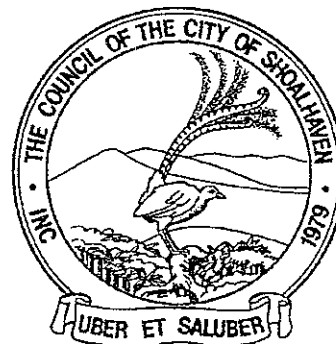


SHOALHAVEN CITY COUNCIL

CONTRIBUTIONS PLAN - AMENDMENT NO. 11



05 DRAI 0010 : Drainage Works and Pipeline for
Section 6 and Kingsley Avenue,
Ulladulla

File Number : 94/2081

Public Exhibition

From : 23 February 1995

to : 23 March 1995

Adopted : 2 May 1995

Effective From : 10 May 1995

1. INTRODUCTION/BACKGROUND

In its original Contributions Plan 1993, Council identified the need for a drainage project (05 DRAI 0010) designed to service a certain catchment generally located in and around the Narrawallee Street, Kingsley Avenue, North and St Vincent Streets area (see Benefit Area map attached).

However, since the cost of the project was first estimated for the original Contributions Plan, Council has discovered that poor ground conditions exist in the location where the work is to be carried out. In addition, the cost of compensation has risen due to increased land values in the area.

In this regard, Council has resolved to amend the Contributions Plan relating to this project to reflect the increase in the costs of providing this drainage facility.

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

The purpose of the plan is to adjust the contribution rate to reflect the increase in the costs of construction due to the poor ground conditions in the subject area and an increase in land values.

A further purpose of the plan is to recover a portion of the cost of drainage provision by way of a section 94 contribution on future development within the catchment area.

3. LAND TO WHICH THE PLAN RELATES (*Cl.26(1)(b) EP&A Regs. 1994*)

This plan applies to land within the catchment area as shown bounded by a thick black line and hatched on the benefit area map associated with project 05 DRAI 0010 (attached).

The land comprises a mix of medium density residential and detached housing uses together with special uses including a police station, school, Telecom and Roads & Traffic Authority depot sites

The area is generally located on the south and western sides adjoining the Princes Highway and is roughly bounded by Church Street in the south and St Vincent Street to the west.

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

The plan applies to subdivision and all other types of development within the subject land as shown on the benefit area map (attached)

Council has identified that existing drainage within the subject area is inadequate to cater for the increased stormwater run-off when the area becomes fully developed. In particular, areas zoned for medium density development have the potential to significantly increase stormwater run-off and additional facilities will be required to effectively control the stormwater discharge.

The need to prevent land degradation, due to urban development, has also been recognised. Most land degradation associated with urban development results from erosion by water and consequent sediment pollution to downslope lands and waterways. Other pollutants are often associated with the sediment, including nutrients, pesticides and other contaminants.

The construction of additional drainage systems and/or the augmentation of the existing drainage system and/or pollution control measures will be required as development proceeds. The need for a drainage facility can be shown to be directly related to the potential run-off from the fully developed drainage catchment area.

The drainage scheme was selected using the three following criteria:

- to enable Council to provide an effective stormwater drainage system for the catchment within a reasonable time period;
- to assist the area currently zoned for medium density, where development may be impeded by the lack of a drainage system, to be developed; and
- to prevent land degradation associated with urban development.

The work involved will adequately cater for allotment drainage and prevent flooding of roads within the area and thus provide for better development and all-weather access to and within the area

5. FORMULAE USED TO DETERMINE CONTRIBUTIONS
(Cl.26(1)(d) EP&A Regs. 1994)

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 costs attributable to existing development.

6. CONTRIBUTION RATES *(Cl.26(1)(e) EP&A Regs. 1994)*

Given that Council is responsible for existing roads, dwellings and land already developed for other purposes, estimates indicate Council's share of the \$535,540 cost of the project will be \$341,726 and the developers' responsibility should amount to \$193,814.

