

# SHOALHAVEN CITY COUNCIL

## CONTRIBUTIONS PLAN - AMENDMENT NO. 14



01 DRAI 0004 : Box Culvert, Jellicoe Street, South Nowra  
File Number : 94/2774  
Publicly Exhibited  
from : 23 February 1995  
to : 23 March 1995  
Adopted : 2 May 1995  
Effective From : 10 May 1995

### 1.1 INTRODUCTION/BACKGROUND

In 1991 Council commissioned consulting engineers Lyall and Macoun to undertake flood studies for South Nowra Industrial Estate and Nowra Creek. The study has formed the basis of Council's Drainage Strategy in the Nowra Creek catchment area in South Nowra.

In July 1992, Council approved a subdivision application in Bellevue Street, South Nowra, within the Lyall and Macoun study area. To adequately cater for allotment drainage for the subdivision, a grass swale was to be provided along the rear of the subdivision with a suitable culvert to be constructed under Jellicoe Street

The Lyall and Macoun study, however, indicated a desired floodway benefiting a broader catchment area to be located over the proposed grass swale required as part of the subdivision. In addition, the necessary culvert capacity under Jellicoe Street is required to be considerably greater than that proposed under the subdivision.

The development of the subdivision is proceeding. However, it is necessary that all drainage requirements are in place. Owing to the larger benefit area to be served, Council has identified the need to provide a box culvert under Jellicoe Street

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

The purpose of the plan is to recover a portion of the cost by way of a Section 94 contribution on future development.

### 3. LAND TO WHICH THE PLAN APPLIES (Cl 26(1)(b) E.P. & 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 this project.

The land comprises industrial, rural residential, rural and public road reserves associated with the following roads:

- Jellicoe Street
- Bellevue Street
- Central Avenue
- Oxford Street
- The Links Road

The general area is located at South Nowra and includes part of Flinders Industrial Park, zoned 4(a), Rural Residential land, 1(c2) and Rural 1(a) land

### 4. DEVELOPMENT TO WHICH THIS PLAN APPLIES (cL 26(1)(C) E.P. & A. Regs. 1994)

The plan applies to subdivision and development within the subject land (shown on the benefit area map)

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 CALCULATION (Cl.26(1)(d) E.P. & A. Regs. 1994)

It is estimated that for 1 hectare of developed industrial land within the catchment area the peak run-off is approximately 0.269 cubic metres per second. Peak run-off for equivalent Rural and Rural Residential land may be estimated at approximately 0.173 cubic metres per second. Therefore, the proportion of peak run-off within the subject catchment area has been estimated as:

Industrial	=	13.4526 ha x 0.269	=	3.618 m <sup>3</sup>
Roads	=	5.328 ha x 0.269	=	1.433 m <sup>3</sup>
Rural Res	=	20.98 ha x 0.173	=	5.187 m <sup>3</sup>
Rural	=	2.576 ha x 0.173	=	0.446 m <sup>3</sup>
<b>Total Catchment</b>			=	<b>10.684 m<sup>3</sup></b>

Apportionment of the costs has been estimated in the following manner:

Industrial	=	(3.618 ÷ 10.684) x \$11,000	=	3,725
Roads	=	(1.433 ÷ 10.684) x \$11,000	=	1,475
Rural Res	=	(5.187 ÷ 10.684) x \$11,000	=	5,340
Rural	=	(0.446 ÷ 10.684) x \$11,000	=	460
<b>\$94 Cost of Project</b>			=	<b>\$11,000</b>

## 6. CONTRIBUTIONS RATES (Cl.26(1)(e) E.P. & A. Regs. 1994)

Given that Council will be responsible for roads, existing dwellings and industrial land already developed, calculations indicate that Council's share of the \$11,000 Section 94 costs will be \$7,759 or 70.5%, and the developers' responsibility will amount to \$3,241 or 29.5% (see table below).

Research indicates that 13% of industrial land within the benefit area (catchment) has been developed and that 87% retains development potential (see schedule No. 1 attached)

Research further indicates that Rural Residential and Rural lands within the benefit area have been developed with dwellings located on each of the benefiting allotments.

