



## **Section 94 Contributions Plan**

*Draft Amendment No. 76  
Amendment No.77 (Area 1) Draft Amendment No.1*

Hillcrest Avenue, South Nowra  
Drainage & Access Road Works

### **01 DRAI 0005**

Hillcrest Avenue – Drainage Works, South  
Nowra.

### **01 ROAD 0144**

Internal Access Road Adjoining Hillcrest  
Avenue, South Nowra.

Reference: 28708

June 2006

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## **1. Introduction**

The Hillcrest Avenue area in South Nowra is zoned 2(c) Residential "C" (Living Area) Zone under the Shoalhaven LEP 1985. The objective of this zoning is to provide a range of housing types within new residential areas zoned 2(c) Residential.

There is potential for up to 220 new dwellings in the subject area. At present, the land in the Hillcrest Avenue area is either undeveloped or not developed to the potential of its zoning. In anticipation of new development, two part-funded Section 94 projects will be required; an internal access road adjoining Hillcrest Avenue and drainage works needed as a result of new development.

## **2. Background**

This Plan makes provision for the funding of an internal access road adjoining Hillcrest Avenue, South Nowra, and the upgrade and provision of new drainage facilities in the area.

### ***2.1 Hillcrest Avenue, Drainage Works, South Nowra – 01DRAI0005***

At present, existing runoff is drained into the bushland on the southern side of Hillcrest Ave. This runoff drains south-west for approximately 300 metres into Browns Creek, an environmentally sensitive tributary of the Shoalhaven River. Much of the land with development potential in the area is low-lying; a section of land is located within the flood hatch identified in Shoalhaven LEP 1985.

The development of land in the vicinity of Hillcrest Avenue will require the upgrade of existing drainage infrastructure and provision of new drainage systems.

### ***2.2 Internal Access Road adjoining Hillcrest Avenue, South Nowra - 01ROAD0144***

There is a need for a new access road adjoining Hillcrest Avenue to service the land zoned 2(c) Residential "C" Living Area.

The construction of a collector road to intersect with Hillcrest Avenue will provide the base for a coordinated street network when new residential development commences, with minimal impact of the existing road network. This project compliments the collection road already prescribed in Development Control Plan No. 43.

The southern side of Hillcrest Avenue, South Nowra will be the focus of the scope of road works. There are 8 large-sized lots that are directly affected by the project. Zoned 2(c) Residential, the majority of the area is not fully developed to the zoning potential at present.

## **3. Definitions**

The definitions of terms used in this plan are listed in Appendix A.

## **4. Name of the Plan**

This Contributions Plan is amendment number 76 and amendment number 77 (Hillcrest Avenue, South Nowra – Road & Drainage Works) of the Shoalhaven City Council Section 94 Contributions Plan 1993. This project is identified in the Contributions Plan as project number 01DRAI 0005 and project number 01ROAD0144.

## **5. Legal Context**

This Contributions Plan has been prepared by Shoalhaven City Council pursuant to Section 94 of the Environmental Planning and Assessment Act and in accordance with the Environmental Planning and Assessment Regulation.

## **6. Purpose of the Plan**

The purpose of this Plan is to:

- a) ensure that the road and drainage needs of future residential development in the South Nowra area are met;
- b) ensure the timely provision of these facilities;
- c) provide a co-ordinated approach for the planning of new infrastructure in developing areas;
- d) part-fund the construction cost of the proposed road and drainage works, and to ensure equitable apportionment of costs between existing population and future population as a result of new development;
- e) provide a framework for administration and management of this plan.

## **7. Commencement of the Plan**

This Plan will take effect from the date on which public notice is published, pursuant to clause 31(4) of the EP&A Regulation.

## **8. Relationship to Other Plans and Policies**

This Contributions Plan is amendment number 76 and amendment number 77 of the Shoalhaven City Council Section 94 Contributions Plan 1993. This Plan is a supplement to Council's *Cityplan*, Management Plan, and Local Environmental Plan.

## **9. Project Location**

The location of the proposed drainage and road works is generally within the area of Hillcrest Avenue in South Nowra, as shown on the locality map in Appendices B & C.

## **10. Area to which the Plan applies**

The Benefit Areas for these projects are located in the vicinity of Hillcrest Avenue, being lands zoned 2(c) Residential Living Area. Three separate Benefit Areas have been designated for 01DRAI0005, because each area will generate different drainage impacts. 01ROAD0144 consists of one single Benefit Area. These areas are shown in the Benefit Area Maps in Appendices B & C to this Plan.

## **11. Development and Demand Nexus**

Fundamental to the levying of Section 94 contributions is the establishment of a nexus between future development and the need for increased or new amenities and services generated by that development.

