SHOALHAVEN CITY COUNCIL
PLANNING SERVICES DIVISION

CONTRIBUTIONS PLAN - AMENDMENT NO. 28

01 ROAD 0025	:	Lilly Pilly Lane, West Cambewarra
01 ROAD 0026	:	Ironbark Road, West Cambewarra
01 ROAD 0027	:	Flannery Road, West Cambewarra
01 ROAD 0028	:	Browns Mountain Road, Browns Mountain
01 ROAD 0073	:	Emerys Road, Emerys Plateau
01 ROAD 0074	:	Illaroo Road, Tapitallee
01 ROAD 0075	:	Illaroo Road, Tapitallee
01 ROAD 0077	:	Selbys Road, Upper Bugong Creek
01 ROAD 0078	:	Lower Bugong Road, Lower Bugong Vale
01 ROAD 0079	:	Bundanon Road, Illaroo
01 ROAD 0080	:	Bundanon Road, Illaroo
01 ROAD 9981	:	Hughes Road, Illaroo
01 ROAD 0082	:	Bugong Road, Bugong
01 ROAD 0122	:	Abernethys Road, Bugong Vale
File Number		: 95/1907
Exhibited from	:	Thursday 14 December 1995
to	:	Thursday 11 January 1996
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Effective From	:	Wednesday 27 March 1996

1. INTRODUCTION/BACKGROUND

At its meeting of Tuesday 18 July 1995, Council resolved to amend Shoalhaven Contributions Plan 1993.

In the process of assessing a number of subdivision applications in the Parish of Bugong, Council has identified the need to re-assess the road projects contained in the Contributions Plan and which relate to the area. As a consequence of this re-assessment, thirteen (13) road projects have been amended and one new road project (Abernethys Lane) has been added to the Contributions Plan Schedule. Essentially, this amendment involves adjustment to the estimated cost of projects, to reflect current 1995 values, and a re-assessment of benefit areas in the light of changes which have occurred since the adoption of the Contributions Plan in July 1993.

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

The purpose of the plan is to fund a portion of the costs associated with the upgrading of the subject roads by way of a section 94 contribution on development of land (including the erection of new dwellings) within the benefit areas of the relevant projects (plans attached).

To accomplish this is an equitable manner, it is necessary to adjust the estimated costs of projects, re-assess the relevant benefit areas and re-calculate the consequential contribution rates.

3. LAND TO WHICH THE PLAN APPLIES (Cl26(1)(b) EP&A Regs. 1994)

The plan applies to land situated within the benefit area related to the relevant projects (see attached map). The land is shown hatched on the benefit area map and is bordered by a thick black line.

The land may generally be described as having access, and being adjacent and adjoining, to the following roads:

- Lilly Pilly Lane (West Cambewarra)
- Iron Bark Road (West Cambewarra)
- Flannery Road (West Cambewarra)
- Browns Mountain Road (Browns Mountain area)
- Emerys Road (West Cambewarra)
- Illaroo Road (Tapitallee)
- Selbys Road (Upper Bugong)
- Lower Bugong Road (Lower Bugong Vale)
- Bundanon Road (Illaroo)
- Hughes Road (Illaroo)
- Bugong Road (Bugong)
- Abernethys Road (Bugong Vale)

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

It has become necessary to upgrade the pavement of the subject roads in order to adequately cater for the additional demand which future development will generate.

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

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

The contribution is based on the following formula:

Contribution = estimated project cost less the cost apportioned for any through traffic divided by the total number of lots (both existing and potential future) within the benefit area.

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

A contribution rate has been calculated for the relevant projects as follows:

- 01 ROAD 0025 - Lilly Pilly Lane (upgrade gravel pavement).
  - A contribution rate of $1,438.57 has been calculated on the basis of seven (7) benefiting ETs (6 existing plus 1 potential) contributing equitably to the project estimated to cost $10,070.00.
  - Council considers there is no through traffic
  - Council's responsibility in this project has been estimated at $8,631.43 comprising the six existing dwellings.
  - The developer contribution, therefore, is estimated at $1,438.57.
  - The contributions will be levied on development within the benefit area (see attached table).
- 01 ROAD 0026 - Ironbark Road (upgrade gravel pavement)
  - A contribution rate of $1,209.44 has been calculated on the basis of nine (9) benefiting ETs (6 existing plus 3 potential) contributing equitably to the project estimated to cost $10,885.00.
- 01 ROAD 0026 - Ironbark Road (upgrade gravel pavement).
  - A contribution rate of $1,209.44 has been calculated on the basis of nine (9) benefiting ETs (6 existing plus 3 potential) contributing equitably to the project estimated to cost $10,885.00.
  - Council considers there is no through traffic.
  - Council's responsibility in this project has been estimated at $8,466.11 comprising the six existing dwellings plus one approved vacant lot for which contributions have been paid at subdivision stage.
  - the developer contribution, therefore, is estimated at $2,418.89.
  - The contributions will be levied on development within the benefit area (see attached table)
- 01 ROAD 0027 - Flannery Road (upgrade gravel pavement).
  - A contribution rate of $2,040.83 has been calculated on the basis of twelve (12) benefiting ETs (7 existing plus 5 potential) contributing equitably to the project estimated to cost $24,490.00.
  - Council considers there is no through traffic.
  - Council's responsibility in this project has been estimated at $14,285.83, comprising the seven existing dwellings.
  - The developer contribution, therefore, has been estimated at $10,204.17.
  - The contributions will be levied on development within the benefit area (see attached table).

- 01 ROAD 0028 - Browns Mountain Road (upgrade and seal road and construct new concrete bridge).
  - A contribution rate of $6,641.85 has been calculated on the basis of sixty-five (65) benefiting ETs (26 existing plus 39 potential) contributing equitably to the estimated benefit area project cost of $431,720.00.
  - Council considers that a small timber mill within the benefit area generates the equivalent of 10% of the total traffic.
  - Council considers there is 10% through traffic.
  - Council's responsibility in this project has been estimated at $307,185.35, comprising through traffic, existing dwellings, the small timber mill and 1 ET credit for each of four undeveloped existing holdings located within the benefit area.
  - The developer contribution, therefore, has been estimated at $232,464.65.
  - The contributions will be levied on development within the benefit area (see attached table).
- 01 ROAD 0073 - Emerys Road (upgrade gravel pavement).
  - A contribution rate of $3,588.61 has been calculated on the basis of thirty-six (36) benefiting ETs (22 existing plus 14 potential) contributing equitably to the project estimated to cost $129,190.00.
  - Council considers there is no through traffic.
  - Council's responsibility in this project has been estimated at $82,538.00, comprising 22 existing dwellings and one approved but vacant lot for which contributions have been paid at subdivision stage.
  - Developer responsibility, therefore, has been estimated at $46,652.00.
  - Contributions will be levied on development within the benefit area (see attached table).
- 01 ROAD 0074 - Illaroo Road (strengthen pavement from Bangara Lane to Bangalee Road).
  - A contribution rate of $342.75 has been calculated on the basis of five hundred and five (505) benefiting ETs (279 existing plus 226 potential) contributing equitably to the benefit area project cost of $173,088.
  - Council considers there is 20% through traffic.
  - Council's responsibility in this project has been estimated at $151,580.51, comprising through traffic, 279 existing dwellings, 1 ET credit for each of twenty-one (21) undeveloped existing holdings located in the benefit area and sixteen approved but vacant lots for which contributions have been paid at subdivision stage.
  - Developer responsibility, therefore, has been estimated at $64,779.49.
  - The contributions will be levied on development within the benefit area (see attached table).

- 01 ROAD 0075 - Illaroo Road (strengthen pavement from 7.2 to 7.5km (300 metres) from Princes Highway).
  - A contribution rate of $160.03 has been calculated on the basis of three hundred and thirty-eight (338) benefiting ETs (142 existing plus 196 potential) contributing equitably to the benefit area project cost of $54,090.00.
  - Council considers there is 10% through traffic.
  - Council's responsibility in this project has been estimated at $34,015.17, comprising through traffic, 142 existing dwellings, 1 ET credit for each of eighteen (18) undeveloped existing holdings located within the benefit area and fifteen (15) approved but vacant lots for which contributions have been paid at subdivision stage
  - Developer responsibility, therefore, has been estimated at $26,084.83.
  - The contributions will be levied on development within the benefit area (see attached table).
- 01 ROAD 0077 - Selbys Road (upgrade gravel pavement).
  - A contribution rate of $1,367.05 has been calculated on the basis of seventeen (17) benefiting ETs (1 existing plus 16 potential) contributing equitably to the project cost of $23,240.00.
  - Council considers there is no through traffic.
  - Council's responsibility in this project has been estimated at $4,101.17, comprising one existing dwelling, one approved but vacant lot for which contributions have been paid at subdivision stage, and 1 ET credit for an undeveloped existing holding located in the benefit area;
  - Developer responsibility, therefore, has been estimated at $19,138.83.
  - The contributions will be levied on development within the benefit area (see attached table).
- 01 ROAD 0078 - Lower Bugong Road (upgrade gravel pavement).
  - A contribution rate of $6,377.89 has been calculated on the basis of nineteen (19) benefiting ETs (nill existing plus 19 potential) contributing equitably to the project cost of $121,180.00.
  - Council considers there is no through traffic.
  - Council's responsibility in this project has been estimated to $12,755.78, comprising 1 ET credit for each of two undeveloped existing holdings located in the benefit area.
  - Developer responsibility, therefore, has been estimated at $108,424.22.
  - The contributions will be levied on development within the benefit area (see attached table).
- 01 ROAD 0079 - Bundanon Road (upgrade gravel pavement).
  - A contribution of $7,412.69 has been calculated on the basis of twenty-six (26) benefiting ETs (9 existing plus 17 potential) contributing equitably to the project cost of $192,730.00.

01 ROAD 0079 (cont'd)

- Council considers there is no through traffic.
- Council's responsibility in this project has been estimated at $88,952.30, comprising 9 existing ETs, 1 ET credit for an undeveloped existing holding located in the benefit area and two approved but vacant lots for which contributions have been paid at subdivision stage
- Developer responsibility, therefore, has been estimated at $103,777.70.
- The contributions will be levied on development within the benefit area (see attached table).

• 01 ROAD 0080

- Bundanon Road (upgrade gravel pavement).
- A contribution of $1,124.05 has been calculated on the basis of seventy-four (74) benefiting ETs (29 existing plus 45 potential) contributing equitably to the project cost of $83,180.00.
- Council considers there is no through traffic.
- Council's responsibility in this project has been estimated at $40,465.80, comprising 29 existing ETs, 1 ET credit for each of 4 undeveloped existing holdings located in the benefit area and 3 approved but vacant lots for which contributions have been paid at subdivision stage.
- Developer responsibility, therefore, has been estimated at $42,714.20.
- The contributions will be levied on development within the benefit area (see attached table).

• 01 ROAD 0081

- Hughes Road (upgrade gravel pavement).
- A contribution of $3,144.59 has been calculated on the basis of thirty-seven (37) benefiting ETs (10 existing plus 27 potential) contributing equitably to the project cost of $116,350.00.
- Council considers there is no through traffic.
- Council's responsibility in this project has been estimated at $40,879.72, comprising ten existing ETs and 1 ET credit for each of three undeveloped existing holdings located in the benefit area.
- Developer contribution, therefore, has been estimated at $75,470.28.
- The contributions will be levied on development within the benefit area (see attached table).

• 01 ROAD 0082

- Bugong Road (upgrade gravel pavement).
- A contribution rate of $2,803.45 has been calculated on the basis of ninety (90) benefiting ETs (20 existing plus 70 potential) contributing equitably to the benefit area project cost of $252,310.50.
- Council considers there is 5% through traffic.
- Council's responsibility in this project has been estimated at $97,382.99, comprising through traffic, 20 existing dwellings, 1 ET credit for each of eight undeveloped existing holdings located in the benefit area and two approved but vacant lots for which contributions have been paid at subdivision stage.

