

PROJECTS 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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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)	<p>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.</p> <p>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.</p> <p>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.</p>
03ROAD3011	Hart Road bitumen upgrade (Entire road length), Falls Creek	<p>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.</p> <p>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</p>

		<p>apportionment to development to 23% (\$23,764.98 per ET).</p> <p>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.</p> <p>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.</p> <p>As such, it is recommended that the project be deleted from the Contributions Plan.</p> <p>The funds received (and interest) in relation to this project 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.</p>
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WEBSITE CHANGES

Item 1	Legal Basis for Contributions		
Section of Website			
Existing:	1.3	New:	1.3
Issue/ Justification:			
<p>This Section outlines the legal basis whereby Council is able to collect development contributions. A general review of this Section has been undertaken and additional information added to help improve the accuracy, transparency, and readability of this Section. This includes outlining:</p> <ul style="list-style-type: none">• The part of the Environmental Planning & Assessment Act 1979 (the Act) relating to development contributions.• The mechanism used to collect contributions in the Shoalhaven Local Government Area (LGA).• The various ways contributions may be satisfied under the Act.• What developer contributions are utilised for within the Shoalhaven LGA.			
Amendment:			
<p>Replace existing Section 1.3 with the following:</p> <p>Part 7 of the EP&A Act enables Council, other consent authorities and accredited certifiers, via the Shoalhaven Contributions Plan 2019, to levy development contributions for the provision of community infrastructure generated as a consequence of that development.</p> <p>Section 7.11 development contributions apply to the whole of the Shoalhaven Local Government Area and may be imposed as a condition of consent for a number of development types, including (not exclusively) subdivisions, residential, commercial, retail and industrial development applications and complying development certificates.</p> <p>Development contribution requirements may be satisfied by one or a combination of the following:</p> <ul style="list-style-type: none">• Dedication of land.• A monetary contribution.• Material public benefit. <p>Funds levied contribute towards:</p> <ul style="list-style-type: none">• The provision, extension or augmentation of community infrastructure that will, or is likely to be required as a consequence of that development.• The recoupment of the cost of providing existing community infrastructure if:<ul style="list-style-type: none">- The development concerned will, if carried out, benefit from the provision of the existing public infrastructure, and- The existing public infrastructure was provided within the area by a consent authority in preparation for, or to facilitate, the carrying out of development in the area.			

Item 2	Land to Which This Plan Applies		
Section of Website			
Existing:	2.3	New:	2.3
Issue/ Justification:			

The existing planning area mapping in this Section was directly transferred from Shoalhaven Contributions Plan 2010 and is outdated. As a result, a new map theme has been prepared to provide a consistent “look and feel” with other mapping updates that form part of this Amendment. No changes to the planning area catchments have been made.

Amendment:

Replace the existing planning areas map (Figure 2.3.1) with the following map.



Item 3	Transitional Arrangements Provision		
Section of Website			
Existing:	N/A	New:	2.7
Issue/ Justification:			
This provision was not transferred over from the Shoalhaven Contributions Plan 2010 and the provision is necessary for providing an understanding of the Plan’s application and to provide clarification for development applications. The wording has been expanded to include reference to complying development certificates.			
Amendment:			
Insert the following sentence into new Section 2.7 (Transitional Arrangements) of the Plan: A development application or an application for a complying development certificate that has been submitted prior to this Plan becoming effective, but not yet determined, shall be determined in accordance with the provisions of the Plan which applied at the date of determination of the application or issue of the complying development certificate.			

Item 4	Population Growth				
Section of Website					
Existing:	3.1	New:	3.1		
Issue/Justification:					
Population projections require updating in accordance with the most recent statistical data that has been prepared by ID Forecast. The population projections inform the apportionment rates and assumptions that underpin the Plan and therefore have been updated accordingly.					
Proposed Amendment:					
Replace the existing Forecast ID projections with the following updated projections.					
Year/Area	2016	2021	2026	2031	2036
Planning Area 1	47,670	49,761	52,307	55,549	59,536
Planning Area 2	7,233	7,266	7,410	7,707	8,028
Planning Area 3	21,402	22,162	22,388	23,033	23,662
Planning Area 4	4,394	4,449	4,585	4,739	4,922
Planning Area 5	21,079	21,701	22,551	23,506	24,271
TOTAL	101,778	105,338	109,242	114,533	120,419

Item 5		Equivalent tenements (ETs) for residential development (Table 3.7.1)	
Section of Website			
Existing:	3.7	New:	3.7
Issue/Justification:			
Currently, depending on the type of residential development, various ET rates are applicable based on the number of bedrooms. The Plan currently specifies that the medium density			

methodology “recognises the demand for community infrastructure is less for this development type”. This, however, is not generally the case.

It is proposed to amend the ET rate applying to all residential developments (excluding development under the Affordable Rental Housing SEPP) to 1ET per dwelling. This is considered a more equitable and accurate reflection of the demand placed on infrastructure and it enables development contributions to be applied in a more consistent manner. This also resolves/avoids the “topping up” of contributions to 1ET required at the subdivision stage of medium/high density development which is often unnecessarily confusing for staff and applicants. It is noted that development under the Affordable Rental Housing SEPP cannot be subdivided and the rates remain lower to acknowledge this and the nature of the development.

The commentary regarding “media rooms” (and the like) and the multi-unit methodology will need to be amended specifically relating to the Affordable Rental Housing SEPP.

Amendment:

Delete the following content from Section 3.7 (see excerpt below):

The application of ETs for multi-units (i.e. based on the number of bedrooms per unit) applies a rate recognising that demand for community infrastructure is less for this development type.

Development under *State Environmental Planning Policy (Affordable Rental Housing) 2009* will be charged on a rate per bedroom as per the rate for a dual occupancy development.

Where a room in a development is:

- ✓ Proposed as a “study”, “home theatre”, “media room” or the like; and
- ✓ Is of appropriate dimensions and capable of being used as a bedroom,

it is to be treated as a bedroom for the purposes of calculating contributions under this Plan.

Insert a new methodology for development under the Affordable Rental Housing SEPP and commentary regarding “media rooms” (and the like) as follows:

- “The application of ETs for development under *State Environmental Planning Policy (Affordable Rental Housing) 2009* (i.e. based on the number of bedrooms per unit) applies a rate recognising that demand for community infrastructure is less for this development type”. Where a room in a development under the Affordable Rental Housing SEPP is:
 - Proposed as a “study”, “home theatre”, “media room” or the like; and
 - Is of appropriate dimensions and capable of being used as a bedroom,
 it is to be treated as a bedroom for the purposes of calculating contributions under this Plan, where Council considers it reasonable to do so.

Amend Table 3.7.1 as follows:

Table 3.7.1: ET rate applied to residential developments

Development type	ETs applied	Relevant community infrastructure levied
Dwellings (excluding development under the Affordable Rental Housing SEPP) Residential subdivision lot	1.0	AREC (Active recreation) CFAC (Community facilities) FIRE (Fire & emergency serv.)
Boarding house (including New Generation Boarding Houses)	0.2	MGMT (Plan management)

	per boarding house bedroom		OREC (Passive recreation) ROAD (Road & traffic)
	Development under the Affordable Rental Housing SEPP (excluding boarding houses)		
	1 bedroom	0.4	
	2 bedroom	0.6	
	3 bedroom	0.8	
	4 bedroom	1.0	
		DRAI (Drainage) – in m ² (see 'Drainage calculations' above)	

Item 6	Table 3.7.2: ET rate applied to tourism accommodation developments		
Section of Website			
Existing:	3.7	New	3.7
Issue/Justification:			
<p>Currently, the below development types are grouped together. In order to improve readability, it is proposed to list the development types in a more user-friendly way. The Bed & Breakfast commentary has been expanded to convey Council's intent more effectively.</p> <p>As some motel rooms have more than one bedroom, 'motel room' has been added to the 2, 3 and 4 bedroom development type list.</p>			
Amendment:			
Amend the wording in Table 3.7.2 to the following:			
Table 3.7.2: ET rate applied to tourism accommodation developments			
Development type	ETs applied	Relevant community infrastructure levied	
Per 1 bedroom: <ul style="list-style-type: none">UnitRelocatable dwellingMotel roomCabin Per caravan park site Per camp site Per Bed & Breakfast bedroom where: <ul style="list-style-type: none">The dwelling is greater than 300m²; orThere are more than 3 guest bedrooms	0.4	AREC (Active recreation) FIRE (Fire & emergency serv.) MGMT (Plan management) OREC (Passive recreation) ROAD (Road & traffic)	
Per 2 bedroom: <ul style="list-style-type: none">UnitRelocatable dwelling	0.6		

	<ul style="list-style-type: none"> • Motel room • Cabin 		
	Per 3 bedroom: <ul style="list-style-type: none"> • Unit • Relocatable dwelling • Motel room • Cabin 	0.8	
	Per 4 bedroom: <ul style="list-style-type: none"> • Unit • Relocatable dwelling • Motel room • Cabin 	1.0	
		DRAI (Drainage) – in m ² (see 'Drainage calculations' above)	

Item 7	Land Dedication or Acquisition		
Section of Website			
Existing:	3.10	New:	3.10
Issue/Justification:			
A general review of this Section has been undertaken to update in accordance with Council's most up to date legal advice relating to the dedication of land. Council cannot accept dedication of land in part or full satisfaction of a condition of consent in all circumstances.			
Amendment:			
<p>Replace the wording under the 'Dedication of land' subheading with the following:</p> <p>This Plan authorises Council, via the imposition of a condition of development consent under 7.11(3) of the EP&A Act, to require in connection with any development on land to which this Plan applies (and in addition to any monetary contribution that may be sought), the dedication free of cost to the Council of any part of the development site that is land that is to be acquired under this Plan. A condition imposed under 7.11(3) is a condition that requires the payment of a monetary contribution towards the recoupment of the cost of public amenities or public services that Council has already provided that would benefit the development (not yet to be provided as per 7.11(1)).</p> <p>The area of land that may be required in the consent shall not exceed the area equivalent to the monetary contribution otherwise authorised by this Plan. Council will credit only the amount provided in the Plan.</p> <p>For the purposes of this clause, the value of the land is to be calculated in accordance with the value of the land as indexed by the Land Value Index established under this Plan.</p> <p>The monetary development contribution otherwise authorised by this Plan shall be reduced by an amount corresponding to the value of the land required to be dedicated.</p> <p>Where the value of the land exceeds the monetary development contribution otherwise authorised, the developer may offer to enter into a voluntary planning agreement dealing with an appropriate settle-up in exchange for the dedication of the remainder.</p>			

Where land cannot be dedicated via the imposition of a condition of development consent, it may be appropriate to consider whether such an outcome could be achieved via a voluntary planning agreement.