There are three aspects to the nexus - causal, physical and temporal; that is, the services or facilities being levied for must be:

- needed as a direct result of the development being levied,
- located near enough, in physical terms, to provide benefit to the development being levied, and
- provided within a reasonable time.

### **11.1 Drainage Project – 01DRAI0005**

The potential for new development in the Hillcrest Avenue area has demonstrated the need for new drainage facilities and improvements to the existing drainage system; it is essential as the proposed drainage system will offset possible stormwater and flooding issues likely to occur within the subject area.

The drainage system will connect to the existing system and provide a standard of drainage able to cater for new development planned in Hillcrest Avenue.

## 11.2 Internal Access Road – 01ROAD0144

A new internal access from adjoining Hillcrest Avenue will be required to co-ordinate a new local road network that may eventuate through new development.

The internal access road will link at both ends to Hillcrest Avenue. Hillcrest Avenue is a collector road that feeds onto the Princes Highway.

Council's works program lists the road and drainage works in Hillcrest Avenue for construction in 2007 – 2012, subject to the rate of development.

Consequently, all three aspects of nexus are met for both projects.

## 12. Estimated Cost of Facility

### *Scope of works*

This Plan provides for the following works:

#### 01DRAI0005

- A. 31 new pipes, 21 new pits, and the upgrade of existing drainage facilities.
- B. Installation of a Water Quality Device towards Browns Creek.
- C. The creation of drainage easements.

#### 01ROAD0144

- D. Construction of a new 585 metre internal access road on the southern side of Hillcrest Avenue.
- E. Acquisition of 9985 m<sup>2</sup> for the purposes of creating a 17 metre wide road reserve.

### *Land Costs*

The value of land to be acquired for road works and for the creation of drainage

easements has been determined by independent valuation, and is included in Tables 1 & 2.

### *Estimated Costs*

For each part of the road and drainage works, the estimated costs are summarised in Tables 1 & 2.

Table 1  
01DRAI0005 - Estimated Cost Summary

DRAINAGE PROJECT	ESTIMATED COST (\$)
Pipeline Costs	\$817,014
Easement costs	\$287,625
<b>ESTIMATED TOTAL COST (\$)</b>	<b>\$1,104,639</b>

Table 2  
01ROAD 0144 – Estimated Cost Summary

ROAD PROJECT	ESTIMATED COST (\$)
Construction	\$798,152
Planning and Design	\$171,603
Land Acquisition	\$546,975
<b>ESTIMATED TOTAL COST (\$)</b>	<b>\$1,516,730</b>

For more detailed information relating to estimated costs, refer to the Estimated Cost Tables in Appendix D of this Plan.

## 13. Construction Schedule

Construction of the facility may be included in Council's works program for 2007- 2012. This is considered consistent with the expected rate of development. It is possible that the works will be constructed in stages, depending on the actual rate of development and competing priorities in Council's works program. Clause 18.6 of this Plan provides for construction of the works, or stages of the works, in advance of Council's works program under certain circumstances.

## 14. Apportionment of Costs

*Method of apportioning costs to each Benefit Area*

### 14.1 Drainage Project - 01DRAI0005

Apportionment of drainage costs will be based on stormwater catchment areas. The cost share associated with approved development will be borne by Council

The Contribution Rates for the proposed drainage works have been apportioned into three Benefit Areas. A definite pattern emerged where several catchments could be defined with similar drainage requirements, thus resulting in the creation of three Benefit Areas. Each Benefit Area has separate drainage requirements and costs; these are outlined below in the Benefit Area summaries. For each of the three Benefit Areas, a Contribution rate is determined using a methodology based on dollars per square metre of englobo land area.

Stormwater flow from upstream landholders also passes through downstream works, so in addition to works servicing the benefit area itself, the upstream benefit areas are also making a contribution to downstream facilities.

#### *Benefit Area 1*

Benefit Area 1 takes up almost half of the entire catchment of the Hillcrest Avenue drainage project. There are 11 lots at present in the Benefit Area; the majority of these are over 2000 m<sup>2</sup> in area with subdivision potential. Much of the proposed drainage works will be within Benefit Area 1.

The cost share for Benefit Area 1 is summarised in Table 3.

Table 3  
01DRAI0005  
Cost share from Benefit Area 1

DRAINAGE WORKS	DEVELOPER SHARE (\$)
Cost of Works	\$214,652
Easement costs	\$147,149
<b>TOTAL</b>	<b>\$361,801</b>

#### *Benefit Area 2*

There are 42 lots at present that make up Benefit Area 2, which covers the northernmost half of the subject area. Many of the lots within the area are smaller in size and are already developed to their potential. The share cost of works in Benefit Area 2 is summarised in Table 4.