The table below shows Council and developer responsibilities in relation to the Section 94 costs of the project:

	<b>Council Responsibility</b>	<b>Developer Responsibility</b>
Industrial	(13%) \$484.00	(87%) \$3,241.00
Roads	\$1,475.00	Nil
Rural Residential	\$5,340.00	Nil
Rural	\$460.00	Nil
<b>Total Contribution</b>	<b>(70.5%) \$7,759.00</b>	<b>(29.5%) \$3,241</b>

Contributions for individual lots within the industrial portion of the catchment area are shown in Schedule 1 (attached).

Contribution rates per square metre may be calculated as follows:

$$\text{Industrial/Roads} = 5.051\text{m}^3 = \$5,214$$

$$\text{Rural Res/Rural} = 5.633\text{m}^3 = \$5,786$$

$$10.684\text{m}^3 = \$11,000$$

$$\therefore \text{Industrial/Roads} = \$5,200 \div 187,806\text{m}^2 = \$0.03/\text{m}^2$$

$$\text{Rural Res/Rural} = \$5,800 \div 325,568\text{m}^2 = \$0.02/\text{m}^2$$

### 7.1 METHOD & TIMING OF CONTRIBUTION PAYMENT (Cl.26(1)(e) E.P. & A. Regs 1994)

The method of contribution payment for industrial development will be by way of a contribution on the basis of benefiting catchment area (see Schedule 1 attached) on release of the Linen Plan for newly created allotments.

For developments on existing lots, a contribution will be payable on approval of a building/development application

## **7.2 DEFERMENT/PERIODIC PAYMENT**

This plan does not provide for deferred or periodic payment of contributions other than those specifically sanctioned by full Council.

## **8.1 WORKS SCHEDULE** (CI 26(1)(e) E.P. & A. Regs. 1994)

The works related to this project involve construction of a culvert under Jellicoe Street. The culvert design specifies a four (4) cell 900mm high by 1,500mm wide box culvert, 10 metres in length, together with associated head and wing walls, service relocations, scour control works and pavement restoration.

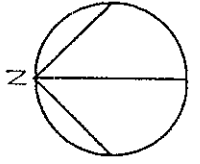
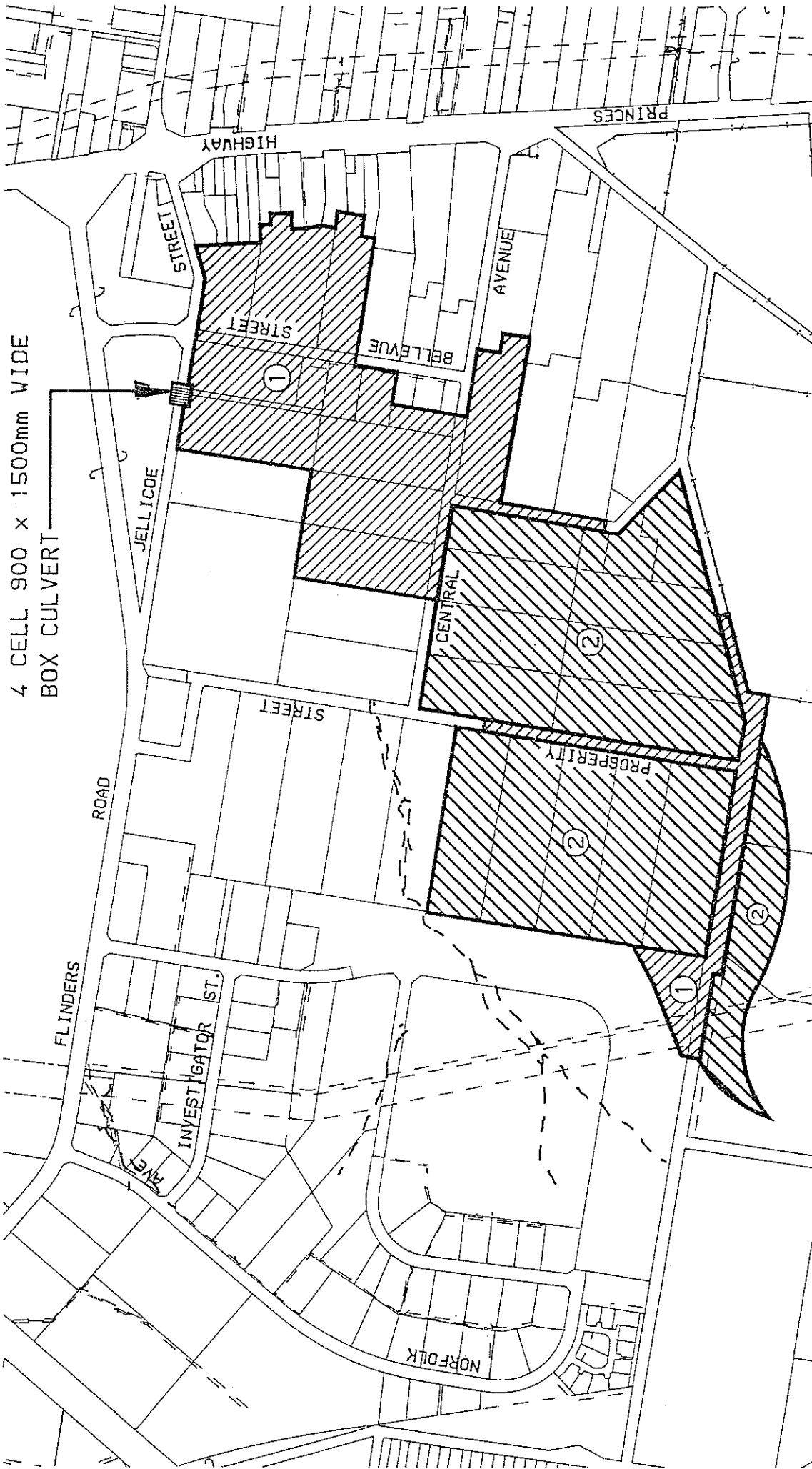
## **8.2 ESTIMATED COST**