Item 8	Planning Agreements		
Section of Website			
Existing:	4.4	New:	4.4
Issue/Justification:			
<p>A general review of this Section has been undertaken and additional information added to ensure greater consistency with the <i>Environmental Planning and Assessment Act 1979</i> and Council's Voluntary Planning Agreement policy.</p> <p>The proposed amendments will help to improve the accuracy, transparency, and readability of this Section in relation to planning agreements.</p>			
Amendment:			
<p>Replace the existing wording with the following:</p> <p>Section 7.4 of the EP&A Act allows Council to enter into a planning agreement with a developer and sets out the legislative requirements for those agreements.</p> <p>A planning agreement is an alternative mechanism for providing development contributions and may be used in place of, or to supplement Council's adopted Section 7.11 Development Contribution Plan (in part of full). Development contributions may be satisfied through one of a combination of the following mechanisms:</p> <ul style="list-style-type: none">• Dedication of land.• A monetary contribution.• Material public benefit.• A combination of some or all of the above. <p>Under a planning agreement, a developer may agree to provide or fund public amenities and public services, affordable housing and transport or other infrastructure.</p> <p>Refer to Council's Voluntary Planning Agreement Policy [Insert link] for more information.</p> <p>Planning agreements entered into by Council (or under preparation) can be viewed on Council's Planning Register.</p>			

Item 9	Deferred or Periodic Contributions Payments		
Section of Website			
Existing:	4.7	New:	4.7
Issue/Justification:			
<p>Council has no legal obligation to defer contribution payments or take periodic payments, however Council may consider flexibility in certain circumstances, as outlined in Council's Payment of Development Contributions and Section 64 Headwork Charges by Deferment or Instalments (under special circumstances) Policy.</p> <p>The wording in this section has been refined to rely on the Policy and delete any duplicated content.</p>			
Proposed Amendment:			
Replace the existing wording with the following:			

Council is not legally obliged to defer contributions payments or take periodic payments; however, deferred or periodic payment of contributions may be permitted in certain circumstances. For further information please refer to Council's [*Payment of Development Contributions and Section 64 Headwork Charges by Deferment or Instalments \(under special circumstances\)*](#) Policy.

Item 10		Accredited Certifier Obligations	
Section of Website			
Existing:	4.10	New:	4.10
Issue/Justification:			
A general review of this Section has been undertaken to improve overall readability, ensure the information being provided is accurate and identify relevant sections of the appropriate legislation.			
Amendment:			
<p>Replace the existing wording with the following:</p> <p>Failure to adhere to the below information may render a certificate invalid, exposing the accredited certifier to legal action.</p> <p>In accordance with Section 7.21 of the EP&A Act and clause 136L of the EP&A Regulations, accredited certifiers have the same obligations as Council when issuing certificates and are required to undertake the following:</p> <ul style="list-style-type: none">• Impose a condition on a complying development certificate, requiring that monetary contributions be paid in accordance with this Plan and prior to the commencement of works.• Prior to issuing a construction certificate for building works or subdivision associated with a development consent, verify that each condition requiring payment of monetary contributions has been satisfied. <p>It is the professional responsibility of the accredited certifier to:</p> <ul style="list-style-type: none">• Accurately calculate development contributions and to apply the contribution condition correctly.• Ensure the conditions they have imposed are in accordance with Council’s standard development contributions consent conditions, this Plan and any current directions given by the Minister under section 7.17 of the EP&A Act.• Ensure that the applicant provides them with a Council issued receipt(s) confirming that contributions have been paid, in full. Copies of such receipts must be included with copies of the certified plans provided to Council in accordance with clause 142(2) of the EP&A Regulations.• Forward certificates to Council within the legislated timeframe. <p>Only conditions requiring monetary contributions can be imposed by accredited certifiers. The only exception to this requirement is where a works-in-kind, material public benefit, dedication of land and/ or deferred payment arrangement has been agreed to by Council, in writing. In such instances, Council will issue a letter confirming that it agrees to the alternative payment method.</p> <p>Accredited certifiers should refer to Section 3 of this Plan regarding the calculation of development contributions and the online calculator.</p>			

Item 11	Refunds		
Section of Website			
Existing:	4.12	New:	4.12
Issue/Justification:			
Council has no legal obligation to refund development contributions but may consider refunds under certain circumstances and in accordance with Council's Developer Contributions Refund Procedure. The wording in this Section has been refined to provide more helpful and accurate information to applicants.			
Amendment:			
Replace the existing wording with the following: Council is not obligated under legislation to refund development contributions. However, Council may consider refunding development contribution payments where: <ul style="list-style-type: none">• A developer has surrendered their consent within 12 months of paying the contributions.• Council has made an error in calculating development contributions.• The refund request is the result of a Works-in-Kind Agreement or Planning Agreement. Where development contributions consist of a City-Wide Plan Management Contribution, Council will only be able to provide a partial refund. These costs are associated with the formulation, administration and management of the Plan. A refund will not be possible when a project has commenced, money has been expended, or the development contribution is for a recoupment project. Where a refund cannot be supported, Council may consider a credit as appropriate to the circumstances. For further information, please contact Council's Developer Contributions Coordinator on 4429 3111.			

Item 12	Definitions		
Section of Website			
Existing:	Section 5	New:	Section 5
Issue/Justification:			
The current gross floor area definition in the Plan has been superseded by the Standard Instrument LEP definition. It is proposed to amend the definition to refer to the Standard Instrument LEP to avoid duplication and future administrative tasks, should the LEP definition change in the future.			
Amendment:			
Replace the existing gross floor area definition with the following: Gross Floor Area has the same meaning as Shoalhaven LEP 2014.			

Item 13	Schedule 1 Infrastructure Projects Schedule 3 Contributions Project Rates
Section of Website:	
Schedules 1 and 3; and throughout Plan.	

Justification:

It is proposed to delete Schedules 1 and 3 as the information contained within these schedules is also duplicated within the projects section of the website. The information in the projects list is dynamic compared to information contained in either schedule.

Currently, the Plan refers to Schedules 1 and 3 throughout. Where this is the case, it is proposed to replace the reference to either schedule and replace with "in this Plan".

The deletion will reduce the resourcing required in the administration and maintenance of the Plan without affecting its usability.

Amendment:

- Delete Schedule 1 and 3.
- Delete references to Schedules 1 and 3 throughout the Plan and replace with "in this Plan."

Item 14	Schedule 2 Old Subdivision Properties		
Section of Website			
Existing:	Schedule 2	New:	Schedule 2
Issue/Justification:			
The list of Old Subdivision Properties in Schedule 2 is outdated and needs to be updated to remove properties that have paid or have otherwise resolved development contributions. The revised list only includes properties that have not yet paid development contributions.			
Amendment:			
Replace the Old Subdivision Properties list with the following:			
Location	Address	UTE	Description
Basin View	57 Reserve Rd	17086	Lot 318 DP 8399
Falls Creek	Hart Rd	43291	Lot 15 DP 15461
Falls Creek	Sinclair Rd	43300	Lot 28 DP 15461
St Georges Basin	28 The Basin Rd	7042	Lot 61 DP 8082
St Georges Basin	Island Point Rd	38569	Lot 32 DP 8082
St Georges Basin	7 Park Road	19247	Lot 3 DP 9699 Sec K*
St Georges Basin	12 Park Road	19259	Lot 10 DP 9699 Sec K*
St Georges Basin	16 Park Road	94567	Lot 2 DP 1062876
Callala Bay	6 Emmett St	27500	Lot 13 DP 9063 Sec 6*
Callala Bay	Sheaffe St	28513	Lot 21 DP 9063 Sec 7*
Callala Bay	3 Sheaffe St	35414	Lot 3 DP 9063 Sec 6*
Callala Bay	Sheaffe St	28507	Lot 15 DP 9063 Sec 7*
Callala Bay	12 Woodhill St	28838	Lot 6 DP 9063 Sec 6*
Callala Bay	7 Woodhill St	28518	Lot 26 DP 9063 Sec 7*
St Georges Basin	Grange Road	6394	Lot 7 DP 9699 Sec A

St Georges Basin	Grange Road	6395	Lot 8 DP 9699 Sec A
St Georges Basin	Grange Road	6396	Lot 9 DP 9699 Sec A
St Georges Basin	Grange Road	6397	Lot 10 DP 9699 Sec A
St Georges Basin	The Basin Rd	7041	Lot 60 DP 8082
Tomerong	Evelyn Rd	43766	Lot 15 DP 10814
Tomerong	Evelyn Rd	43776	Lot 45 DP 10814
Callala Bay	Cook St	28506	Lot 14 DP 9063 Sec 7*
Callala Bay	Cook St	28505	Lot 13 DP 9063 Sec 7*
Lake Tabourie	10 River Rd	26103	Lot 7 DP 259901
Bawley Point	77 Tingira Dr	26733	Lot 378 DP 246407
Old Errowal Bay	2 McGowen St	14847	Lot 22 DP 12958 Sec B
Kioloa	18 Kurrawa Dr	27034	Lot 51 DP 261112
Fishermans Paradise	8 Alma Av	29921	Lot 205 DP 26974
Conjola Park	12 Kurrajong Cr	118344	Lot 1060 DP 1204092
St Georges Basin	205 Grange Rd	119669	Lot 1 DP 1223665
Callala Bay	47 Lackersteen St	27787	Lot 12 DP 9063 Sec 4A*
Callala Bay	Chisolm St	35365	Lot 10 DP 9063 Sec 21*
Callala Bay	49 Lackersteen St	117497	Lot 122 DP 1190991
Callala Bay	47 Lackersteen St	117496	Lot 121 DP 1190991
Callala Bay	49A Lackersteen St	117498	Lot 123 DP 1190991
Callala Bay	12 Cook St	120445	Lot CP SP 95255
Callala Bay	1/12 Cook St	120446	Lot 1 SP 95255
Callala Bay	2/12 Cook St	120447	Lot 2 SP 95255
Callala Bay	3/12 Cook St	120448	Lot 3 SP 95255
Callala Bay	4/12 Cook St	120449	Lot 4 SP 95255
Callala Bay	5/12 Cook St	120450	Lot 5 SP 95255
Callala Bay	6/12 Cook St	121272	Lot 7 SP 95255
Callala Bay	7/12 Cook St	121273	Lot 8 SP 95255
Callala Bay	8/12 Cook St	121274	Lot 9 SP 95255
Callala Bay	9/12 Cook St	121275	Lot 10 SP 95255
Callala Bay	10/12 Cook St	121276	Lot 11 SP 95255
Callala Bay	7 Chisholm St	119439	Lot 1 DP 1216670
Callala Bay	9 Chisholm St	119440	Lot 2 DP 1216670
Callala Bay	11 Chisholm St	120895	Lot 1 DP 1238459
Callala Bay	11A Chisholm St	120896	Lot 2 DP 1238459

	Callala Bay	13 Chisholm St	119442	Lot 4 DP 1216670
	Callala Bay	15 Chisholm St	119443	Lot 5 DP 1216670
	Tomerong	65 Cambourne Rd	115977	Lot 1 DP 1161553
	Tomerong	65A Cambourne Rd	115978	Lot 2 DP 1161553
	St Georges Basin	5 Park Road	19246	Lot 1 DP 9699 Sec K*

Item 15	Schedule 6 Projects Exempt from Residential Cap		
Section of Website			
Existing:	Schedule 6	New	N/A
Issue/Justification:			
Following this Amendment, there will no longer be any projects exempt from the residential cap as 03ROAD3011 (Hart Road bitumen upgrade (Entire road length), Falls Creek) is proposed for deletion as part of this Amendment. Additionally, as the NSW Department of Planning, Industry and Environment's review of the NSW infrastructure contributions system proposes to remove all exemptions from the cap, this Schedule is no longer considered to be necessary.			
Amendment:			
Delete Schedule 6.			