01 ROAD 0082 (cont'd)
- Developer responsibility, therefore, has been estimated at $168,207.01.
- The contributions will be levied on development within the benefit area (see attached table).

• 01 ROAD 0122
- Abernethy Road (upgrade gravel pavement).
- A contribution rate of $7,137.50 has been calculated on the basis of twelve (12) benefiting ETs (1 existing plus 11 potential) contributing equitably to the project cost of $85,650.00.
- Council considers there is no through traffic.
- Council's responsibility in this project has been estimated at $14,275.00 comprising one existing dwelling and 1 ET credit for an undeveloped existing holding located in the benefit area
- Developer responsibility, therefore, has been estimated at $71,375.00.
- The contributions will be levied on development within the benefit area (see attached table).

7. TIMING OF CONTRIBUTION PAYMENT AND CONDITIONS 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 where subdivision is involved.

Where construction is involved, payment will be made prior to the release of building permit.

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 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 FOR PUBLIC FACILITY/WORK TO BE PROVIDED
(Cl.26(1)(g) EP&A Regs 1994)

8.1 Introduction:

Road projects selected for inclusion in the Contributions Plan fall into four (4) main categories:

(a) Strengthen an existing sealed pavement (where a general description of the project details will be sufficient for a number of projects).

(b) Strengthen an existing gravel pavement (where a general description of the project details will be sufficient for a number of projects).

(c) Upgrade an existing gravel pavement to a sealed road standard (where a general description of the project details will be sufficient for a number of projects).

(d) Other works requiring a specific description of the project details. This category includes projects, such as:
- a new road
- widening an existing road
- a new bridge
- a new traffic facility
- an upgraded intersection.

8.2 Strengthen an Existing Sealed Pavement

A number of sealed roads throughout the Shoalhaven were designed and constructed to cater for traffic volumes below their current level of usage. Consequently, some pavements are showing signs of distress.

Shoalhaven City Council has developed a strategy to rehabilitate existing roads showing signs of distress due to increased traffic volumes. This work involves the strengthening of the road pavement, and may involve:

(a) increasing the pavement thickness;

(b) mechanical or chemical stabilization of the pavement; and/or

(c) hotmix overlay.

Before this work is undertaken, the pavement is tested and then designed to cater for future traffic volumes. The upgraded pavement will then have a level of service equivalent to a new road and will benefit both the existing and future developments.

8.3 Upgrading/Strengthening Existing Gravel Pavements

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 in 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 stabilization techniques.

8.4 Upgrade Gravel Pavement to Sealed Road Standard

A number of roads will require upgrading from a gravel standard to a sealed standard due to increasing traffic volumes. The projects have been selected using the following criteria as a guide:

(a) the anticipated traffic volumes;

(b) the use of the road as a bus routes;

(c) the grade of the road where it affects the integrity of the pavement;

(d) the proximity and number of houses close to the road, where dust problems may develop; and

(e) the distribution and density of development along the road.

The upgrading work may involve additional drainage and an improved road alignment.

8.5 Works Schedules Relating to the Following Projects

Involve:

- 01 ROAD 0025: Lilly Pilly Lane - upgrading of the gravel pavement for a distance of approximately 350 metres to a width of 5 metres.
- 01 ROAD 0026: Ironbark Road - upgrading of the gravel pavement for a distance of approximately 400 metres to a width of 5 metres.

- 01 ROAD 0027: Flannery Road - upgrading of the gravel pavement for a distance of approximately 900 metres to a width of 5 metres.

- 01 ROAD 0028: Browns Mountain Road - due to development, both future and existing, significant pressure exists to upgrade the road and, particularly, the existing timber bridge for safety and maintenance considerations.

  Stage I Construction of new concrete bridge over Tapitallee Creek.
  Stage II Upgrade and seal road between first and second cattle ramps (approximately 1,000 metres).
  Stage III Upgrade and seal road from second cattle ramp to end of road (approximately 1,000 metres)
  Stage IV Upgrade and seal road from Flannery Road to first cattle ramp (approximately 1,300 metres).

  Road to be upgraded and sealed to 6 metres in width.

- 01 ROAD 0073: Emerys Road - upgrading of gravel pavement for a distance of approximately 4,260 metres to a width of 6 metres.

- 01 ROAD 0074: Illaroo Road - rehabilitate, strengthen and seal pavement as required for a distance of approximately 1,330 metres from Bangara Lane to Bangalee Road to a width of 9 metres, including erosion control works as required.

- 01 ROAD 0075: Illaroo Road - rehabilitate, strengthen and seal pavement as required for a distance of approximately 300 metres from 7.2 to 7.5 kilometres from the Princes Highway to a width of 9 metres, including traffic control and erosion control works.

- 01 ROAD 0077: Selbys Road - upgrading of the gravel pavement for a distance of approximately 700 metres to a width of 6.1 metres.

- 01 ROAD 0078: Lower Bugong Road - upgrading of the gravel pavement for a distance of approximately 3,650 metres to a width of 6.1 metres.

- 01 ROAD 0079: Bundanon Road - upgrading of the gravel pavement for a distance of approximately 5,800 metres to a width of 6.1 metres.

- 01 ROAD 0080: Bundanon Road - upgrading of the gravel pavement for a distance of approximately 2,500 metres to a width of 6.1 metres.

- 01 ROAD 0081: Hughes Road - upgrading of the gravel pavement for a distance of approximately 3,500 metres to a width of 6.1 metres.

- 01 ROAD 0082: Bugong Road - upgrading of the gravel pavement for a distance of approximately 8,000 metres to a width of 6.1 metres.

- 01 ROAD 0081: Abernethys Road - (new project) upgrading of the gravel pavement for a distance of approximately 2,580 metres to a width of 6.1 metres.

9.0 9.1 Estimation of Costs (Cl.26(1)(g) EP&A Regs. 1994)

The cost of individual projects have been estimated as follows:

- 01 ROAD 0025 - Lilly Pilly Lane (upgrade gravel pavement)

Trim, spread & finish 370m x 5m = 1,850m^2		1,683.50
Supply shoulder material (shale) to site:		
1,850m^2 x 0.15m + 10% = 305.25m^3 x $22.32		6,813.18
		8,496.68
Survey, design and supervision - 3%		254.90
Administration and on-costs - 15.5%		1,316.98
	=	$10,068.56

Say $10,070.00

- 01 ROAD 0026 - Ironbark Road (upgrade gravel pavement)

Trim, spread & finish 400m x 5m = 2,000m^2 x $0.91		1,820.00
Supply shoulder material (shale) to site:		
2,000m^2 x 0.15m + 10% = 330m^3 x $22.32		7,365.60
		9,185.60
Survey, design and supervision - 3%		275.57
Administration and on-costs - 15.5%		1,423.77
	=	$10,884.95

Say $10,885.00

- 01 ROAD 0027 - Flannery Road (upgrade gravel pavement)

Trim, spread & finish 900, x 5, = 4,500m^2 x $0.91		4,095.00
Supply shoulder material (shale) to site:		
4,500m^2 x 0.15m +10% = 742.5m^3 x $22.32		16,572.60
		20,667.60
Survey, design and supervise - 3%		620.03
Administration and on-costs - 15.5%		3,203.48
	=	$24,491.11

Say $24,490.00

- 01 ROAD 0028 - Browns Mountain Road (reconstruct bridge, upgrade and seal pavement)

Stage I:	replace deteriorated, narrow timber bridge across Tapitallee Creek	82,651.91
	survey/design and subdivision - 6%	4,959.11
	administration and on-costs - 15.5%	12,811.05
		$100,422.07
Stage II:	road surface between first & second cattle ramps -	
	1,000m x 6m - 6,000m^2 x $18.26	109,551.35
	survey, design & supervision - 6%	6,573.08
	administration & on-costs - 15.5%	16,980.46
	=	$133,104.89

Stage III: road surface between second & third cattle ramps -

1,000m x 6m = 6,000m^2 x $18.26		109,551.35
survey, design & supervision - 6%		6,573.08
administration & on-costs - 15.5%		16,980.46
	=	$133,104.89

Stage IV: road surface between end of existing seal on Flannery Road and first cattle ramp -

1,300m x 6m = 7,800m^2 x $18.26		142,416.76
survey, design & supervision - 6%		8,545.01
administration & on-costs - 15.5%		22,074.60
	=	$173,036.37

Stage I	100,422.07
Stage II	133,104.89
Stage III	133,104.89
Stage IV	173,036.37
Estimated Total Cost	$539,668.22

Say $539,650.00

- 01 ROAD 0073: Emerys Road (upgrade gravel pavement)

Trim, spread & finish 4,260m x 6m = 25,560m^2 x $0.91		23,260.00
Supply shoulder material (shale) to site:		
25,560m^2 x 0.15m + 10% = 4,217.4m^3 x $20.36		85,761.00
		109,021.00
Survey, design and supervision - 3%		3,271.00
Administration and on-costs		16,898.00
	=	$129,190.00

- 01 ROAD 0074: Illaroo Road (strengthen sealed pavement from Bangara Lane to Bangalee Road)

Rehabilitate pavement and strengthen as required		
1,333m x 9m = 12,000m^2 x $13.38		160,580.00
Erosion control works approximately 1,000m x $20.00		22,000.00
		182,580.00
Survey, design and supervision - 3%		5,480.00
Administration and on-costs - 15.5%		28,300.00
	=	$216,360.00

- 01 ROAD 0075: Illaroo Road (strengthen sealed pavement from 7.2 to 7.5km from Princes Highway)

Rehabilitate pavement and strengthen as required		
300m x 9m - 2,700m^2 x $13.38		36,120.00
Traffic control and miscellaneous		8,600.00
Erosion control works approximately 300m x $20.00		6,000.00
		50,720.00
Survey, design and supervision - 3%		1,520.00
Administration and on-costs - 15.5%		7,860.00
	=	$60,100.00

- 01 ROAD 0077: Selbys Road (upgrade gravel pavement)

Trim, spread & finished 700m x 6.1m = 4,270m^2 x $0.9		3,885.70
Supply shoulder material (shale) to site -		
4,270m^2 x 0.15m + 10% = 704.55m^3 x $22.32		15,725.56
		19,611.26
Survey, design and supervision - 3%		588.34
Administration and on-costs - 15.5%		3,039.75
	=	$23,239.35

Say $23,240.00

- 01 ROAD 0078: Lower Bugong Road (upgrade gravel pavement)

Trim, spread & finish 3,650m x 6.1m = 22,265m^2 x $0.91		20,261.15
Supply shoulder material (shale) to site -		
22,265m^2 x 0.15m + 10% = 3,673.725m^3 x $22.32		81,997.54
		102,258.69
Survey, design and supervision - 3%		3,067.76
Administration and on-costs - 15.5%		15,850.10
	=	$121,176.55

Say $121,180.00

- 01 ROAD 0079: Bundanon Road (upgrade gravel pavement)

Trim, spread & finish 5,800m x 6.1m = 35,380m^2 x $0.91		32,310 00
Supply shoulder material (shale) to site -		
35,380m^2 x 0.15m + 10% = 5,838m^3 x $22.32		130,330.00
		162,640.00
Survey, design and supervision - 3%		4,880.00
Administration and on-costs - 15.5%		25,210.00
	=	$192,730.00

- 01 ROAD 0080: Bundanon Road (upgrade gravel pavement)

Trim, spread & finish 2,500m x 6.1m = 15,250m^2 x $0.91		13,947.00
Supply shoulder material (shale) to site -		
15,250m^2 x 0.15m + 10% = 2,516.25m^3 x $22.32		56,247.00
		70,194.00
Survey, design and supervise - 3%		2,106.00
Administration and on-costs - 15.5%		10,880.00
	=	$83,180.00

- 01 ROAD 0081 Hughes Road (upgrade gravel pavement)

Trim, spread & finish 3,500m x 6.1m = 21,350m^2 x $0.91		19,506.00
Supply shoulder material (shale) to site -		
21,350m^2 x 0.15m + 10% = 3,522.75m^3 x $22.32		78,680.00
		98,186.00
Survey, design and supervision - 3%		2,945.00
Administration and on-costs - 15.5%		15,219.00
	=	$116,350.00

- 01 ROAD 0082: Bugong Road (upgrade gravel pavement)

Trim, spread & finish 8,000m x 6.1m = 48,800m^2 x $0.91		44,408.00
Supply shoulder material (shale) to site -		
48,800m^2 x 0.15m + 10% = 8,052m^3 x $22.32		179,720.64
		224,128.64
Survey, design and supervision - 3%		6,723.86
Administration and on-costs - 15.5%		34,739.94
	=	$265,592.44

Say $265,590.00

- 01 ROAD 0122: Abernethys Road (new project - upgrade gravel pavement)

Trim, spread & finish 2,580m x 6.1m = 15,738m^2 x $0.91		14,321.91
Supply shoulder material (shale) to site:		
15,738m^2 x 0.15m + 10% = 2,596.77m^3 x $22.32		57,959.91
		72,281.49
Survey, design and supervision - 3%		2,168.44
Administration and on-costs - 15.5%		11,203.63
	=	$85,653.56

Say $85,650.00

9.2 Timing of Works (Cl 26(1)(g) EP&A Regs. 1994)

9.2.1 Works Program

The Works Program includes the timing and staging of all acquisition and construction works. The details of the anticipated staging of works is outlined for each project.