The work has been estimated to cost \$42,000. An amount of \$31,000 has been received from the Financial Assistance Grant 1994/95 (Roads). However, it should be noted that because grant monies cannot be recouped via a Section 94 Contributions Plan, the estimated cost of the project related to this amendment is \$11,000.

## **8.3 TIMING OF THE PROJECT**

The culvert is scheduled to be constructed in January/February 1995. Subsequent contribution payments will be used to recoup project costs.

4 CELL 900 x 1500mm WIDE  
BOX CULVERT



PROJECT No:  
01 DRAI 0004

SHOALHAVEN CITY COUNCIL  
CONTRIBUTION PLAN AREA 1  
AMENDMENT NO. 14

FILE NO: 94/2774  
ADOPTED: 2/5/95  
EFFECTIVE FROM: 10/5/95  
FACILITY: DRAINAGE  
PROJECT: 4 CELL 900 X 1500mm WIDE  
BOX CULVERT

DRAWING FILE: SECT94:AREA1 (WINDOWS-FAMEND14 & AMEND14)

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

1. Locality: South Nowra
2. Project: South Nowra, Jellicoe Street - Box Culvert
3. Project No: 01 DRAI 0004
4. Total Cost: \$11,000
5. Cost Apportionment:

BENEFIT AREA	CATCHMENT AREA		COST PER m <sup>2</sup> \$	COUNCIL RESPONSIBILITY \$	DEVELOPER CONTRIBUTION \$
	EXISTING DEVELOPMENT INCLUDING ROADS AND RESIDENTIAL ZONES (m <sup>2</sup> )	POTENTIAL NEW DEVELOPMENT (m <sup>2</sup> )			
1	24,790	163,016	0.03	1,958	3,242
2	325,568	Nil	0.02	5,800	Nil