Item 16	Schedule 7 Land Acquisition		
Section of Website			
Existing:	Schedule 7	New:	Schedule 7
Issue/Justification:			
<p>The existing list of projects that include land acquisition is out of date. It is proposed to amend Schedule 7 to ensure the list of properties/areas identified for acquisition within the Plan are correct and up to date. This includes adding recently added projects and deleting projects that are no longer active/current or are proposed for deletion as part of this Amendment.</p> <p>It would also be helpful to add an additional column to identify where acquisition for a project has been completed.</p>			
Amendment:			
<p>Add the following projects to Schedule 7 which include acquisition:</p> <ul style="list-style-type: none">• 01DRAI0006 Moss Vale Road South URA Drainage• 01OREC0015 Moss Vale Road South URA Passive Recreation• 01ROAD0154 Moss Vale Road South URA Roads <p>Delete the following projects from Schedule 7:</p> <ul style="list-style-type: none">• 02CFAC0004 Culburra Community Centre (Proposed Long Bow Point Subdivision)• 02OREC0005 Land Acquisition for Passive Open Space – Long Bow Point Subdivision• 03CFAC3001 Bay & Basin Community Centre and Branch Library <p>Insert a new column in Schedule 7 which identifies where acquisition has been completed and note that the acquisition for the following projects has been completed:</p>			

- 01CARP3001 Nowra car parking (Egans Lane, Lawrence Ave, Collins Way, Bridge Road, Lamonds Lane, 9 Haigh Avenue & 67 Kinghorne Street)
- 01ROAD0145 Mundamia URA Access Roads
- 03CARP0004 St Georges Basin Village Centre car parking (Island Point Road)
- 04CARP3001 Sussex Inlet car parking (16 Nielson Road & 45-47 Ellmoos Avenue)

Item 17	Schedule 8 – Inactive Projects		
Section of Website			
Existing:	Schedule 8	New:	Schedule 8
Issue/Justification:			
Six projects are proposed for deletion as part of this Amendment. It is appropriate that these soon to become inactive projects be included in Schedule 8. This will ensure that the list of inactive projects identified within the Plan is up to date at the time of this Amendment.			
Amendment:			
Insert the following projects into Schedule 8:			
Project Code		Project Name	
02CFAC0001		Callala Bay Community and Child Care Centre (Emmett Street)	
02AREC0002		Culburra & District Sporting Complex Site	
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)	
03ROAD3011		Hart Road bitumen upgrade (Entire road length), Falls Creek	

Shoalhaven Contributions Plan

Project Sheet

Project Code	01AREC5009
Project Area/ Project Category	Area 1/ Active Recreation
Location	Various
Description	Planning Area 1 recreational facilities upgrades (various locations).
Strategy	To provide active recreation facilities to meet anticipated demand from development.
Project Estimate	\$14,804,050 in March 2020.
Indexed Estimate	\$15,128,415.68
Apportionment	The apportionment to future development is 24.89%.
Nexus	The population accommodated in Planning Area 1 in both existing and future development up to 2036 will generate the demand for this project. The contribution rate calculation therefore reflects this planning philosophy.
Supporting Information	Community Infrastructure Strategic Plan Supporting Information - see following page/s
Land Acquisition Estimate	\$0.00
Timing	Development dependent.

Contribution Rate

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	1	Equivalent Tenement	\$733.01	20,636	5,137	25,773



Shoalhaven Contributions Plan

Project Map



Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
01AREC5009

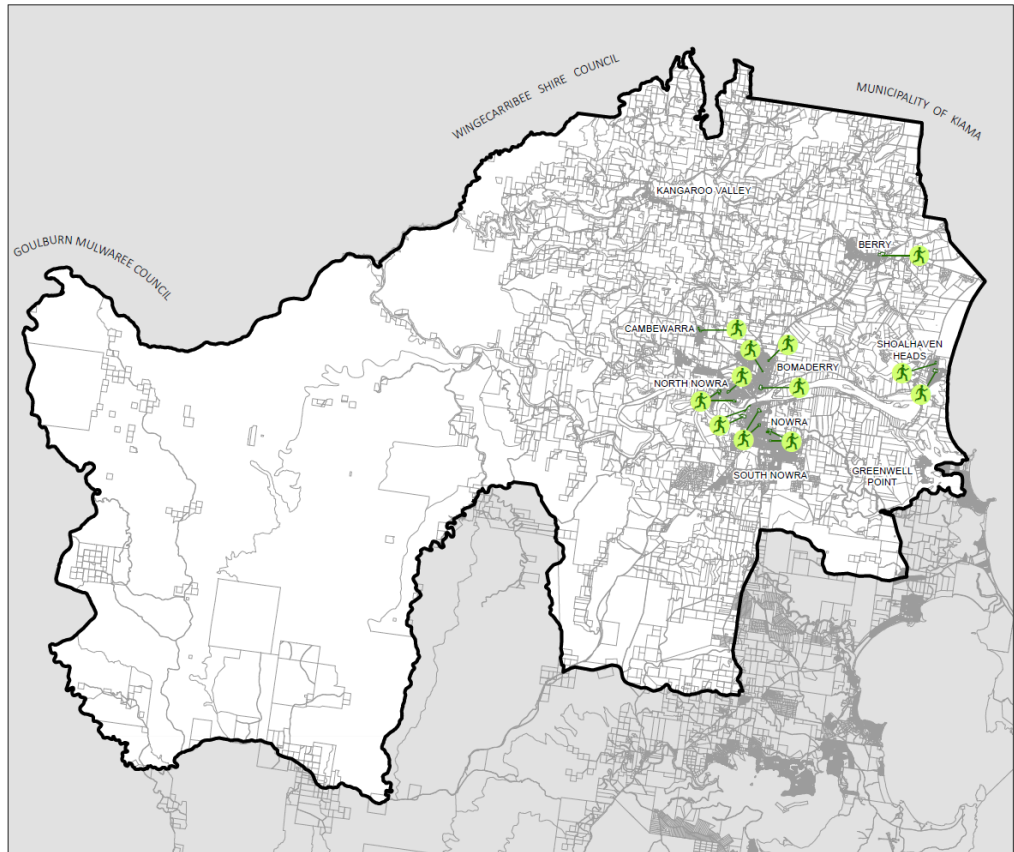
Location:
Various

Description:
Planning Area 1 -
recreation facilities upgrade
(various locations)

Legend

- Contribution area
- Car parking
- Drainage
- Passive recreation
- Roads and traffic
- Active recreation
- Community facilities

N
0 2.5 5 7.5 10
Kilometres
Scale is 1:323,000 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	01AREC5009
Project Name	Planning Area 1 Recreational Facilities Upgrades (various locations)
Project Status	Project not completed

Estimated Project Cost Breakdown as at March 2020

Venue	Improvement to meet demand (indicative delivery)	Estimated cost
Boongaree, Berry	Development of the North Street site as a district recreation park - car parking, amenities, lighting, footpaths, drainage & irrigation	\$5,500,000
Pepper Reserve, Shoalhaven Heads	New playground	\$150,000
Vic Zealand Oval, Shoalhaven Heads	Irrigation & additional car parking	\$367,800
Howell Faulks Park, Cambewarra	Upgrade play equipment, including toilets to a district recreation park	\$300,000
Drexel Oval, North Nowra	Irrigation	\$86,250
Sharman Park, North Nowra	Irrigation	\$40,000
Joe Hyam Reserve, North Nowra	Upgrade play equipment to a district park	\$150,000
Edwards Avenue Reserve, Bomaderry	Upgrade play equipment to a district recreation park	\$350,000
Sampson Crescent Reserve, Bomaderry	Fenced off-leash dog park	\$10,000
Thurgate Oval, Bomaderry	Investigate future passive recreation facilities	\$100,000
Paringa Park, Nowra	Detailed design & delivery / construction	\$6,500,000
Harry Sawkins Park, Nowra	Masterplan including pathway network	\$200,000
Nowra Showground, Nowra	Floodlighting to Australian standards	\$350,000
Marriott Park, Nowra	Masterplan including pathway network	\$200,000
Lyrebird Sports Park, Nowra	Floodlighting & amenities block upgrade	\$250,000
Parramatta Park, Nowra	Upgrade to district park & toilets	\$250,000
Total Estimated Project Cost		\$14,804,050
Total cost apportioned to development at 24.89%		\$3,684,728

Apportionment Assumptions

This project is apportioned to the projected residential development in Planning Area 1 for the period to 2036. The residential projections have been calculated as described in the Contributions Plan and are estimated as follows:



Shoalhaven Contributions Plan

Planning Area 1 Projection	2016	2036	Difference
Population	47,670	59,536	11,866
ETs (2.31 persons per ET)	20,636	25,773	5,137
Apportionment to development	24.89%		

Benefit Area(s) Assumptions

None applicable

Estimated/Actual Project Cost

Project not completed.

History of Amendments to this Project

This project supersedes the following inactive projects:

- 01AREC0009

Other Relevant Information

Community Infrastructure Strategic Plan 2017

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 Code	01AREC5006
Project Area/ Project Category	Area 1/ Active Recreation
Location	Bomaderry
Description	Northern Shoalhaven Sports Stadium (Cambewarra Road)
Strategy	To provide an indoor sports stadium to meet anticipated demand from development.
Project Estimate	\$11,387,480.00 in Jan 2010
Indexed Estimate	\$14,451,937.94
Apportionment	The apportionment to future development is 24.89%.
Nexus	The population accommodated in Planning Area 1 in both existing and future development up to 2036 will generate the demand for this project. The contribution rate calculation therefore reflects this planning philosophy.
Supporting Information	Supporting information - see following page/s More information can be found on the project page on Council's website.
Land Acquisition Estimate	\$0.00
Timing	Project is partially 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	\$700.23	20,636	5,137	25,773



Shoalhaven Contributions Plan

Project Map

**Code:**

01AREC5006

Location:

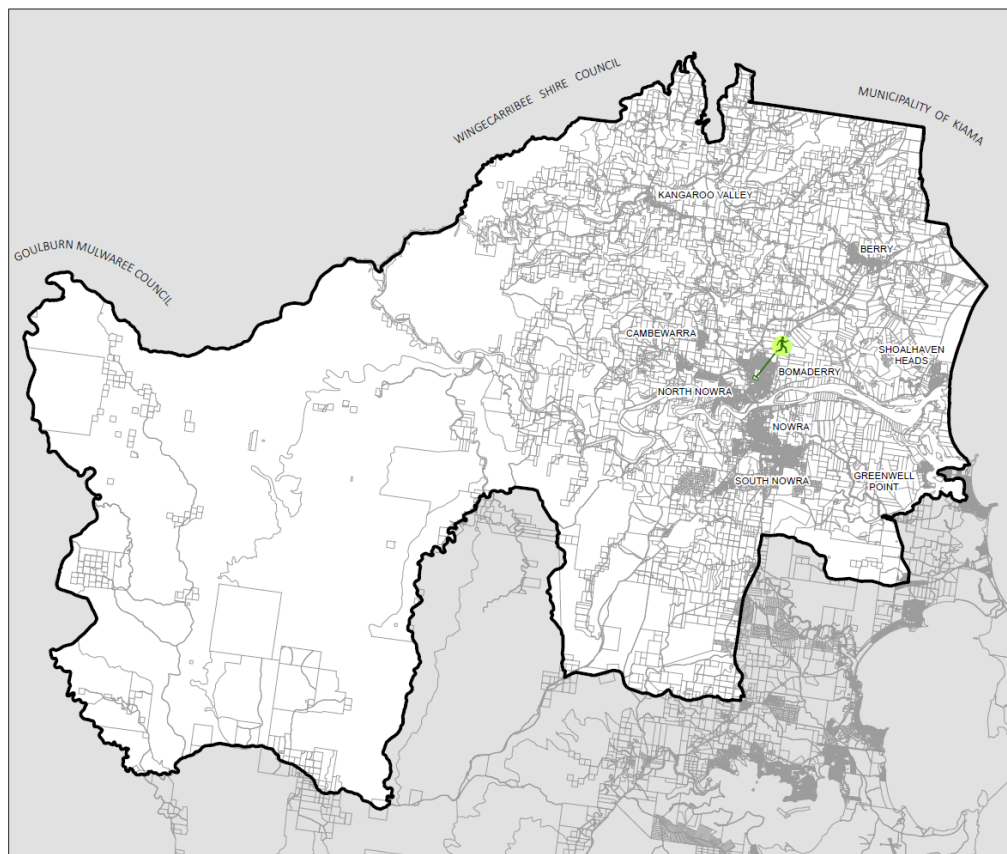
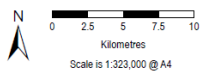
Bomaderry

Description:

Northern Shoalhaven
Sports Stadium
(Cambewarra Road)

Legend

-  Contribution area
-  Car parking
-  Drainage
-  Passive recreation
-  Roads and traffic
-  Active recreation
-  Community facilities



Shoalhaven Contributions Plan

Supporting Information

Project Code	01AREC5006
Project Name	Northern Shoalhaven Sports Stadium (Cambewarra Road)
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2010

Venue	Improvement to Meet Demand (Indicative Delivery)	Cost
Northern Shoalhaven Sports Stadium	Site Works	\$8,539,700
	Gymnasium	\$231,500
	New Courts Building (West Court)	\$1,500,200
	Contingencies	\$1,027,500
	Plan Management / Design	\$932,500
Total estimated project cost		\$12,231,400
Less contributions collected prior to January 2010		-\$843,920
Revised Total Estimated Project Cost		\$11,387,480
Total Cost apportioned to development at 24.89%		\$2,834,344

Apportionment Assumptions

This project is apportioned to the projected residential development in Planning Area 1 for the period 2016-2036. The residential projections have been calculated as described in Section 3.1 of this plan and are estimated as follows:

Planning Area 1 Projection	2016	2036	Difference
Population	47,670	59,536	11,866
ETs (2.31 persons per ET)	20,636	25,773	5,137
Apportionment to development	24.89%		

Benefit Area(s) Assumptions

This project is calculated and applicable across Planning Area 1.

