

APPENDIX B: PROJECTS PROPOSED TO BE DELETED

Project Code	Project Name	Reason for Deletion
02CFAC0001	Callala Bay Community and Child Care Centre (Emmett Street)	The project has been completed and all costs have been recouped.
02AREC0002	Culburra & District Sporting Complex Site	The project relates to land associated with the Halloran Planning Proposal at Culburra Beach (PP006). The benefiting area is exclusively in the same ownership. These projects are not identified in the Community Infrastructure Strategic Plan. No contributions have been received in relation to 02OREC0005. Only \$3,424.80 has been received for 02CFAC0004 from one payment made in 2003, of which \$1,697.72 is interest. It is noted that 02AREC0002 does not have a project estimate at all, and as such, no contributions can be (or have been) levied for the project in its current form. It is likely that a community facility and active and passive recreation areas will be required in this location to meet the demand of the future subdivision, however it is considered more appropriate for the provision of this infrastructure to be considered through the Planning Proposal process via a Planning Agreement or a new Contribution Plan project. The funds received (and interest) in relation to 02CFAC0004 will be moved to the 'recoupment fund' as per MIN19.212 and will be used to seed fund other Contributions Plan community infrastructure projects in Planning Area 2.
02CFAC0004	Culburra Community Centre (Proposed Long Bow Point Subdivision)	
02OREC0005	Land Acquisition for Passive Open Space – Long Bow Point Subdivision.	
03ROAD2014	Sinclair Road upgrade Parts 1 & 2 (Princes Highway to Hart Road)	The project relates to the sealing of a rural road in a large lot residential area at Falls Creek. The project has been completed and the remaining value of \$72,022.83 has been apportioned 100% to development. The CP currently identifies 7 future ETS resulting in a contribution rate of \$10,288.97 per ET. Following a review of development potential, it is likely that there are only two lots that contributions could still be collected for (i.e. old subdivision properties). This means only \$20,577.94 of the \$72,022.83 remaining would realistically be collected. As the project is a low value project and the limited remaining funds are unlikely to be collected in a reasonable timeframe, it is recommended that the project be deleted from the Contributions Plan.
03ROAD3011	Hart Road bitumen upgrade (Entire road length), Falls Creek	The project relates to the sealing of a small rural road in a large lot residential area at Falls Creek. The project has not yet commenced and has a predicted time frame of 2020-2025. The apportionment to development is currently identified at 20% with a future ET of three resulting in a contribution rate of \$20,665.20 per ET (total of \$61,995.60 apportioned to development). It is noted that the total number of ETs in the benefiting area is 16, not 15, increasing the

		apportionment to development to 23% (\$23,764.98 per ET). One of the three lots benefit from a 1ET credit (meaning no contributions could be levied for a future dwelling), however the other two lots are old subdivision properties which means that full contributions would be payable. With the reduction in the actual ability to collect funds in this benefiting area, its likely that only \$47,529.96 (66%) of contributions could be collected. Based on the slow rate of return for this project, it is unlikely that the 2ETs worth of contributions will be collected in a reasonable timeframe. Further, the <i>Environmental Planning and Assessment Act 1979</i> specifies that contributions must be reasonable, which is questionable in this regard. As such, it is recommended that the project be deleted from the Contributions Plan. The funds received (and interest) in relation to 02CFAC0004 will be moved to the 'recoupment fund' as per MIN19.212 and will be used to seed fund other Contributions Plan community infrastructure projects in Planning Area 3.
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Shoalhaven Contributions Plan

Project Sheet – **PROJECT PROPOSED FOR DELETION**

Project Code	02AREC0002
Project Area/ Project Category	Area 2/ Active Recreation
Location	Culburra Beach
Description	Culburra Sporting Complex (Proposed Long Bow Point Subdivision)
Strategy	To provide active recreation facilities to meet anticipated demand from development. The value of the project to be determined at development application stage when the future lot yield is known.
Project Estimate	\$0.00
Apportionment	The apportionment to future development is 100%.
Nexus	The population accommodated in the Contribution Area in future development up to 2026 will generate the demand for this project. The contribution rate calculation therefore reflects this planning philosophy.
Supporting Information	See following page/s
Land Acquisition Estimate	\$0.00
Timing	Development dependent.

