



Section 94 Contributions Plan 1993

Amendment 70 05 CFAC 0005 Area 5 Community Facilities

Southern Shoalhaven District Community Centre

Reference 27659

February, 2003

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1. Introduction

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 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.

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

2. 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 implementation of the Plan have been identified during the past five years.

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.

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 EP&A Regulations 2000.

3. Planning Area 5 Milton/Ulladulla and the Southern Shoalhaven District

- Area 5 contains the second largest population (15,454), however it has experienced a reduction in its growth rate from 4.1% in 1986-1991, to 2% in the 1991-1996 period.
- Individual villages such as Conjola Park and Narrawallee currently display growth rates among the highest (16.4% and 4.4% respectively) in the City.
- The trend of a high aged population continues in Area 5 with 21.8% of the population aged 65 years and over (33.7% aged 55 years and over), followed by 40-54 year olds (18.5%) and 25-39 year olds (17.9%).
- Those aged 75 years and over (5.6%), 40-54 year olds (5.4%) and 5-12 year olds (2.9%) dominated growth over the 1991-1996 period. The greatest decline was in those aged 25-39 years (-0.8%) and 55-64 years (-0.2%).
- Area 5 has the second highest labour force in the City (43.9% or 5,313 people), and the second lowest unemployment rate of 16.3% (still relatively high, but down from 19.1% in 1991).
- 37.5% of dwellings are unoccupied.
- The area has the second highest percentage (4.8%) of flats, units or apartments, after Area 1.
- 7.9% of households do not have vehicles, the lowest percentage within the City; as well as the lowest percentage of single parent families without a car (12.4%).

4. Population projections and characteristics

Population projections have been prepared for the City, and for each of the five Planning Areas. Age Characteristics relating to Planning Area 5 are shown in the Area 5 Population Age Characteristics Table in Appendix D to this Plan.

5. 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 PlanningNSW 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.

6. Project selection

Specific projects were selected on the basis of:

- Known needs
- Planning considerations
- Population projections
- Existing patterns of provision

It should be noted that some adjustments to existing projects have been made due to the recommendations of the Shoalhaven Community Plan (Prepared by BBC Consultant Planners and Brykim Pty Ltd.) and as a response to local community concerns. Such changes may relate to either the type of services being delivered and modifications to building design or to the location and cost of the capital works.

7. Purpose of the plan

(Clause 27(1)(a) EP&A Regulations 2000)

The purpose (aim) of the Plan is to fund a proportion of the costs of providing the Southern Shoalhaven District Community Centre by way of a Section 94 levy on new (future) development on land within the benefit area.

8. Land to which this Plan applies

(Clause 27(1)(b) EP&A Regulations 2000)

The Benefit Area comprises all the urban and rural lands within Shoalhaven City Council's Planning Area 5. The subject land is shown bounded by a thick black line on the Benefit Area Map associated with project 05 CFAC 0005 in Appendix E to this Plan.

9. Relationship between development and demand

(Clause 27(1)(c) EP&A Regulations 2000)

9.1 Establishment of 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 generated by that development.

The PlanningNSW “Section 94 Contributions Plan Manual” indicates three aspects of the nexus - casual, physical and temporal.

That is, the 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
- The service or facility must be provided within a reasonable time

In practice, these aspects are dealt with by:

- (a) Determination of the additional population (or dwellings, floor space, etc) generated by the development (the causal relationship)
- (b) From the above, determine the increased demand for the additional amenities and services, and where and when they will be needed (physical and temporal relationships)

9.2 Shoalhaven characteristics

The methodology for determining the nexus between future development and the provision of infrastructure also has to take account of Council’s strategies for the provision of services.

These strategies are, in turn, influenced by the existing physical, social and economic patterns of the City.

Shoalhaven City covers some 4,600 square kilometres and comprises almost fifty urban areas varying in size and characteristics.

In order to provide some rationale in the supply of services, Council has delineated five major catchments or Planning Areas. (See Shoalhaven City Major Planning Areas Map in Appendix A to this Plan)

Whilst the Shoalhaven is experiencing high overall annual growth in the order of 4% compound rate, the growth in numerical terms within individual villages is very small.

Considering only the annual growth of individual towns does not reflect the underlying demand for services. For this reason, Council has had to consider the provision of facilities and services on a district basis. It has been deemed reasonable that, in the shorter term, some of the increased population will be required to travel for even local facilities until population builds up the area to justify the construction of a more adjacent facility.