Table 4  
01DRAI0005  
Cost share from Benefit Area 2

DRAINAGE WORKS	DEVELOPER SHARE (\$)
Cost of Works	\$153,479
Easement costs	\$64,968
<b>TOTAL</b>	<b>\$218,447</b>

#### *Benefit Area 3*

Benefit Area 3 covers the eastern side of the Hillcrest Avenue drainage project and consists of 17 lots at present. Approximately half of the lots captured in Benefit Area 3 are developed (less than 800m<sup>2</sup>), the remainder are larger lots which have subdivision potential.

Geographically speaking, Benefit Area 3 is positioned on the highest point of the project and therefore most of the flow from this area will affect other areas downstream. As a result, Benefit Area 3 will bear a relatively high rate of Contributions, illustrated below in Table 5.

Table 5  
01DRAI0005  
Cost share from Benefit Area 3

DRAINAGE WORKS	DEVELOPER SHARE (\$)
Cost of Works	\$116,797
Easement costs	\$29,623
<b>TOTAL</b>	<b>\$146,420</b>

*Cost apportionment to drainage works*

For each part of the project works, the apportionment of project cost between Council and developer contributions from all Benefit Areas is shown in Table 7.

Table 6  
01DRAI0005  
Expected cost apportionment for drainage works

DRAINAGE WORKS	TOTAL \$	COUNCIL SHARE		DEVELOPER CONTRIBUTIONS	
		\$	%	\$	%
Cost of Works	\$817,014	\$332,086	40.6%	\$484,928	59.4%
Easement costs	\$287,625	\$45,886	16.0%	\$241,739	84.0%
<b>TOTAL</b>	<b>\$1,104,639</b>	<b>\$377,972</b>	<b>34.2%</b>	<b>\$726,667</b>	<b>65.8%</b>

*Available funds*

This is a new project in Council's Contributions Plan. No developer contributions have been made at the time of commencement of this Plan.

*Grant funding*

At the time of commencement of this Plan, no funds were available from grants or other sources

**14.2 Internal Access Road  
Project – 01ROAD0144**

The Contribution Rate for the proposed access road adjoining Hillcrest Avenue was calculated from a single Benefit Area, and determined on a dollars per linear metre frontage basis. Because the proposed road will pass through mostly undeveloped lots,

the full cost of the works will be borne by development. See Table 2 for the Cost Summary of 01 ROAD 0144

*Cost apportionment to road works*

For each part of the project works, the apportionment of project cost between Council and developer contributions from all Benefit Areas is shown in Table 8.

Table 7  
01ROAD0144  
Expected cost apportionment for road works

DESCRIPTION	TOTAL \$	COUNCIL SHARE		DEVELOPER CONTRIBUTIONS	
		\$	%	\$	%
Cost of Works	\$798,152	\$0	0.0%	\$798,152	100.0%
Planning & Design	\$171,603	\$0	0.0%	\$171,603	100.0%
Land Acquisition	\$546,975	\$0	0.0%	\$546,975	100.0%
<b>TOTAL</b>	<b>\$1,516,730</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$1,516,730</b>	<b>100.0%</b>

*Available funds*

This is a new project in Council's Contributions Plan. No developer contributions have been made at the time of commencement of this Plan.

*Grant funding*

At the time of commencement of this Plan, no funds were available from grants or other sources.



## 15. Contributions Formula

### *Equivalent Tenements*

Council uses the term Equivalent Tenement (ET) when referring to residential development. For residential development, a single detached dwelling is rated as 1.0 ET. For medium density residential development, the number of ET is calculated as follows:

- 1 bedroom unit = 0.4 ET
- 2 bedroom unit = 0.6 ET
- 3 bedroom unit = 0.8 ET
- 4 bedroom unit = 1.0 ET

For minor commercial and industrial developments, the equivalent number of ET is estimated from the floor space of the proposed development and the number of vehicle trips generated by the development.

For any development, an allowance for existing land use is permitted in calculating the number of ET.

### **15.1 Contribution rate formula**

#### **15.1.1 01DRAI0005 – Drainage Works, Hillcrest Avenue:**

The contribution rate is specified on a '\$ per m<sup>2</sup>' basis, and is calculated by the following formula:

$$\text{Contribution Rate (\$/m}^2\text{)} = \frac{\text{Benefit Area total cost share (\$)}}{\text{Size of Catchment Area (m}^2\text{)}}$$

The Benefit Area total cost share is taken from Tables 3, 4 and 5 for Benefit Areas 1, 2 and 3 respectively.

#### **15.1.2 01ROAD0144 – Internal Access Road**

The contribution rate is specified on a '\$ per linear metre' basis, and is calculated by

the following formula:

$$\text{Contribution Rate (\$/m)} = \frac{\text{Benefit Area total cost share (\$)}}{\text{Length of road frontage (m)}}$$

The Benefit Area total cost share is taken from Table 6 for Benefit Area 1 of the road project.