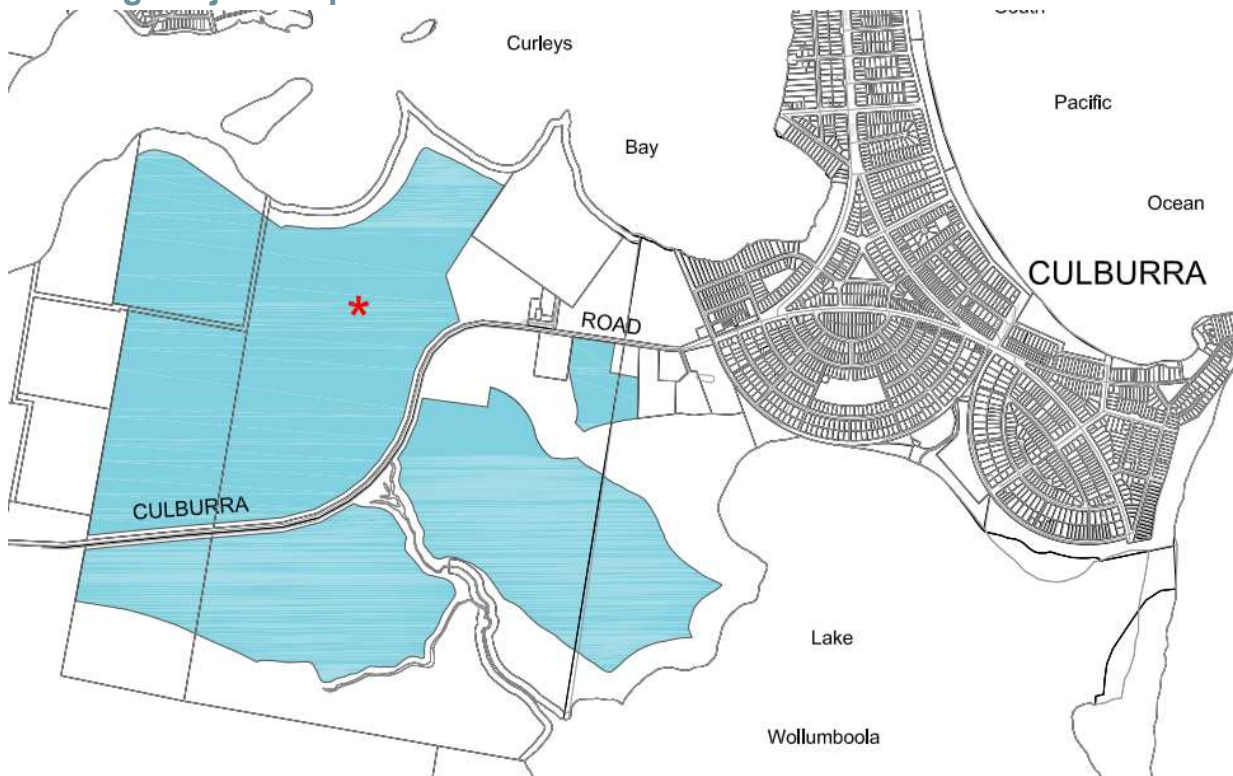
Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$0.00			



Shoalhaven Contributions Plan

Existing Project Map



Shoalhaven Contributions Plan

Supporting Information – **PROJECT PROPOSED FOR DELETION**

Project Code	02AREC0002
Project Name	Culburra & District Sporting Complex Site
Project Status	Project not completed.
Project Notes	Project to be reviewed – see Other relevant Information below.

Estimated Project Cost Breakdown as at 2004

As future yield in the project areas is yet to be determined, no site has been identified and not cost estimate has been prepared. See Other Relevant Information below.

Apportionment Assumptions

This project is apportioned to future development within the contributions area.

Benefit Area(s) Assumptions

None applicable

Estimated/Actual Project Cost

Project not completed

History of Amendment to this Project

None applicable

Other Relevant Information

Project to be reviewed after the completion of *Planning Proposal - Rezoning of The Halloran Trust landholdings at Culburra Beach, Callala Bay and Currarong*. This process will determine the potential number of future lots and demand for new infrastructure.

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.



