

SHOALHAVEN CITY COUNCIL



CONTRIBUTIONS PLAN

AMENDMENT NO. 13

01 ROAD 0033	:	Upgrade gravel pavement, Main Road, Cambewarra
01 ROAD 0034	:	Upgrade timber bridge, Main Road, Cambewarra
File No.	:	94/2821
Adopted	:	20 December 1994
Effective From	:	28 December 1994

1.1 INTRODUCTION/BACKGROUND

In the process of considering a subdivision application for the development of five (5) allotments on Portions 68, 106 and 107 Parish of Illaroo, situated off Main Road, Cambewarra, Council has identified the need to amend the number of benefiting equivalent tenements relating to the upgrading of 800 metres of gravel pavement west of Bangalee Road (01 ROAD 0033) and the upgrading of the timber bridge on Main Road (01 ROAD 0034).

This has become necessary because this subdivision comprises an additional equivalent tenement (allotment) as provided for under the new interpretation of clause 11. That is, the creation of three (3) concessional lots, a residue (1) plus one (1) x 40 hectare allotment - a total of five (5) lots.

The rate of contributions per lot, as set out in the current Contributions Plan, has been calculated on the basis of three (3) concessional lots being created out of an existing holding of 40 plus hectares.

As a consequence, the contribution rate per lot, for upgrading both the timber bridge and gravel pavement on Main Road should be reassessed accordingly in order to achieve an equitable rate of contribution.

1.2 PURPOSE OF THE PLAN (Cl.41 F(b), EP&A Regs 1980)

The purpose of the plan is to reassess the contribution rates currently applying to projects 01 ROAD 0033 and 01 ROAD 0034.

1.3 LAND TO WHICH THE PLAN APPLIES (Cl. 41F(B), EP&A Regs. 1980)

The plan applies to land within the benefit areas of projects 01 ROAD 0033 and 01 ROAD 0034, being Lots 3 and 4, DP 591679, Lots 1, 2 and 3, DP 813495, Portions 56, 68, 106, 107 and 111 Parish of Illaroo and Lot 4, DP 593138 (see attachments).

1.4 DEVELOPMENT TO WHICH THIS PLAN APPLIES

This plan applies to the subdivision and development (including the construction of a dwelling/s) of the land contained within the relevant benefit areas, where such subdivision and/or development generates a demand for the subject services and/or facilities.

2.0 ESTABLISHMENT OF NEXUS

2.1 01 ROAD 0033: MAIN ROAD, CAMBEWARRA

Upgrade gravel pavement for 800 metres west of Bangalee Road.

01 ROAD 0034: MAIN ROAD, CAMBEWARRA

Upgrade timber bridge located towards the western end of Main Road across a tributary to Tapitallee Creek.

2.2 NEXUS (*Cl. 41F(b) EP&A Regs.1980*)

Gravel pavements have a limited life due to the loss of gravel from the pavement due to traffic usage and climatic conditions. The rate of wear and the standard of pavement required is increased with higher traffic volumes. Consequently, the gravel pavement will require strengthening sooner, if further development generates additional traffic onto the road.

Shoalhaven City Council has developed a strategy to strengthen existing gravel roads to provide a suitable level of service for the increased traffic volumes. This work involves the strengthening of the road pavement and, in some cases, may involve additional upgrading work such as:

- (a) widening specific areas; and/or
- (b) upgrading or providing culverts at specific locations.

Strengthening of the gravel pavement may involve increasing the pavement thickness and/or using mechanical or chemical stabilisation techniques.

It will be necessary to upgrade the gravel pavement on Main Road for a distance of 800 metres west of Bangalee Road to cater for the additional demand which future development will generate.