## 16. Contribution Rates

### **16.1 Drainage Project – 01DRAI0005**

A contribution rate for each Benefit Area has been calculated on dollars per square metre of englobed land area in each Benefit Area, and calculated as follows:

Table 8  
Drainage Project Contribution Rates

BENEFIT AREA	BENEFIT AREA DEVELOPER COST SHARE	CONTRIBUTION RATE (\$ PER M <sup>2</sup> )
1	\$361,801	\$3.85
2	\$218,447	\$4.59
3	\$146,420	\$6.84

### **16.2 Road Project – 01ROAD0144**

A contribution rate for the Benefit Area has been calculated on dollars per linear metre of frontage. This is shown below in Table 9:

Table 9  
Road Project Contribution Rates

BENEFIT AREA	BENEFIT AREA DEVELOPER COST SHARE	CONTRIBUTION RATE (\$ PER linear m of road frontage)
1	\$1,516,730	\$1,269.23

## **17. Review of contribution rates**

### *Annual review of contribution rates*

The above contributions will be adjusted annually on 1<sup>st</sup> July in line with movements in the Implicit Price Deflator (New Engineering & Construction) published by the Australian Bureau of Statistics.

### *Review of project costs*

Final construction costs will be reviewed and this Plan amended if the actual cost is significantly different from the estimates used in this Plan.

### *Receipt of grant funding*

Should grant funding be made toward this project, such funds will be used to reduce the total cost of the relevant part of the project, and contribution rates will be adjusted accordingly.

### *Periodic review of population projections*

Council periodically reviews population projections, usually at 5 year intervals to coincide with new census data. Should future analysis reveal significant departure from the estimates used in this Plan, the Plan will be amended.

## **18. Payment of Contributions**

The contribution is expected for all subdivision, residential, industrial and commercial development in the designated Benefit Areas.

### **18.1 Method and timing of payment**

Payment of contributions can be by cash, money order or bank cheque. Payment will be required prior to the issuing of the linen plan in the case of subdivisions, or before the issue of a construction certificate in the case of a building development.

### **18.2 Adjustment of contributions at the time of payment**

If payment is not made in the financial year that consent is granted, the amount payable will be adjusted on 1<sup>st</sup> July in line with movements in the Implicit Price Deflator (New Engineering & Construction) published by the Australian Bureau of Statistics.

### **18.3 Deferral of payment**

In exceptional circumstances, Council may permit deferred payment provided the following criteria are met:

- The maximum deferral is two years from the standard payment date; and
- The provision of a bank guarantee for the required amount, plus an interest charge equivalent to that charged on overdue rates for the period of the bank guarantee, plus an administration fee.

An application for deferral will need to be submitted to Council and will be determined at Council's discretion.

### **18.4 Savings and transitional arrangements**

A subdivision or development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of this Plan if this Plan is effective at the date the application is determined.

### **18.5 Exemptions and Discounts**

Council does not allow standard exemptions or discounts for contributions in this Plan.

### **18.6 Works In Kind and other Material Public Benefits**

Council will consider the construction or provision of facilities, services or infrastructure by an Applicant to offset a monetary contribution. If construction of a

facility is requested by an Applicant in advance of its inclusion in Council's works schedule, Council will consider options including:

- Provision of the facility by the Applicant by way of Work In Kind or other Material Public Benefit.
- Provision of the facility at the Applicant's expense, with Council recouping contributions from future development in the Benefit Area and reimbursing the Applicant for costs exceeding the Applicant's share.

The applicant will need to initiate an acceptable option by providing Council with the full details of the proposed works prior to construction. Council will then consider the request and advise the Applicant accordingly as part of a negotiated agreement. Works In Kind and other Material Public Benefits are subject to Council approval, and will be expected to comply with the requirements of the relevant Development Control Plan, this Contribution Plan amendment and relevant construction standards.

### 18.7 Land Dedication

Council may permit the dedication of land to offset a monetary contribution. Suitability assessment of the subject land occurs at the development or subdivision application stage. Should the development be approved, the applicant should contact Council to arrange for a valuation of the subject land.

## 19. References

- Environmental Planning & Assessment Act
- Environmental Planning & Assessment Regulation
- Shoalhaven City Council Contributions Plan Manual
- NSW Department of Infrastructure, Planning & Natural Resources: Development Contributions Practice Notes, July 2005.

## 20. Appendices

- A Definitions
- B Road Locality & Benefit Area Road Maps
- C Drainage Locality & Benefit Area Drainage Maps
- D Estimated Cost Tables

## References

- Section 94 Environmental Planning & Assessment Act, 1979;
- Environmental Planning and Assessment Regulation 2000; and
- Shoalhaven City Council Contributions Plan Manual.