Shoalhaven Contributions Plan

Project Sheet – **PROJECT PROPOSED FOR DELETION**

Project Code	02CFAC0001
Project Area/ Project Category	Area 2/ Community Facilities
Location	Callala Bay
Description	Callala Bay Community and Child Care Centre (Emmett Street)
Strategy	To provide a community facility for the future community Callala Bay expansion area.
Project Estimate	\$540,230.00
Indexed Estimate	\$913,438.55
Apportionment	Recoupment of cost apportioned to future development is 52.98%.
Nexus	The project ensures that new development pays an equitable apportionment of costs associated with providing suitable community facilities which directly services demand created by development.
Supporting Information	See following page/s
Land Acquisition Estimate	\$0.00
Timing	Not applicable. The project has been completed.

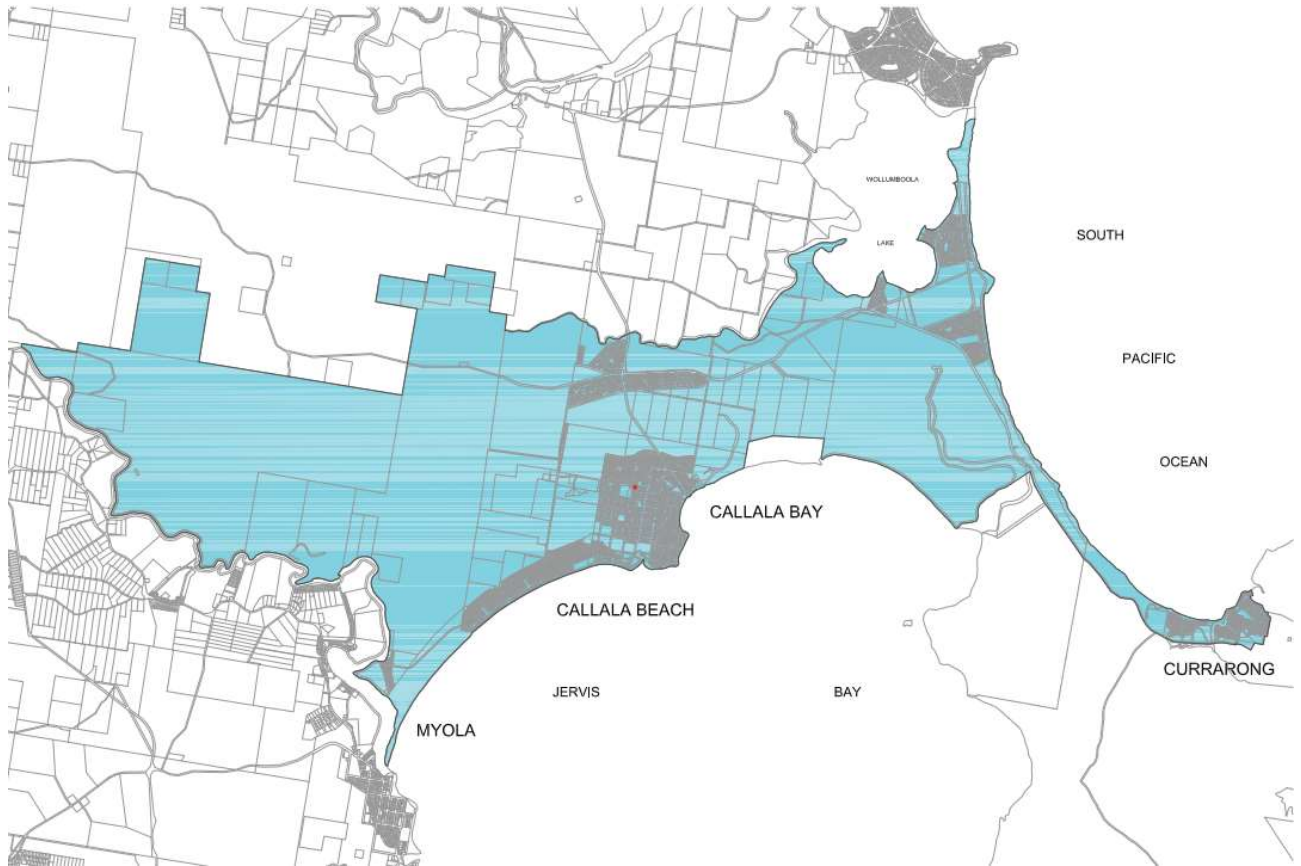
Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$311.44	2127	806	2933



Shoalhaven Contributions Plan

Project Map



Shoalhaven Contributions Plan

Supporting Information – **PROJECT PROPOSED FOR DELETION**

Project Code	02CFAC0001
Project Name	Callala Bay Community and Child Care Centre (Emmett Street)
Project Status	Project completed
Project Notes	Project to be deleted as costs have been recouped.