The timing shown for the provision of each stage of a facility is approximate and has been determined by assuming a steady rate of development in each area. It has been assumed that 3% of the developer's contribution will be received each year. Fluctuations in the rate of development and, therefore, the amount of contributions received, may affect the program for some projects. In any event, contributions received will be spent within a reasonable time, for the purpose for which they are made.

In some isolated rural areas, significant development is unlikely within a time period of 15 to 20 years. The cost of upgrading large lengths of gravel roads is significant and in some areas the total project will not be required unless full development occurs.

Where only part of the potential development occurs within the next 15 years (approximately), then the quantity of work programmed may be reduced to reflect the actual rate of development.

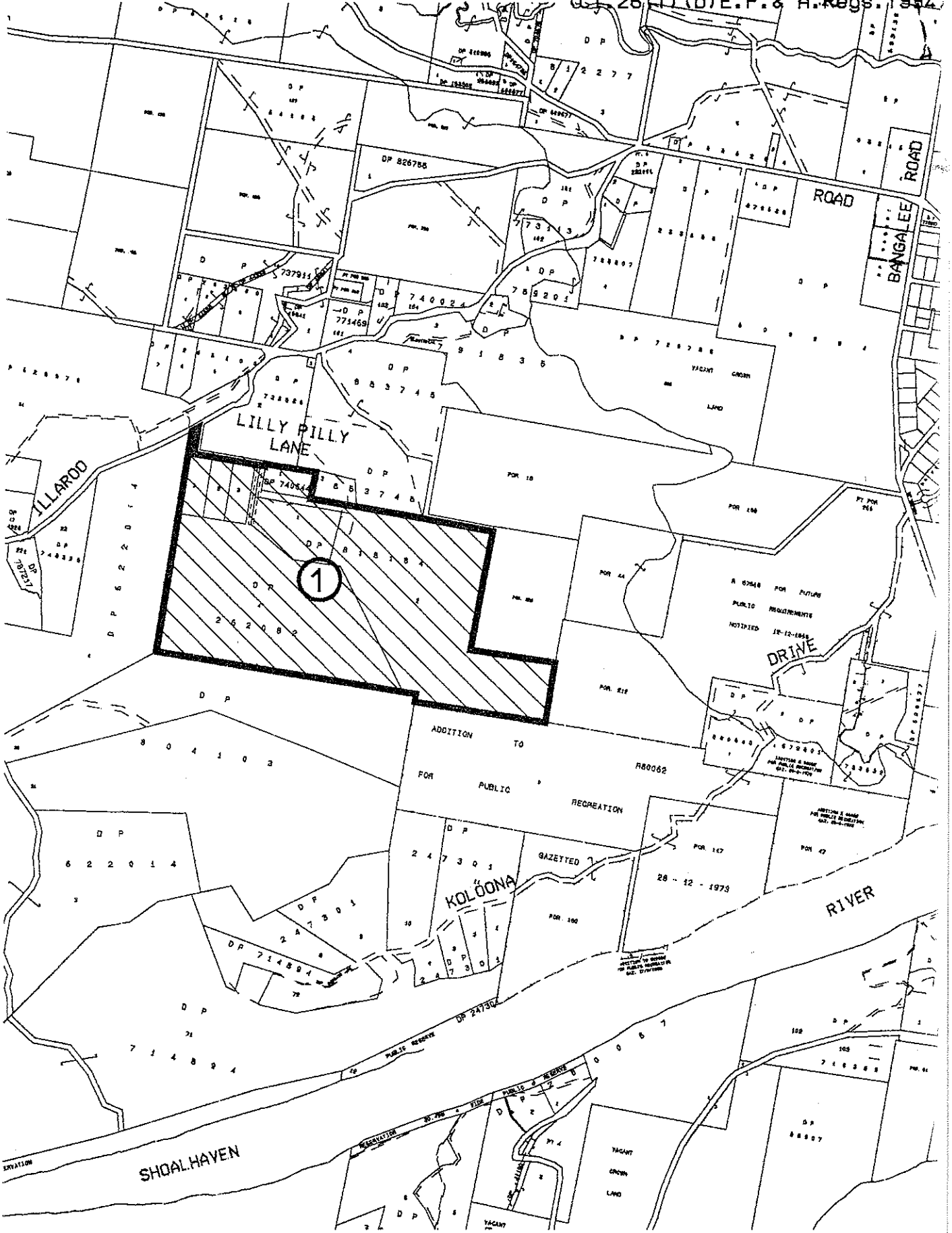
Council's contribution to these projects will be matched on a pro rata basis if the quantity of work carried out is different to that shown in the Works Program.

9.2.2 Individual Projects

The individual projects are scheduled to be implemented as follows:

• 01 ROAD 0025: Lilly Pilly Lane	Stage I	1995	49%
	Stage II	2002	51%
• 01 ROAD 0026: Ironbark Road	Stage I	1992	46%
	Stage II	1998	54%
• 01 ROAD 0027: Flannery Road	Stage I	1998	49%
	Stage II	2004	51%
• 01 ROAD 0028: Browns Mtn Rd	Stage I	1992	
	Stage II	1998	
	Stage III	2001	
	Stage IV	2008	
• 01 ROAD 0073: Emerys Road	Stage I	1994	27%
	Stage II	1996	36%
	Stage III	2003	18%
	Stage IV	2009	19%
• 01 ROAD 0074: Illaroo Road	Stage I	1994	100%
• 01 ROAD 0075: Illaroo Road	Stage I	1996	100%
• 01 ROAD 0077: Selbys Road	Stage I	2000	35%
	Stage II	2004	25%
	Stage III	2007	40%
• 01 ROAD 0078: Lower Bugong Rd	Stage I	1995	10%
	Stage II	1997	20%
	Stage III	1999	20%
	Stage IV	2001	20%
	Stage V	2004	10%
	Stage VI	2008	20%
• 01 ROAD 0079: Bundanon Road	Stage I	1994	12%
	Stage II	1996	12%
	Stage III	1999	18%
	Stage IV	2002	24%
	Stage V	2005	18%
	Stage VI	2006	16%
• 01 ROAD 0080: Bundanon Road	Stage I	1993	14%
	Stage II	1998	14%
	Stage III	2001	14%
	Stage IV	2007	44%
	Stage V	2009	14%

• 01 ROAD 0081: Hughes Road	Stage I	1995	10%
	Stage II	1998	10%
	Stage III	2001	10%
	Stage IV	2003	30%
	Stage V	2005	20%
	Stage VI	2006	20%
• 01 ROAD 0082: Bugong Road	Stage I	1992	4%
	Stage II	1994	3%
	Stage III	1997	19%
	Stage IV	2001	18%
	Stage V	2004	19%
	Stage VI	2006	18%
	Stage VII	2009	19%
• 01 ROAD 0122: Abernethys Road	Stage I	2005	33.3%
	Stage II	2007	33.3%
	Stage III	2009	33.3%



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: LILLY PILLY LANE, WEST CAMBEWARRA – UPGRADE GRAVEL PAVEMENT

DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R25 & FAM28R25)

PROJECT No:
01 ROAD 0025

N

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

1. Locality: West Cambewarra
2. Project: Lilly Pilly Lane - Upgrade Gravel Pavement
3. Project No: 01 ROAD 0025
4. Total Cost: $10,070.00
5. Traffic Generation and Cost Apportionment

14·20 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	6	1	47	10,070.00	1,438.57	8,631.43	1,438.57
Through Traffic	Nil						
				10,070.00		**8,631.43**	**1,438.57**

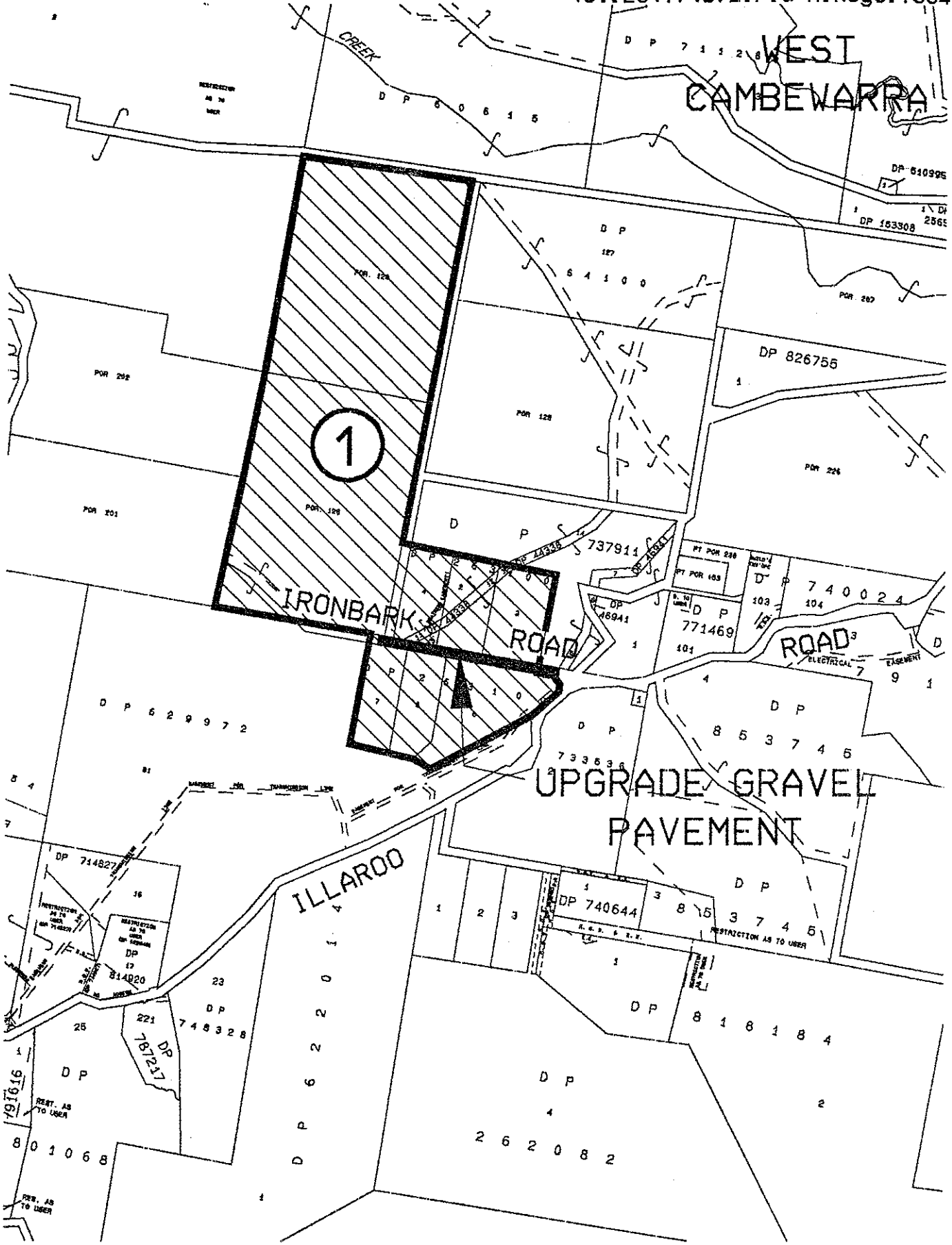
Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises six existing dwellings.