Estimated/Actual Project Cost

Project not completed.



Shoalhaven Contributions Plan

History of Amendment to this Project

This project supersedes the following inactive projects:

- 01AREC0006
- 01AREC5006

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 Code	01AREC5007
Project Area/ Project Category	Area 1/ Active Recreation
Location	Nowra
Description	Nowra Swimming Pool Expansion (Scenic Drive)
Strategy	To provide swimming pool facilities to meet anticipated demand from development.
Project Estimate	\$2,440,00.00 in Sep 2013
Indexed Estimate	\$2,789,593.63
Apportionment	The apportionment to future development is 100%.
Nexus	The population accommodated in Planning Area 1 in both existing and future development up to 2036 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	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	\$543.04	20,636	5,137	25,773



Shoalhaven Contributions Plan

Project Map



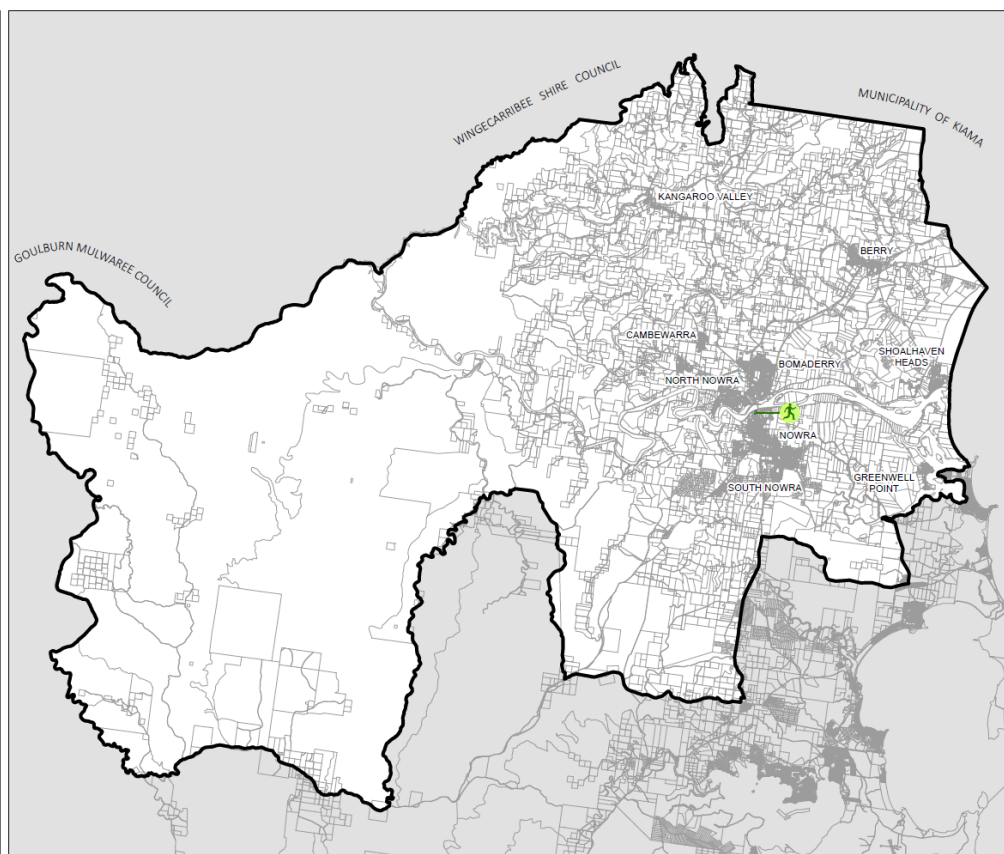
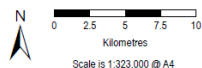
Code:
01AREC5007

Location:
Nowra

Description:
Nowra Swimming Pool
Expansion (Scenic Drive)

Legend

-  Contribution area
-  Car parking
-  Drainage
-  Passive recreation
-  Roads and traffic
-  Active recreation
-  Community facilities



Shoalhaven Contributions Plan

Supporting Information

Project Code	01AREC5007
Project Name	Nowra Swimming Pool Expansion (Scenic Drive)
Project Status	Project completed

Recoupment Project Cost Breakdown as at 2013

Improvement	Cost
Expand existing pool from 7 to 9 lanes	\$1,560,000
New splash pool	\$750,000
Amenities building expansion	\$130,000
Total estimated project cost	\$2,440,000

Apportionment Assumptions

This project is apportioned 100% to the projected residential development in Planning Area 1 for the period 2016-2036. The residential projections have been calculated as described in Section 3.1 of this plan and are estimated as follows:

Planning Area 1 Projection	2016	2036	Difference
Population	47,670	59,536	11,866
ETs (2.31 persons per ET)	20,636	25,773	5,137

Benefit area(s) assumptions

This project is calculated and applicable across Planning Area 1.

Estimated/Actual Project Cost

This project has been completed.

History of amendment to this project

This project supersedes the following inactive projects:

- 01AREC0007
- 01AREC2007
- 01AREC3007

Other relevant information

None applicable



Shoalhaven Contributions Plan

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 Code	01CFAC5012
Project Area/ Project Category	Area 1/ Community Facilities
Location	Nowra
Description	Nowra Integrated Youth Services Centre (Cnr Kinghorne & Plunkett Streets)
Strategy	To provide a facility for a variety of youth activities for the community of Nowra and immediately surrounding communities.
Project Estimate	Remaining cost of \$122,185.29 at July 2018
Indexed Estimate	\$154,019.52
Apportionment	Recoupment of cost apportioned to future development is 100%.
Nexus	The population accommodated in Planning Area 1 by both existing and future development up to 2036 will generate the demand for this project. The contribution rate calculation therefore reflects this planning philosophy. When this project was created in May 2004, the apportionment to development was 21.62%. The recoupment of the remaining cost owed by development is now apportioned at 100%.
Supporting Information	See following page/s
Land Acquisition Estimate	\$600,000.00 at May 2004
Timing	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	\$29.98	20,636	5,137	25,773



Shoalhaven Contributions Plan

Project Map



Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
01CFAC5012

Location:
Nowra

Description:
Nowra Integrated Youth Services Centre (Cnr Kinghorne & Plunkett Streets)

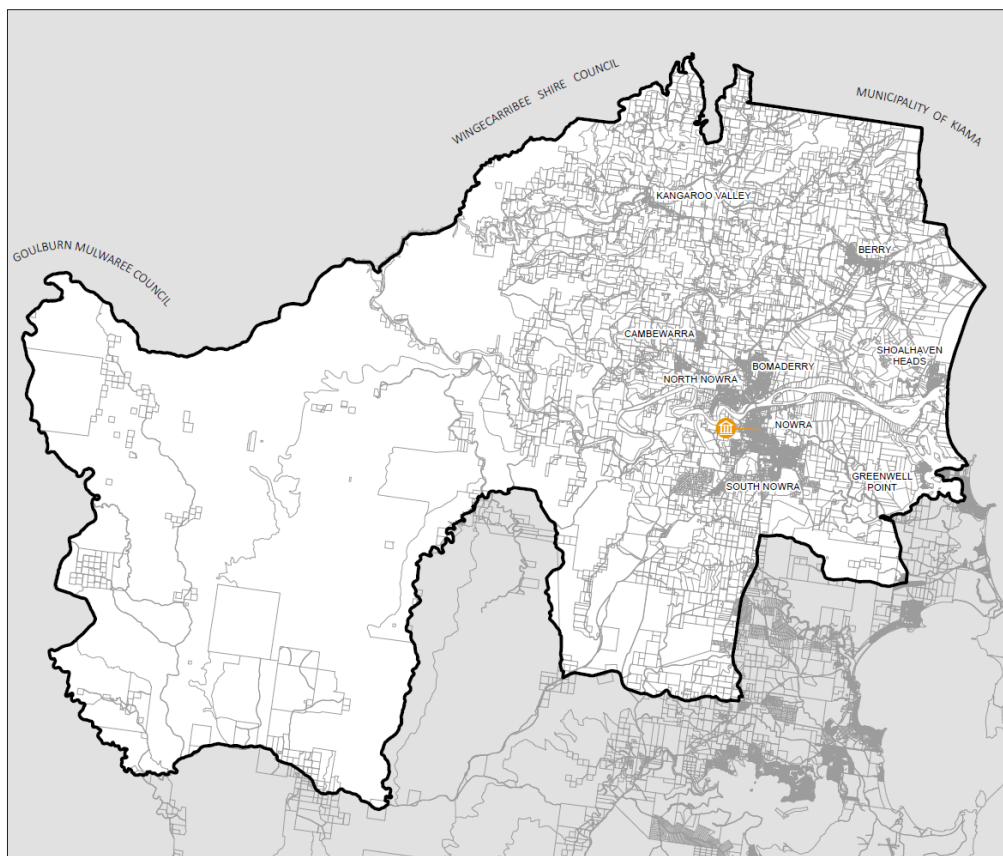
Legend

- Contribution area
- Car parking
- Drainage
- Passive recreation
- Roads and traffic
- Active recreation
- Community facilities

N

0 2.5 5 7.5 10
Kilometres

Scale is 1:323,000 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	01CFAC5012
Project Name	Nowra Integrated Youth Services Centre (Corner Kinghorne and Plunkett Streets)
Project Status	Project completed

Actual Project Cost Breakdown as at 2010

Item	Quantity	Rate	Cost
Upgrade and refurbishment	800m ²	\$190	\$152,000
Car parking	10	\$2,400	\$24,000
Lighting	1	\$7,200	\$7,200
Estimated Building Cost			\$183,200
Landscaping, pathways and signage	10%	\$183,200	\$18,320
Soil and water management	5%	\$183,200	\$9,160
Property acquisition at May 2004	1	\$600,000	\$600,000
S64 Water Headworks per ET	2.5	\$2,300	\$5,750
S64 Sewer Headworks per ET	2.5	\$1,892	\$4,730
Estimated Construction Cost			\$821,160
Contingencies	20%	\$821,160	\$164,230
Project management	4%	\$821,160	\$32,850
Total Estimated Project Cost			\$1,018,240
Remaining cost apportioned at 100% to development at July 2018			\$122,185.29

Apportionment Assumptions

Recoupment of this project is apportioned 100% to the projected residential development across Planning Area 1 for the period 2016-2036. The residential projections have been calculated as described in Section 3.1 of this Plan and are estimated as follows:

Planning Area 1 Projection	2016	2036	Difference
Population	47,670	59,536	11,866
ETs (2.31 persons per ET)	20,636	25,773	5,137

Benefit Area(s) Assumptions

None applicable.