Estimated Project Cost Breakdown as at 2010

Improvement	Quantity	Rate	Cost
Building	280m ²	\$1,122	\$314,150
Verandah	130m ²	\$552	\$71,750
Estimated Building Cost			\$385,900
Siteworks and landscaping	8%	\$385,900	\$30,870
Car parking	11 spaces	\$2,570	\$28,270
Survey, design and supervision	7.8%	\$385,900	\$30,100
Land acquisition and costs	Council owned		Nil
Preliminary Project Cost			\$475,140
Administration and on-costs	13.7%	\$475,140	\$65,090
Estimated Project Cost			\$540,230

Apportionment Assumptions

Recoupment of cost apportioned to future development is 52.98%.

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

02 CFAC 0001 Benefit Area	1993 Dwellings & Vacant Lots	Potential New Dwellings (E.T.s)	Capacity Dwellings (E.T.s)	Contribution Per E.T.
Callala Bay	536	604	1,140	
Callala Beach	940	11	951	
Myola	64	6	70	
Currarong	564	97	661	
Rural	23	88	111	
Total	2127	806	2933	\$184.19

Benefit Area Assumptions

None applicable



Shoalhaven Contributions Plan

Actual Project Cost

Project completed

History of Amendments to this Project

None applicable

Other Relevant Information

Project costs have been recouped. It is proposed to delete this project.

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.



Shoalhaven Contributions Plan

Supporting Information – **PROJECT PROPOSED FOR DELETION**

Project Code	02CFAC0004
Project Name	Culburra Community Centre (Proposed Long Bow Point Subdivision)
Project Status	Project not completed.
Project Notes	Project to be reviewed – see Other relevant Information below.

Estimated Project Cost Breakdown as at 2004

Item	Quantity	Rate	Total
Multipurpose centre	210m ²	\$1,450	\$304,500
Car parking	10	\$2,400	\$24,000
Estimated Building Costs			\$328,500
Landscaping, paths, etc.	10%	\$328,500	\$32,850
Survey and design	8.3%	\$328,500	\$27,310
Soil and water management	5%	\$328,500	\$16,425
S64 water headworks per ET	1	\$2,170	\$2,170
S64 sewer headworks per ET	1	\$1,785	\$1,785
Special headworks contribution	1	\$2,600	\$2,600
Estimated Construction Costs			\$411,640
Contingencies	19.6%	\$411,640	\$80,670
Project management	3.9%	\$411,640	\$16,130
Land costs	2000m ²	\$4.80	\$9,600
Estimated Total Costs			\$518,440

Apportionment Assumptions

This project is apportioned to future development within the contributions area.

Benefit Area(s) Assumptions

None applicable

Estimated/Actual Project Cost

Project not completed

History of Amendment to this Project

None applicable



Shoalhaven Contributions Plan

Other Relevant Information

Project to be reviewed after the completion of *Planning Proposal - Rezoning of The Halloran Trust landholdings at Culburra Beach, Callala Bay and Currarong*. This process will determine the potential number of future lots and demand for new infrastructure.

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.



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Project Sheet – **PROJECT PROPOSED FOR DELETION**

Project Code	02OREC0005
Project Area/ Project Category	Area 2/ Passive Recreation
Location	Culburra Beach
Description	Land acquisition for passive open space (Proposed Long Bow Point Subdivision - no specific area within development site / contribution area determined)
Strategy	To provide new and embellished passive open space to meet user needs associated with future development demand.
Project Estimate	\$1,278,080.00 in Nov 2004
Indexed Estimate	\$2,096,178.69
Apportionment	The apportionment to future development is 100%.
Nexus	The project is critical to provide public open space that meets current and future user requirements for outdoor recreational and social activity.
Supporting Information	See following page/s
Land Acquisition Estimate	\$478,080.00 in Nov 2004
Timing	Development dependent.