Therefore, Council considers it more appropriate to provide infrastructure as a dynamic system that will be built upon over a period of approximately 20 years. However, the costing and levies are based on the system envisaged to be in place in the Plan period.

Whilst some predictions of growth have been made at local level, it is difficult to predict with any certainty the growth that will occur in any individual small area.

The programs contained in the Plan are indicative and are based on the best available information to date. Should the expected pace and pattern of development change, Council may delay or even alter the priorities in accordance with the changed circumstances.

Such changes are advertised in accordance with the requirements contained in the Environmental Planning and Assessment Act.

9.3 Hierarchy of services

Taking into account the diversity and high rate of growth in the Shoalhaven, it is necessary for Council to retain as much flexibility as possible in the delivery of services consistent with its accountability in the levying and expenditure of Section 94 monies.

To overcome the number and geographical spread of Shoalhaven's urban areas, Council has adopted a four-level hierarchy of services:

City-wide level

At this highest level of services, Council regards Nowra-Bomaderry as the appropriate location and generally accepts that people will be required to travel some distances to access the service. Nowra is designated as a sub-regional centre in the Illawarra Regional Plan.

District level

Council has divided the City into five main Planning districts or catchment areas. Whilst Area 1 (Nowra) remains the pre-

eminent centre, Area 5 (Ulladulla) and Area 3 (St. Georges Basin) constitute the other two major districts.

Area 2 (Culburra Beach) and especially Area 4 (Sussex Inlet) have lesser populations, however, because of the distance, characteristics and accessibility, will require a higher level of services than their numbers alone can justify.

Local level

This level is generally based on individual towns and villages.

Neighbourhood level

This level is based on localised areas within individual towns, villages or suburbs.

Whilst this is Council's general approach, there is such a range in size and characteristics of certain areas within the City, that it may necessary to depart from the model hierarchy in a number of instances. (For example, South - East Nowra, with a potential population of over 12,000 inhabitants, requires some district-level services.)

9.4 Catchments and benefit areas

To overcome this problem, 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.

9.5 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 Appendix B 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 detailed information, refer to the Area 5 Population Age Characteristics Table in Appendix C to this Plan.

9.6 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.

9.7 General methodology

A brief description of the methodology and associated formula is given below.

Where the present level of provision satisfies demand for the existing population, the cost of the new facility is apportioned between the additional benefiting new developments.

Where infrastructure is implemented or upgraded because of infill development, or where Council is recovering costs for infrastructure provided to serve the new development, the cost is spread over both existing and new development.

10. Multi-purpose community centres

(Nexus)

05 CFAC 0005: Southern Shoalhaven District Community Centre
St Vincent Street, Ulladulla

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 so that members of the community can 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 and distribution
- 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.

Aims of district-level community centres

- To improve and expand the support services available to the district community through District Community Centres
- To propose that, in the construction (or renovation) of district-level community facilities, specific concepts enhance the multi-functional usage of the facility by consideration of the following:
 - Adequate activity/multi-functional hall area
 - Meeting room which can be used for children's play and can be directly accessible to outdoor area(s)
 - Outdoor children's play/picnic-barbeque area
 - Easily accessible kitchen facility
 - Large amounts of individual storage space
 - Adequate parking, including parking for the disabled close to the entrance
 - Access for the disabled
 - Adequate toilet areas, including separate toilets for the disabled
 - Comfortable baby change area with sufficient space
 - Loading area
- To increase the levels of district community services in isolated areas by locating these services as close as possible to their target population base

- To promote the use of existing District Community Centres by Government service providers as agencies or branches for accessible service delivery to district communities
- To recognise and support the key co-ordination role played by district centres in offering an important range of services to the district community
- To continue the planning and development of a central community centre complex in East Nowra to accommodate a wide range of compatible district services
- To develop a comprehensive Community Information Database in association with the district community

11. Home and Community Care (HaCC) Centre

(Nexus)

05 CFAC 0005: Department of Ageing
Disability and Homecare
St Vincent Street, Ulladulla

The Shoalhaven has traditionally had a higher than the State or Regional averages for the proportion of residents in the 55 years and over age group. The Australian Bureau of Statistics 1996 Census data reflects this situation with the percentage of people aged 55 years and over representing 28.35% of the total population for the Shoalhaven City area.