Section 94 Contributions Plan Amendment No. 76 and Amendment No.77 (Area 1) Draft Amendment No.1, *Hillcrest Avenue, South Nowra – Road & Drainage Works*, being this written Statement and accompanying maps, was

Adopted by Council: XXXX

and

Became effective from: XXXX



R D Pigg  
General Manager

Date: 30.6.06

## APPENDIX A

### Definitions

The following definitions apply to terminology used in this Plan:

*Anticipated Development*

An estimate of the number of new dwellings to be built.

*Apportionment*

The % of the total cost of a project to be borne by existing residents compared to the % of the total cost to be borne by anticipated development.

*Benefit Area*

The area containing land that will benefit from a project.

*Contributions Plan*

A formal document prepared by Council as required under the EP&A Act, to explain how developer contributions are calculated and spent, and a number of administrative details.

*Contribution rate*

The amount to be paid as a development contribution, expressed per unit of development.

*Deferral*

Payment of Section 94 contributions may be deferred until after the standard date of payment, subject to exceptional circumstances and specific approval from Council.

*Development Consent*

Formal approval by Council before a development can proceed; s94 contributions are stated as one of the conditions of development consent.

*Development Contribution*

An amount of money Council is entitled to collect toward the cost of infrastructure arising from new development.

*Dwelling*

A building used as a separate domicile.

*Equivalent Tenement (ET)*

A unit of measure, based on the number of bedrooms for a residential development, to determine the relative impact of a development compared to a single detached dwelling.

*Implicit Price Deflator (IPD)*

A standard measure of price movements published by the Australian Bureau of Statistics. Council uses the IPD for New Engineering and Construction to best reflect changes in the cost of works.

*Material Public Benefit*

A contribution by a developer that is not in the form of a monetary contribution or land dedication.

*Medium Density Development*

Residential development consisting of flats, villa units, cluster housing, mobile housing estates or caravan parks.

*Nexus*

The specific relationship between expected development and the demand it creates for additional infrastructure or facilities.

*Patronage Factor*

An estimate of how much use of a facility will be generated from a particular area or group.

*Residential Development*

Development for the construction of dwellings.

*Transitional Arrangements*

A procedure that is applied whilst a contributions plan is in preparation.

*Works In Kind*

A type of material public benefit where construction of some or all of the works contained in a contributions plan is by the developer.

*Works Program*

A list of the works to be undertaken by Council.