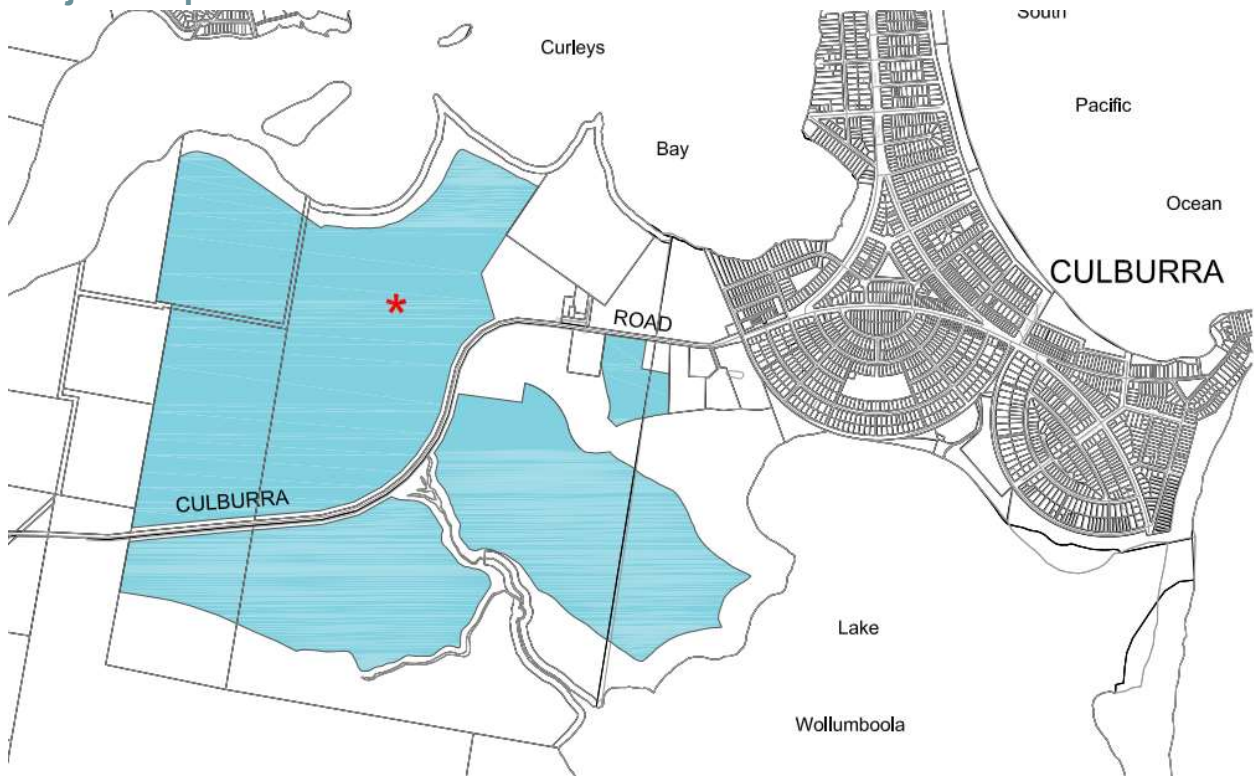
Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$655.05		3200	3200



Shoalhaven Contributions Plan

Project Map



Shoalhaven Contributions Plan

Supporting Information – **PROJECT PROPOSED FOR DELETION**

Project Code	02OREC0005
Project Name	Land Acquisition for Passive Open Space - Long Bow Point Subdivision
Project Status	Project not completed.
Project Notes	Project to be reviewed – see Other Relevant Information below.

Estimated Project Cost Breakdown

Land area required and cost estimates based on information in Council's Contributions Plan 1993.

Potential Future Lots	Proposed Occupancy Rate	Total Persons	Area per Person	Area Required
3,200*	2.49	7,968	12m ²	95,616m ²

Proposed Site / Item	Area Required	Rate per m ²	Estimated Cost
Lot 6 DP 1065111	95,616m ²	\$5/m ²	\$478,080
Embellishment – playground, landscaping, BBQ, walking paths, seating, signage		\$800,000	\$800,000
Estimated Project Cost			\$1,278,080

Apportionment Assumptions

This project is apportioned to future development within the contributions area.

Benefit Area(s) Assumptions

None applicable

Actual Project Cost

Project not completed.

History of Amendment to this Project

None applicable



Shoalhaven Contributions Plan

Other Relevant Information

*Project to be reviewed after the completion of *Planning Proposal - Rezoning of The Halloran Trust landholdings at Culburra Beach, Callala Bay and Currarong*. This process will determine the potential number of future lots and demand for new infrastructure.

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.