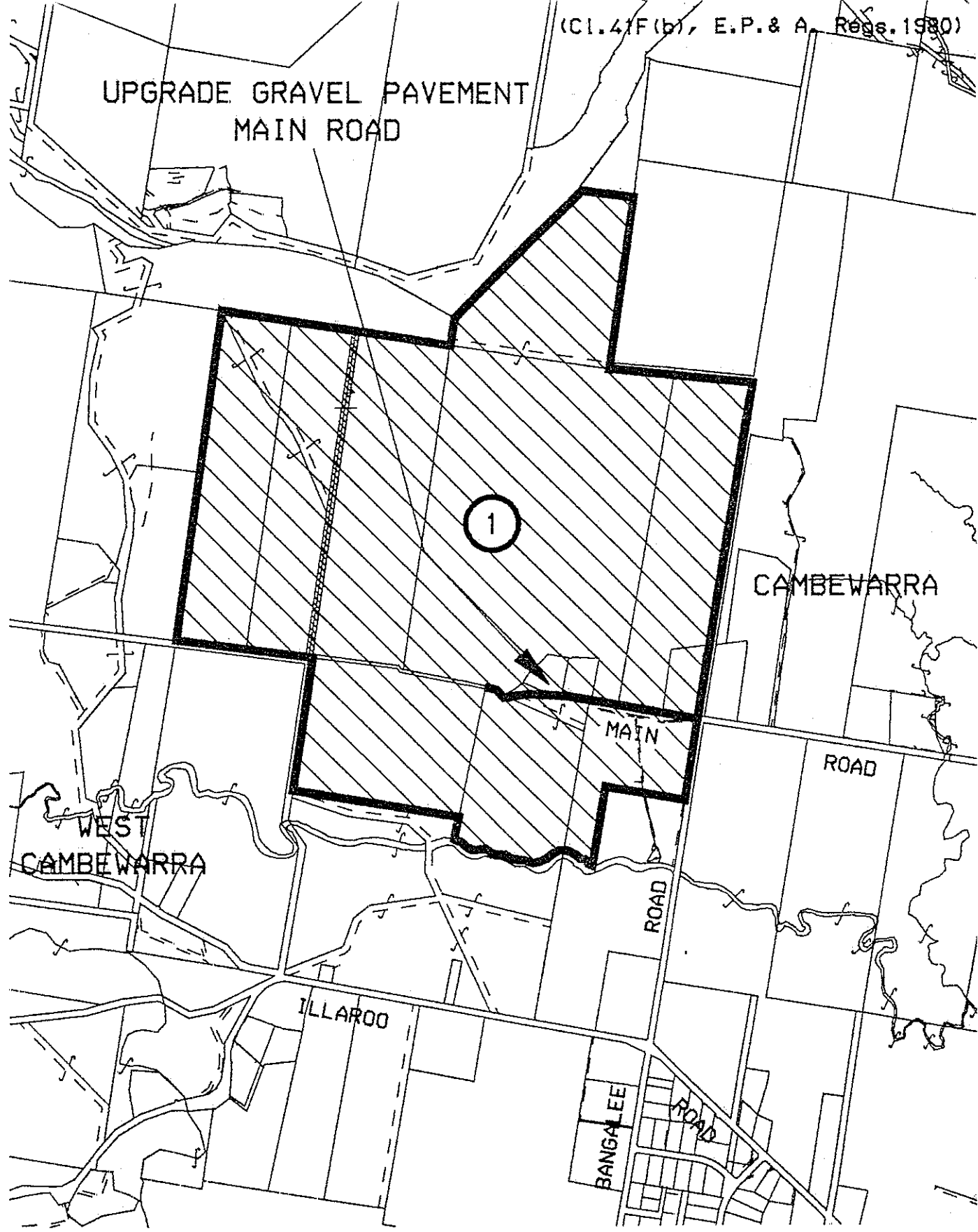
The existing timber bridge on Main Road, across the Tapitallee Creek Tributary, will require upgrading to a concrete box culvert to accommodate the additional demand which future development will generate.

SECTION 94 AREAS 1 - 5

LOCALITY	PROJECT	TASK	PROJECT NUMBER	TOTAL COST	BENEFIT AREA	CONTRIBUTION PER LOT/ET (\$)	EXPECTED YEAR OF CONSTRUCTION	STAGING
CAMBEWARRA MNT	OCEANVIEW RD	UPGRADE GRAVEL PAVEMENT 1800*5m	01 ROAD 0030	42,640	1	3280	1995 1998 2002	27% 27% 46%
CAMBEWARRA	TANNERY RD	UPGRADE AND SEAL 900*7m	01 ROAD 0031	137,764	1	6262	2004	100%
CAMBEWARRA	BARFIELD RD	UPGRADE GRAVEL PAVEMENT 1050*5m	01 ROAD 0032	31,122	1	1197	2005	100%
CAMBEWARRA	MAIN RD CAMBEWARRA	UPGRADE GRAVEL PAVEMENT WEST OF BANGALEE 800*5m	01 ROAD 0033	24,300	1	2,025	2004 2007	47% 53%
CAMBEWARRA	MAIN RD CAMBEWARRA	UPGRADE BRIDGE	01 ROAD 0034	95,900	1	11,988	1997	STAGE 1