This is significantly above the State and Illawarra average.

In particular, the Shoalhaven Planning Areas of 2, 3, 4 and 5 all have well above both State and Regional profiles for persons in the 55 plus age groups, reflecting the trend towards coastal areas as attractive retirement destinations. In contrast, Planning Area 1 has historically sustained a much younger profile that more closely resembles that of the Illawarra and the State.

The preference of aged people to reside in the outlying areas of the Shoalhaven creates problems in terms of access to services and facilities. In retiring to such areas, many older people lack family and social support networks. For older residents who do not have access to their own transport, travel becomes difficult and expensive.

For the frail aged, these problems are magnified by the decreased access to centrally located health and welfare services.

In addition, recognition must be given to the fact that the elderly are not just one homogeneous group, but rather, possess a diverse mixture of interests, skills and needs.

Community planning, therefore, needs to be directed to both the active and the frail aged, so that all aged persons may gain from increased provision of services and improved quality of life.

Aims of the home and community care centre

- To assist the frail to reside in their own homes. Council, through the Worker for the Aged and Younger Disabled, and in co-operation with relevant agencies, works to co-ordinate, develop and promote Home and Community Care (HaCC) services to ensure the Shoalhaven has a range of services to meet aged people's needs, and which are accessible
- To reduce isolation for the elderly community
- To encourage greater usage of Home and Community Care Centres
- To assist in monitoring the ongoing needs for Day Care Services, particularly in the Berry/Shoalhaven Heads area
- To raise the profile of aged services and the needs of the aged
- To increase the promotion of existing facilities and services for the aged
- To maintain and update the Aged Services Directory on a biennial basis
- To ensure that all developers of aged accommodation are made aware of existing aged care services in their particular area
- To meet the needs of the aged and disabled through provision of flexible, affordable and accessible transportation systems
- To provide a safe physical environment for the aged
- To provide a wide range of intellectual, cultural and recreational activities for the aged
- To utilise the wealth of experience and knowledge of the aged for the benefit of the whole community
- To assist retirees to plan adequately for their retirement

12. Youth Services

(Nexus)

05 CFAC 0005: Southern Shoalhaven Youth Centre Services
St Vincent Street, Ulladulla

Young people in the Shoalhaven are one of the age groups most affected by the size and isolation of the City. As with other sections of the community, young people also have a need to travel to employment, education and recreational facilities. However, unlike most other groups, young people do not always have access to independent transport resources.

In addition to transport difficulties, education and employment opportunities are high priorities for young people in the Shoalhaven.

Even though the Shoalhaven has a high population growth rate, the number of people aged 18 to 24 years actually fell between 1981 and 1986 as many left the area seeking educational and employment opportunities.

Although this trend slowed between 1986 and 1991, the percentage of people in this age group still fell from 8.4% to 7.1% of the total population.

This compares with 10.9% for the same group in New South Wales and 10.1% for the Illawarra region.

The 1996 Census indicated that the 18 to 24 years age group made up 4,333 persons or 5.65% of the total Shoalhaven population. Within Area 1, 18 to 24 year olds made up 8.11% of the population, or 3,047 persons.

Other issues effecting young people in the Shoalhaven are:

- A perceived lack of social and recreational activities
- A need for crisis and medium-term accommodation options for youth without secure family backgrounds
- The lack of adequate literary and employment-enhancing skills
- Drug and alcohol abuse
- Teenage pregnancies; an
- Physical and sexual abuse

The youth of this City are probably the community's most precious and important asset. The development of their skills, opportunities and happiness is essential to the future of the Shoalhaven.

Aims of the youth services

- To maximise youth employment opportunities
- To limit the incidence of juvenile crime
- To ensure access to health and social services
- To ensure access to counselling services
- To provide access to short-term crisis accommodation
- To assist in accommodation for homeless youth
- To continue effective operation of the Shoalhaven Youth Development Group
- To establish the Youth Advisory Council
- To improve the image of young people in the community
- To increase and extend the level of available youth services
- To establish youth groups/centres to meet young people's needs
- To involve young people in planning and the delivery of new youth services
- To distribute a Youth Service Directory
- To establish a Youth Communications Network

- To establish a Youth Vacations Program
- To organise annual Youth Week activities
- To increase recreational and social opportunities for young people

13. Contributions Formula

(Clause 27(1)(d) EP&A Regulations 2000)