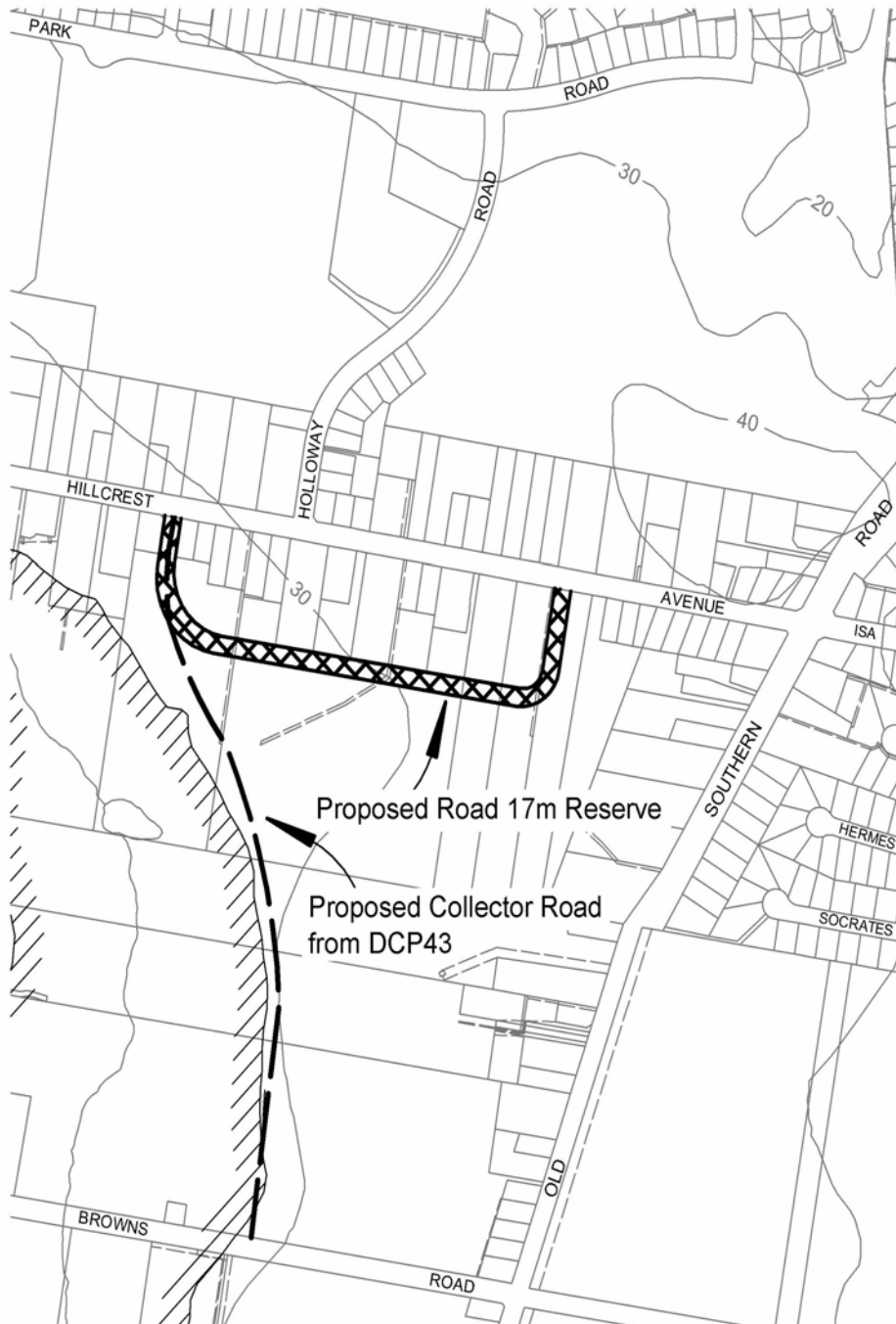
*Works Schedule*

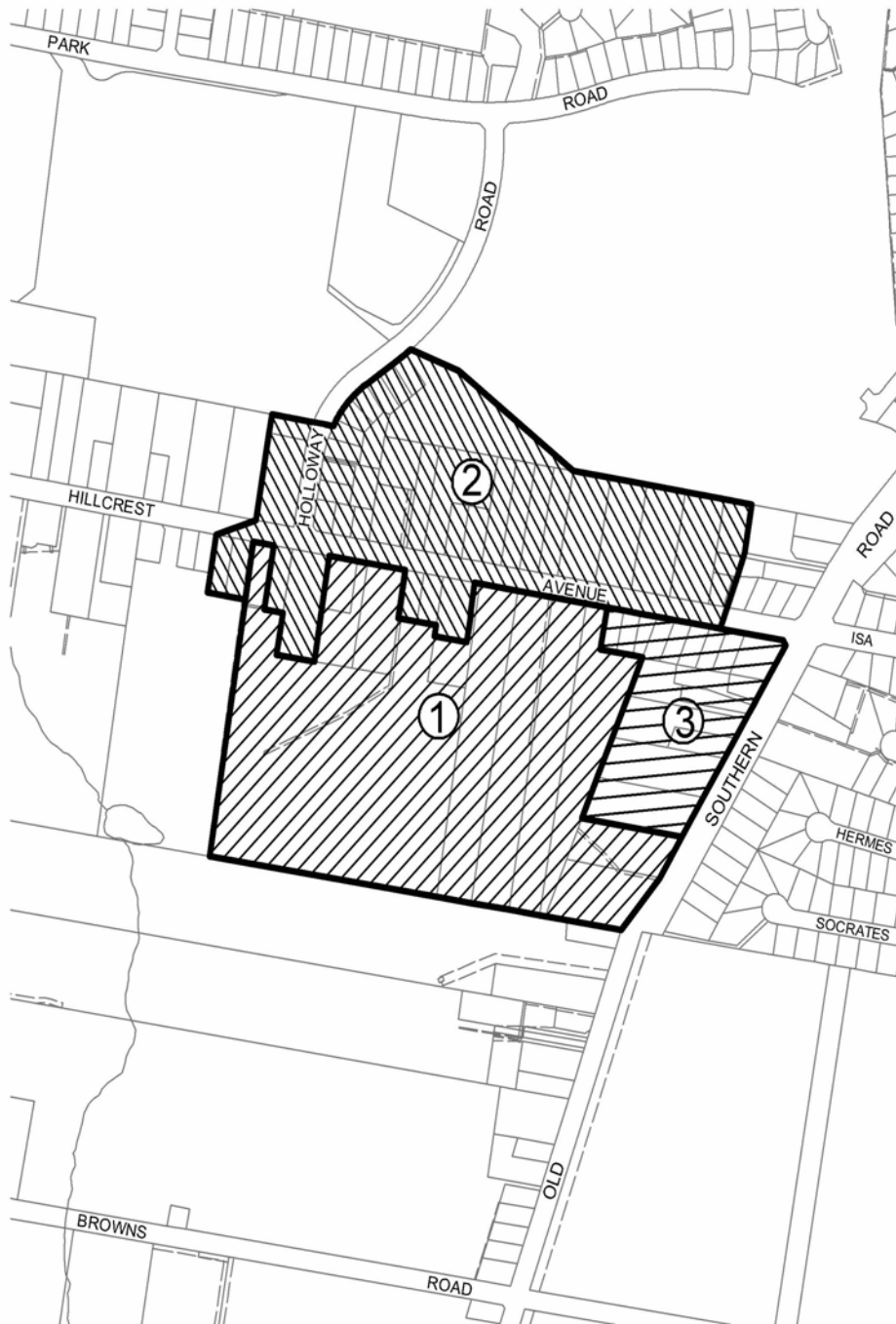
A list stating when Council expects the works in the works program to be undertaken.

