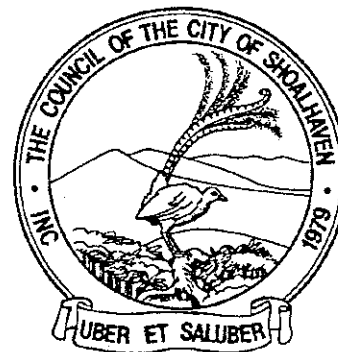


SHOALHAVEN CITY COUNCIL

CONTRIBUTIONS PLAN - AMENDMENT NO. 2



01 ROAD 0120 : Judith Drive, North Nowra
01 DRAI 0003 : Wet retention pond and gross pollutant trap, North Nowra
File Number : 93/2938
Adopted : 15 November 1994
Effective From : 23 November 1994

1.1 INTRODUCTION/BACKGROUND

Road

Council has identified the need to construct a section of Judith Drive, North Nowra to improve access to the area bounded by Pitt Street, Illaroo Road and Page Avenue. The new road will provide access to a number of subdivisions and a proposed new primary school.

Pollution Control

Council has further identified the need for a pollution control device on the watercourse which drains the area bounded by Illaroo Road, Pitt Street, Garlin Close, Goolagong Street and Page Avenue, North Nowra.

1.2 PURPOSE OF THE PLAN (CI41F(b) EP&A Regs 1980)

The purpose of the plan is to recover the costs by way of a section 94 contribution of the construction of the road, pollution control device and ancillary works.

1.3 LAND TO WHICH THE PLAN APPLIES (CI41F(b) EP&A Regs 1980)

The plan will apply to the land generally bounded by Illaroo Road, Pitt Street, Garlin Close and Page Avenue and is defined on the attached plan.

1.4 DEVELOPMENT TO WHICH THIS PLAN APPLIES

The plan applies to subdivisions and development within the subject land and the development of the Primary School.

2.0 ESTABLISHMENT OF NEXUS

2.1 REQUIRED INFRASTRUCTURE/WORKS

Construct access road and roundabout : Project 01 ROAD 0120.

Construction of wet retention pond, gross pollutant trap and ancillary work :
Project 01 DRAI 0003.

2.2 NEXUS (CI41F(c) EP&A Regs 1980)

Road

The section of Judith Drive immediately north of Page Avenue is currently unformed. A road will, therefore, need to be constructed to provide access for development. As opening this section of Judith Drive will create a four-way intersection at Page Avenue, it will be necessary to construct a roundabout.

Pollution Control

The development of land within the catchment has the potential to cause sediment pollution downstream. Other pollutants are often associated with the sediment, including nutrients and pesticides. It will, therefore, be necessary to construct pollution control devices to contain the pollution.

2.3 APPORTIONMENT OF COSTS (CI41F(d) EP&A Regs 1980)

Road

The cost of road construction will be divided between the developers of the residential land and the Department of School Education on the basis of traffic generation. There are three separate portions of residential zoned land owned by Council, the Department of Conservation and Land Management and a private landowner (see attachment No. 1).

Pollution Control

The cost of the project has been apportioned by dividing the cost of the project by the catchment area to achieve a rate per square metre. Council will be responsible for the portion of the cost attributable to existing development.

3.0 WORKS PROGRAM (CI41F(g) EP&A Regs 1980)

Road

Stage I	Survey and Design	1995
Stage II	Construct Road and Roundabout	1996

Pollution Control

Stage I	Preliminary Design	1993/4
Stage II	Detailed Design and Survey	1995
Stage III	Construction of Wet Retention Pond & GPT	1996

4.0 METHOD/TIMING OF PAYMENT (CI41F(f) EP&A Regs 1980)

The method of payment for residential development will be by way of a contribution per lot and per area on release of the Linen Plan. The Department of School Education will be required to make a lump sum contribution on approval of a building/development application for the school.