The contribution rate was determined by dividing the estimated cost of the facilities by the number of lots benefiting from the project. That is:

$$\text{Contribution} = \frac{\text{Estimated cost of project}}{\text{divided by}} \frac{\text{Estimated number of benefiting dwellings}}$$

14. Contribution Rate

(Clause 27(1)(e) EP&A Regulations 2000)

In accordance with the above formula, a contribution rate of \$238.63 per lot/dwelling (ET) has been calculated for project 05 CFAC 0005 Southern Shoalhaven District Community Centre

The above contribution is adjusted annually in line with movements in the Implicit Price Deflator. For more detailed information relating to the contribution rate, refer to the Cost Apportionment Table in Appendix F to this Plan.

15. Estimated Cost of Facilities

(Clause 27(1)(g) EP&A Regulations 2000)

15.1 Cost estimates

The costs estimated in this Plan include:

- Land Acquisition
- Building Costs
- Car Parking
- Site Works and Landscaping
- Design and Administration On-costs

Where the Plan seeks to recover costs (such as the cost of land to Council), the actual historic costs have been used and an account has been taken of any government grants etc.

The estimates used in this Plan do not include the costs for equipment or maintenance.

Estimated costs for new facilities are based on Council's historic construction costs within the Shoalhaven area. This figure has been updated in line with movements in the Implicit Price Deflator, to more accurately reflect current values.

For the type of building proposed in this amendment, the construction cost is estimated at \$1,990.00 per square metre of building.

For the purposes of estimation, site works and landscaping are estimated to be approximately 4.23% of the building cost. Civil works may be subject to detailed site analysis and is based on the assumption that NO rock formations are present on the site.

15.2 Estimated cost of facility

(Clause 27(1)(g) EP&A Regulations 2000)

Project 05 CFAC 0005 Southern Shoalhaven District Community Centre has been estimated to cost \$3,672,500.00.

The above estimate is adjusted annually in line with movements in the Implicit Price Deflator. For more detailed information relating to estimated costs, refer to the Cost Apportionment Table in the Appendix F to this Plan.

15.3 Apportionment of costs

The Plan considered this project on its own merits and it has been deemed that the costs should be apportioned over both existing and new (future) development, with Council being responsible for the existing population.

This applies particularly to higher-level facilities.

In some instances, however, particularly in newly developing areas where the present population is adequately served, the cost of additional facilities is attributed to the new development only.

Where Council is recouping costs, the costs have been apportioned over both new and existing development contained in the benefit area.

16. Schedule of facilities and timing

(Clause 27(1)(g) EP&A Regulations 2000)

This Plan anticipates that project 05 CFAC 0005 Southern Shoalhaven District Community will be developed as follows:

Land Acquisition and Design

Stage I: YEAR 2002

Construction

Stage II: YEAR 2004/05

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

17. Contribution payment

(Clause 27(1)(f) EP&A Regulations 2000)

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

17.1 Method of payment

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

- Cash
- Money order
- Bank cheque

The method of payment for residential development will be by way of cash contributions per lot (E.T.) on the release 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.

17.2 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:

- (a) The contribution(s) do not relate to facilities which, if not provided with the development, could threaten public safety and/or health;
- (b) 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,
- (c) 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.

17.3 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	AREA 5 POPULATION AGE CHARACTERISTICS TABLE
E	05 CFAC 0005: BENEFIT AREA MAP
F	05 CFAC 0005: ESTIMATED COST and APPORTIONMENT TABLE
G	05 CFAC 0005: LOCALITY MAP

References

- Shoalhaven Community Plan 2000 – Main Report Prepared by BBC Consultant Planners and Brykim Pty Ltd
- Shoalhaven Community Plan 2000 – Appendices Prepared by BBC Consultant Planners and Brykim Pty Ltd
- Shoalhaven Community Plan 2000 – Review Prepared by BBC Consultant Planners
- Section 94 Environmental Planning and Assessment Act, 1979
- Clauses 26-38 (inclusive) EP&A Regulations 2000
- SCC Contributions Plan Manual

Section 94 Contributions Plan 1993
Amendment 70 05 CFAC 0005 Area 5,
being this written Statement and
accompanying map, was