APPENDIX B

LOCALITY MAP : 01 ROAD 0144

ACCESS ROAD ADJOINING HILLCREST AVE, SOUTH NOWRA





SHOALHAVEN CITY COUNCIL  
**DRAFT S94 CP2006**  
**AMENDMENT NO. 76**  
**DRAINAGE**  
**BENEFIT AREA MAP**  
FILE NO: 20708  
FACILITY: DRAINAGE  
PROJECT: HILLCREST AVE, NOWRA

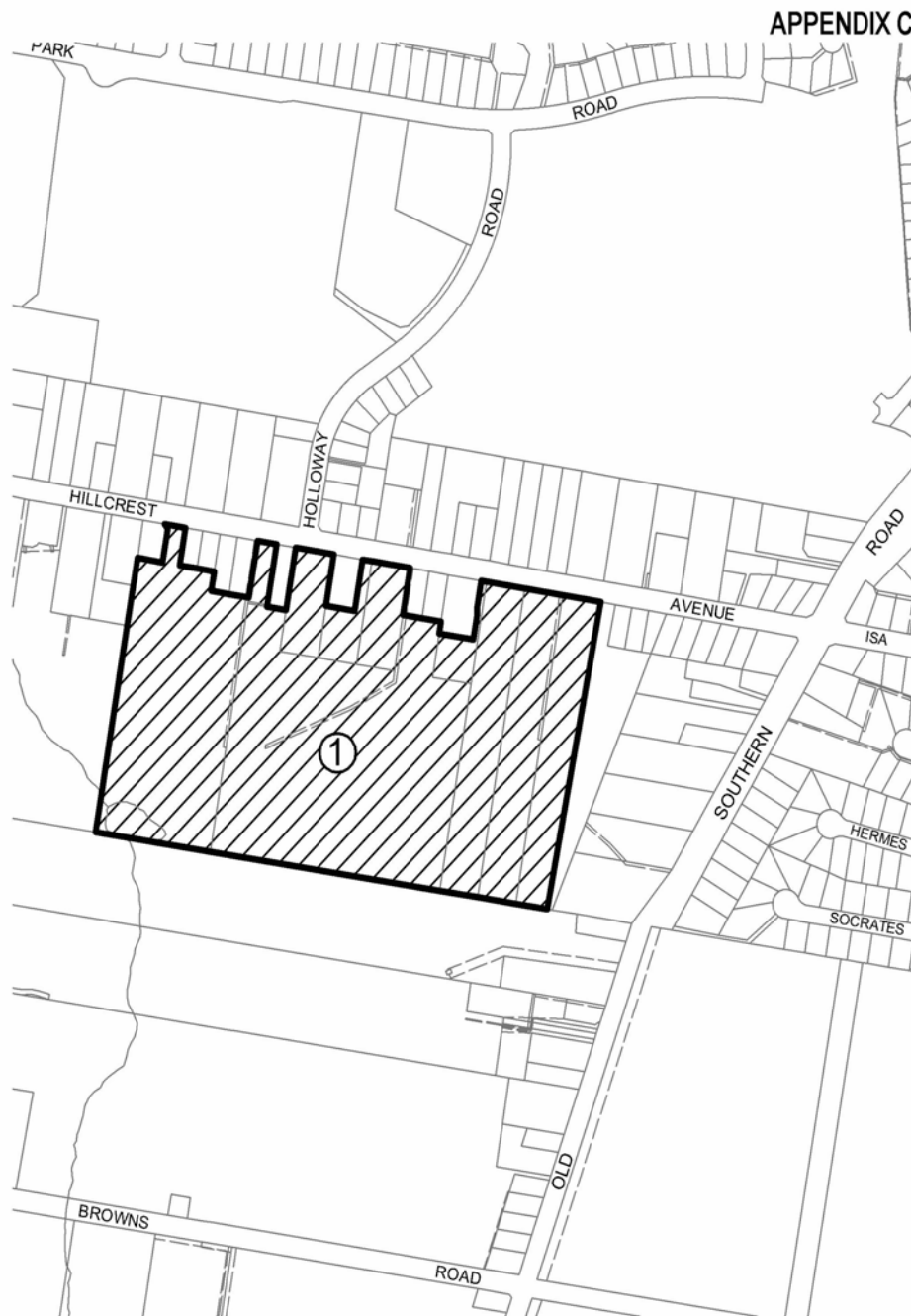
PROJECT NO.  
**01 DRAI 0005**



APPENDIX C  
LOCALITY MAP : 01 DRAI 0005  
HILLCREST AVENUE, NOWRA







SHOALHAVEN CITY COUNCIL

**S94 CP 1993**

**AMENDMENT NO.77 (Draft Amendment 1)**

**ROADS (AREA 1)**

**BENEFIT AREA MAP**

FILE NO: 28709

FACILITY: ROADS

PROJECT: ACCESS ROAD ADJOINING HILLCREST AVE, SOUTH NOWRA

PROJECT NO.  
**01 ROAD 0144**



## APPENDIX D

### COST SCHEDULE

#### 01 ROAD 0144 - Internal Access Road Adjoining Hillcrest Avenue

DESCRIPTION	LENGTH (m)	WIDTH (m)	QUANTITY	RATE	TOTAL
Works Site Establishment			1 item	\$7,812	\$7,812
Works Site De-establishment			1 item	\$914	\$914
Traffic Management Plan			1 item	\$6,437	\$6,437
Environmental Management Plan			1 item	\$5,513	\$5,513
Prepare Safety Plan			1 item	\$1,838	\$1,838
Prepare and Implement Quality Plan			1 item	\$1,838	\$1,838
Work as Executed Drawings			1 item	\$1,838	\$1,838
Clearing, Grubbing & Mulching	585	17	9945	\$6.05	\$60,167
Earthworks			1 item	\$22,754	\$22,754
Earthworks/Pipelines			1 item	\$29,432	\$29,432
Pipelines			1 item	\$29,432	\$29,432
Concrete Structures			1 item	\$29,432	\$29,432
Pipeline Testing			1 item	\$29,432	\$29,432
Scour Protection			1 item	\$29,432	\$29,432