2.3 APPORTIONMENT (CI 41F(d) E.P. & A. Regs. 1980)
File No. 93/2938

01 ROAD 0120 = NORTH NOWRA (Section 94 Plan Amendment No. 2)

Judith Drive Extension :

- Note:
- Access to school and residential subdivisions.
 - Needs to be 13 metres wide to allow for on-street car parking and safe bus movement.
 - 133 metres long x 13 wide = 1,729 square metres
125 metres long x 9 wide = 1,125 square metres
2,854 square metres
 - Roundabout is required at Page Avenue intersection with Judith Drive. Normally, this intersection would operate satisfactorily as a "T" intersection if the northern leg of Judith Drive was not opened-up. Opening this leg makes this a four-way intersection which would require a roundabout.

Therefore, the cost should be borne by the developers accessing the Judith Drive extension to the north of Page Avenue. (Similar justification used for the roundabout at ISA/OSR/Hillcrest)

- Beneficiaries of Judith Drive extension and roundabout:

Benefit Area 1 = C*LM	= 88 lots
= SCC	= 29 lots
Benefit Area 2 = Dept Sch Ed	= 24 lots (equivalent to 600 students)
Benefit Area 3 = Maynard Inv	= <u>30 lots</u>
(Tovedale subdiv)	
TOTAL	= 171 lots

2.3 APPORTIONMENT (CI41F(d) E.P. & A. Regs 1980)

ESTIMATED

Cost : 01 ROAD 0120:

<u>Road</u> = 133 metres long x 13 metres wide	= 1,729 square metres	
125 metres long x 9 metres wide	= <u>1,125 square metres</u>	
Construction	= 2,854 square metres x \$30 =	\$85,620

Kerb and gutter = 51 metres		x \$85 = \$43,860
Median (K&G both sides 1.2 minimum fill)	= 160 metres	x \$85 = \$13,600
- at both 90° bends	= 96 square metres	x \$50 = \$4,800

<u>Road Drainage</u> 600 mm dia RR Class Y	= 170 metres	x \$135 = \$22,950
Pits	= 2 No.	x 1,000 = \$2,000
		\$172,830

Design/Supervision/Survey	= 6%	\$ 10,370
Administration and on-costs	= 15.5%	\$ 26,789
Total Road Cost	=	<u>\$209,989</u>

Roundabout

Assume "Fried-Egg" type	Item	\$50,000
● to accommodate buses		
● no major service problems		
● no land acquisition		
● hotmix overlay		

Design/Supervision/Survey	= 6%	= \$3,000
Administration and on-costs	= 15.5%	= <u>\$7,750</u>

Total Roundabout Cost	=	<u>\$60,750</u>
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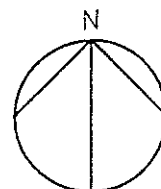
Total Project Costs	=	<u>\$270,739</u>
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SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 2

FILE NO: 93/2938
ADOPTED: 15/11/1994
EFFECTIVE FROM: 23/11/1994
FACILITY: DRAINAGE
PROJECT: RETENTION BASIN & GROSS
POLLUTANT TRAP

PROJECT No:
01 DRAI 0003



2.3 APPORTIONMENT (CI41F(d) E.P. & A. Regs. 1980)**01 ROAD 0120 (Section 94 Plan Amendment No. 2)****CALCULATION OF CONTRIBUTION RATES****ROAD**

Road Cost	=	\$209,989	
Road Pavement	=	2,854 square metres	
Benefit Area 1	=	CALM & SCC	= 117 lots
Benefit Area 2	=	Dept Sch Ed	= 24 lots (600 pupils)
Benefit Area 3	=	Maynard Invest	= <u>30 lots</u>
Benefit Areas 1, 2 and 3		= 171 lot total	

The first 133 metres x 9 metres wide to benefit Areas 1, 2 and 3

$$\text{Cost} = (1,197) \div 2,854 \text{ square metres} \times \$209,989 = \$88,072$$

$$\text{Apportionment to Area 1} = (117 \div 171) \times \$88,072 = \$60,260$$

$$\text{Apportionment to Area 2} = (24 \div 171) \times \$88,072 = \$12,361$$

$$\text{Apportionment to Area 3} = (30 \div 171) \times \$88,072 = \$15,451$$

Benefit Area 1

The second 125 metres x 9 metres wide to Benefit Area 1 only

$$\text{Cost} = (1,125) \div 2,854 \text{ square metres} \times \$209,989 = \$82,774$$