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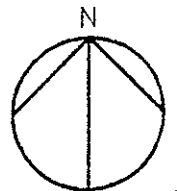
UPGRADE GRAVEL PAVEMENT
MAIN ROAD



SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 13

FILE NO: 94/2821
ADOPTED: 20/12/1994
EFFECTIVE FROM: 28/12/1994
FACILITY: ROADS
PROJECT: MAIN ROAD, CAMBEWARRA - UPGRADE
GRAVEL PAVEMENT

PROJECT No:
01 ROAD 0033



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

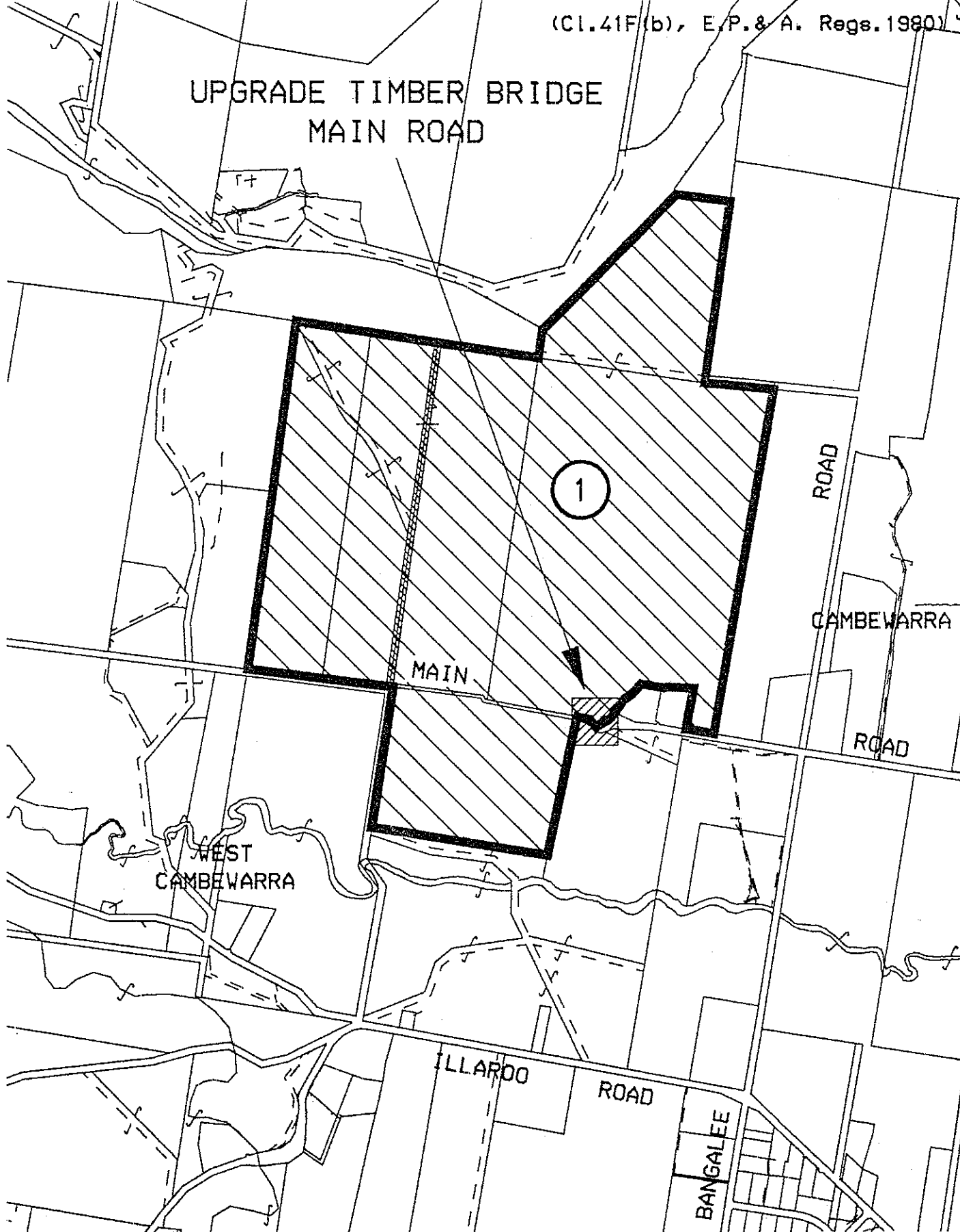
1. **Locality** Cambewarra
2. **Project** Main Road, Cambewarra - Upgrade Timber Bridge
3. **Project No.** 01 Road 0034
4. **Total Cost** \$95,900
5. **Traffic Generation and Cost Apportionment**

