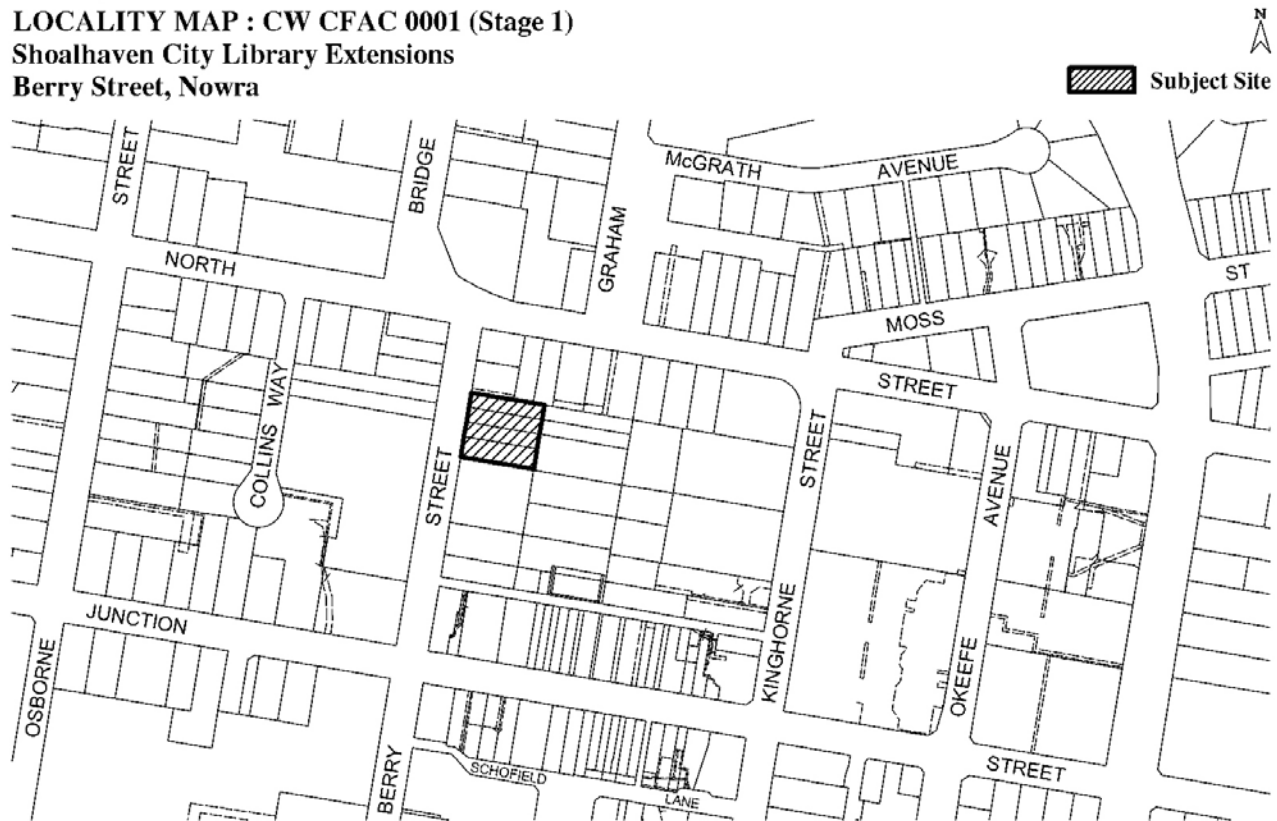
Estimated Cost

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

Park Road, East Nowra	=	M²	x	Rate \$	Estimated Cost \$
Building(s)	=	300	x	920 =	276,000
Verandah	=	74	x	460 =	34,000
Estimated Building Cost =					310,000
+ Siteworks and Landscaping	=	8.00%	x	310,000 =	24,800
+ Car Parking	=	9.00%	x	2,570 =	23,130
+ Survey, Design & Supervision	=	7.80%	x	310,000 =	24,180
Estimated Construction Cost =					382,130
+ Administration and On-costs	=	13.70%	x	310,000 =	42,500
+ Land Costs	=	Council owned	x	0 =	\$0
Estimated Project Cost =					424,630