Actual Project Cost

As at July 2018, \$122,185.29 was still to be recouped for this project.



Shoalhaven Contributions Plan

History of Amendment to this Project

This project supersedes the following inactive projects:

- 01CFAC00012
- 01CFAC2012

Other Relevant Information

Nowra District Integrated Youth Services Centre

Young people in Shoalhaven are one of the age groups most affected by the size and isolation of the City. As with other sectors 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 Shoalhaven.

Other issues affecting young people in the Shoalhaven region include:

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

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

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 Code	01OREC5015
Project Area/ Project Category	Area 1/ Passive Recreation
Location	Illaroo
Description	Moss Vale Road South URA Passive Recreation
Strategy	To provide new and embellished passive open space to meet use needs associated with future development demand.
Project Estimate	\$8,820,250 in Sep 2018
Indexed Estimate	\$9,133,580.37
Apportionment	The apportionment to future development is 100%.
Nexus	The project ensures that new development pays an equitable apportionment of costs associated with providing suitable passive recreation to meet the needs of the URA and is apportioned 100% to development.
Supporting Information	See following page/s
Land Acquisition Estimate	\$6,370,000.00 in Sep 2018
Timing	Development dependent

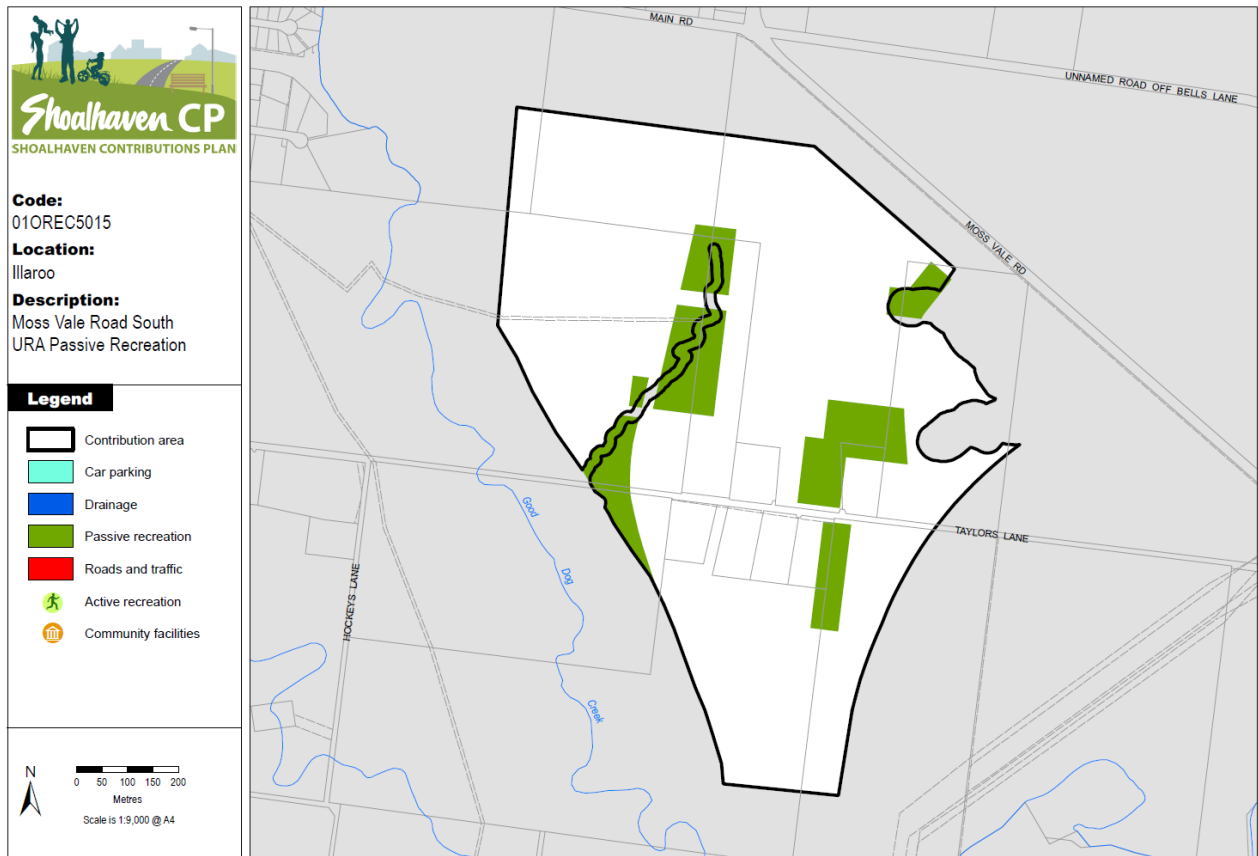
Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$10,873.31	15	840	855



Shoalhaven Contributions Plan

Project Map



Shoalhaven Contributions Plan

Supporting Information

Project Code	01OREC5015
Project Name	Moss Vale Road South URA Passive Recreation
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2018

Land Acquisition

Area	\$ per sqm		Total
98,000sqm	65		\$6,370,000

Embellishment

Mix of Activity Nodes, Soft Fall Areas	\$2,023,000
Shade, Fencing, Lighting	
Bench Seats, Picnic Shelters, Electric BBQs	
Bicycle Paths, Bicycle Racks, Turfing	
Water Bubblers	
Low Maintenance Gardens, Plantings	

Totals

Land Acquisition	\$6,370,000
Embellishment	\$2,023,000
Loan Interest	\$427,250
TOTAL	\$8,820,250

Apportionment Assumptions

This project is apportioned 100% to future development within the Moss Vale Road South URA. The demand for this passive recreation project is generated wholly by the proposed development of the Moss Vale Road South URA.

Benefit Area(s) Assumptions

N/A

Actual Project Cost

Project not completed.

History of Amendment to this Project

This project supersedes the following inactive projects:

- 01OREC0015



Shoalhaven Contributions Plan

Other Relevant Information

N/A

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 Code	02AREC5004
Project Area/ Project Category	Area 2/ Active Recreation
Location	Various
Description	Planning Area 2 - Recreation facilities upgrade (various locations)
Strategy	To provide active recreation facilities to meet anticipated demand from development.
Project Estimate	\$1,622,942 in February 2019
Indexed Estimate	\$1,680,595.35
Apportionment	The apportionment to development is 11%.
Nexus	The population accommodated in Planning Area 2 in both existing and future development up to 2036 will generate the demand for this project. The contribution rate calculation therefore reflects this planning philosophy.
Supporting Information	Community Infrastructure Strategic Plan 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	\$537.40	3131	344	3475



Shoalhaven Contributions Plan

Project Map



Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
02AREC5004

Location:
Various

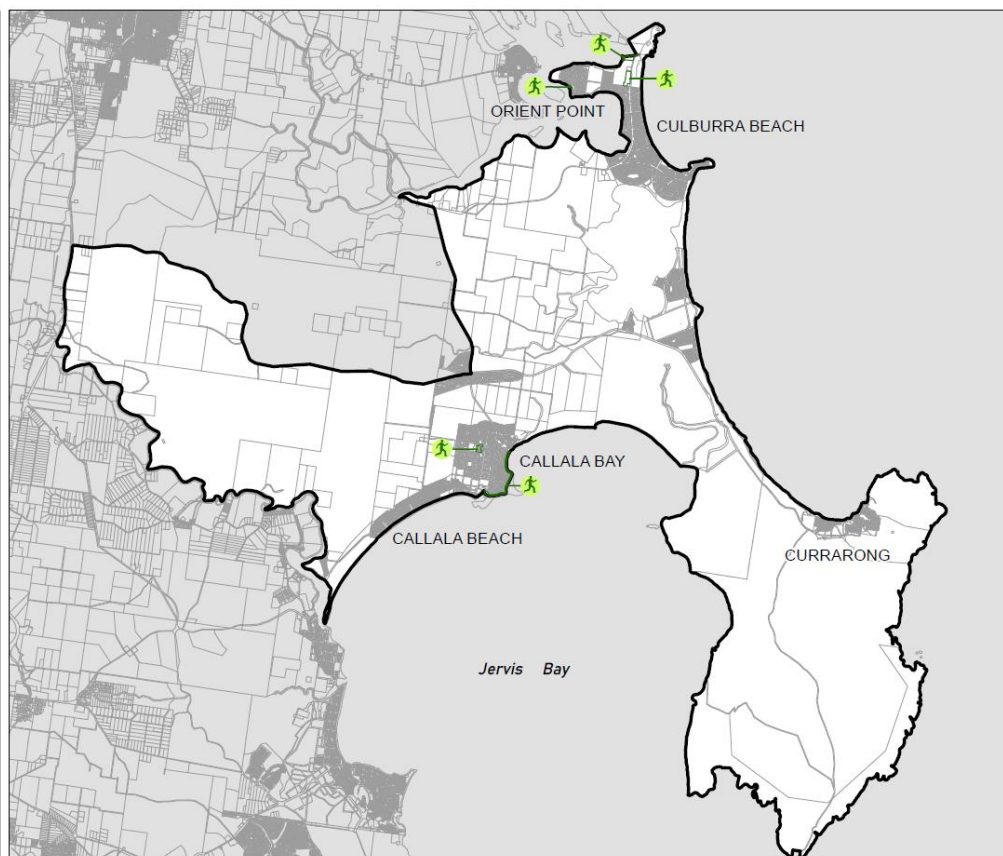
Description:
Planning Area 2 -
Recreation facilities upgrade
(various locations)

Legend

	Contribution area
	Car parking
	Drainage
	Passive recreation
	Roads and traffic
	Active recreation
	Community facilities



Kilometres
Scale is 1:119,000 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	02AREC5004
Project Name	Planning Area 2 Recreation Facilities Upgrade (various locations)
Project Status	Project not completed

Estimated Project Cost Breakdown as at February 2019

Venue	Improvement to Meet Demand (indicative delivery)	Estimated Cost
Orient Point Boat Ramp	Formalise carpark, build local playground	\$350,000
Culburra Beach Boat Ramp	Formalise carpark, build local playground	\$236,000
Crookhaven Park, Culburra Beach	Upgrade drainage and amenity facilities	\$336,942
Callala Bay Sports Ground	Upgrade ground, embellishments	\$450,000
Callala Bay	Exercise equipment	\$250,000
Total Project Cost		\$1,622,942
Total cost apportioned to development at 11%		\$178,523.62

Apportionment Assumptions

This project is apportioned to the projected residential development in Planning Area 2 for the period to 2036. The residential projections have been calculated as described in the Contributions Plan and is estimated as follows:

Planning Area 2 Projection	2016	2036	Difference
Population	7,233	8,028	795
ETs (2.31 persons per ET)	3,131	3475	344
Apportionment to development			11%

Benefit area(s) Assumptions

None applicable

Estimated/Actual Project Cost

Project not completed



Shoalhaven Contributions Plan

History of Amendment to this Project

This project supersedes the following inactive projects:

- 02AREC0004

Other Relevant Information

Community Infrastructure Strategic Plan 2017

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 Code	03ROAD5060
Project Area/ Project Category	Area 3/ Roads and Traffic
Location	Huskisson
Description	Kent Lane - Huskisson
Strategy	To provide improved, efficient and safe public road networks associated with future development demand.
Project Estimate	\$500,000.00 in July 2018
Indexed Estimate	\$516,630.00
Apportionment	The apportionment 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.
Supporting Information	This project is described in Shoalhaven Development Control Plan 2014 N19 Huskisson Mixed Use Zones . 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	\$6,378.15		81	81