Adopted by Council: 25 February 2003

and

Became effective from: 5 March 2003



RD Pigg
General Manager
Date: 5th March 2003

Shoalhaven City Major Planning Areas



Appendix B Shoalhaven Population Projections Table

PLANNING AREA		CENSUS 1981	CENSUS 1986	CENSUS 1991	CENSUS 1996	CENSUS 2001	ESTIMATED 2006	ESTIMATED 2011	ESTIMATED 2016	ESTIMATED CAPACITY
1	high						51,400	54,600	54,600	
	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	
2	high						8,360	9,510	9,720	
	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	
3	high						26,300	29,800	29,800	
	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	
4	high						5,310	5,450	5,800	
	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	
5	high						21,500	23,800	26,200	
	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	
CITY	high						112,870	123,160	126,120	
	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

Years	1991 CENSUS		1996 CENSUS		2001 CENSUS		2006 ESTIMATE		2011 ESTIMATE		2016 ESTIMATE		ESTIMATED CAPACITY	
	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%
75-79	3,589	5.22%	2,505	3.27%	3,401	4.07%	7,330	7.07%	8,175	7.10%	8,135	6.55%	8,995	6.74%
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 D Area 5 Population Age Characteristics Table

CENSUS APPLICATIONS SMALL AREA SYSTEM - 1991						
B03 AGE BY SEX - All persons						
AREA 5						
Years	Males	%	Females	%	Persons	%
0-4	514	3.67%	504	3.59%	1,018	7.26%
5-9	552	3.94%	518	3.69%	1,070	7.63%
10-14	485	3.46%	437	3.12%	922	6.58%
15-19	395	2.82%	354	2.52%	749	5.34%
20-24	276	1.97%	253	1.80%	529	3.77%
25-29	361	2.57%	367	2.62%	728	5.19%
30-34	503	3.59%	599	4.27%	1,102	7.86%
35-39	534	3.81%	518	3.69%	1,052	7.50%
40-44	440	3.14%	443	3.16%	883	6.30%
45-49	344	2.45%	312	2.23%	656	4.68%
50-54	316	2.25%	340	2.42%	656	4.68%
55-59	346	2.47%	439	3.13%	785	5.60%
60-64	546	3.89%	531	3.79%	1,077	7.68%
65-69	554	3.95%	549	3.92%	1,103	7.87%
70-74	387	2.76%	379	2.70%	766	5.46%
75+	407	2.90%	518	3.69%	925	6.60%
Total	6,960	49.64%	7,061	50.36%	14,021	100.00%

CENSUS APPLICATIONS SMALL AREA SYSTEM - 1996						
B03 AGE BY SEX - All persons						
AREA 5						
Years	Males	%	Females	%	Persons	%
0-4	531	3.44%	495	3.21%	1,026	6.65%
5-9	616	3.99%	566	3.67%	1,182	7.66%
10-14	537	3.48%	563	3.65%	1,100	7.13%
15-19	406	2.63%	359	2.33%	765	4.96%
20-24	304	1.97%	227	1.47%	531	3.44%
25-29	289	1.87%	370	2.40%	659	4.27%
30-34	387	2.51%	521	3.38%	908	5.89%
35-39	581	3.77%	615	3.99%	1,196	7.75%
40-44	532	3.45%	557	3.61%	1,089	7.06%
45-49	511	3.31%	449	2.91%	960	6.22%
50-54	375	2.43%	433	2.81%	808	5.24%
55-59	421	2.73%	440	2.85%	861	5.58%
60-64	455	2.95%	523	3.39%	978	6.34%
65-69	616	3.99%	594	3.85%	1,210	7.84%
70-74	467	3.03%	470	3.05%	937	6.07%
75+	537	3.48%	680	4.41%	1,217	7.89%
Total	7,565	49.04%	7,862	50.96%	15,427	100.00%

YEAR 2006 ESTIMATE

B03 AGE BY SEX - All persons

AREA 5

Years	Males	%	Females	%	Persons	%
0-4	625	3.06%	615	3.01%	1,240	6.08%
5-9	690	3.38%	650	3.19%	1,340	6.57%
10-14	700	3.43%	670	3.28%	1,370	6.72%
15-19	615	3.01%	615	3.01%	1,230	6.03%
20-24	475	2.33%	495	2.43%	970	4.75%
25-29	430	2.11%	480	2.35%	910	4.46%
30-34	530	2.60%	620	3.04%	1,150	5.64%
35-39	575	2.82%	655	3.21%	1,230	6.03%
40-44	635	3.11%	695	3.41%	1,330	6.52%
45-49	700	3.43%	790	3.87%	1,490	7.30%
50-54	655	3.21%	705	3.46%	1,360	6.67%
55-59	640	3.14%	760	3.73%	1,400	6.86%
60-64	655	3.21%	715	3.50%	1,370	6.72%
65-69	670	3.28%	690	3.38%	1,360	6.67%
70-74	530	2.60%	550	2.70%	1,080	5.29%
75+	755	3.70%	815	4.00%	1,570	7.70%
Total	6,775	48.43%	7,475	51.57%	20,400	100.00%