Shoalhaven Contributions Plan

Supporting Information - **PROJECT PROPOSED FOR DELETION**

Project Code	03ROAD3011
Project Name	Hart Road Bitumen Upgrade – Entire Road Length – Falls Creek
Project Status	Project not completed

Estimated Project Cost Breakdown as at July 2018

Element	Length (m)	Width (m)	Quantity	Rate	Total
Strengthen and stabilise	700	5.5	3,850m ²	\$45	\$173,250
Low cost wearing course	700	5.5	3,850m ²	\$6	\$23,100
Erosion control			1 item	\$36,900	\$36,900
Traffic control			1 item	\$14,750	\$14,750
Sub total					\$248,000
Survey and design			1 item	\$10,000	\$10,000
Supervision			1 item	\$7,000	\$7,000
Administration & on-costs			1 item	\$35,000	\$35,000
Project Cost					\$300,000

Apportionment Assumptions

Benefit Area 03ROAD2011	Estimated Equivalent Tenements (lots / dwellings)			Estimated Apportionment			2018 Contribution Rate per ET
	Existing	Potential	Total	Vehicles per day	% Traffic generation	Area cost	
1	12	3	15	150	100%	\$300,000	\$20,000
Assumed Through Traffic			Nil	0	0%	\$0	
				150	100%	\$300,000	

Benefit Area Assumptions

None applicable



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Actual Project Cost

Project not completed

History of Amendments to this Project

This project supersedes the following inactive projects:

- 03ROAD0011
- 03ROAD2011

Other Relevant Information

None applicable

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.



Shoalhaven Contributions Plan

Project Sheet - **PROJECT PROPOSED FOR DELETION**

Project Code	03ROAD2014
Project Area/ Project Category	Area 3/ Roads and Traffic
Location	Falls Creek
Description	Sinclair Road upgrade Parts 1 & 2 (Princes Highway to Hart Road)
Strategy	To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.
Project Estimate	\$56,753.00 in Dec 2009
Indexed Estimate	\$72,022.83
Apportionment	Recoupment of cost apportioned to future development is 100%.
Nexus	The project ensures that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development. Contribution Area 1 is a rural residential road and is therefore apportioned 100% to development.
Supporting Information	See following page/s
Land Acquisition Estimate	\$0.00
Timing	Not applicable. The project has been completed.

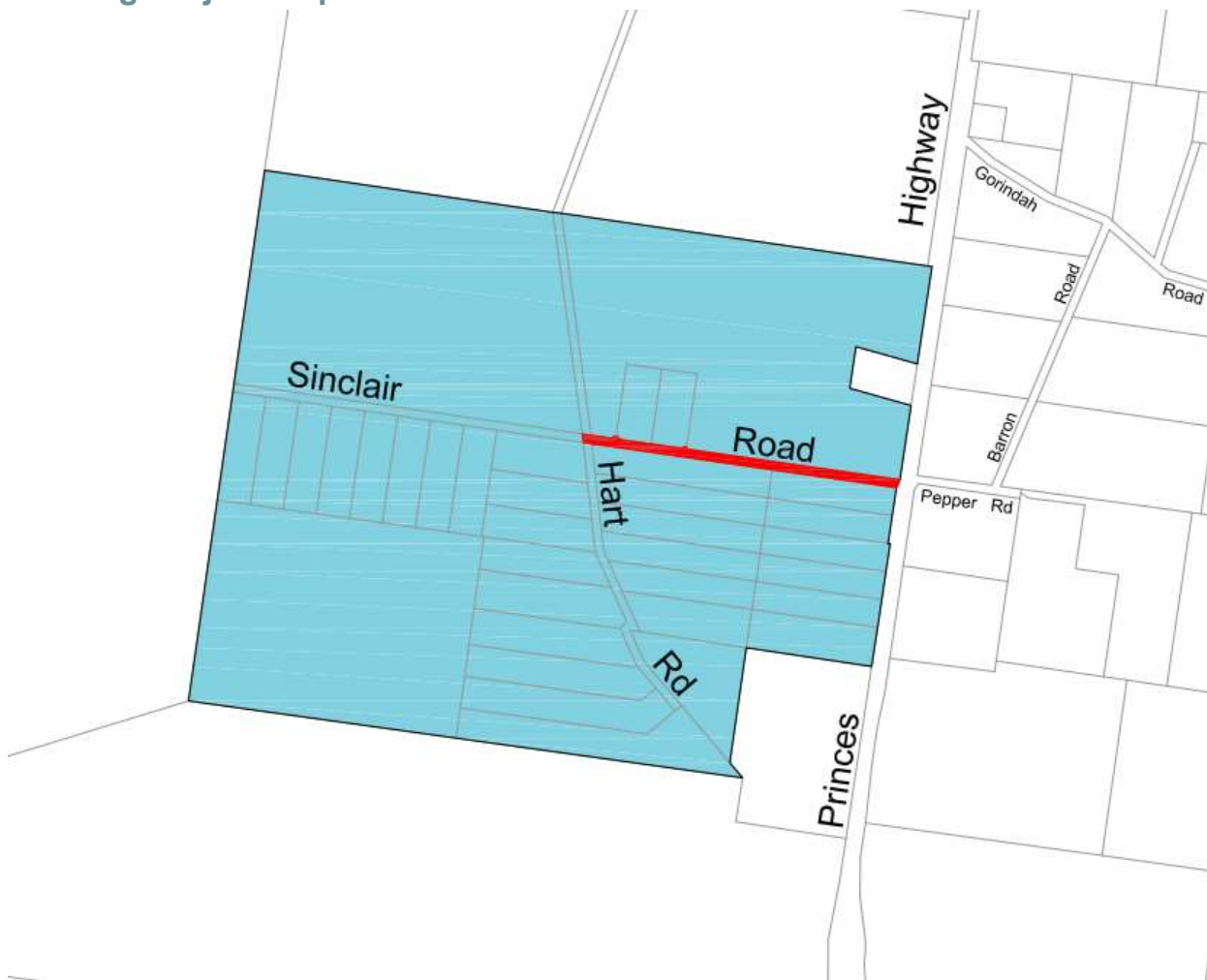
Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$10,288.97		7	7