Shoalhaven Contributions Plan

Project Map










Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
03ROAD5060


Location:
Huskisson

Description:
Kent Lane - Huskisson

Legend

-  Contribution area
-  Car parking
-  Drainage
-  Passive recreation
-  Roads and traffic
-  Active recreation
-  Community facilities

N



0 10 20 30 40
Metres
Scale is 1:1,800 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	03ROAD5060
Project Name	Kent Lane – Huskisson
Project Status	Project not completed

Estimated Project Cost Breakdown as at July 2018

Construction	Estimated Cost
Site establishment, preparation, grubbing & de-vegetation	\$12,000
Spoil disposal	\$8,000
Roadworks	\$205,000
Kerb and gutter	\$135,000
Stormwater and drainage	\$55,000
Landscaping	\$7,000
Service adjustment	\$15,000
Site clean up	\$8,000
Project detailed design / management	\$20,000
Contingency	\$35,000
Total Cost	\$500,000

Apportionment Assumptions

This project is apportioned 100% to the projected residential development that will benefit from the project. The residential projections have been calculated as follows:

Subject Land	Site Area (m²)
11 Fegen Street (Lot 8 DP 758530 Sec 6)	2,023.43
15 Fegen Street (Lot A DP 390332)	1,011.71
17 Fegen Street (Lot B DP 390332)	1,011.71
13 Nowra Street (Lot 1 DP 1228137)	733.49
11 Nowra Street (Lot B DP 366929)	1011.71
20 Duncan Street (Lot 2 DP 207532)	948.48
18 Duncan Street (Lot 1 DP 207532)	1,068.62
12 Duncan Street (Lot 3 DP 310071)	771.4
10 Duncan Street (Lot 2 DP 310071)	626
8 Duncan Street (Lot 1 DP 310071)	626
46 Bowen Street (Lot 2 DP 211031)	733.49
48 Bowen Street (Lot 1 DP 101157)	910.54
Total Site Area	11,476.58
Floor Space Ratio (FSR) 1.3:1	14,919.55
75% of FSR 1.3:1	11,189.66

Estimated ET yield / contribution rate at July 2018	
Estimated unit yield (120m ² / 2-3 bedroom unit based on 11,189.66m ²)	93.2



Shoalhaven Contributions Plan

Less credit for existing 12 lots (1 ET / lot)	81.2 (rounded to 81)
Estimated contributions per ET (\$500,000 / 81)	\$6,172.84

Notes

The above estimates assume:

- 25% of the FSR is compromised for circulation, servicing and balconies.
- On average, the demand will be equal for 2 and 3 bedroom units. An average Floor Space Area is 120m² for 2 and 3 bedroom units (based on an average range of 110-140m²)
- 14 Duncan Street contains a recent multi-unit development that is subject to a strata subdivision. It is unlikely to be redeveloped in the near future and has not been included in the calculation.
- 7 Fegen Street contains a heritage listed item. It is unlikely to be redeveloped in the near future and has not been included in the calculation.

However, recognising that it is not impossible for 14 Duncan Street and 7 Fegen Street to be redeveloped, this land has been included in the contributions area for this project. If this land were to pay contributions it may result in the completion of the lane sooner and / or to cover shortfalls in the above calculation where land does not reach its estimated ET yield.

Actual Project Cost

Project not completed

History of Amendment to this Project

This project superseded the following inactive projects:

- 03ROAD0060
- 03ROAD2060

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 Code	03ROAD5061
Project Area/ Project Category	Area 3/ Roads and Traffic
Location	Huskisson
Description	Winnima Lane – Huskisson
Strategy	To provide improved, efficient and safe public road networks associated with future development demand.
Project Estimate	\$500,000.00 in July 2018
Indexed Estimate	\$516,630.00
Apportionment	The apportionment 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.
Supporting Information	This project is described in Shoalhaven Development Control Plan 2014 N19 Huskisson Mixed Use Zones . Supporting information - See following page/s.
Land Acquisition Estimate	\$80,000.00 in July 2018
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	\$9,747.74		53	53



Shoalhaven Contributions Plan

Project Map



Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
03ROAD5061

Location:
Huskisson

Description:
Winnima Lane - Huskisson

Legend

-  Contribution area
-  Car parking
-  Drainage
-  Passive recreation
-  Roads and traffic
-  Active recreation
-  Community facilities

N



0 10 20 30 40
Metres
Scale is 1:1,600 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	03ROAD5061
Project Name	Winnima Lane – Huskisson
Project Status	Project partially completed

Estimated Project Cost Breakdown as at July 2018

Construction	Estimated Cost
Site establishment and preparation	\$5,000
Roadworks	\$140,000
Stormwater and drainage	\$100,000
Landscaping	\$7,000
Kerb and gutter	\$120,000
Service adjustment	\$10,000
Site clean up	\$8,000
Project detailed design, management & contingency	\$30,000
Estimated Construction Cost	\$420,000
Estimated Land Acquisition	\$80,000
Total Cost	\$500,000

Apportionment Assumptions

This project is apportioned 100% to the projected residential development that will benefit from the project. The residential projections have been calculated as follows:

Subject Land	Site Area (m²)
18 Nowra Street (Lot 2 DP 518703)	916.87
3 Beach Street (Lot 3 DP 10561)	670.26
7 Winnima Lane (Lot 4 DP 10561)	670.26
7 Beach Street (Lot B DP 359526)	1011.71
9 Beach Street (Lot A DP 359526)	1011.71
11 Beach Street (Lot 11 DP 758530 Sec 10)	1011.71
13 Beach Street (Lot 7 DP 758530 Sec 10)	1011.71
21 Winnima Lane (Lot C DP 370595)	607.03
Total Site Area	6,911.26
Floor Space Ratio (FSR) 1.4:1	9,675.764
75% of FSR 1.4:1	7,256.82

Estimated ET yield / contribution rate at July 2018



Shoalhaven Contributions Plan

Estimated unit yield (120m ² / 2-3 bedroom unit based on 7,256.82m ²)	60.5
Less credit for existing 8 lots (1 ET / lot)	52.5 (rounded to 53)
Estimated contributions per ET (\$500,000 / 53)	\$9,433.96

Notes

The above estimates assume:

- 25% of the FSR is compromised for circulation, servicing and balconies.
- On average, the demand will be equal for 2 and 3 bedroom units. An average Floor Space Area is 120m² for 2 and 3 bedroom units (based on an average range of 110-140m²)
- 1 Beach Street has been recently developed as a large multi-unit development. It is unlikely to be redeveloped in the near future and has not been included in the calculation.
- 9 Winnima Lane contains a multi-unit development that has been strata subdivided. It is unlikely to be redeveloped in the near future and has not been included in the calculation.

However, recognising that it is not impossible for 1 Beach Street and 9 Winnima Lane to be redeveloped, this land has been included in the contributions area for this project. If this land were to pay contributions it may result in the completion of the lane sooner and / or to cover shortfalls in the above calculation where land does not reach its estimated ET yield.

Actual Project Cost

Project not completed

History of Amendment to this Project

This project superseded the following inactive projects:

- 03ROAD0061
- 03ROAD2061

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 Code	03ROAD5062
Project Area/ Project Category	Area 3/ Roads and Traffic
Location	Huskisson
Description	Unnamed Lane (off Jervis Street, Huskisson)
Strategy	To provide improved, efficient and safe public road networks associated with future development demand.
Project Estimate	\$200,000.00 in July 2018
Indexed Estimate	\$206,652.00
Apportionment	The apportionment 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.
Supporting Information	This project is described in Shoalhaven Development Control Plan 2014 N19 Huskisson Mixed Use Zones . 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	\$9,840.57		21	21



Shoalhaven Contributions Plan

Project Map










Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
03ROAD5062

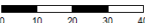
Location:
Huskisson

Description:
Unnamed Lane
(off Jervis Street, Huskisson)

Legend

-  Contribution area
-  Car parking
-  Drainage
-  Passive recreation
-  Roads and traffic
-  Active recreation
-  Community facilities

N



0 10 20 30 40
Metres
Scale is 1:1,300 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	03ROAD5062
Project Name	Unnamed Lane – off Jervis St, Huskisson
Project Status	Project not completed

Estimated Project Cost Breakdown as at July 2018

Construction	Estimated Cost
Site establishment & preparation, grubbing & de-vegetation	\$8,000
Roadworks	\$80,000
Stormwater and drainage	\$70,000
Landscaping	\$6,000
Service relocation	\$15,000
Site clean up	\$7,000
Project detailed design / management / contingency	\$14,000
Estimated Total Cost	\$200,000

Apportionment Assumptions

This project is apportioned 100% to the projected residential development that will benefit from the project. The residential projections have been calculated as follows:

Subject Land	Site Area (m²)
24 Jervis Street (Lot 9 DP 25685)	556.44
19 Beach Street (Lot 6 DP 25685)	840.99
21 Beach Street (Lot 5 DP 25685)	840.99
1 Tapalla Avenue (Lot 1 DP 376184)	588.06
Total Site Area	2,826.48
Floor Space Ratio (FSR) 1.4:1	3,957.07
75% of FSR 1.4:1	2,967.80

Estimated ET yield / contribution rate at July 2018	
Estimated unit yield (120m ² / 2-3 bedroom unit based on 2,967.80m ²)	24.7
Less credit for existing 4 lots (1 ET / lot)	20.7 (rounded to 21)
Estimated contributions per ET (\$200,000 / 21)	\$9,523.81



Shoalhaven Contributions Plan

Notes

The above estimates assume:

- 25% of the FSR is compromised for circulation, servicing and balconies.
- On average, the demand will be equal for 2 and 3 bedroom units.
- An average Floor Space Area is 120m² for 2 and 3 bedroom units (based on an average range of 110-140m²).

Actual Project Cost

Project not completed

History of Amendment to this Project

This project superseded the following inactive projects:

- 03ROAD0062
- 03ROAD2062

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 Code	04AREC5003
Project Area/ Project Category	Area 4/ Active Recreation
Location	Sussex Inlet
Description	Sussex Inlet Aquatics Centre (Thomson Street)
Strategy	To provide active recreation facilities to meet anticipated demand from development.
Project Estimate	\$3,264,285.00 in Jan 2010
Indexed Estimate	\$4,142,548.47
Apportionment	Recoupment of cost apportioned to future development is 12%.
Nexus	The population accommodated in Planning Area 4 in both existing and future development up to 2036 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	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	\$2,170.77	1902	229	2131



Shoalhaven Contributions Plan

Project Map










Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
04AREC5003


Location:
Sussex Inlet

Description:
Sussex Inlet Aquatics Centre
(Thomson Street)

