

Shoalhaven Contributions Plan

Supporting Information

Project Code	03CFAC4001
Project Name	Bay and Basin Community Hub
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2018

Element	Estimated Cost
Demolition	\$559,097
Community Centre	\$3,843,996
Foyer / Indoor play	\$290,937
Atrium, café and indoor play area	\$1,428,870
Clubhouse	\$1,671,132
Refurbishment, alterations and future building works	\$598,941
Fitness	\$1,690,082
Outdoor terrace	\$927,439
Site works and external services	\$5,172,451
Sub Total	\$16,182,945
Builders Preliminaries	\$3,646,598
Total Nett Construction Cost	\$19,829,543
Design Contingencies (10%)	\$1,982,954
Construction Contingencies (10%)	\$2,181,250
Total Estimated Project Cost	\$23,993,747

Note: Detailed design work is yet to be undertaken on this project. This project sheet will be updated when detailed costings are known.

Apportionment Assumptions

This project is apportioned to the projected residential development in Planning Area 3 for the period to 2036. The residential projections have been calculated as described in the Contributions Plan and are estimated as follows:

Planning Area 3 Projection	2016	2036	Difference
Population	21,126	25,588	4,462
ETs (2.31 persons per ET)	9,145.45	11,077.06	1,931.61
Apportionment to development			21.12%

Benefit area(s) Assumptions

None applicable



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Estimated/Actual Project Cost

Project not completed

History of Amendment to this Project

This project supersedes the following inactive project:

- 03CFAC3001

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.