Benefit Area 2

The total length of 133 metres x 4 metres wide to Benefit Area 2 only

$$\text{Cost} = (532) \div 2,854 \text{ square metres} \times \$209,989 = \$39,143$$

ROUNDAABOUT: Cost \$60,750 to Benefit Areas 1, 2 and 3

$$\text{Apportionment to Area 1} = (117 \div 171) \times \$60,750 = \$41,566$$

$$\text{Apportionment to Area 2} = (24 \div 171) \times \$60,750 = \$8,526$$

$$\text{Apportionment to Area 3} = (30 \div 171) \times \$60,750 = \$10,658$$

BA1	\$60,260	BA2	\$12,360	BA3	\$15,451
	\$82,774		\$39,143		<u>\$10,658</u>
	<u>\$41,566</u>		<u>\$8,526</u>		<u>\$26,109</u>
	<u>\$184,600</u>		<u>\$60,030</u>		

**SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN - AREA 1
FACILITY: ROADS**

1. Locality North Nowra
2. Project Construct Judith Drive Extension and Judith Drive/Page Avenue Intersection
3. Project No. 01 Road 0120
4. Total Cost \$270,739
5. Traffic Generation and Cost Apportionment

Benefit Area	No. Equivalent Tenements		Total Traffic Generation (V.P.D)	Cost Per Benefit Area (\$)	Cost Per E.T. (\$)	Council Responsibility (\$)	Developer Contribution (\$)
	Existing	Additional					
1	Nil	117	1,170	184,600	1,578	Nil	184,600
2	Nil	Equivalent 24	240	60,030	(school)2,501	Nil	60,109
3	Nil	30	300	26,109	870	Nil	26,109
Through Traffic	Nil						
				\$270,739		Nil	\$270,739
CONTRIBUTIONS PLAN AREA 1 AMENDMENT NO. 2 FILE NO: 93/2938 ADOPTED: 15 November 1994 EFFECTIVE FROM: 23 November 1994							

(CI41F(d) EP&A Regs 1980)

**SHOALHAVEN CITY COUNCIL
CONTRIBUTIONS PLAN AREAS 1-5
FACILITY : DRAINAGE**

1. **Locality:** North Nowra
2. **Project:** Illaroo Road Wet Retention Basin and Gross Pollutant Trap
3. **Project Number:** 01 DRAI 0003
5. **Cost Apportionment:**

BENEFIT AREA	CATCHMENT AREA		COST PER m ² \$	COUNCIL RESPONSIBILITY \$	DEVELOPER CONTRIBUTION \$
	EXISTING DEVELOPMENT INCLUDING ROADS AND RESIDENTIAL ZONES (m ²)	POTENTIAL NEW DEVELOPMENT (m ²)			
1	107,537	162,743	1.16	124,335	188,165
CONTRIBUTIONS PLAN AREA 1 AMENDMENT NO. 2 FILE NO. 93/2938 ADOPTED: 15 November 1994 EFFECTIVE FROM: 23 November 1994					

(CI41F(d) EP&A Regs 1980)