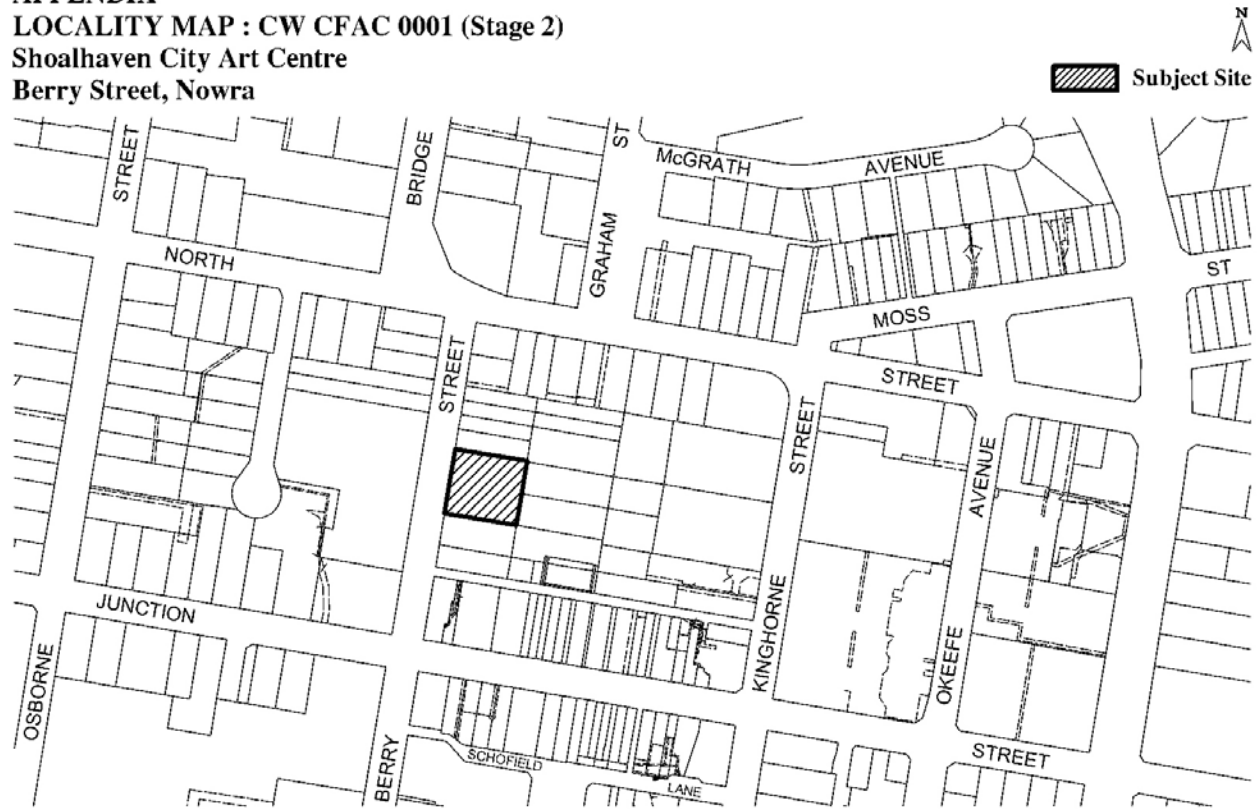
Appendix J - CW CFAC 0001 (Stage 1): Locality Map

**APPENDIX
LOCALITY MAP : CW CFAC 0001 (Stage 1)
Shoalhaven City Library Extensions
Berry Street, Nowra**



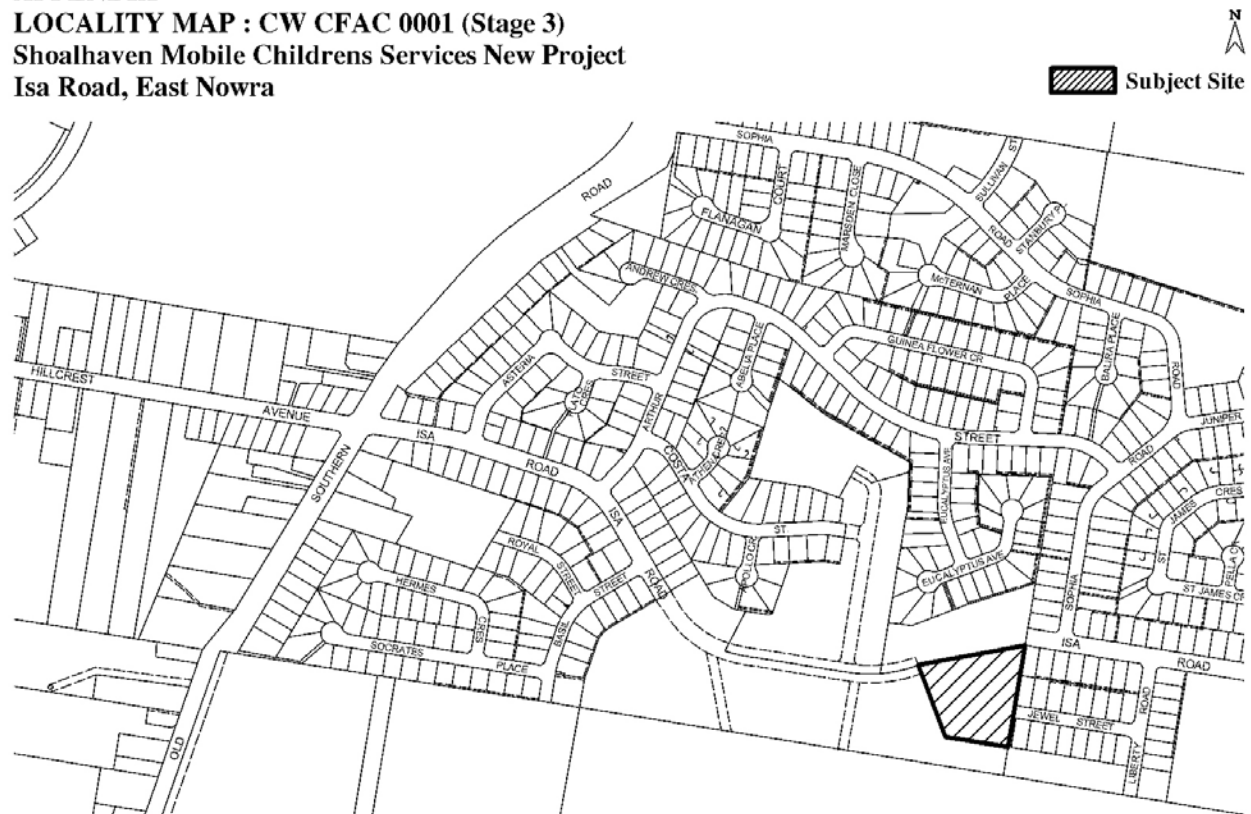
Appendix K - CW CFAC 0001 (Stage 2): Locality Map