Shoalhaven Contributions Plan

Existing Project Map



Shoalhaven Contributions Plan

Supporting Information – **PROJECT PROPOSED FOR DELETION**

Project Code	03ROAD2014
Project Name	Sinclair Road Upgrade Parts 1 & 2 – Princes Highway to Hart Road, Falls Creek
Project Status	Project completed

Estimated Project Cost Breakdown as at 2009

Actual Project Cost	\$74,981
Contributions Received to Date	\$18,228
To be Recouped	\$56,753

Recoupment Apportionment Assumptions

03ROAD2014 Recoupment	Estimated Equivalent Tenements (lots / dwellings)			Estimated Apportionment			2009 Contribution Rate per ET
	Existing	Potential	Total	Vehicles per day	% Traffic generation	Area cost	
1	28	7	35	N/A	100%	\$56,753	\$8,107.57
Assumed Through Traffic			Nil	0	0%	\$0	
					100%	\$56,753	

Note: Contributions received to date have been subtracted from the total cost, and the remaining amount to be recouped is apportioned 100% to development. Existing development is not included in the project page calculation.

Benefit Area(s) Assumptions

None applicable

Actual Project Cost

\$74,981

History of Amendment to this Project

This project supersedes the following inactive projects:

- 03ROAD0014
- 03ROAD0014



Shoalhaven Contributions Plan

Other Relevant Information

None applicable

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.



Shoalhaven Contributions Plan

Project Sheet – **PROJECT PROPOSED FOR DELETION**

Project Code	03ROAD3011
Project Area/ Project Category	Area 3/ Roads and Traffic
Location	Falls Creek
Description	Hart Road bitumen upgrade (Entire road length), Falls Creek
Strategy	To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.
Project Estimate	\$300,000.00 in July 2018
Indexed Estimate	\$309,978.00
Apportionment	The apportionment to future development is 20%.
Nexus	The project is critical for ensuring that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development.
Supporting Information	See following page/s
Land Acquisition Estimate	\$0.00
Timing	2020/25

