

# Shoalhaven Contributions Plan

## Supporting Information

<b>Project Code</b>	CWCFAC5002
<b>Project Name</b>	Shoalhaven Entertainment Centre – Bridge Road, Nowra
<b>Project Status</b>	Project completed

## Estimated Project Cost Breakdown as at 2005

<b>Item</b>	<b>Cost</b>
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
<b>Total Project Cost</b>	<b>\$20,100,300</b>

## 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%
<b>Totals</b>	<b>101,778</b>	<b>120,419</b>	<b>18,641</b>	<b>8,070</b>	

## 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
<b>Total cost including interest on loan</b>	<b>\$25,837,651.33</b>
Developer apportionment of 18.3% of \$20,523,816.55	\$3,755,858.43
Plus interest on loan	\$5,313,834.78
<b>Total cost to developers apportioned at 100%</b>	<b>\$9,069,693.21</b>

## History of Amendment to this Project

This project supersedes the following inactive projects:

- CWCFAC0002
- CWCFAC2002

## 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.**