YEAR 2006 ESTIMATE

B03 AGE BY SEX - All persons

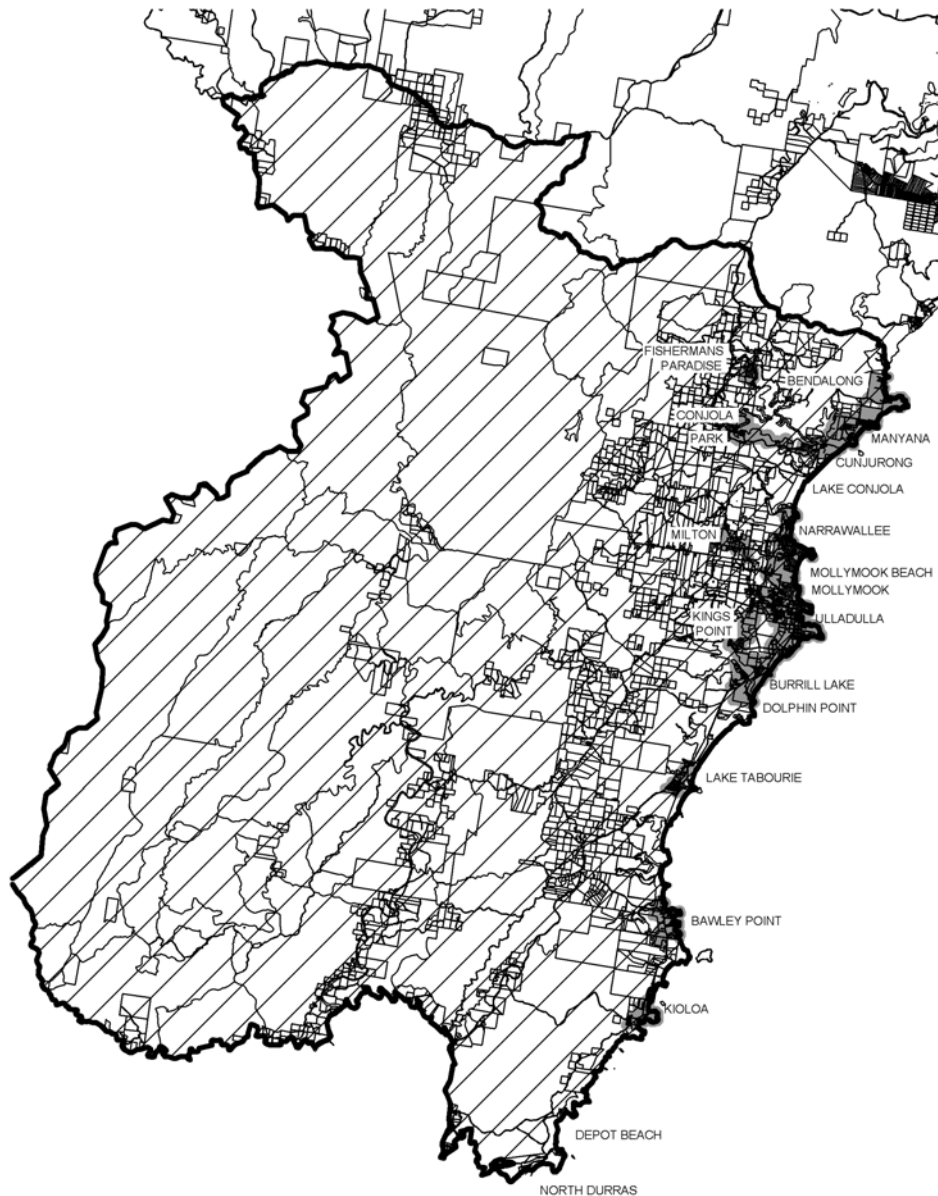
AREA 5

Years	Males	%	Females	%	Persons	%
0-4	625	3.06%	615	3.01%	1,240	6.08%
5-9	690	3.38%	650	3.19%	1,340	6.57%
10-14	700	3.43%	670	3.28%	1,370	6.72%
15-19	615	3.01%	615	3.01%	1,230	6.03%
20-24	475	2.33%	495	2.43%	970	4.75%
25-29	430	2.11%	480	2.35%	910	4.46%
30-34	530	2.60%	620	3.04%	1,150	5.64%
35-39	575	2.82%	655	3.21%	1,230	6.03%
40-44	635	3.11%	695	3.41%	1,330	6.52%
45-49	700	3.43%	790	3.87%	1,490	7.30%
50-54	655	3.21%	705	3.46%	1,360	6.67%
55-59	640	3.14%	760	3.73%	1,400	6.86%
60-64	655	3.21%	715	3.50%	1,370	6.72%
65-69	670	3.28%	690	3.38%	1,360	6.67%
70-74	530	2.60%	550	2.70%	1,080	5.29%
75+	755	3.70%	815	4.00%	1,570	7.70%
Total	6,775	48.43%	7,475	51.57%	20,400	100.00%

YEAR 2011 ESTIMATE						
B03 AGE BY SEX - All persons						
AREA 5	Males	%	Females	%	Persons	%
Years						
0-4	700	3.11%	680	3.02%	1,380	6.13%
5-9	745	3.31%	705	3.13%	1,450	6.44%
10-14	735	3.27%	705	3.13%	1,440	6.40%
15-19	650	2.89%	650	2.89%	1,300	5.78%
20-24	560	2.49%	590	2.62%	1,150	5.11%
25-29	545	2.42%	585	2.60%	1,130	5.02%
30-34	570	2.53%	680	3.02%	1,250	5.56%
35-39	620	2.76%	720	3.20%	1,340	5.96%
40-44	610	2.71%	690	3.07%	1,300	5.78%
45-49	695	3.09%	775	3.44%	1,470	6.53%
50-54	730	3.24%	870	3.87%	1,600	7.11%
