



Section 94 Contributions Plan 2004

Amendment No. 67

Area 4 Community Facilities

Sussex Inlet District HaCC Centre **04 CFAC 0001**
Sussex Inlet District Branch Library **04 CFAC 0002**

Reference 26905

Adopted by Council: 27th January, 2004

Effective from: 19th May, 2004

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1. Planning Area 4 Sussex Inlet District

- This area is located midway between the urban centres of Nowra/Bomaderry and Milton/Ulladulla. For those without private transport, the area is exceptionally isolated.
- Area 4 is characterised by the highest aged population in the City, with 45% of the population of the area aged over 55 years (30% are aged 65+).
- The highest growth in age groups between 1996 and 2001 were those aged 75 years and over (7.2%), whilst 18-24 and 25-39 year olds showed a small decline.
- There is an increasing number of small households in Area 4 and Area 4 has the highest percentage of lone person residences in the City.
- Area 4 has the lowest percentage (36.7%) in the labour force (997 people), but the unemployment rate in Area 4 has substantially decreased since 1996 (23% in 1996 down to 13% in 2001).
- Households in Area 4 have the lowest average annual incomes, which partly reflects the substantial aged population.
- Area 4 has the highest percentage of households without a vehicle (11%), as well as the highest percentage of single parent families without a vehicle.

Age Characteristics relating to Planning Area 4 are shown in the *Area 4 Population Age Characteristics Table* 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 4 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 one Area 4 project from the Section 94 Contributions Plan.

3. Deleted Project

The following project is deleted from the Section 94 Contributions Plan, as follows:

04 CFAC 0001 Sussex Inlet District HaCC Centre, Thomson Street, Sussex Inlet

As this Home and Community Care Centre has been completed, the project is accordingly deleted from the Section 94 Contributions Plan. Any outstanding funds will be spent on upgrading this existing facility.

4. Land to which the Plan Applies

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

Benefit Area 04 CFAC 0002 Sussex Inlet District Branch Library Thomson Street, Sussex Inlet

The Benefit Area comprises land within the urban areas of towns and villages located in Planning Area 4, 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 04 CFAC 0002 contained in the Appendices to this Plan.

5. Development and Demand Nexus

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

Library 04 CFAC 0002 Sussex Inlet District 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)

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

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

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:

04 CFAC 0002 = \$119.77/E.T.

The above contribution is 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

04 CFAC 0002 = \$382,070

The above Estimated Cost is adjusted annually in line with movements in the Implicit Price Deflator. For more detailed information relating to the estimated costs, refer to *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:

04 CFAC 0002: 2010/12

The timing shown above represents 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 Regulation 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 4 Population Age Characteristics
- B 04 CFAC 0002: Benefit Area Map
- C 04 CFAC 0002: Apportionment Table & Estimated Cost
- D 04 CFAC 0002: 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 A - Area 4 Population Age Characteristics Table

Census Applications Small Area System - 1991						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	163	4.37%	136	3.64%	299	8.01%
5-9	160	4.28%	117	3.13%	277	7.42%
10-14	130	3.48%	104	2.79%	234	6.27%
15-19	60	1.61%	66	1.77%	126	3.37%
20-24	55	1.47%	72	1.93%	127	3.40%
25-29	85	2.28%	103	2.76%	188	5.03%
30-34	122	3.27%	142	3.80%	264	7.07%
35-39	142	3.80%	110	2.95%	252	6.75%
40-44	99	2.65%	80	2.14%	179	4.79%
45-49	72	1.93%	83	2.22%	155	4.15%
50-54	79	2.12%	94	2.52%	173	4.63%
55-59	132	3.54%	143	3.83%	275	7.36%
60-64	179	4.79%	193	5.17%	372	9.96%
65-69	190	5.09%	169	4.53%	359	9.61%
70-74	128	3.43%	106	2.84%	234	6.27%
75+	115	3.08%	105	2.81%	220	5.89%
Total	1,911	51.18%	1,823	48.82%	3,734	100.00%

Census Applications Small Area System - 1996						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	84	2.31%	74	2.03%	158	4.34%
5-9	146	4.01%	117	3.22%	263	7.23%
10-14	141	3.87%	97	2.67%	238	6.54%
15-19	99	2.72%	56	1.54%	155	4.26%
20-24	40	1.10%	66	1.81%	106	2.91%
25-29	49	1.35%	51	1.40%	100	2.75%
30-34	96	2.64%	113	3.11%	209	5.74%
35-39	86	2.36%	122	3.35%	208	5.72%
40-44	117	3.22%	68	1.87%	185	5.08%
45-49	107	2.94%	113	3.11%	220	6.05%
50-54	92	2.53%	102	2.80%	194	5.33%
55-59	115	3.16%	117	3.22%	232	6.38%
60-64	171	4.70%	173	4.75%	344	9.45%
65-69	176	4.84%	176	4.84%	352	9.67%
70-74	180	4.95%	147	4.04%	327	8.99%
75+	161	4.42%	187	5.14%	348	9.56%
Total	1,860	51.11%	1,779	48.89%	3,639	100.00%