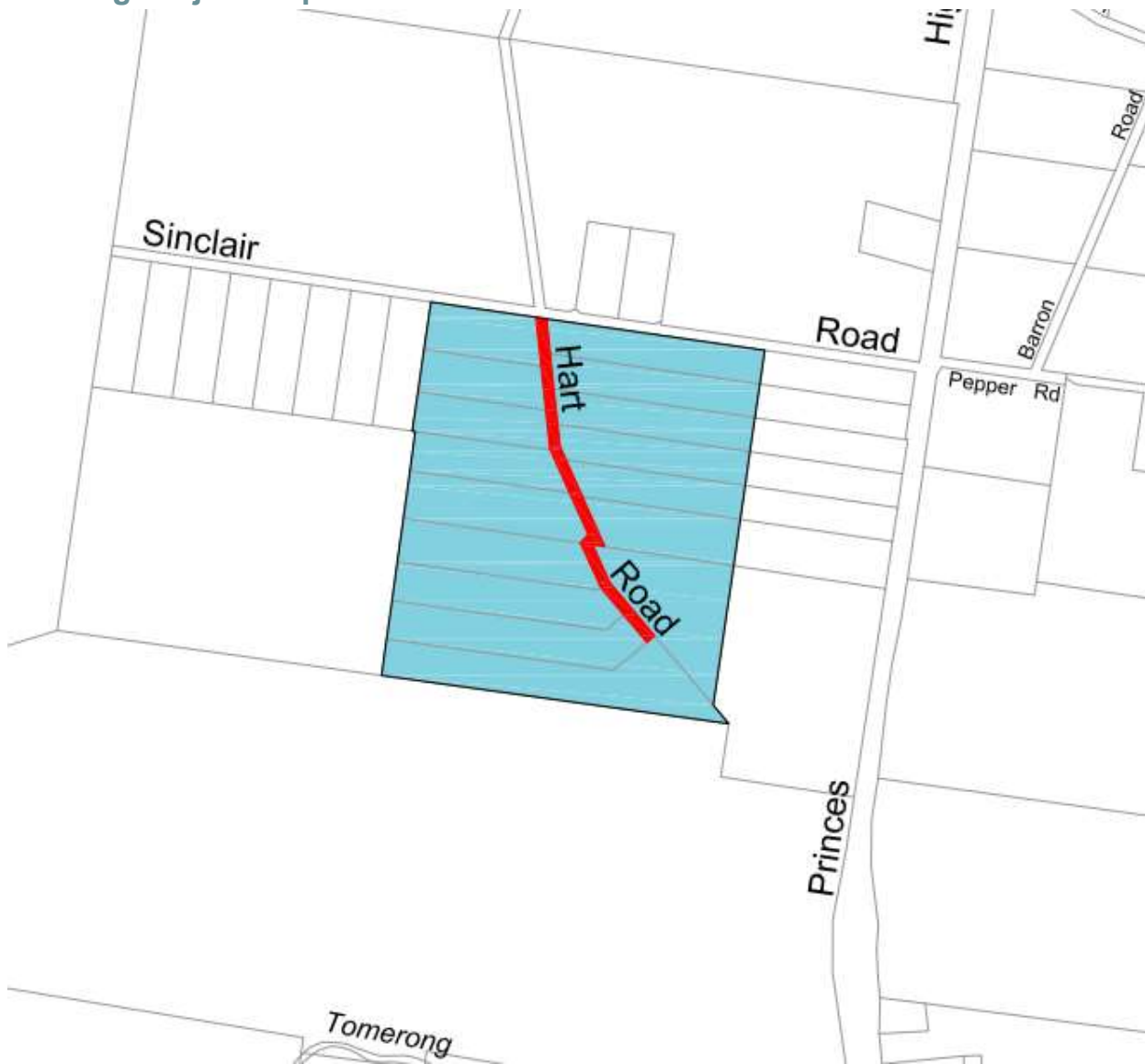
Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$20,665.20	12	3	15



Shoalhaven Contributions Plan

Existing Project Map



Shoalhaven Contributions Plan

Project Sheet – **PROJECT PROPOSED FOR DELETION**

Project Code	02CFAC0004
Project Area/ Project Category	Area 2/ Community Facilities
Location	Culburra Beach
Description	Culburra Community Centre (proposed Long Bow Point Subdivision)
Strategy	To provide a community facility for the community Culburra Beach expansion area.
Project Estimate	\$508,440.00 in May 2004
Indexed Estimate	\$859,730.18
Apportionment	The apportionment to future development is 100%.
Nexus	The population accommodated in the Contribution Area in future development up to 2026 will generate the demand for this project. The contribution rate calculation therefore reflects this planning philosophy.
Supporting Information	See following page/s
Land Acquisition Estimate	\$9,600.00 in Jul 2007
Timing	Development dependent.

Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$1,074.66		800	800



Shoalhaven Contributions Plan

Existing Project Map

