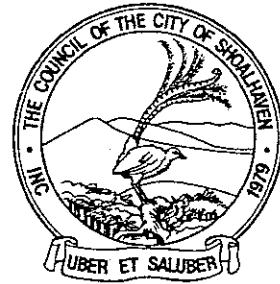


# SHOALHAVEN CITY COUNCIL PLANNING SERVICES DIVISION



## CONTRIBUTIONS PLAN - AMENDMENT NO. 8

### ALL-WEATHER GRAVEL ACCESS ROADS WITHIN WOLLUMBOOLA SUBDIVISION SF 7495

File Number : 94/1833  
Public Exhibition  
From : 30 August 1995  
to : 27 September 1995  
Adopted : 28 November 1995  
Effective From : 13 December 1995

#### 1. INTRODUCTION/BACKGROUND

At its meeting of Tuesday 1 June 1993, Council resolved to investigate a section 94 plan over the subdivision covered by SF 7495 at Wollumboola. The plan is to cover the provision of all-weather road access and any other essential services within the 40ha lot subdivision.

#### 2. PURPOSE OF THE PLAN (Cl.26(1)(a)EP&A Regs.1994)

The purpose of the plan is to fund the costs associated with the construction of the roads by way of a section 94 contribution on development of land within the benefit area of roads project 02 ROAD 0010 (plan attached).

#### 3. LAND TO WHICH THE PLAN APPLIES (Cl.26(1)(b)EP&A Act Regs.1994)

The plan applies to land within the benefit area related to Road Project 02 ROAD 0010 shown hatched on the benefit area map (attached) and bordered by a thick black line. The land may be further described as follows:

Lots 9-21 (inclusive) in Deposited Plan 833420

The land is generally bounded by the western foreshore of Lake Wollumboola, Coonemia Creek to the south and Coonemia Road to the west.

#### 4. RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND (Cl.26(1)(c)EP&A Regs.1994)

It has become necessary to construct two all-weather, gravel pavement roads within the subdivision to access Coonemia Road in order to cater for the additional demand which future development will generate.

**5. FORMULA USED TO DETERMINE CONTRIBUTION** (Cl.26(1)(d)EP&A Regs.1994)

The contribution is based on the following formula:

$$\text{Contribution} = \frac{\left[ \begin{array}{l} \text{length used by lot} \\ \text{-----} \times \text{estimated cost} \\ \text{total length of road} \end{array} \right]}{\text{No. benefitting lots.}}$$

**6. CONTRIBUTION RATE** (Cl.26(1)(c)EP&A Regs.1994)

The following contribution rates have been calculated for road "A" on the basis of seven (7) benefitting allotments contributing equitably to Road "A" - Project 02 ROAD 0010:

- Lot 9, DP 833420 = \$24,230
  - Lot 10 DP 833420 = \$24,230
  - Lot 11 DP 833420 = \$24,230
  - Lot 16 DP 833420 = \$2,006
  - Lot 17 DP 833420 = \$6,516
  - Lot 20 DP 833420 = \$16,996
  - Lot 21 DP 833420 = \$7,742
- (see attachment for details)

The following contribution rates have been calculated for road "B" on the basis of six (6) benefitting allotments contributing equitably to Road "B" in Project - 02 ROAD 0010:

- Lot 12 DP 833420 = \$13,246
  - Lot 13 DP 833429 = \$13,246
  - Lot 14 DP 833420 = \$6,885
  - Lot 15 DP 833420 = \$4,638
  - Lot 18 DP 833420 = \$13,246
  - Lot 19 DP 833420 = \$7,459
- (see attachment for details)

**7. TIMING OF CONTRIBUTION PAYMENT AND CONDITION ALLOWING DEFERRED OR PERIODIC PAYMENT** (Cl.26(1)(f)EP&A Regs.1994)

The method of payment for residential development will be by way of a contribution per lot on release of the linen plan; or

where construction is involved, then payment will be made prior to the release of the building permit; or

developer may construct the roads; or

by special arrangement entered into and agreed upon between the developer and Council.