NORTH NOWRA: JUDITH DRIVE EXTENSION and ROUNDAABOUT

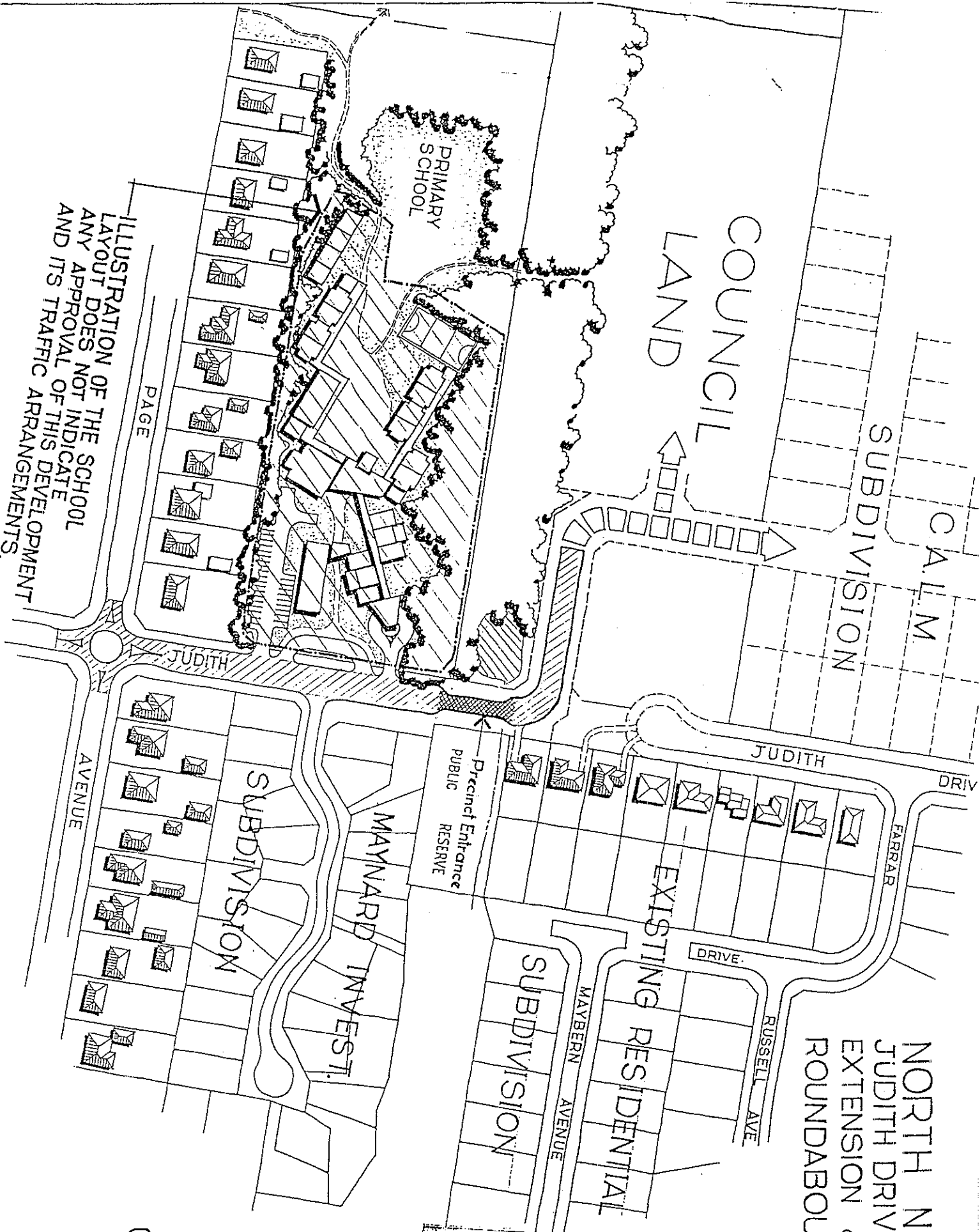
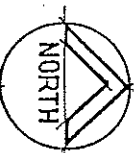
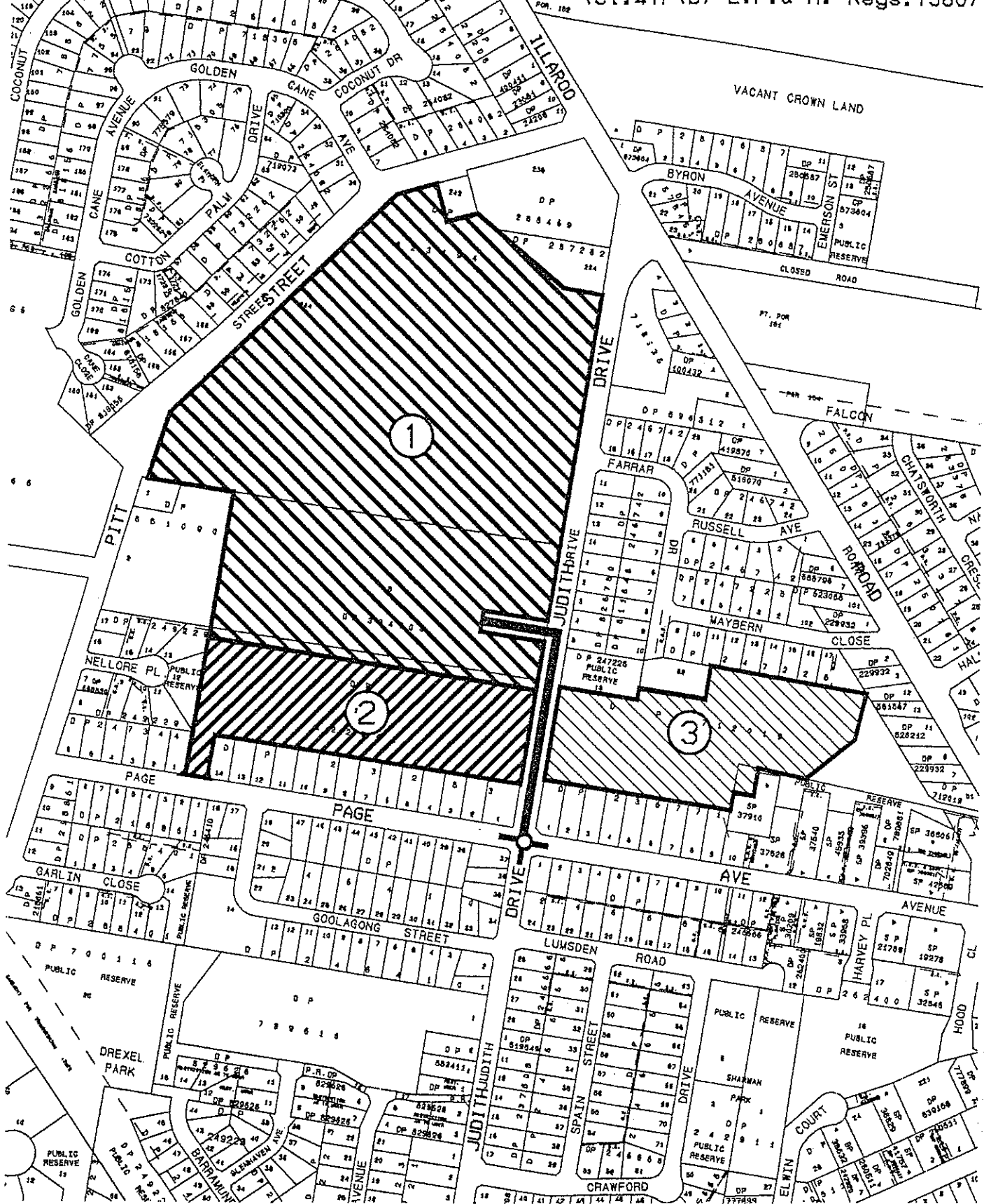


ILLUSTRATION OF THE SCHOOL
LAYOUT DOES NOT INDICATE
ANY APPROVAL OF THIS DEVELOPMENT
AND ITS TRAFFIC ARRANGEMENTS.

OCTOBER 1994





SHOALHAVEN CITY COUNCIL CONTRIBUTION PLAN AREA 1 AMENDMENT NO. 2

FILE NO: 93/2938
ADOPTED: 15/11/1994
EFFECTIVE FROM: 23/11/1994
FACILITY: ROADS
PROJECT: CONSTRUCT JUDITH DRIVE & ROUNDABOUT

PROJECT No:
01 ROAD 0120