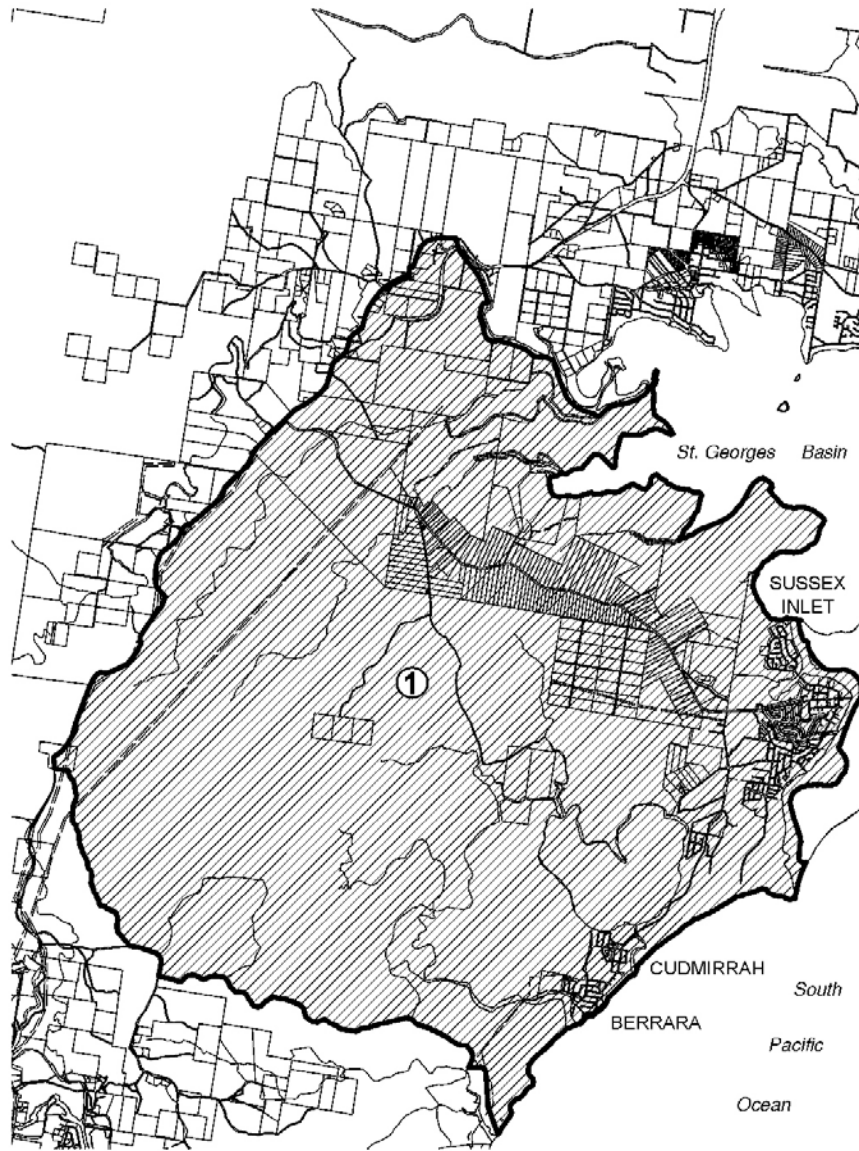
Census Applications Small Area System - 2001						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	88	2.15%	92	2.24%	180	4.39%
5-9	113	2.75%	133	3.24%	246	6.00%
10-14	145	3.53%	133	3.24%	278	6.78%
15-19	114	2.78%	62	1.51%	176	4.29%
20-24	46	1.12%	57	1.39%	103	2.51%
25-29	62	1.51%	79	1.93%	141	3.44%
30-34	105	2.56%	42	1.02%	147	3.58%
35-39	105	2.56%	117	2.85%	222	5.41%
40-44	118	2.88%	109	2.66%	227	5.53%
45-49	128	3.12%	101	2.46%	229	5.58%
50-54	143	3.49%	152	3.71%	295	7.19%
55-59	133	3.24%	163	3.97%	296	7.22%
60-64	167	4.07%	170	4.14%	337	8.22%
65-69	198	4.83%	174	4.24%	372	9.07%
70-74	171	4.17%	190	4.63%	361	8.80%
75-79	146	3.56%	130	3.17%	276	6.73%
80-84	57	1.39%	71	1.73%	128	3.12%
85-89	22	0.54%	33	0.80%	55	1.34%
90-94	3	0.07%	23	0.56%	26	0.63%
95-99	3	0.07%	4	0.10%	7	0.17%
100+	0	0.00%	0	0.00%	0	0.00%
Total	2,067	50.39%	2,035	49.61%	4,102	100.00%