55-59	750	3.33%	860	3.82%	1,610	7.16%
60-64	795	3.53%	895	3.98%	1,690	7.51%
65-69	720	3.20%	750	3.33%	1,470	6.53%
70-74	595	2.64%	605	2.69%	1,200	5.33%
75+	800	3.56%	920	4.09%	1,720	7.64%
Total	10,820	48.09%	11,680	51.91%	22,500	100.00%

CAPACITY ESTIMATE						
B03 AGE BY SEX - All persons						
AREA 5	Males	%	Females	%	Persons	%
Years						
0-4	999	3.10%	974	3.03%	1,974	6.13%
5-9	1,064	3.31%	1,009	3.13%	2,074	6.44%
10-14	1,049	3.26%	1,009	3.13%	2,059	6.39%
15-19	929	2.89%	929	2.89%	1,859	5.77%
20-24	800	2.48%	849	2.64%	1,649	5.12%
25-29	780	2.42%	839	2.61%	1,619	5.03%
30-34	819	2.55%	974	3.03%	1,794	5.57%
35-39	889	2.76%	1,029	3.20%	1,919	5.96%
40-44	874	2.72%	989	3.07%	1,864	5.79%
45-49	994	3.09%	1,109	3.45%	2,104	6.53%
50-54	1,044	3.24%	1,244	3.86%	2,289	7.11%
55-59	1,074	3.34%	1,229	3.82%	2,304	7.15%
60-64	1,139	3.54%	1,279	3.97%	2,418	7.51%
65-69	1,029	3.20%	1,074	3.34%	2,104	6.53%
70-74	849	2.64%	864	2.68%	1,714	5.32%
75+	1,144	3.55%	1,314	4.08%	2,458	7.64%
Total	15,480	48.08%	16,720	51.92%	32,200	100.00%

Appendix E



SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 5
AMENDMENT NO. 70

FILE NO: 27659
ADOPTED: 25th February, 2003
EFFECTIVE FROM: 5th March, 2003
FACILITY: SOUTHERN SHOALHAVEN DISTRICTS COMMUNITY CENTRE
PROJECT: ST. VINCENT STREET, ULLADULLA