Legend

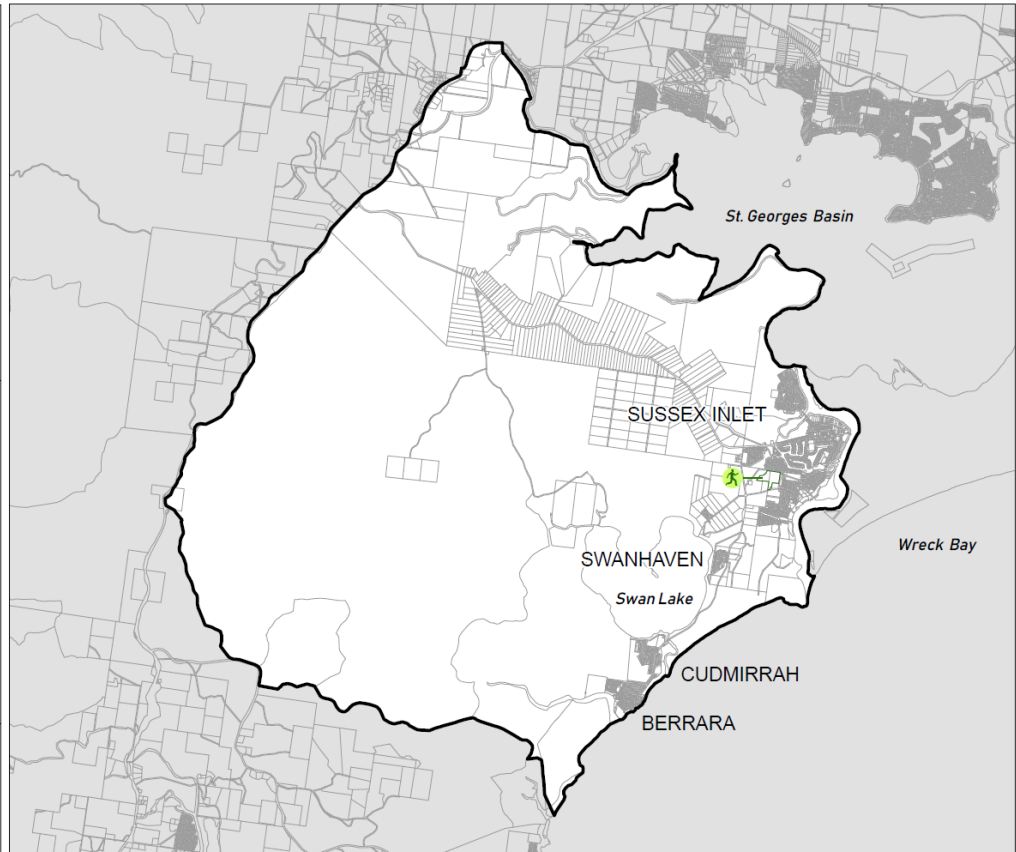
-  Contribution area
-  Car parking
-  Drainage
-  Passive recreation
-  Roads and traffic
-  Active recreation
-  Community facilities

N



Kilometres

Scale is 1:97,000 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	04AREC5003
Project Name	Sussex Inlet Aquatics Centre
Project Status	Project completed

Recoupment Project Cost Breakdown as at 2010

Venue	Recoupment cost apportioned to development
Sussex Inlet Aquatics Centre – Thompson Street	\$3,264,285
Total cost apportioned to development at 12%	\$391,714.20

Apportionment Assumptions

Recoupment of this project is apportioned to existing and future residential development across Planning Area 4 for the period 2016-2036. The residential projections have been calculated as described in Section 3.1 of this plan and are estimated as follows:

Planning Area 4 Projection	2016	2036	Difference
Population	4,394	4,922	528
ETs (2.31 persons per ET)	1,902	2131	229
Apportionment to development			12%

Benefit area(s) Assumptions

None applicable

Actual Project Cost

Project completed

History of Amendment to this Project

This project supersedes the following inactive projects:

- 04AREC0003
- 04AREC2003

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 Code	04CFAC5003
Project Area/ Project Category	Area 4/ Community Facilities
Location	Various
Description	Planning Area 4 - Community facility upgrades (various locations)
Strategy	To provide community facilities to meet anticipated demand from development.
Project Estimate	\$600,000.00 in May 2018
Indexed Estimate	\$619,956.00
Apportionment	The apportionment to future development is 12%.
Nexus	The population accommodated in Planning Area 1 in both existing and future development up to 2036 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	\$324.87	1902	229	2131



Shoalhaven Contributions Plan

Project Map









Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
04CFAC5003


Location:
Various

Description:
Planning Area 4 -
Community facility upgrades
(various locations)

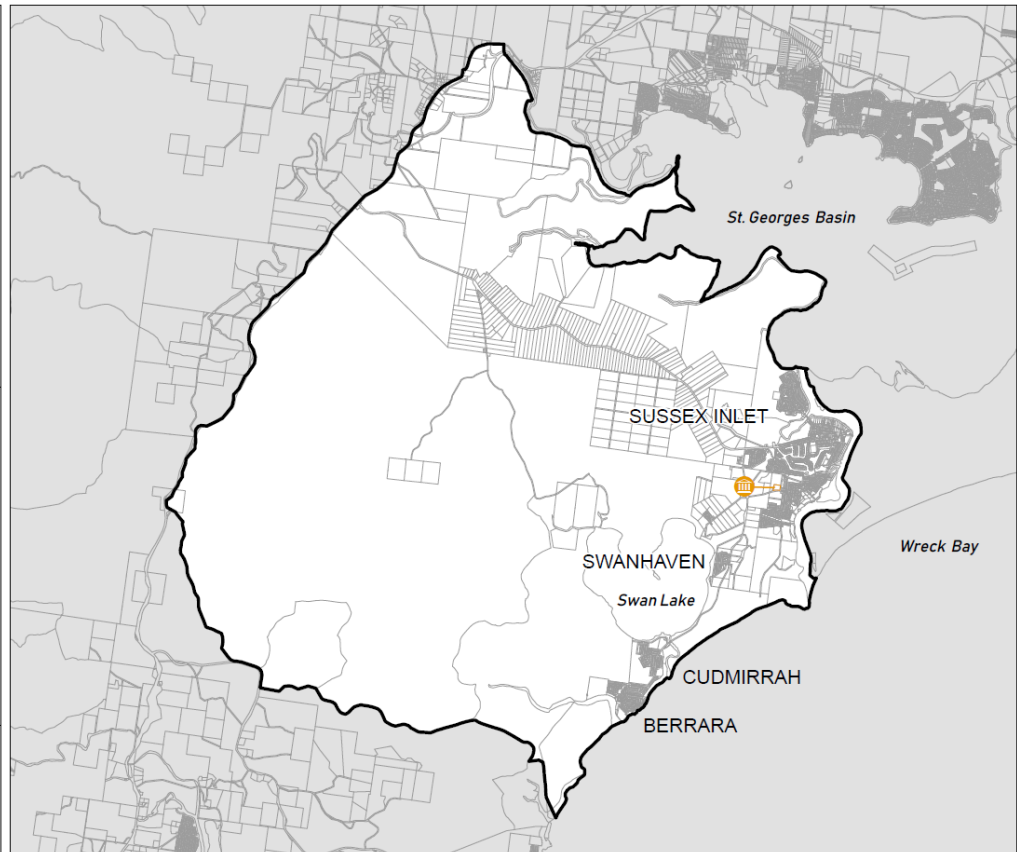
Legend

	Contribution area
	Car parking
	Drainage
	Passive recreation
	Roads and traffic
	Active recreation
	Community facilities

N



0 1 2 3 4
Kilometres
Scale is 1:97,000 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	04CFAC5003
Project Name	Planning Area 4 - Community Facilities Upgrades
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2018

Venue	Improvement to Meet Demand (indicative delivery)	Estimated Cost
Sussex Inlet Community Centre / Pool	Upgrade facilities to include a library when the Bay and Basin Library is built.	\$600,000
Total Project Cost		\$600,000
Total cost apportioned to development at 12%		\$72,000

Apportionment Assumptions

This project is apportioned to the projected residential development in Planning Area 4 for the period to 2036. The residential projections have been calculated as described in the Contributions Plan and is estimated as follows:

Planning Area 4 Projection	2016	2036	Difference
Population	4,394	4,922	528
ETs (2.31 persons per ET)	1,902	2131	228
Apportionment to development			12%

Benefit area(s) Assumptions

None applicable

Estimated/Actual Project Cost

Project not completed

History of Amendment to this Project

This project supersedes the following inactive projects:

- 04CFAC0003



Shoalhaven Contributions Plan

Other Relevant Information

Community Infrastructure Strategic Plan 2017

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 Code	CWAREC5005
Project Area/ Project Category	Citywide/ Active Recreation
Location	Bomaderry
Description	Shoalhaven Community and Recreational Precinct (SCaRP) Cambewarra Road, Bomaderry
Strategy	Delivers for the Shoalhaven an integrated community and recreational precinct to meet the needs of the region, operating on a commercially viable and sustainable basis seven days a week.
Project Estimate	\$80,000,000.00 in July 2018
Indexed Estimate	\$82,660,800.00
Apportionment	The apportionment to future development is 18.3%
Nexus	<p>The application of the following patronage factors has been applied:</p> <ul style="list-style-type: none"> • It is expected that residents of Planning Areas 1 & 2 will use the facility more than residents of other Planning Areas (70% estimated use). • It is expected that residents of Planning Areas 3 & 4 will use the facility less than residents of Planning Areas 1 & 2 (20% estimated use). • It is expected that residents of Planning Area 5 will use the facility less than residents of Planning Areas 1, 2, 3 & 4 (10% estimated use).
Supporting Information	See following page/s
Land Acquisition Estimate	\$2,190,000.00 in 2018
Timing	2028/30

Contribution Rate


Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	1	Equivalent Tenement	\$1,931.92	20,636	5,137	25,773
2020	2	Equivalent Tenement	\$1,931.92	3,131	344	3475



Shoalhaven Contributions Plan

2020	3	Equivalent Tenement	\$2,506.53	9,265	978	10243
2020	4	Equivalent Tenement	\$2,506.53	1,902	229	2131
2020	5	Equivalent Tenement	\$1,094.57	9,125	1,382	10,507

Project Map



Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
CWAREC5005

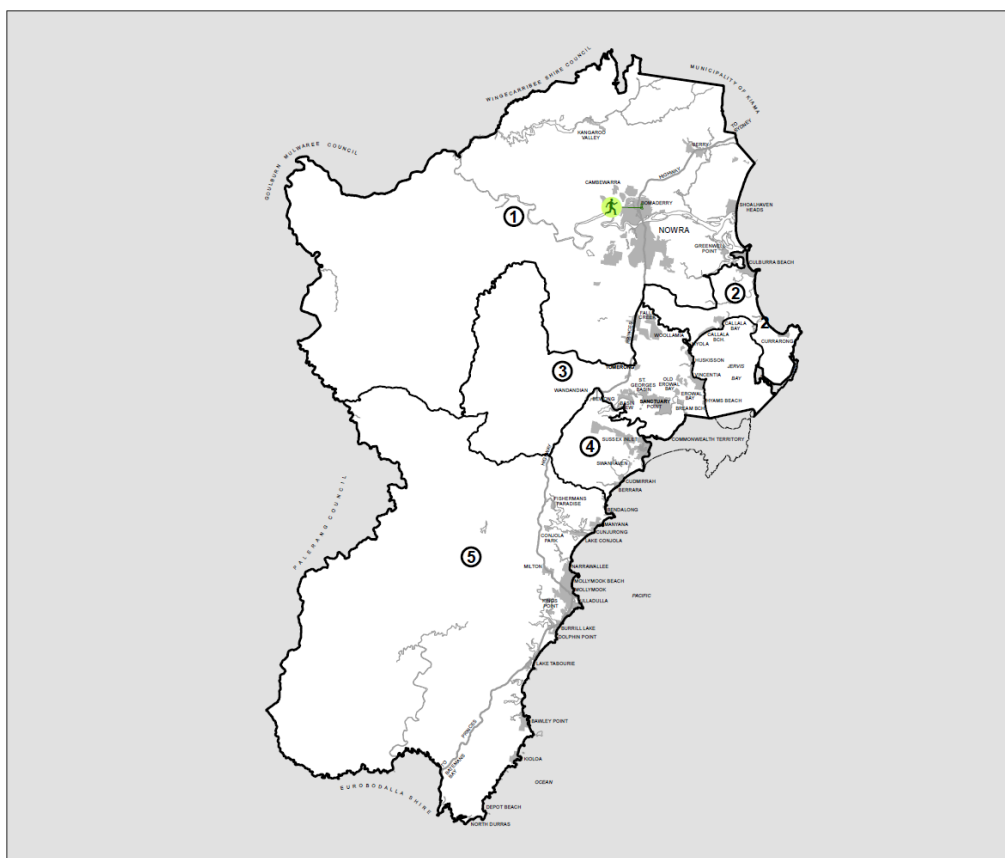
Location:
Citywide

Description:
Shoalhaven Community and Recreational Precinct (SCaRP)
Cambewarra Road,
Bomaderry