Council may consider requests for deferment of conditions requiring monetary contributions made under section 94 of the Environmental Planning & Assessment Act 1979, provided the following criteria is met:

- (a) the section 94 contributions do not relate to the provision of facilities or services that, if not provided with the development, could threaten public safety and/or health.
- (b) The maximum deferral period would be two (2) years from the date of the issue of building permit, release of linen plans or endorsement of date of the development approval (whichever is applicable).
- (c) If such conditions are deferred, the applicant will be required to provide the following:
  - bank guarantee for the amount of the section 94 contribution, plus a penalty interest rate apportioned over the period of the bank guarantee
  - minor administration fee.

Deferred or periodic payment will be subject to the approval of the Assistant General Manager, after considering the circumstances of the case.

**8. WORKS SCHEDULE OF PUBLIC FACILITY/WORKS TO BE PROVIDED**  
(Cl.26(1)(g)EP&A Regs.1994)

The project involves the construction of two all-weather roads of gravel pavement standard.

Road "A" comprises a length of 4,150 metres by six metres in width from Coonemia Road to the western boundary of Lot 9.

Road "B" comprises a length of 2,300 metres by six metres in width, from Coonemia Road to the western boundary of Lot 12.

**9. ESTIMATE OF COSTS AND TIMING** (Cl.26(1)(g)EP&A Regs 1994)

- Estimated cost Road "A"

4,150m long x 6m wide = 24,900m <sup>2</sup>	=	\$22,730
Shoulder material (shale)		
Supply to site = 24,900m <sup>2</sup> x 0.15m + 10%		
= 4,108.5m <sup>3</sup> x \$16.23	=	<u>\$66,680</u>
	=	\$89,410
Administration and on-costs - 15.5%	=	\$13,858
Design and supervision - 3%	=	<u>2,682</u>
Estimated Cost Road "A"	=	<u>\$105,950</u>

- Estimated Cost Road "B"

2,300m long x 6m wide = 13,800m <sup>2</sup> x \$0.91	=	\$12,600
Shoulder Material (shale)		
Supply to site = 13,800m <sup>2</sup> x 0.15m + 10%		
= 2,277m <sup>3</sup> x \$16.23	=	<u>\$36,950</u>

Administration and on-costs 15.5%	=	7,680
Design and supervision 3%	=	<u>1,490</u>
Estimated Total Cost	=	<u>\$58,720</u>

- Timing

The project is scheduled to be implemented as development proceeds and the demand is generated. Alternatively, the developer may construct the roads in lieu of monetary payment of the contribution.

Draft Amendment No. 8 - Attachment

CONTRIBUTION RATE CALCULATIONS (Cl.26(1)(c) EP&A Regs. 1994)

Road "A" (estimated cost = \$105,950)

1. Lot 16 =  $550\text{m} \div 4,150\text{m} \times \$105,950 \div 7 \text{ lots}$  = \$2,006/Benefit Area 1

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2. Lot 17 =  $1,060\text{m} \div 4,150\text{m} \times \$105,950 \div 5 \text{ lots}$  = \$4,510/Benefit Area 2  
+ \$2,006/Benefit Area 1  
= \$6,516

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3. Lot 21 =  $240\text{m} \div 4,150\text{m} \times \$105,950 \div 5 \text{ lots}$  = \$1,226/Benefit Area 3  
+ \$6,516/Benefit Areas 1 & 2  
= \$7,742

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4. Lot 20 =  $1,450\text{m} \div 4,150\text{m} \times \$105,950 \div 4 \text{ lots}$  = \$9,255/Benefit Area 4  
+ \$7,742/Benefit Areas 1, 2 & 3  
= \$16,997