A contribution rate of \$2.70 was calculated as follows:

Total Project Cost ÷ benefiting catchment area = contribution
\$535,540 ÷ 197,870 square metres = \$2.70 per square metre
(see table attached)

The contribution applies to subdivision and development of the land within the benefiting catchment area (see benefit area map attached).

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

This plan does not provide for deferred or periodic payment of contributions. Any variation in this regard, however, must be approved by the Council having regard to the circumstances of the case. A variation to the timing of contribution payment may involve certain guarantees having to be undertaken by the applicant.

The method of payment for subdivision will be by way of a contribution per lot on release of the linen plan.

Payment for other types of development will be made prior to the issuing of the building approval.

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

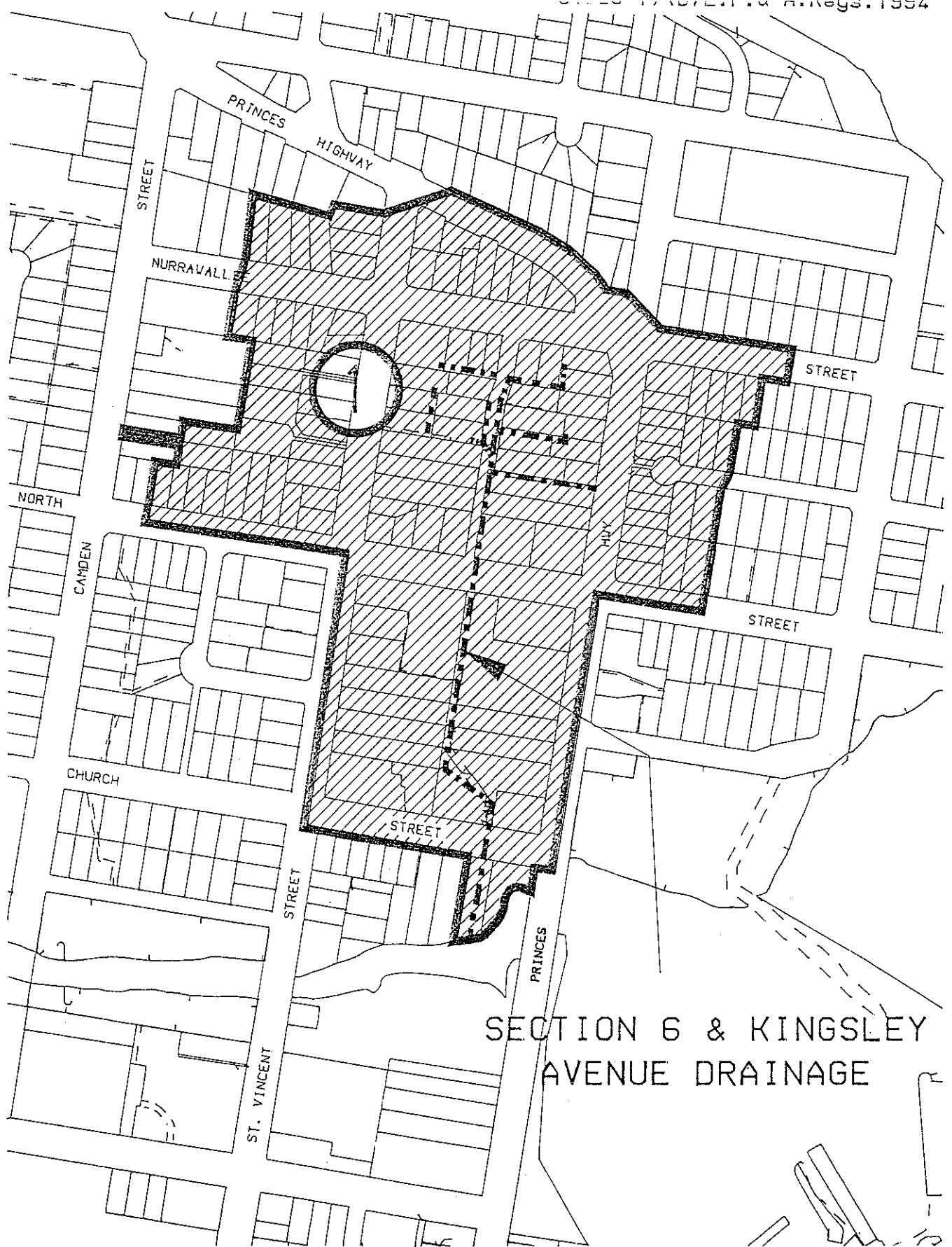
Project 05 DRAI 0010 comprises:

- detailed survey and design of the system between North Street and Millards Creek, including the acquisition of drainage easements;
- construction of the pipeline; and
- provision of a sedimentation basin.