PROJECT NO.
05 CFAC 0005



AUTOCAD DRAWING FILE: Graphics\Projects\City\Section94\Amendment70

Appendix F Cost Apportionment Table

05 CFAC 0005 BENEFIT AREA	1993 DWELLINGS and VACANT LOTS	POTENTIAL NEW DWELLINGS (ET's)	CAPACITY DWELLINGS (ET's)	CONTRIBUTION PER EQUIVALENT TENEMENT
BENDALONG	142	18	160	
MANYANA	740	420	1,160	
BERRINGER LAKE	16	4	20	
CUNJURONG POINT	167	13	180	
FISHERMANS PARADISE	142	208	350	
CONJOLA PARK	261	9	270	
KILLARNEY	26	104	130	
LAKE CONJOLA	340	50	390	
MILTON	336	264	600	
NARRAWALLEE	367	33	400	
MOLLYMOOK BEACH	1,697	643	2,340	
MOLLYMOOK	628	242	870	
ULLADULLA	2,500	1,160	3,660	
KINGS POINT	315	55	370	
BURRILL LAKE	745	45	790	
DOLPHIN POINT	151	189	340	
LAKE TABOURIE	424	66	490	
BAWLEY POINT	669	91	760	
KILOA	340	220	560	
DEPOT BEACH	49	6	55	
DURRAS NORTH	59	6	65	
RURAL	895	535	1,430	
TOTAL	11,009	4,381	15,390	\$238.63

Section 94 Contributions Plan



Cnr. Green and St. Vincent Streets, Ulladulla	sq. m	x	Rate	Cost	
Ulladulla and District Community Resources Centre					
Southern Shoalhaven District Meals on Wheels Cooperative					
Community Technology Centre					
Southern Shoalhaven Youth Centre Services					
Southern Adult Education College Ulladulla					
Workplace Shoalhaven					
Department of Ageing Disability and Homecare					
Community Options					
Public Meeting Rooms					
Additional Offices					
Information Centre, Amenities and Circulation					
Building(s) =	approx. 1,006	x	\$1,990.00 =	\$2,000,000.00	2,000,000
Car Parking =	46	x	\$2,780.00 =	\$128,000.00	128,000
+ Landscaping, paths, etc. =	4.23%	x	\$2,128,000.00 =	\$90,000.00	90,000
+ Survey Works =	1	item	\$3,000.00 =	\$3,000.00	3,000
+ Design =	9.77%	x	\$2,128,000.00 =	\$208,000.00	208,000
+ Footpath Crossing =	1	item	\$20,000.00 =	\$20,000.00	20,000
+ Civil Works =	1	item	\$15,000.00 =	\$15,000.00	15,000
+ Tender =	1	item	\$2,500.00 =	\$2,500.00	2,500
+ Fitout =	1	item	\$100,000.00 =	\$100,000.00	100,000
+ Electricity Upgrade =	1	item	\$10,000.00 =	\$10,000.00	10,000
+ Signage =	1	item	\$10,000.00 =	\$10,000.00	10,000
+ S64 Water Charges =	2.5 E.T.s	x	\$2,170.00 =	\$5,490.00	5,487
+ S64 Sewer Charges =	2.5 E.T.s	x	\$1,785.00 =	\$4,510.00	4,513
			Estimated Building Cost =	\$2,596,500.00	2,596,500
+ Contingencies =	15.72%	x	\$2,596,500.00 =	\$408,220.00	408,225
+ Land Costs					
Lot 1, DP 543988 =	752.46	x	\$316.00 =	\$237,780.00	
Lot 202, DP 597290 =	Council Owned	item	=	\$105,000.00	
Lot 1, DP 525618 =	Council Owned	item	=	\$150,000.00	
Lot 1, DP 560449 =	Council Owned	item	=	\$175,000.00	
			Estimated Project Cost =	\$3,672,500.00	3,129,725

Appendix G Southern Shoalhaven District Community Centre

80 - 86 St. Vincent Streets, Ulladulla						
Lot 1, DP 543988	=	752.46	m ²	FUTURE COMMUNITY FACILITY PURPOSES	266 Green Street	
Lot 202, DP 597290	=	1,040.00	m ²	COMMUNITY FACILITY PURPOSES	80 St. Vincent Street	
Lot 1, DP 525618	=	923.19	m ²	COMMUNITY FACILITY PURPOSES	84 St. Vincent Street	
Lot 1, DP 560449	=	910.54	m ²	COMMUNITY FACILITY PURPOSES	86 St. Vincent Street	
Total Area	=	3,626.19	m ²			