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5. Lot 10 =  $850\text{m} \div 1,450\text{m} \times \$105,950 \div 3 \text{ lots}$  = \$7,234/Benefit Area 5  
+ \$16,996/Benefit Areas 1,2,3 & 4  
= \$24,230

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5. Lot 11 = Benefit Areas 1, 2, 3, 4 & 5 = \$24,230

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5. Lot 9 = Benefit Areas 1, 2, 3, 4 & 5 = \$24,230

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Road "B" (Estimated Cost = \$58,720)

6. Lot 15 =  $1,090\text{m} \div 2,300\text{m} \times \$58,720 \div 6 \text{ lots}$  = \$4,638/Benefit Area 6

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7. Lot 14 =  $440\text{m} \div 2,300\text{m} \times \$58,720 \div 5 \text{ lots}$  = \$2,247/Benefit Area 7  
+ \$4,638/Benefit Area 6  
= \$6,885

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8. Lot 19 =  $90\text{m} \div 2,300\text{m} \times \$58,720 \div 4 \text{ lots}$  = \$574/Benefit Area 8  
+ \$6,885/Benefit Areas 6 & 7  
= \$7,459

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9. Lot 18 =  $680m \div 2,300m \times \$58,720$  lots = \$5,787/Benefit Area 9  
+ \$7,459/Benefit Areas 6, 7 & 8  
= \$13,246

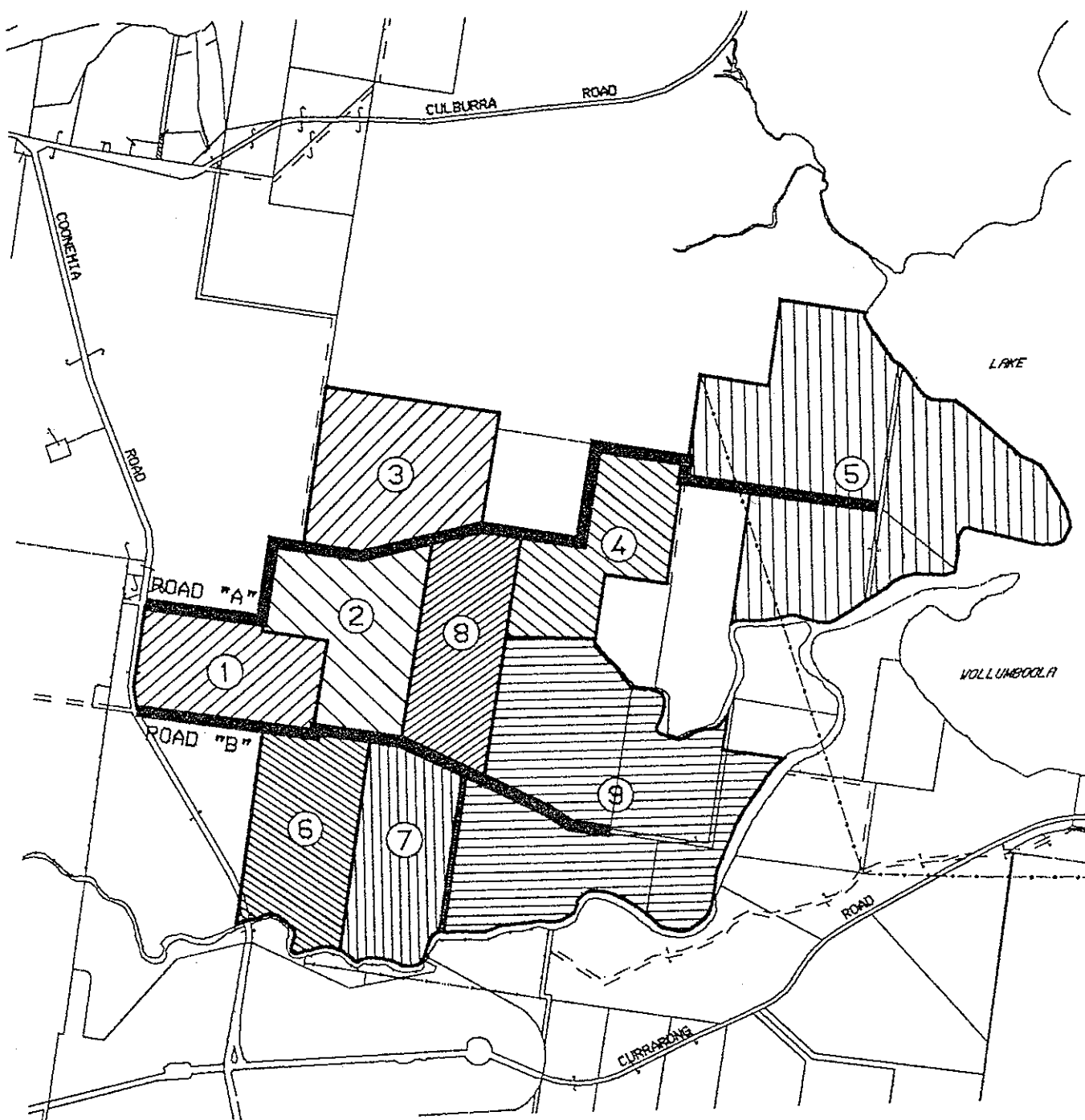
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9. Lot 13 = Benefit Areas 6, 7, 8 & 9 = \$13,246