The project is estimated to cost \$535,540, including survey and design, acquisition of easements, construction and provision of sedimentation basin.

Staging of the Project is expected to be as follows:

Stage I	Detailed survey and design of the system between North Street and Millards Creek including the acquisition of drainage easements	1991
Stage II	Construction of the pipeline from Lot 20 DP 746286 to Church Street	1994
Stage III	Acquisition of the remaining drainage easements	1995
Stage IV	Construction of pipeline from Church Street to Millards Creek, including sedimentation basin	1996
Stage V	Construction of pipeline from the Princes Highway to Kingsley Avenue	1999
Stage VI	Construction of pipeline from North Street to Lot 20 DP 746286	2001
Stage VII	Survey and design the remainder	2002
Stage VIII	Construction along Kingsley Avenue	2004
Stage IX	Construct within easement off Kingsley Avenue	2005



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 5 AMENDMENT NO. II

FILE NO: 94/2081

ADOPTED: 2/5/95

EFFECTIVE FROM: 10/5/95

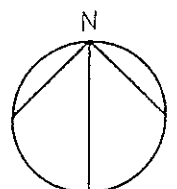
FACILITY: DRAINAGE

PROJECT: SECTION 6 & KINGSLEY AVENUE, ULLADULLA -

DRAINAGE

DRAWING FILE: SECT94:AREA5 (WINDOWS-FAMENDII & AMENDII)

PROJECT No:
05 DRAI 0010



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

1. Locality Ulladulla
2. Project Section 6 and Kingsley Avenue, Drainage
3. Project No. 05 DRAI 0010
4. Total Cost \$535,540
5. Traffic Generation and Cost Apportionment

Benefit Area	Catchment Area		Cost Per m2 (\$)	Council Responsibility (\$) Estimated	Developer Contribution (\$) Estimated
	Existing Development including roads and Residential Zones (m ²)	Potential New Development (m ²)			
1	126,260	71,610	2-70	341,726	193,814

SECTION 94 AREAS 1-5

Locality	Project	Task	Project Number	Benefit Area	Total Cost (\$)	Contribution per m ² (\$)	Expected Year of Construction	Staging
Ulladulla	New Street Drainage	Construct Drainage Pipeline	05 DRAI 0005	1	52,458	2.15	1995	
Mollymook	Drainage of land off Princes Highway	Construct Interallotment Drainage	05 DRAI 0006	1	37,919	4.11	1999 2001 2002 2003 2004	1 2 3 4 5
Mollymook	Drainage of land off Princes Highway	Construct Interallotment Drainage	05 DRAI 0007	1	22,148	2.67	1996 1999	1 2
North Ulladulla	Drainage of land off Princes Highway	Construct Interallotment Drainage	05 DRAI 0008	1	58,810	3.73	1996 1997 2000 2004	1 2 3 4
Ulladulla	Boree Street Drainage	Augment Existing Drainage System	05 DRAI 0009	1	173,334	4.2	1994	-
Ulladulla Amendment No. 11 File 94/2081 Adopted 2.5.95 Effective 10.5.95	Kingsley Avenue Drainage	Construct Drainage Pipeline	05 DRAI 0010	1	535,540	2.70	1991 1994 1995 1996 1997 2001 2002 2004 2005	1 2 3 4 5 6 7 8 9
Ulladulla	North Street Drainage	Construct Drainage Pipeline	05 DRAI 0011	1	25,419	2.19	1993 1997	1 2