

Shoalhaven Contributions Plan

Supporting Information

| | |
|-----------------------|---------------------------------------------------------|
| Project Code | CWCFAC2002 |
| Project Name | Shoalhaven Entertainment Centre – Bridge Road, Nowra |
| Project Status | Project completed |

Project Cost Breakdown as at 2010

| 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 2006-2026. 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:

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

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



Shoalhaven Contributions Plan

| Projection Area | 2006 | 2026 | Difference | ETs (2.39 persons per ET) | Patronage Factor |
|-----------------|---------------|----------------|---------------|---------------------------|------------------|
| Planning Area 1 | 43,251 | 59,343 | 16,092 | 6,733 | 70% |
| Planning Area 2 | 6,688 | 6,579 | 0 | 0 | 70% |
| Planning Area 3 | 18,479 | 23,894 | 5,415 | 2,266 | 20% |
| Planning Area 4 | 4,365 | 5,988 | 1,623 | 679 | 20% |
| Planning Area 5 | 19,412 | 24,855 | 5,443 | 2,277 | 10% |
| Totals | 92,195 | 120,659 | 28,573 | 11,955 | 100% |

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's share @ 30.4% (when constructed) of \$20,925,534.81) | \$6,362,383.13 |
| Plus interest on loan | \$5,313,834.78 |
| Total cost to developers | \$11,676,217.91 |

History of Amendment to this Project

This project supersedes the following inactive projects:

- CWCFCAC0002

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.