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9. Lot 12 = Benefit Areas 6, 7, 8 & 9 = \$13,246

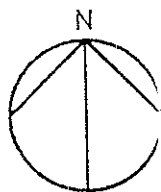
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**SHOALHAVEN CITY COUNCIL  
CONTRIBUTION PLAN AREA 2  
AMENDMENT NO. 8**

FILE NO: 94/1833  
 ADOPTED: 28/11/95  
 EFFECTIVE FROM: 13/12/95  
 FACILITY: ROADS  
 PROJECT: WOLLUMBOOLA SUBDIVISION ALL-WEATHER  
 GRAVEL ACCESS ROADS

PROJECT No:  
**02 ROAD 0010**



DRAWING FILE: SECT94:AREA2 (WINDOWS-AMENDS & FAMENDS)

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

1. Urban Area Culburra
2. Project All-weather, gravel pavement access roads within Wollumboola Subdivision
3. Project No. 02 Road 0010
4. Total Cost \$164,670
5. Cost Apportionment

103957

Benefit Area	No. Equivalent Tenements		Road Length Generated by Demand	Cost Per Benefit Area (\$)	Cost Per E.T. (\$)	Council Responsibility (\$)	Developer Contribution (\$)
	Existing	Additional					
1	Nil	1	550m	2,006	2,006	Nil	2,006
2	Nil	1	1,610m	6,515	6,516	Nil	6,516
3	Nil	1	1,850m	7,742	7,742	Nil	7,742
4	Nil	1	3,300m	16,997	16,997	Nil	16,997
5	Nil	3	5,150m	72,690	24,230	Nil	72,690
6	Nil	1	1,090m	4,638	4,638	Nil	4,638
7	Nil	1	1,530m	6,885	6,885	Nil	6,885
8	Nil	1	1,620m	7,459	7,459	Nil	7,459
9	Nil	3	2,300m	39,738	13,246	Nil	39,738
Through traffic	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	Nil	13	6,450			Nil	164,670

10399  
\$2,060.21  
\$6,721.33  
\$7,985.96  
\$17,532.60  
\$74,980.57  
\$7,844.15  
7,101.96  
7,694.04  
40,990.20

Contributions Plan Area 1  
Amendment No. 8  
File No. 94/1833  
Exhibited from:  
to:  
Adopted:

NOTE: For traffic generation, use the Traffic Authority of NSW Guidelines - 6.7 vehicles/day per dwelling