Census Applications Small Area System - 2006						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	95	2.71%	85	2.43%	180	5.14%
5-9	100	2.86%	95	2.71%	195	5.57%
10-14	115	3.29%	95	2.71%	210	6.00%
15-19	140	4.00%	115	3.29%	255	7.29%
20-24	100	2.86%	90	2.57%	190	5.43%
25-29	85	2.43%	80	2.29%	165	4.71%
30-34	85	2.43%	105	3.00%	190	5.43%
35-39	90	2.57%	100	2.86%	190	5.43%
40-44	110	3.14%	120	3.43%	230	6.57%
45-49	120	3.43%	150	4.29%	270	7.71%
50-54	170	4.86%	135	3.86%	305	8.71%
55-59	175	5.00%	175	5.00%	350	10.00%
60-64	185	5.29%	190	5.43%	375	10.71%
65-69	200	5.71%	180	5.14%	380	10.86%
70-74	210	6.00%	170	4.86%	380	10.86%
75+	295	8.43%	370	10.57%	665	19.00%
Total	1,725	49.29%	1,775	50.71%	3,500	100.00%

Year 2011 Estimate						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	110	2.25%	95	1.94%	205	4.19%
5-9	110	2.25%	100	2.04%	210	4.29%
10-14	115	2.35%	100	2.04%	215	4.40%
15-19	95	1.94%	95	1.94%	190	3.89%
20-24	130	2.66%	120	2.45%	250	5.11%
25-29	120	2.45%	95	1.94%	215	4.40%
30-34	120	2.45%	100	2.04%	220	4.50%
35-39	95	1.94%	120	2.45%	215	4.40%
40-44	90	1.84%	95	1.94%	185	3.78%
45-49	130	2.66%	155	3.17%	285	5.83%
50-54	150	3.07%	185	3.78%	335	6.85%
55-59	210	4.29%	170	3.48%	380	7.77%
60-64	230	4.70%	230	4.70%	460	9.41%
65-69	215	4.40%	195	3.99%	410	8.38%
70-74	200	4.09%	165	3.37%	365	7.46%
75+	325	6.65%	425	8.69%	750	15.34%
Total	2,445	50.00%	2,445	50.00%	4,890	100.00%

Capacity Estimate						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	250	3.52%	210	2.96%	460	6.48%
5-9	280	3.94%	210	2.96%	490	6.90%
10-14	265	3.73%	205	2.89%	470	6.62%
15-19	235	3.31%	195	2.75%	430	6.06%
20-24	220	3.10%	180	2.54%	400	5.63%
25-29	185	2.61%	185	2.61%	370	5.21%
30-34	150	2.11%	200	2.82%	350	4.93%
35-39	170	2.39%	190	2.68%	360	5.07%
40-44	195	2.75%	195	2.75%	390	5.49%
45-49	180	2.54%	210	2.96%	390	5.49%
50-54	205	2.89%	215	3.03%	420	5.92%
55-59	230	3.24%	200	2.82%	430	6.06%
60-64	240	3.38%	250	3.52%	490	6.90%
65-69	240	3.38%	240	3.38%	480	6.76%
70-74	215	3.03%	215	3.03%	430	6.06%
75+	340	4.79%	400	5.63%	740	10.42%
Total	3,600	50.70%	3,500	49.30%	7,100	100.00%

Appendix B - 04 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: SUSSEX INLET DISTRICT BRANCH LIBRARY - THOMSON STREET, SUSSEX INLET
PROJECT: BENEFIT AREA

PROJECT NO.
04 CFAC 0002



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

Appendix C - 04 CFAC 0002: Apportionment Table & Estimated Cost**Apportionment Table**

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

Benefit Area 04 CFAC 0002	1993 Dwellings And Vacant Lots	Potential New Dwellings (E.T.s)	CAPACITY DWELLINGS (E.T.s)	Contribution Per E.T.
Sussex Inlet	1877	363	2240	
Swan haven	101	9	110	
Cudmirrah	211	19	230	
Berrara	361	9	370	
Milallen Farmlets	142	48	190	
Rural Remainder	17	33	50	
TOTAL	2709	481	3190	

Estimated Cost

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

	M2		Rate \$		Cost \$
Building	140	x	1,450	=	203,000
Verandah	10	x	725	=	7,250
Disabled access	15	x	300	=	4,500
Carparking	10	x	2,400	=	24,000
Access road	1		4,000	=	4,000
			Estimated Building Cost		242,750
+ Landscaping, paths, signs	10%	x	242,750	=	24,275
+ Survey and design	1.0		25,000	=	25,000
+ Soil and Water Management	5%	x	242,750	=	12,140
+ S64 Water Charges per E.T.	1.0	x	2,170	=	2,170
+ S64 Sewer Charges per E.T.	1.0	x	1,785	=	1,785
			Preliminary Construction Cost		308,120
+ Contingencies	20%	x	308,120	=	61,625
+ Project Management	4%	x	308,120	=	12,325
+ Land costs	Council		0	=	0
			Estimated Project Cost		382,070

Appendix D - 04 CFAC 0002: Locality Map

**APPENDIX
LOCALITY MAP : 04 CFAC 0002
Sussex Inlet District Branch Library
Thomson Street, Sussex Inlet**