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.1995
To: 11.1.1996
Adopted: 19.3.1996
Effective from: 27.3.1996

1997 = $1,458.99/ET.

1998 = $1,452.38/ET.

1999 = $1,481.00/ET.



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO.28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: IRONBARK ROAD, WEST CAMBEWARRA –
UPGRADE GRAVEL PAVEMENT

DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R26 & FAM28R25)

PROJECT No:
01 ROAD 0026

N

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

1. Locality: West Cambewarra
2. Project: Ironbark Road - upgrade gravel pavement
3. Project No: 01 ROAD 0026
4. Total Cost: $10,885.00
5. Traffic Generation and Cost Apportionment

22.22 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	6	3	54	10,885.00	1,209.44	8,466.11	2,418.89
Through Traffic	Nil						
				10,885.00		**8,466.11**	**2,418.89**

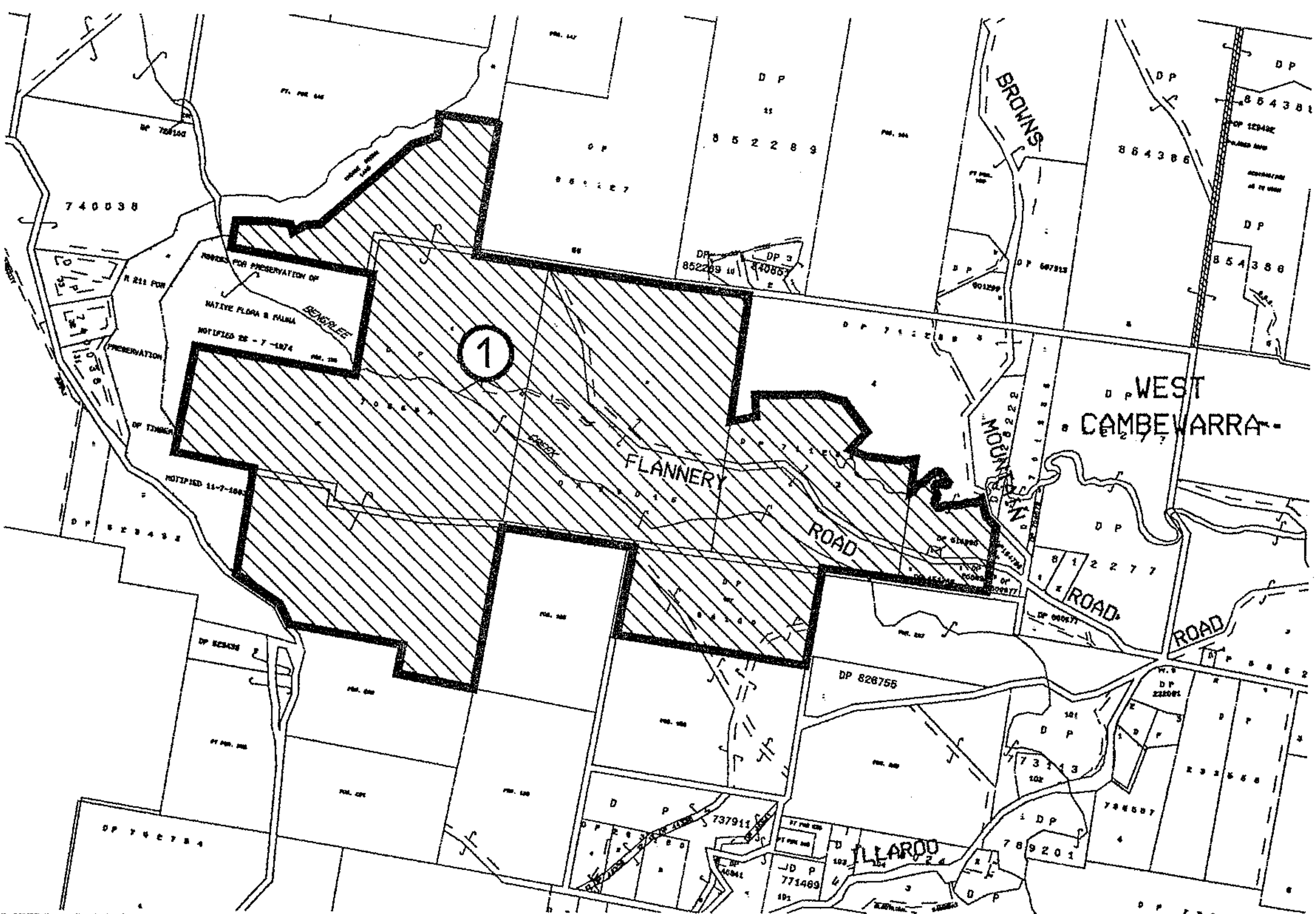
Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises six existing dwellings and one approved vacant lot.

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.1995
To: 11.1.1996
Adopted: 19.3.1996
Effective from: 27.3.1996

1997 = $1,226.45/E.T.

1998 = $1,221.05/E.T.

1999 = $1,245.10/E.T.



SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 1
AMENDMENT NO.28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: FLANNERY ROAD, WEST CAMBEWARRA – UPGRADE GRAVEL PAVEMENT
DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R27 & FAM28R27)

PROJECT No:
01 ROAD 0027

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

1. Locality: West Cambewarra
2. Project: Flannery Road - upgrade gravel pavement
3. Project No: 01 ROAD 0027
4. Total Cost: $24,490.00
5. Traffic Generation and Cost Apportionment

41.67 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	7	5	80 (110%)	24,490.00	2,040.83	14,285.83	10,204.17
Through Traffic	Nil						
				24,490.00		**14,285.83**	**10,204.17**

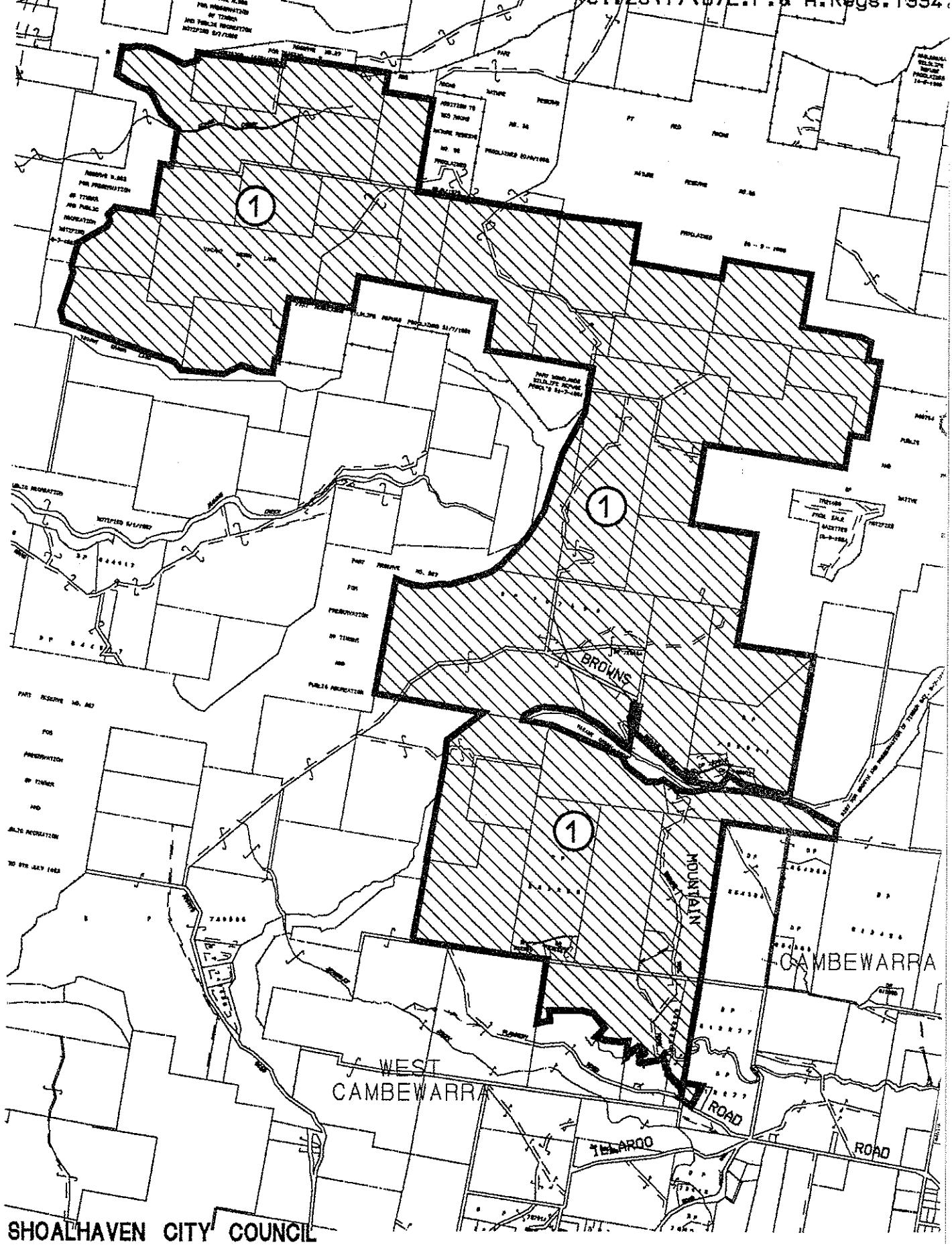
Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises 7 existing dwellings.

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.95
To: 11.1.96
Adopted: 19.3.96
Effective from: 27.3.96

1997 = $2,069.53/ET.

1998 = $2,060.43/ET.

1999 = $2,101.02/ET.



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: BROWNS MOUNTAIN ROAD, BROWNS MOUNTAIN - UPGRADE & SEAL/UPGRADE TIMBER BRIDGE

DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R28 & FAM28R28)

PROJECT No:
01 ROAD 0028

N

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

1. Locality: Browns Mountain
2. Project: Browns Mountain Road - upgrade and seal, and bridge
3. Project No: 01 ROAD 0028
4. Total Cost: $539,650.00
5. Traffic Generation and Cost Apportionment

43·08 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	26	39	436 (90%)	431,720.00	6,641.85	199,255.35	232,464.65
2	Small Timber Mill of Browns		54 (10%)	53,965.00		53,965.00	
Through Traffic	10%		54 (10%)	53,965.00		53,965.00	
				539,650.00		**307,185.35**	**232,464.65**