Benefit Area	No. Equivalent Tenements		Total Traffic Generation (V.P.D)	Cost Per Benefit Area (\$)	Cost Per E.T. (\$)	Estimated Council Responsibility (\$)	Estimated Developer Contribution (\$)
	Existing	Additional					
1	1	7	67 (100%)	95,900	11,988	11,988	83,912
Through Traffic	0%						
				95,900		11,988	83,912

- Note: 1. For traffic generation, use the traffic authority of NSW Guidelines - 6.7 vehicles/day per dwelling.
 2. Original estimated project cost of \$96,588 has now been adjusted to \$95,894.40 in line with a fall in the Constant Price Estimates indexed for the period March 1993 to March 1994.

**CONTRIBUTIONS PLAN AREA 1
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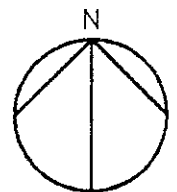
UPGRADE TIMBER BRIDGE MAIN ROAD



**SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 1
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FILE NO: 94/2821
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 FACILITY: ROADS
 PROJECT: MAIN ROAD CAMBEWARRA - UPGRADE
 TIMBER BRIDGE

PROJECT No:
01 ROAD 0034



2.3 APPORTIONMENT OF COSTS (Cl.41 F(d), EP&A Regs. 1980)

The costs of bridge and road upgrading will be divided between the subdividers of the land within the benefit areas on the basis of additional traffic generated by each additional equivalent tenement (dwelling).

ie 01 ROAD 0033 : Estimated cost = \$24,300
Benefit Area comprises 5 existing + 7 potential which = 12 lots (ETs)

- ∴ cost per ET = $\$24,300 \div 12 = \$2,025$
- ∴ Estimated Council responsibility = $(5 \div 12) \times \$24,300 = \$10,125$
- ∴ Estimated developer responsibility = $(7 \div 12) \times \$24,300 = \$14,175$

01 ROAD 0034 : estimated cost = \$95,900

Benefit Area comprises 1 existing + 7 potential = 8 lots (ETs)

∴ cost per ET = $\$95,900 \div 8 = \$11,988$

Estimated Council responsibility = $(1 \div 8) \times \$95,900 = \$11,988$
Estimated Developer responsibility = $(7 \div 8) \times \$95,900 = \$83,912$

NOTE: original estimated project costs have been adjusted in line with a fall in the Constant Price Estimates indexed for the period March 1993 to March 1994.

3. WORKS PROGRAM (Cl. 41F(g) DP&A Regs. 1980)

01 ROAD 0033 - 47% in 2004
- 53% in 2007

01 ROAD 0034 - Stage 1 in 1997

4. METHOD/TIMING OF PAYMENT (Cl.41F(f) EP&A Regs. 1980)

The method of payment will be by way of a contribution per lot on release of the Linen Plan.

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

1. Locality Cambewarra
2. Project Main Road, Cambewarra - Upgrade Gravel Pavement (West of Bangalore Rd)
3. Project No. 01 Road 0033
4. Total Cost \$24,300
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. (\$)	Estimated Council Responsibility (\$)	Estimated Developer Contribution (\$)
	Existing	Additional					
1	5	7	(100%)	24,300	2,025	10,125	14,175
Through Traffic	0%						
				24,300		10,125	14,175

- Note:
1. For traffic generation, use the traffic authority of NSW Guidelines - 6.7 vehicles/day per dwelling.
 2. Original estimated project cost of \$24,510 has now been adjusted to \$24,334 in line with a fall in the Constant Price Estimates indexed for the period March 1993 to March 1994.

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