Driveways			1 item	\$12,873	\$12,873
Restoration			1 item	\$12,873	\$12,873
Pavements	585	12	7020	\$39.03	\$273,991
Kerb & Gutter/Drainage			1170	\$110.78	\$129,613
Street Lighting			580	\$155.02	\$89,912
Footpath			580	\$39.00	\$22,620
<b>SUB TOTAL</b>					<b>\$798,152</b>
Survey & Design			3.0%	\$798,152	\$23,945
Supervision			3.0%	\$798,152	\$23,945
Administration & On-costs			15.5%	\$798,152	\$123,714
<b>ESTIMATED PROJECT COSTS</b>					<b>\$969,755</b>
Land Costs	585	17	9945	\$55	\$546,975
<b>ESTIMATED TOTAL PROJECT COST</b>					<b>\$1,516,730</b>

**COST SCHEDULE****01 DRAI 0005 - Drainage Works, Hillcrest Avenue**

DESCRIPTION	LENGTH (m)	QUANTITY	RATE	TOTAL
<b>Pipelines</b>				
225 Class 2 RRJ	115		\$124	\$14,214
300 Class 2 RRJ	30		\$137	\$4,104
375 Class 2, RRJ	667		\$186	\$124,062
450 Class 2, RRJ	190		\$214	\$38,928
525 Class 2, RRJ	168		\$240	\$37,205
600 Class 2, RRJ	45		\$268	\$10,800
675 Class 2, RRJ	205		\$349	\$67,518
750 Class 2, RRJ	80		\$384	\$27,936
900 Class 2, RRJ	75		\$500	\$28,800
Twin 825 Class 2, RRJ	110		\$720	\$55,044
Twin 900 Class 2, RRJ	160		\$845	\$115,200
<b>SUB TOTAL</b>				<b>\$523,811</b>
Administration & On-costs		30.0%	\$523,811	\$157,143
<b>SUB TOTAL</b>				<b>\$680,954</b>
Pits		21	\$2,000	\$42,000
Restoration				\$24,060
Water Quality Device		1	\$70,000	\$70,000
<b>ESTIMATED PROJECT COSTS</b>				<b>\$817,014</b>
Estimated Costs		4425	\$65	\$287,625
<b>ESTIMATED TOTAL PROJECT COST</b>				<b>\$1,104,639</b>