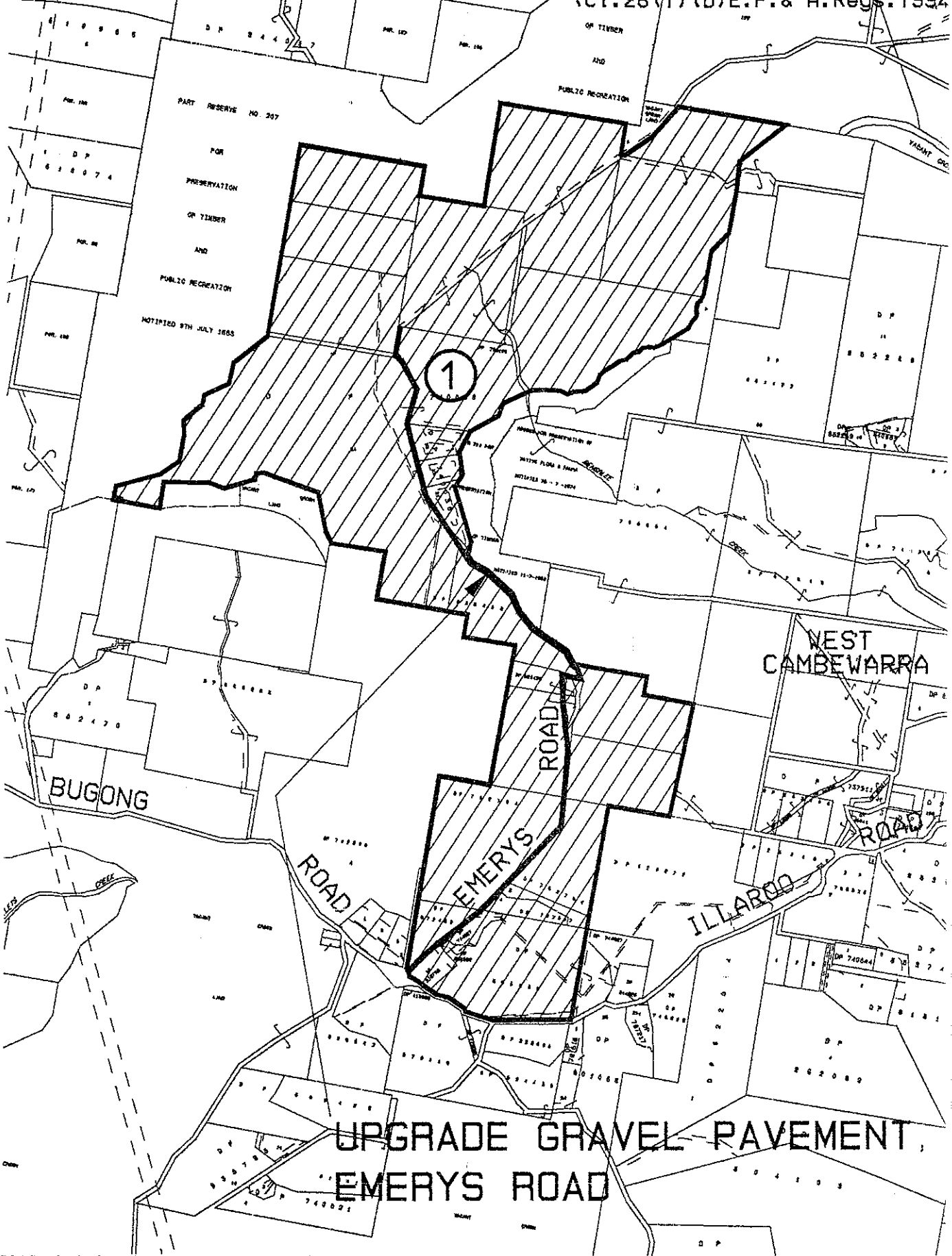
Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises through traffic, existing dwellings and 1 ET credit for each of four existing holdings and the small timber mill
Note 3: 10% discount on contribution due to operation of the small timber mill of Brown

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.95
To: 11.1.96
Adopted: 19.3.96
Effective From: 27.3.96

1997 = $6,735·27/E.T.

1998 = $6,705·63/E.T.

1999 = $6687·73/E.T.



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: EMERYS ROAD, EMERYS PLATEAU -
UPGRADE GRAVEL PAVEMENT

DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R73 & FAM28R73)

PROJECT No:
01 ROAD 0073

N

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

1. Locality: Emerys Plateau
2. Project: Emerys Road - upgrade gravel pavement
3. Project No: 01 ROAD 0073
4. Total Cost: $129,190.00
5. Traffic Generation and Cost Apportionment

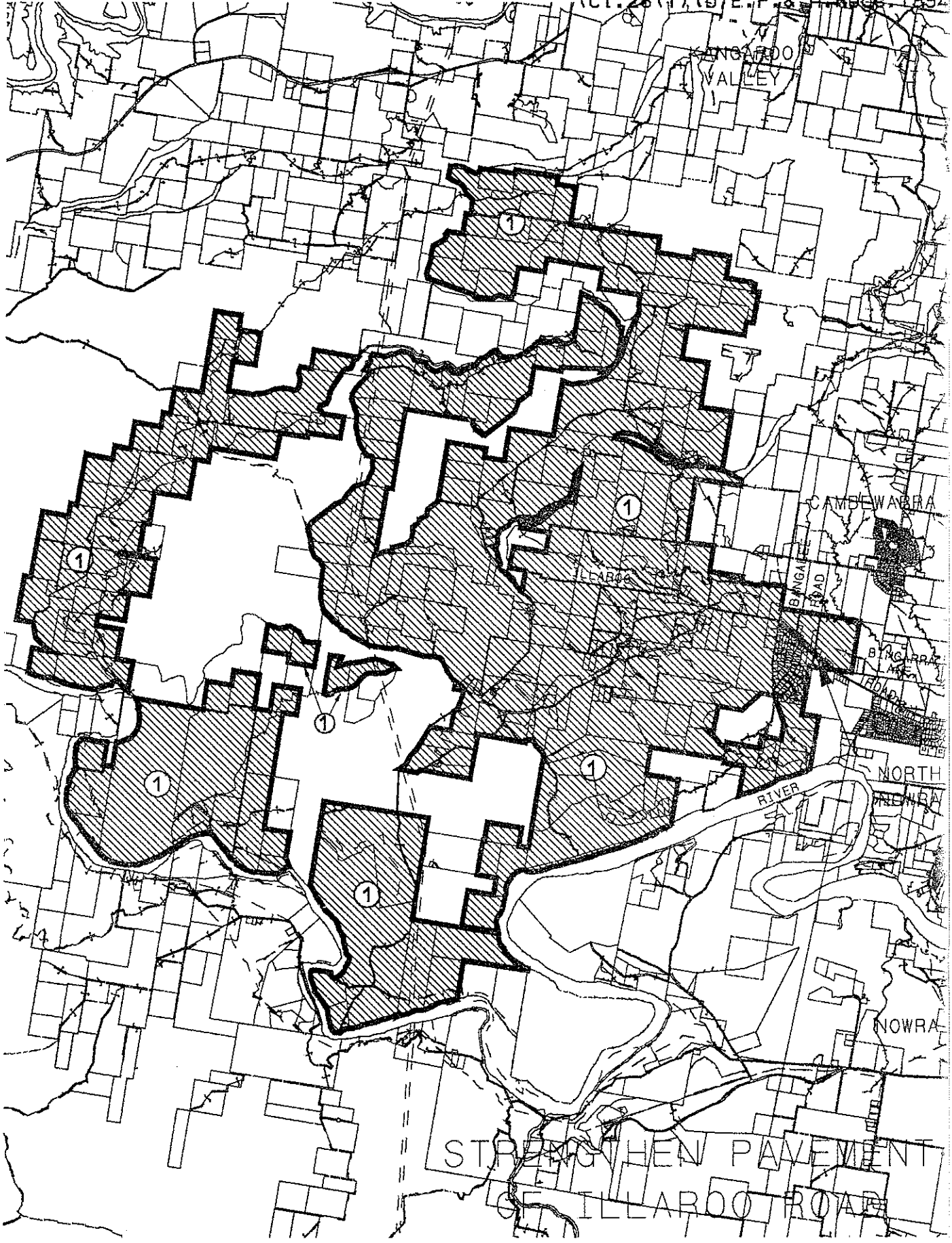
36·11 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	22	14	241	129,190.00	3,588.61	82,538.00	46,652.00
Through Traffic	Nil						
						82,538.00	**46,652.00**

Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises existing dwellings and one approved but vacant *lot for which contributions have been paid at subdivision stage.*

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.95
To: 11.1.96
Effective from: 27.3.96

1997 = $3,639.08/E.T.
1998 = $3,623.07/E.T.
1999 = $3,694.45/E.T.



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: ILLAROO ROAD,TAPITALLEE -- STRENGTHEN PAVEMENT
BINGARRA LANE TO BANGALEE ROAD

DRAWING FILE: SECT94:AREA1 (WINDOWS--AM28R74 & FAM28R74)

PROJECT No:
01 ROAD 0074

N

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

1. Locality: Tapitallee
2. Project: Illaroo Road - strengthen pavement from Bangara Lane to Bangalee Road
3. Project No: 01 ROAD 0074
4. Total Cost: $216,360.00
5. Traffic Generation and Cost Apportionment

20.04 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	279	226	3,384 (80%)	173,088.00	342.75	108,308.51	64,779.49
Through Traffic	20%		846 (20%)	43,272.00		43,272.00	
				216,360.00		**151,580.51**	**64,779.49**

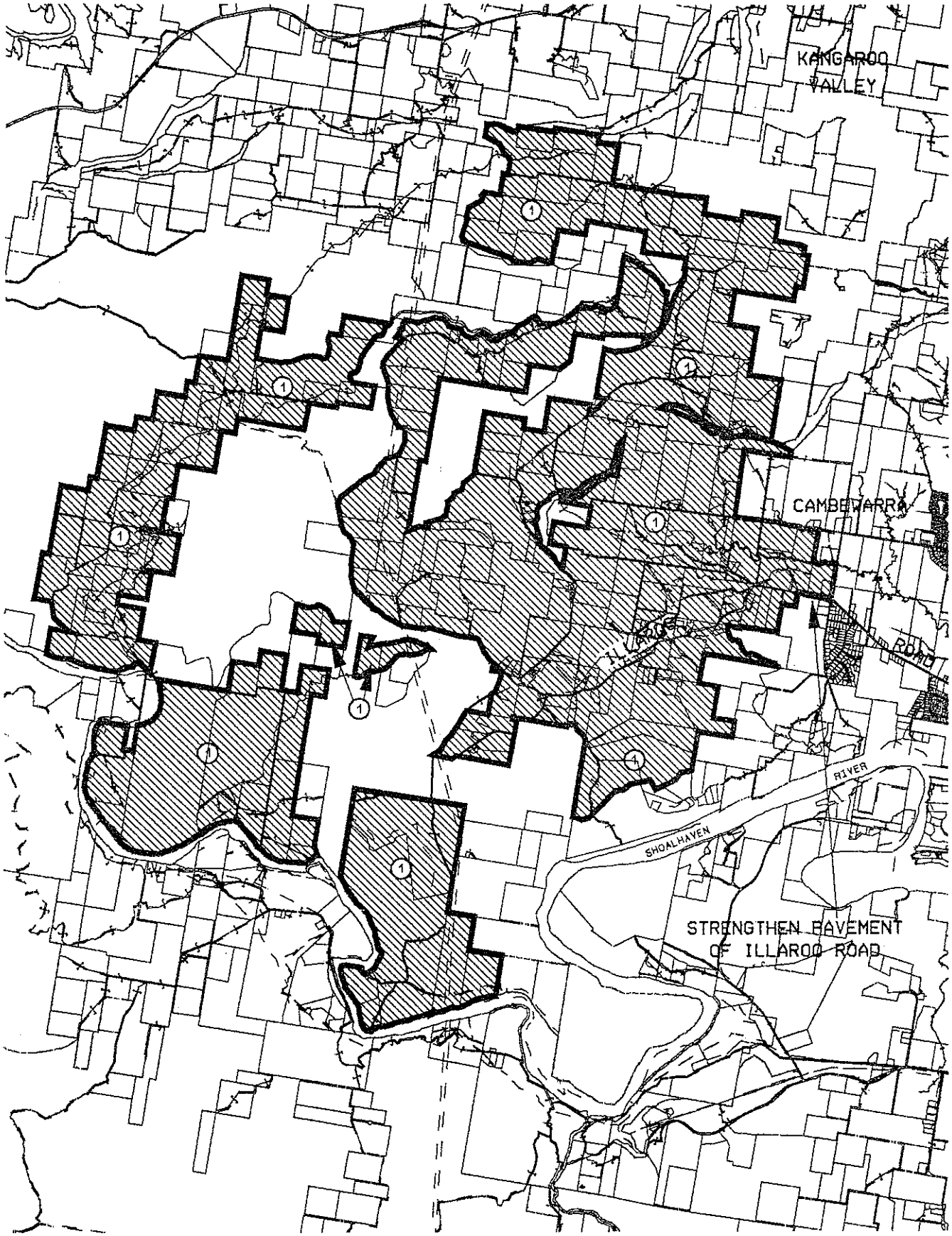
Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises through traffic, 279 existing ETs plus 16 approved but vacant lots and 1 ET credit each for 21 existing holdings.