**APPENDIX
LOCALITY MAP : CW CFAC 0001 (Stage 2)
Shoalhaven City Art Centre
Berry Street, Nowra**



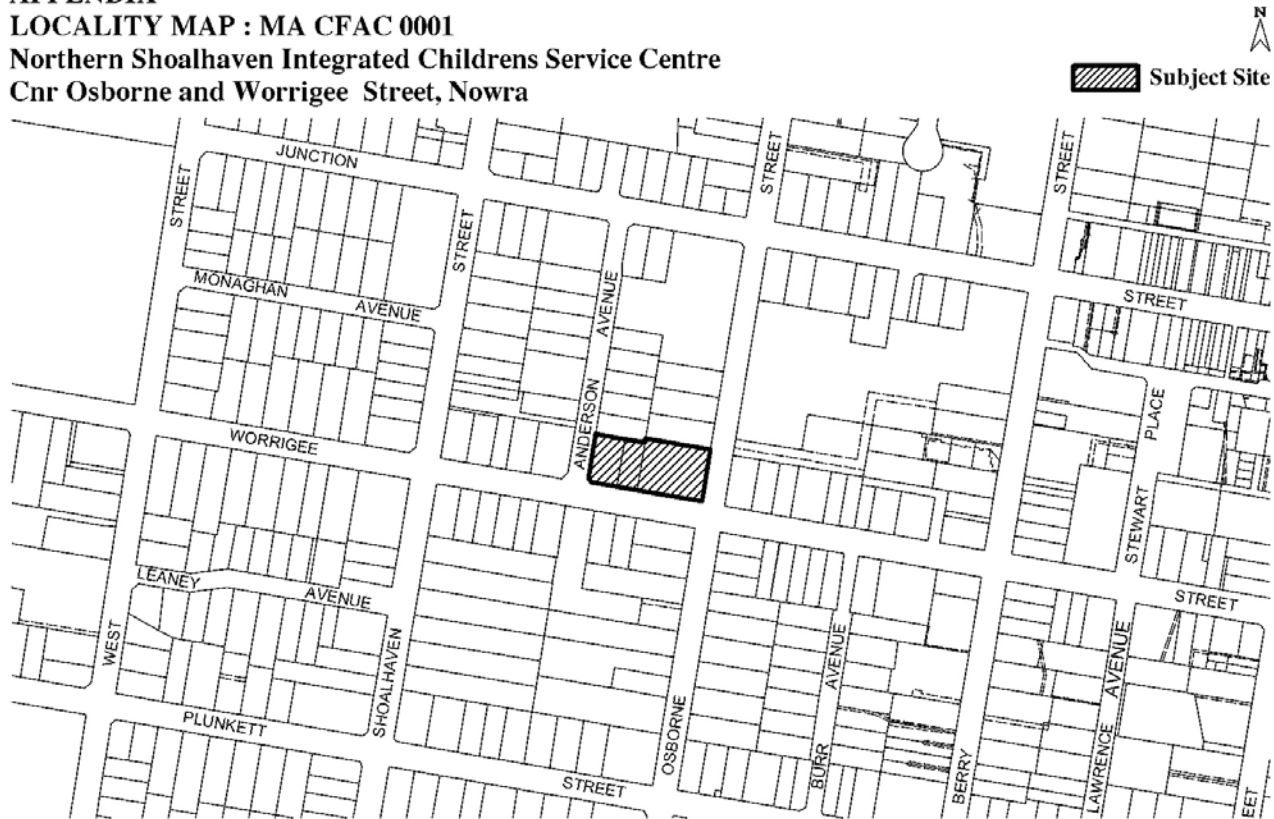
Appendix L - CW CFAC 0001 (Stage 3): Locality Map

**APPENDIX
LOCALITY MAP : CW CFAC 0001 (Stage 3)
Shoalhaven Mobile Childrens Services New Project
Isa Road, East Nowra**



Appendix M - MA CFAC 0001: Locality Map

APPENDIX
LOCALITY MAP : MA CFAC 0001
Northern Shoalhaven Integrated Childrens Service Centre
Cnr Osborne and Worrigee Street, Nowra



Appendix N - MA CFAC 0002: Locality Map