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# INDUSTRIAL LAND WITHIN CATCHMENT OF PROJECT 01 DRAI 0004

Lot No.	Deposited Plan No.	Lot Area In Catchment	% Lot Developed	% Lot Potential	Lot's Total Cost Share	Council Responsibility	Developer Contribution
244	793459	4,500 m <sup>2</sup>	25%	75%	\$125	\$31	\$94
245	793459	13,335 m <sup>2</sup>	38%	62%	\$369	\$140	\$229
26	19407	5,850 m <sup>2</sup>	38%	62%	\$162	\$62	\$100
27	19407	24,830 m <sup>2</sup>	28%	72%	\$688	\$193	\$495
28	19407	8,400 m <sup>2</sup>	9%	91%	\$233	\$21	\$212
25	802015	6,315 m <sup>2</sup>	100%	0%	\$175	\$175	\$nil
24	802015	6,065 m <sup>2</sup>	0%	100%	\$168	\$nil	\$168
23	802015	1,000 m <sup>2</sup>	100%	0%	\$28	\$28	\$nil
A	413567	2,544 m <sup>2</sup>	37%	63%	\$70	\$26	\$44
37	19407	24,927 m <sup>2</sup>	0%	100%	\$690	\$nil	\$690
36	199407	17,060 m <sup>2</sup>	0%	100%	\$472	\$nil	\$472
35	19407	4,130 m <sup>2</sup>	0%	100%	\$114	\$nil	\$114
19	19407	4,8845 m <sup>2</sup>	0%	100%	\$134	\$nil	\$134
69	818137	10,725 m <sup>2</sup>	0%	100%	\$297	\$nil	\$297
Industrial Land in Catchment		134,526 m <sup>2</sup>	18%	82%	\$3,725	\$676	\$3,049

Schedule No. 1

# INDUSTRIAL LAND WITHIN CATCHMENT OF PROJECT 01 DRAI 0004

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23	802015	1,000 m <sup>2</sup>	100%	0%	\$28	\$28	\$nil
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69	818137	10,725 m <sup>2</sup>	0%	100%	\$297	\$nil	\$297
Industrial Land in Catchment		134,526 m <sup>2</sup>	13%	87%	\$3,725	\$483	\$3,242

## Schedule No. 1



# DRAINAGE

SECTION 94 AREAS 1 - 5								
LOCALITY	PROJECT	TASK	PROJECT NUMBER	BENEFIT AREA	TOTAL COST (\$)	CONTRIBUTION IN PER M <sup>2</sup> (\$)	EXPECTED YEAR OF CONSTRUCTION	STAGING
South Nowra	Industrial Estate Pollution Control	Construct Gross Pollutant Trap & Artificial Wetlands	01 DRAI 0002	1	590,259	0.45	1997 2006 2007 2008	1 2 3 4
North Nowra Amendment No. 2 Adopted 15 November 1994 Effective 23 November 1994 File No. 93/2938	Judith Drive, Page Avenue Urban Development Area - Pollution Control	Construct Gross Pollutant Trap and Wet Retention Basin	01 DRAI 0003	1	312,500	1.16	1993/4 1995 1996	1 2 3
South Nowra Amendment No. 14 Adopted 2.5.95 Effective 10.5.95 File No. 94/2714	Jellioe Street	Construct Drainage Culvert under Jellioe Street	01 DRAI 0004	1 2	11,000	0.03 0.02	1995	
St Georges Basin	Shopping Centre Drainage	Construct Piped Drainage	03 DRAI 0001	1	32,378	2.00	2006	
South Ulladulla	Princes Highway Drainage	Construct Drainage Pipeline	05 DRAI 0001	1	395,046	1.53	1996 1997 1998 2002 2003 2005	1 2 3 4 5 6
Ulladulla	Camden St/Deering St Drainage	Construct Drainage Pipeline	05 DRAI 0002	1	18,030	1.63	1997 1998 1999	1 2 3
Ulladulla	St Vincent Street Drainage	Construct Drainage Pipeline	05 DRAI 0003	1	188,047	2.98	1996 1997 1999 2000 2001 2003	1 2 3 4 5 6
Ulladulla	Deering Street Drainage	Construct Interallotment Drainage	05 DRAI 0004	1	58,496	3.29	1993 1998 2004	1 2 3
Ulladulla	New Street Drainage	Construct Drainage Pipeline	05 DRAI 0005	1	52,458	2.15	1995	