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.95
To: 11.1.96
Adopted: 19.3.96
Effective from: 27.3.96

~~1997 = $347.57/E.T.~~

1998 = $346.04/E.T.

1999 = $352.86/E.T.



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: ILLAROO ROAD, TAPITALLEE - STRENGTHEN PAVEMENT (CH 7.2 TO 7.5 FROM PRINCES HWY.)

PROJECT No:
01 ROAD 0075

N

DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R75 & FAM28R75)

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

1. Locality: Tapitallee
2. Project: Illaroo Road 7.2 to 7.5 km from Princes Highway - strengthen 300 metres of pavement
3. Project No: 01 ROAD 0075
4. Total Cost: $60,100.00
5. Traffic Generation and Cost Apportionment

43.40 %.

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	142	196	2,265 (90%)	54,090.00	160.03	28,005.17	26,084.83
Through Traffic	10%		252 (10%)	6,010.00		6,010.00	
				60,100.00		**34,015.17**	**26,084.83**

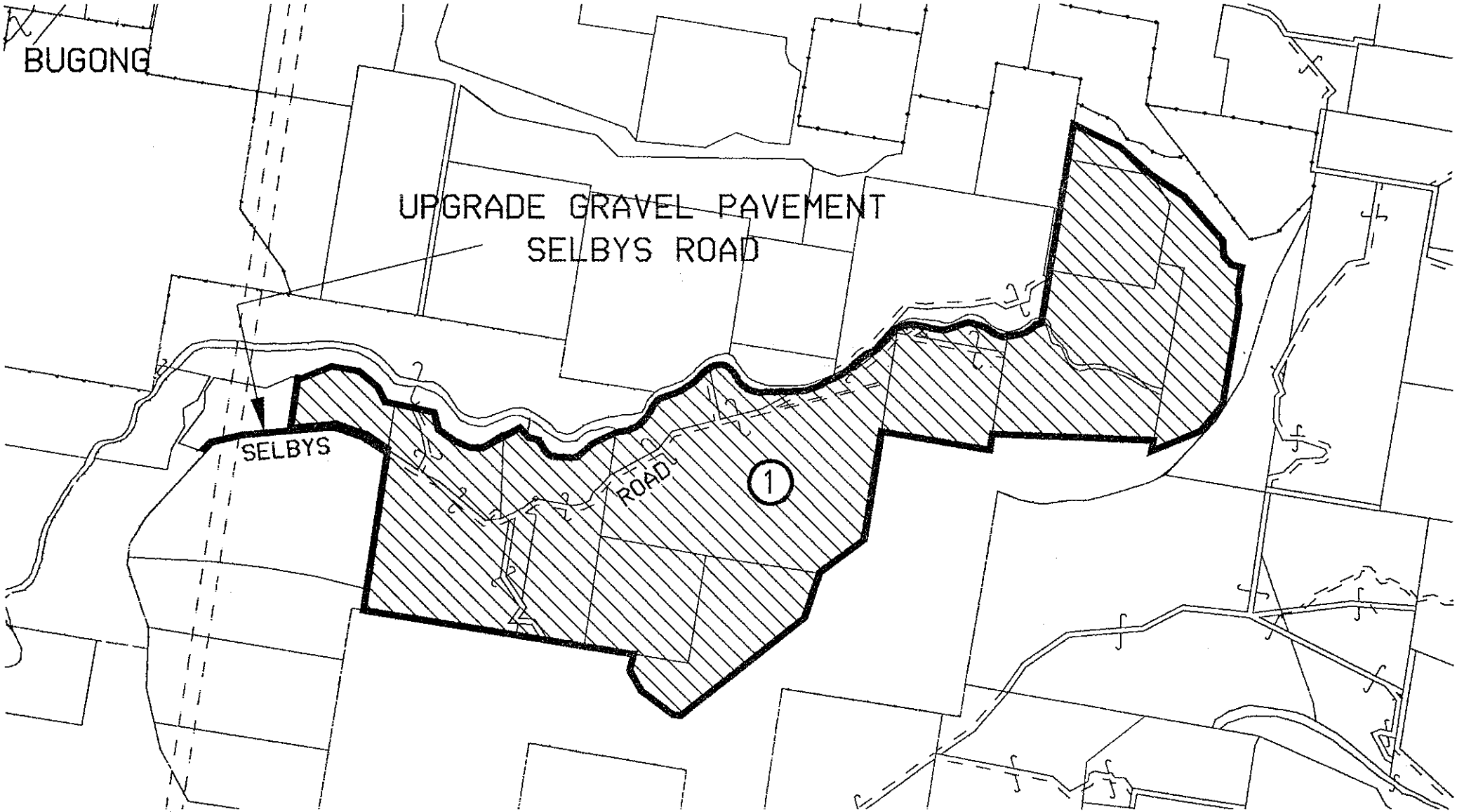
Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises through traffic, 142 existing ETs, 15 approved but vacant lots for which s94 contributions have been paid, and 1 ET credit for each of 18 existing holdings.

~~1997 - $162.28/E.T.~~

1998 = $161.57/E.T.

1999 = $164.75/E.T.

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.95
To: 11.1.96
Adopted: 19.3.96
Effective from: 27.3.96



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO.28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: SELBYS ROAD, UPPER BUGONG CREEK-
UPGRADE GRAVEL PAVEMENT
DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R77 & FAM28R77)

PROJECT No:
01 ROAD 0077

N

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

1. Locality: Upper Bugong Creek
2. Project: Selbys Road - upgrade gravel pavement
3. Project No: 01 ROAD 0077
4. Total Cost: $23,240.00
5. Traffic Generation and Cost Apportionment

82.35 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	1	16	114	23,240.00	1,367.06	4,101.17	19,138.83
Through Traffic	Nil		Nil				
				23,240.00		**4,101.17**	**19,138.83**

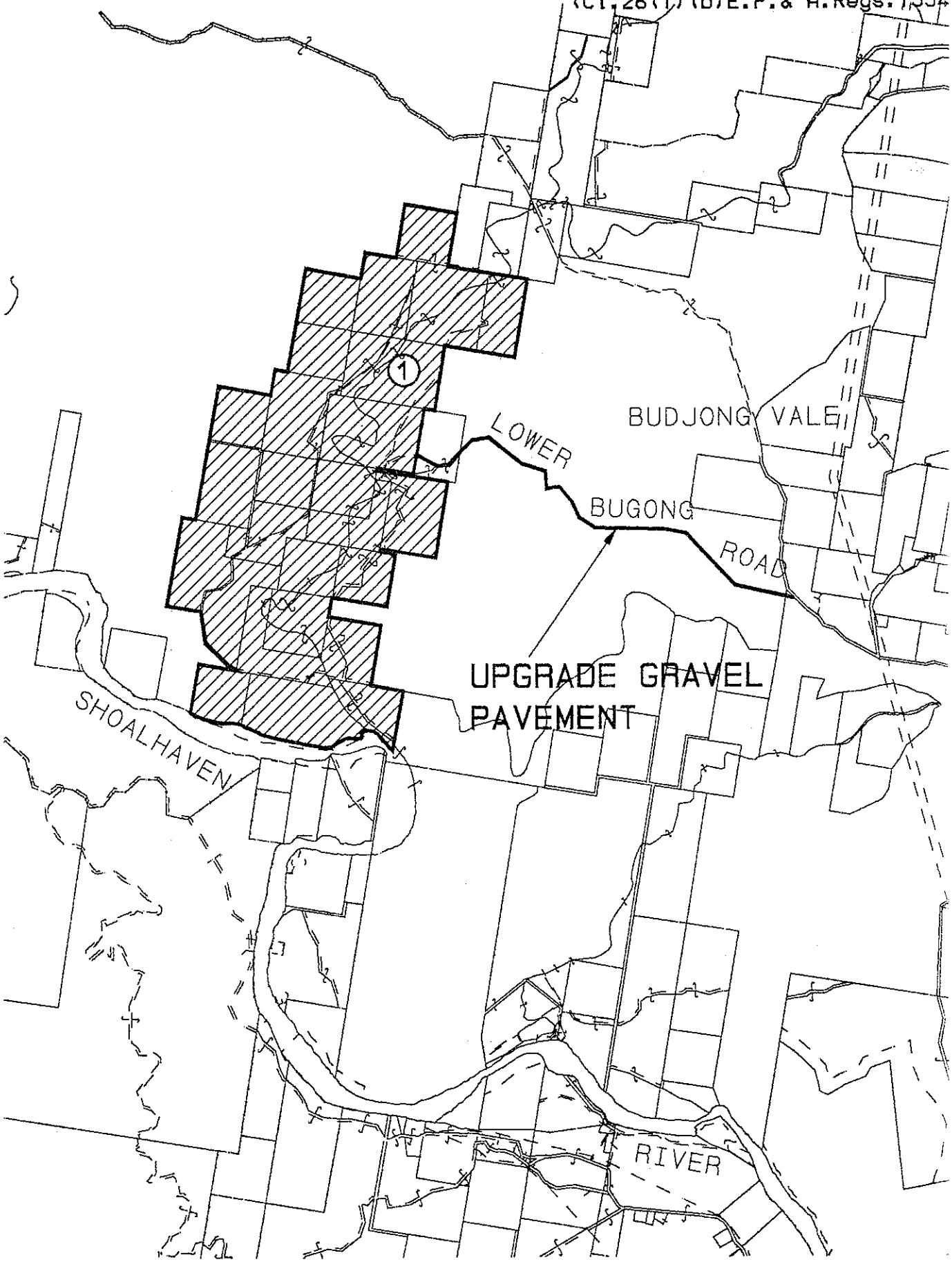
Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises 1 existing dwelling, 1 ET credit for one existing holding and one approved but vacant lot for which contributions have been paid at subdivision stage.

~~1997 - $1,386.29/E.T.~~

1996 = $1,380.10/E.T.

1997 = $1,407.38/E.T.