Legend

- 1-5 Contribution area
- Car parking
- Drainage
- Passive recreation
- Roads and traffic
- Active recreation
- Community facilities

N
0 5 10 15 20
Kilometres
Scale is 1:663,000 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	CWAREC5005
Project Name	Shoalhaven Community and Recreational Precinct (SCaRP)
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2018

Venue	Estimated Cost
AFL / cricket	\$8,500,000
Croquet	\$2,500,000
Athletics	\$15,500,000
Rugby league	\$9,000,000
Community pavilion	\$36,500,000
Repurpose indoor facility	\$2,000,000
Car parking / paths / access	\$6,000,000
Total Project Cost	\$80,000,000
Total cost apportioned to development at 18.3% (i.e. development share)	\$14,640,000

Apportionment Assumptions

This project is apportioned to the projected residential development across Shoalhaven for the period to 2036. The residential projections have been calculated as described in the Contributions Plan and are estimated as follows:

Projection Area	2016	2036	Difference	ETs (2.31 persons per ET)	Patronage Factor
Planning Area 1	47,670	59,536	11,865	5,137	70%
Planning Area 2	7,233	8,028	795	344	70%
Planning Area 3	21,402	23,662	2,260	978	20%
Planning Area 4	4,394	4,922	528	229	20%
Planning Area 5	21,079	24,271	3,192	1,382	10%
Totals	101,778	120,419	18,641	8,070	
Apportionment to development			18.3%		



Shoalhaven Contributions Plan

The application of the following patronage factors has been applied:

- It is expected that residents of Planning Areas 1 & 2 will use the facility more than residents of other Planning Areas (70% estimated use).
- It is expected that residents of Planning Areas 3 & 4 will use the facility less than residents of Planning Areas 1 & 2 (20% estimated use).
- It is expected that residents of Planning Area 5 will use the facility less than residents of Planning Areas 1, 2, 3 & 4 (10% estimated use).

The contribution rate per ET is calculated by the following formula:

$$\text{Contribution Rate (per ET)} = \frac{\text{Development Share} \times \text{Patronage Factor}}{\text{ETs}}$$

Benefit area(s) Assumptions

None applicable

Estimated/Actual Project Cost

Project not completed

History of Amendment to this Project

This project supersedes the following inactive projects:

- CWAREC0005

Other Relevant Information

Community Infrastructure Strategic Plan 2017

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 Code	CWCFAC5007
Project Area/ Project Category	Citywide/ Community Facilities
Location	Citywide
Description	Shoalhaven Regional Gallery
Strategy	To update the Shoalhaven Multi media and Music Centre that comprises of music recording studios, film/television production suites and radio production suite.
Project Estimate	\$3,000,000.00 in July 2018
Indexed Estimate	\$3,099,780.00
Apportionment	Apportionment to future development is 18.3%
Nexus	The population accommodated in both existing and future development up to 2036 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	The project has been completed.

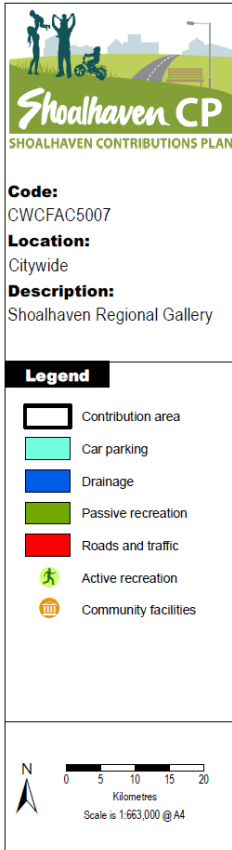
Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$70.30	44,060	8,069	52,129



Shoalhaven Contributions Plan

Project Map



Shoalhaven Contributions Plan

Supporting Information

Project Code	CWCFAC5007
Project Name	Shoalhaven Regional Gallery
Project Status	Project completed

Recoupment Project Cost Breakdown as at 2018

Item	Estimated Cost
Total Project Cost	\$3,000,000
Total cost apportioned to development at 21.12%	\$633,600
Contributions Rate 2018/19 per ET	\$69.96

Apportionment Assumptions

This project is apportioned to the projected residential development across Shoalhaven for the period to 2036. The residential projections have been calculated as described in the Contributions Plan and is estimated as follows:

Citywide Projection	2016	2036	Difference
Population	101,778	120,419	18,641
ETs (2.31 persons per ET)	44,060	52,129	8,069
Apportionment to development			18.3%

Benefit area(s) Assumptions

None applicable

Estimated/Actual Project Cost

This project has been completed.

History of Amendment to this Project

This project supersedes the following inactive projects:

- CWCFAC0007

Other Relevant Information

N/A

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 Code	CWCFAC5002
Project Area/ Project Category	Citywide/ Community Facilities
Location	Citywide
Description	Shoalhaven Entertainment Centre (Bridge Road, Nowra)
Strategy	To provide a multi purpose cultural and convention centre for current and future residents of the Shoalhaven.
Project Estimate	\$9,069,693.21 in Mar 2010
Indexed Estimate	\$11,432,715.71
Apportionment	Recoupment of cost apportioned to future development is 100%.
Nexus	The population accommodated in both existing and future development up to 2036 will generate the demand for this project. The contribution rate calculation therefore reflects this planning philosophy. The recoupment of the remaining cost owed by development is apportioned to 100%.
Supporting Information	See following page/s
Land Acquisition Estimate	\$689,282.00 in Nov 2005
Timing	Not applicable. The project has been completed.

Contribution Rate


Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	1	Equivalent Tenement	\$1,460.12	20,636	5,137	25,773
2020	2	Equivalent Tenement	\$1,460.12	3,131	344	3,475
2020	3	Equivalent Tenement	\$1,894.40	9,265	978	10,243
2020	4	Equivalent Tenement	\$1,894.40	1,902	229	2,131



Shoalhaven Contributions Plan

2020	5	Equivalent Tenement	\$827.26	9,125	1,382	10,507
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Project Map



Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN


Code:
CWCFC5002

Location:
Citywide

Description:
Shoalhaven Entertainment Centre (Bridge Road, Nowra)

Legend

- 1-5 Contribution area
- Car parking
- Drainage
- Passive recreation
- Roads and traffic
- + Active recreation
- + Community facilities



0 5 10 15 20
Kilometres
Scale is 1:663,000 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	CWCFAC5002
Project Name	Shoalhaven Entertainment Centre – Bridge Road, Nowra
Project Status	Project completed

Estimated Project Cost Breakdown as at 2005

Item	Cost
Preliminaries	\$2,720,000
Site works	\$1,305,000
Site services	\$592,500
Substructure	\$1,288,000
Superstructure	\$5,744,600
Finishes	\$1,525,600
Fitments	\$832,000
Services	\$5,312,600
Stage equipment and accessories	\$780,000
Total Project Cost	\$20,100,300

Apportionment Assumptions

Recoupment of this project is apportioned 100% to the projected residential development across all five Planning Areas for the period 2016-2036. The application of the following patronage factors has been applied:

- It is expected that residents of Planning Areas 1 and 2 will use the facility more than residents of other Planning Areas (70% estimated use).
- It is expected that residents of Planning Areas 3 and 4 will use the facility less than residents of Planning Areas 1 and 2 (20% estimated use).
- It is expected that residents of Planning Area 5 will use the facility less than residents of Planning Areas 1, 2, 3 and 4 (10% estimated use).

Therefore, the contribution rate per ET is calculated by the following formula:

$$\text{Contribution Rate (per ET)} = \frac{\text{Development Share} \times \text{Patronage Factor}}{\text{ETs}}$$

The residential projections have been calculated as described in the Contributions Plan and is estimated as follows:



Shoalhaven Contributions Plan

Projection Area	2016	2036	Difference	ETs (2.31 persons per ET)	Patronage Factor
Planning Area 1	47,670	59,536	11,865	5,137	70%
Planning Area 2	7,233	8,028	795	344	70%
Planning Area 3	21,402	23,662	2,260	978	20%
Planning Area 4	4,394	4,922	528	229	20%
Planning Area 5	21,079	24,271	3,192	1,382	10%
Totals	101,778	120,419	18,641	8,070	

Benefit area(s) Assumptions

This project is calculated and applicable across all five (5) Planning Areas.

Actual Project Cost

Item	Cost
Total cost (excluding interest on loan)	\$23,623,816.55
Less grants	-\$3,100,000
Cost to be apportioned	\$20,523,816.55
Plus interest on loan	\$5,313,834.78
Total cost including interest on loan	\$25,837,651.33
Developer apportionment of 18.3% of \$20,523,816.55	\$3,755,858.43
Plus interest on loan	\$5,313,834.78
Total cost to developers apportioned at 100%	\$9,069,693.21

History of Amendment to this Project

This project supersedes the following inactive projects:

- CWCFCAC0002
- CWCFCAC2002

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 Code	CWCFAC5006
Project Area/ Project Category	Citywide/ Community Facilities
Location	Citywide
Description	Shoalhaven City Library Extensions (Berry Street, Nowra)
Strategy	To provide the community with increased variety of activity and access to Information Technology that meets with user needs of growing social development demand.
Project Estimate	\$10,000,000.00 in July 2018
Indexed Estimate	\$10,332,600.00
Apportionment	The apportionment to future development is 100%.
Nexus	Public libraries are the most widely used community facility in Australia and this pattern is reflected in research that indicates the Shoalhaven with double the usage of other community facilities. The existing library facility was sufficient to cater for the demand from the existing development at the time this project was considered by Council. The extension to the library is intended to meet the demand from future development to 2036 and is therefore apportioned 100% to development.
Supporting Information	See following page/s
Land Acquisition Estimate	\$0.00
Timing	2020/2024


Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$1,280.53	44,060	8,069	52,129



Shoalhaven Contributions Plan

Project Map










Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN



Code:
CWC/FAC5006

Location:
Citywide

Description:
Shoalhaven City Library
Extensions (Berry Street,
Nowra)

Legend

	Contribution area
	Car parking
	Drainage
	Passive recreation
	Roads and traffic
	Active recreation
	Community facilities



Kilometres
Scale is 1:663,000 @ A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	CWCFAC5006
Project Name	Shoalhaven City Library Extensions (Berry Street, Nowra)
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2018

Element	Quantity	Rate	Estimated Cost
Library extension	3186m ²	2000	\$6,372,000
Estimated building cost			\$6,372,000
Landscaping, paths & signs		10%	\$637,200
Survey & design		10%	\$637,200
Soil & water management		5%	\$318,600
Estimated construction cost			\$7,965,000
Contingencies		15%	\$1,194,750
Project management		5%	\$398,250
Books & audio-visuals	1810	168	\$304,080
Computer & internet	46	3000	\$138,000
Total Project Cost			\$10,000,000

Apportionment Assumptions

This project is apportioned to the projected residential development across Shoalhaven for the period to 2036.

Planning Area 1 Projection	2016	2036	Difference
Population	101,778	120,419	18,641
ETs (2.31 persons per ET)	44,060	52,129	8,069
Apportionment to development			100%

Benefit area(s) Assumptions

None applicable

Estimated/Actual Project Cost

Project not completed

History of Amendment to this Project

This project supersedes the following inactive projects:

- CWCFAC0006
- CWCFAC2006



Shoalhaven Contributions Plan

Other Relevant Information

Community Infrastructure Strategic Plan 2017

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.