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.95
To: 11.1.96
Adopted: 19.3.96
Effective from: 27.3.96



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: LOWER BUGONG ROAD, BUDJONG VALE - UPGRADE GRAVEL PAVEMENT

DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R78 & FAM28R78)

PROJECT No:
01 ROAD 0078

N

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

1. Locality: Lower Bugong Vale
2. Project: Lower Bugong Road - upgrade gravel pavement
3. Project No: 01 ROAD 0078
4. Total Cost: $121,180.00
5. Traffic Generation and Cost Apportionment

80.47 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	Nil	19		121,180.00	6,377.89	12,755.78	108,424.22
Through Traffic	Nil						
				121,180.00		**12,755.78**	**108,424.22**

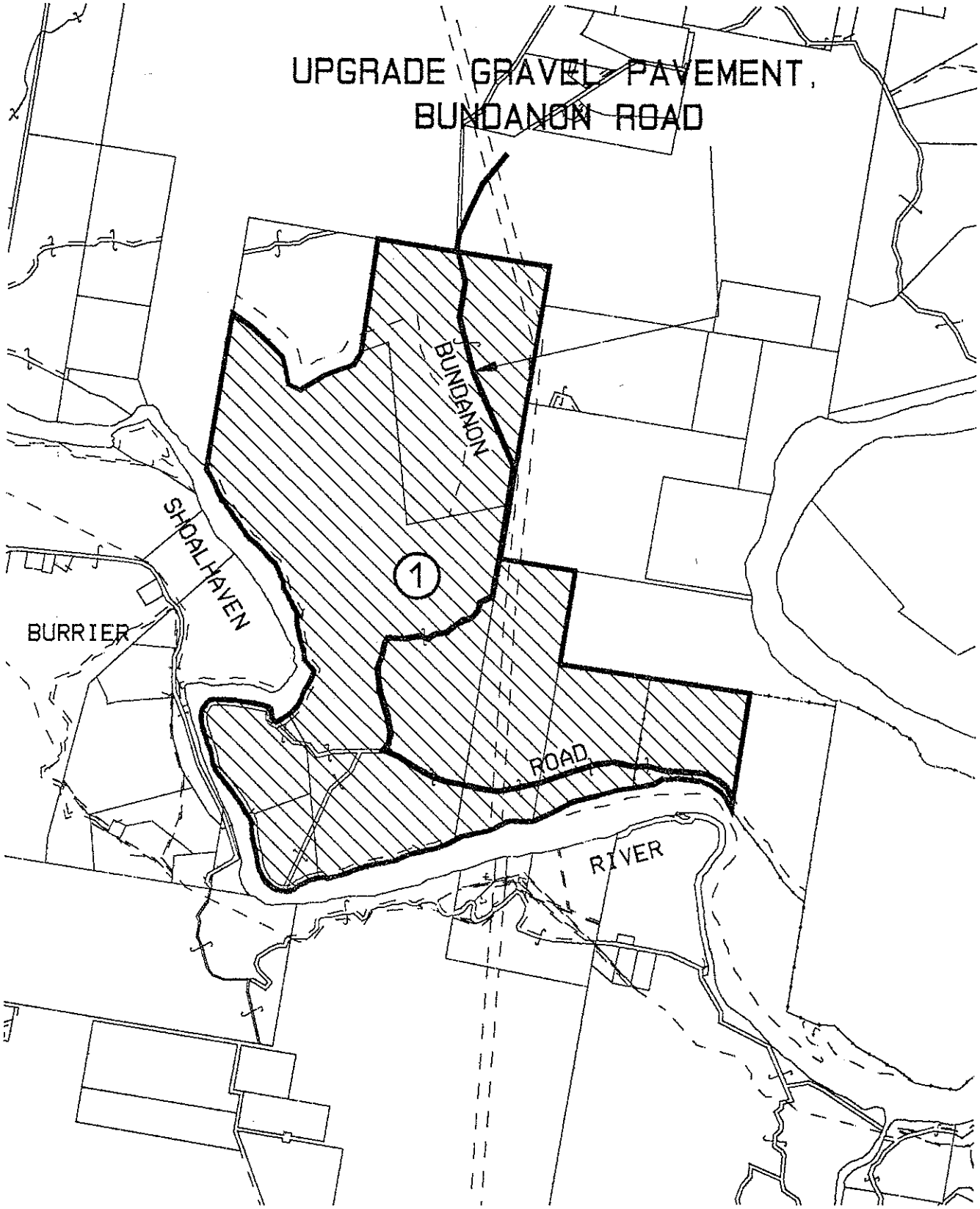
Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises 1 ET credit for each of 2 existing holdings

~~1007 = $6,467.60/E.T.~~

1007 = $6,430.14/E.T.

1000 = $6,565.00/E.T.

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.95
To: 11.1.96
Adopted: 19.3.96
Effective From: 27.3.96



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: BUNDANON ROAD, ILLAROO - UPGRADE GRAVEL PAVEMENT

PROJECT No:
01 ROAD 0079

N

DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R79 & FAM28R79)

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

1. Locality: Illaroo
2. Project: Bundanon Road - upgrade gravel pavement
3. Project No: 01 ROAD 0079
4. Total Cost: $192,730.00
5. Traffic Generation and Cost Apportionment

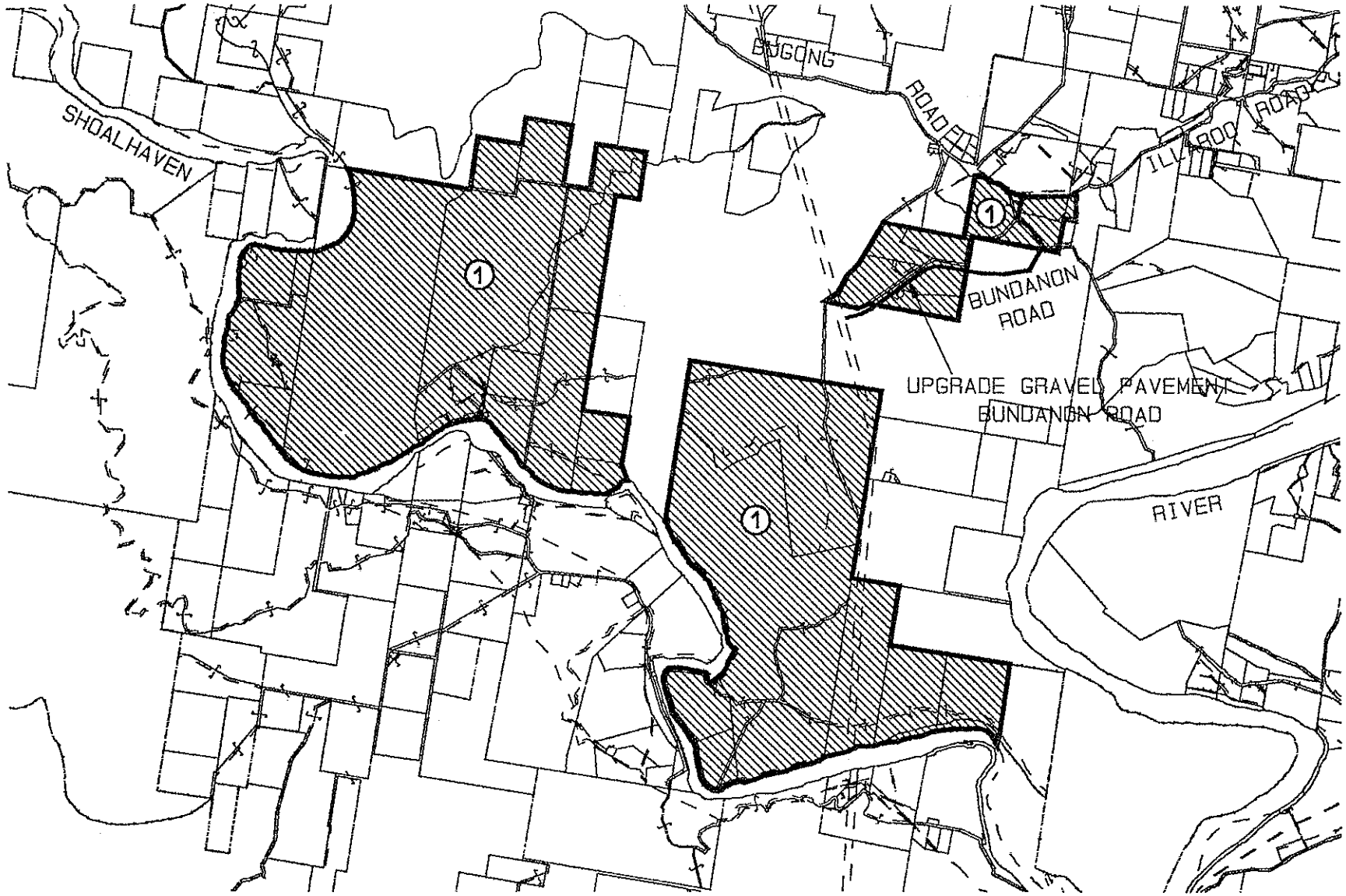
53·85 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	9	17	174	192,730	7,412.69	88,952.30	103,777.70
Through Traffic	Nil						
				192,730.00		**88,952.30**	**103,777.70**

Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises 9 existing ETs plus 1 ET credit for an undeveloped existing holding located in the benefit area and two approved but vacant lots for which contributions have been paid at subdivision stage.

~~1997 = $7,516.95/E.T.~~
1998 = $7,483.87/E.T.
1999 = $7,631.31/E.T.

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.95
To: 11.1.96
Adopted: 19.3.96
Effective From: 27.3.96



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 28

FILE NO: 95/1907
ADOPTED: 19.2.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: BUNDANON ROAD, ILLAROO -
UPGRADE GRAVEL PAVEMENT
DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R80 & FAM28R80)

PROJECT No:
01 ROAD 0080

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

1. Locality: Illaroo
2. Project: Bundanon Road - upgrade gravel pavement
3. Project No: 01 ROAD 0080
4. Total Cost: $83,180.00
5. Traffic Generation and Cost Apportionment

51·35 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	29	45	496	83,180.00	1,124.05	40,465.80	42,714.20
Through Traffic	Nil						
				83,180.00		**40,465.80**	**42,714.20**

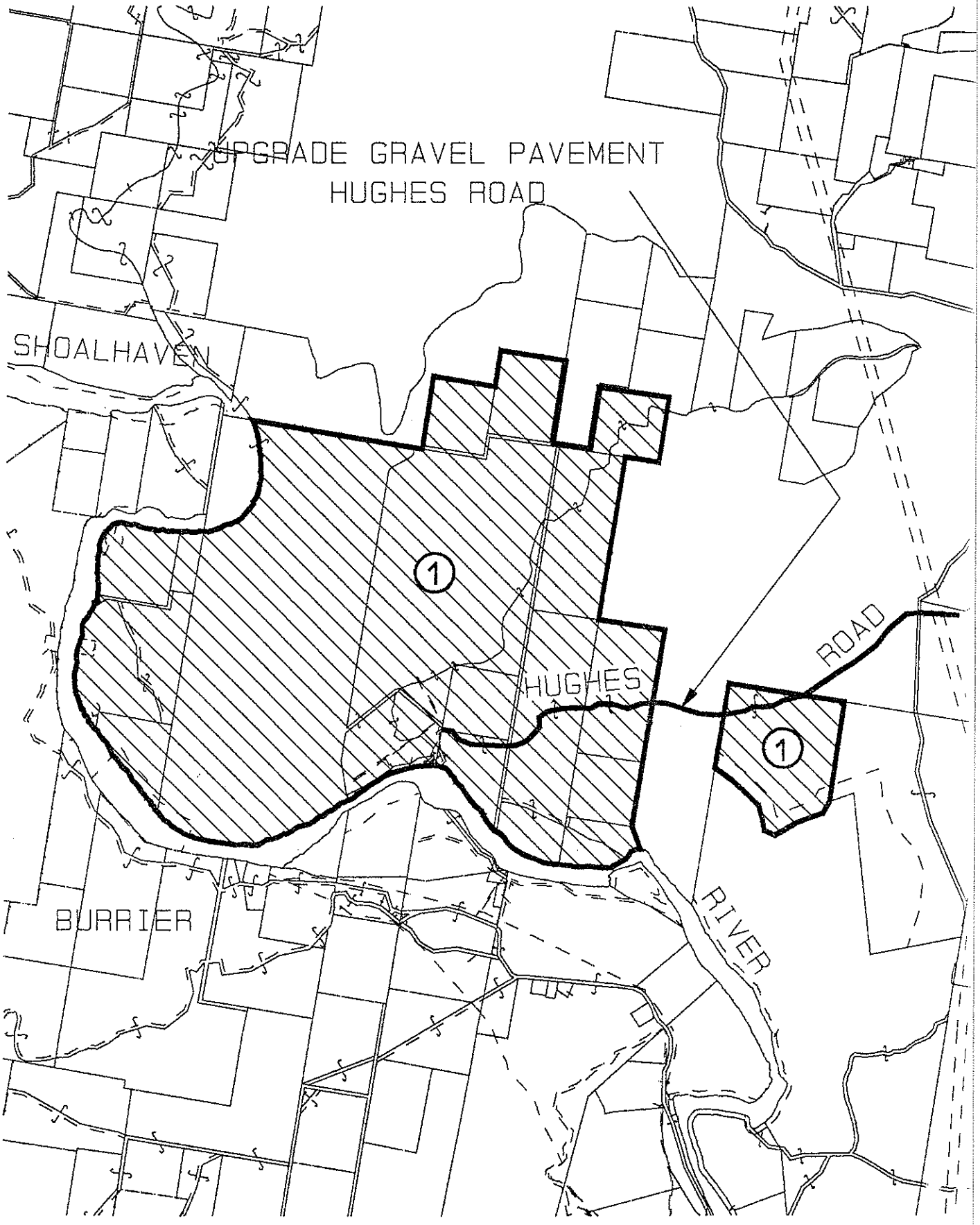
Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises 29 existing ETs plus 1 ET credit for each of four undeveloped existing holdings located in the benefit area and three approved but vacant lots for which contributions have been paid at subdivision stage.

~~1097 = $1,130.86/E.T.~~

1096 = $1,134.84/E.T.

1099 = $1,162.31/ET.

Cl.26(1)(e) EP&A Regs. 1994
Amendment No. 28
File No: 95/1907
Public Exhibition From: 14.12.95
To: 11.1.96
Adopted: 19.3.96
Effective From: 27.3.96



SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO.28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: HUGHES ROAD, ILLAROO -- UPGRADE GRAVEL PAVEMENT

DRAWING FILE: SECT94:AREA1 (WINDOWS--AM28R81 & FAM28R81)

PROJECT No:
01 ROAD 0081

N

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

1. Locality: Illaroo
2. Project: Hughes Road - upgrade gravel pavement
3. Project No: 01 ROAD 0081
4. Total Cost: $116,350.00
5. Traffic Generation and Cost Apportionment

64.86 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	10	27	248	116,350.00	3,144.59	40,879.72	75,470.28
Through Traffic	Nil						
				116,350.00		**40,879.72**	**75,470.28**

Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises 10 existing ETs (including Illaroo By the Shoalhaven Complex) *and 1 ET credit for each of 3 undeveloped existing holdings located in the benefit area.*

~~1037 = $3,188.82/E.T.~~

1098 = $ 3,174.70/E.T.

1099 = $ 3,237.33/E.T.

Cl.26(1)(e) EP&A Regs. 1994
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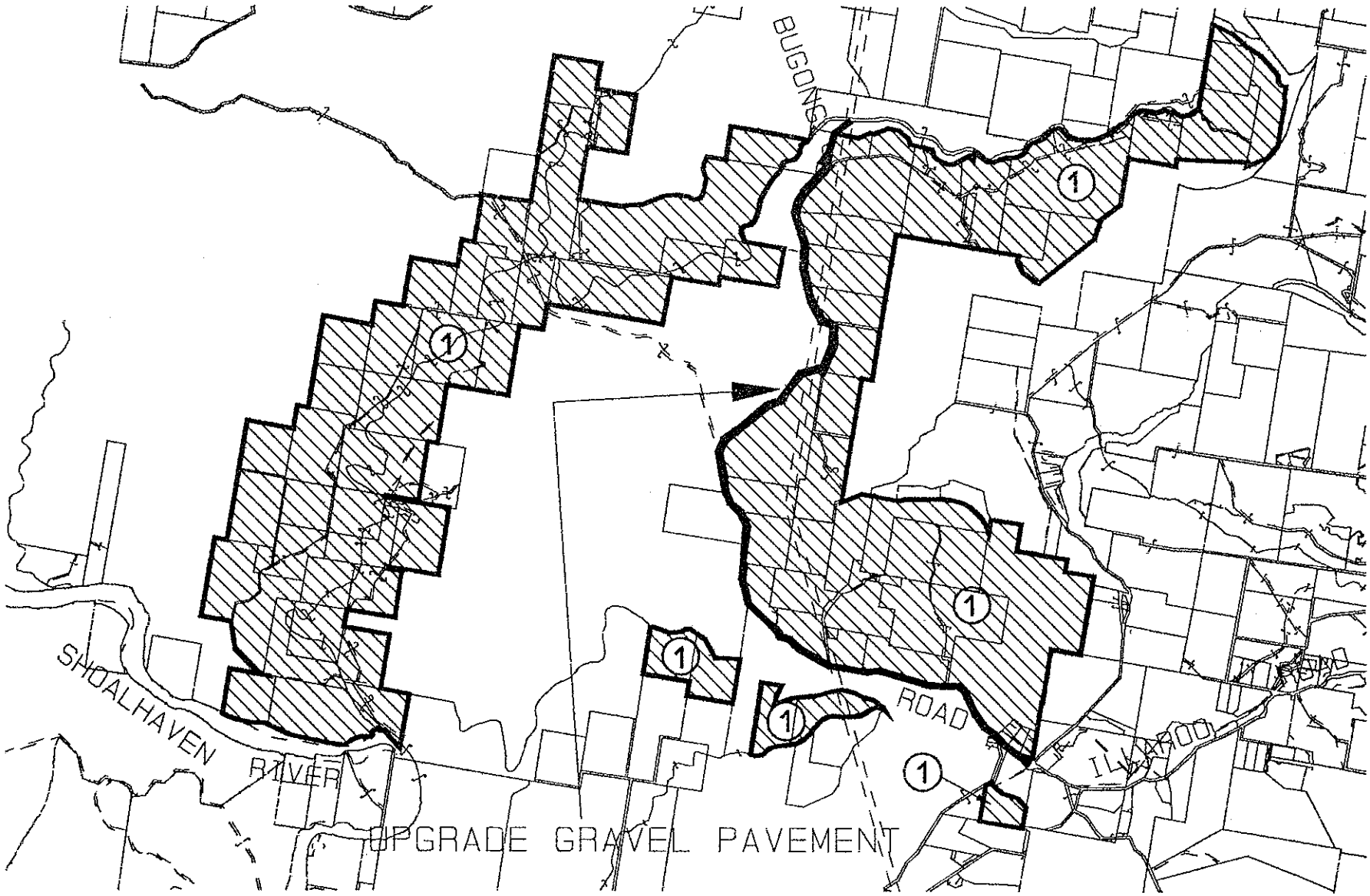

SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO.28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: BUGONG ROAD, BUGONG – UPGRADE GRAVEL PAVEMENT
DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R82 & FAM28R82)

PROJECT No:
01 ROAD 0082

N

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

1. Locality: Bugong
2. Project: Bugong Road - upgrade gravel pavement
3. Project No: 01 ROAD 0082
4. Total Cost: $265,590.00
5. Traffic Generation and Cost Apportionment

63·33 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	20	70	603 (95%)	253,310.50	2,803.45	84,103.49	168,207.01
Through Traffic	5% of total traffic		32 (5%)	13,279.50		13,279.50	
			635 (100%0	**265,590.00**		**97,382.99**	**168,207.01**

Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises through traffic, existing dwellings, two approved lots and a 1 ET credit for each of 8 existing holdings.

~~1997 = $2,8[illegible]/E.T.~~

1998 = $2,830·37/E.T.

1999 = $2,886·13/ET.

Cl.26(1)(e) EP&A Regs. 1994
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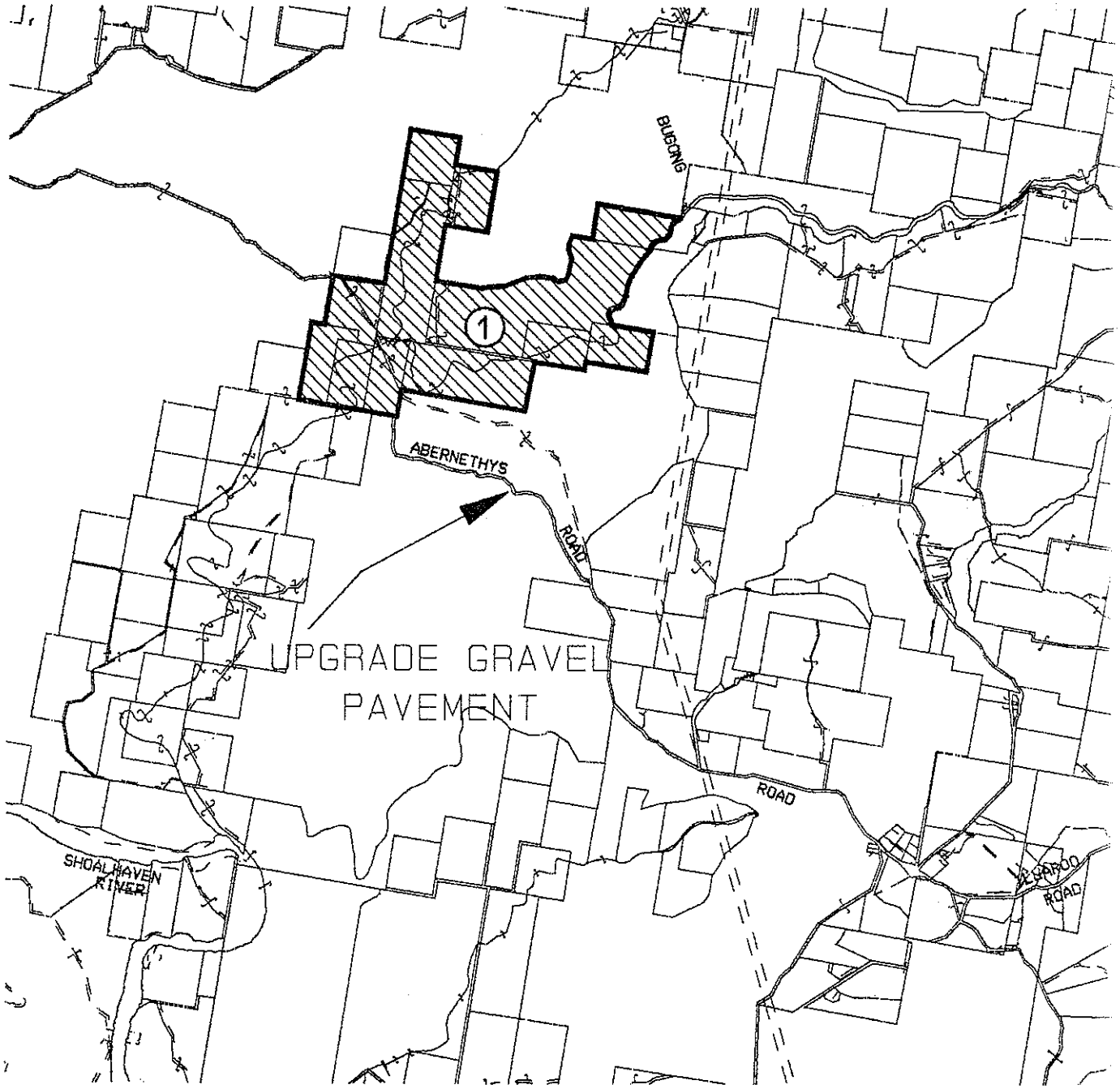

SHOALHAVEN CITY COUNCIL

CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 28

FILE NO: 95/1907
ADOPTED: 19.3.1996
EFFECTIVE FROM: 27.3.1996
FACILITY: ROADS
PROJECT: ABERNETHYS ROAD, BUDJONG VALE -
UPGRADE GRAVEL PAVEMENT

PROJECT No:
01 ROAD 0122

N

DRAWING FILE: SECT94:AREA1 (WINDOWS-AM28R122 & FA28R122)

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

1. Locality: Bugong Vale
2. Project: Abernethys Road - upgrade gravel pavement
3. Project No: 01 ROAD 0122
4. Total Cost: $85,650.00
5. Traffic Generation and Cost Apportionment

83.33 %

Benefit Area	No Equivalent Tenements		Total Traffic Generation (VPD)	Cost Per Benefit Area ($)	Cost Per ET ($)	Estimated Council Responsibility ($)	Estimated Developer Contribution ($)
	Existing	Additional					
1	1	11	80	85,650.00	7,137.50	14,275.00	71,375.00
Through Traffic	Nil						
				85,650.00		**14,275.00**	**71,375.00**

Note 1: For traffic generation use Traffic Authority of NSW Guidelines - 6.7 vehicles per day per dwelling
Note 2: Estimated Council responsibility comprises 1 existing dwelling and credit for 1 existing holding.

~~1997 = $7,137.50/Et.~~

1998 = $7,206.04/Et.

1999 = $7,348.00/Et.

Cl.26(1)(e) EP&A Regs. 1994
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