



## **Section 94 Contributions Plan**

*Amendment No. 37*

*Amendment No. 88*

St Georges Basin - Village Centre,  
Island Point Road and adjoining land.

Roads & Drainage

### **03ROAD0023**

Island point road village centre –  
Access road and traffic facilities

### **03ROAD0112**

Anson street extension

### **03DRAI0001**

Island point road village centre and adjoining land – drainage

**Reference 29447 & 31234**

**November, 2005**

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## 1. Introduction

The village centre on Island Point Road provides neighbourhood facilities to the St Georges Basin area, and is the subject of Development Control Plan (DCP) No. 17.

The village is planned to expand to a maximum of 2,000m<sup>2</sup> net leasable floorspace. The centre has been designed to integrate those shops already established into a compact village. The retail core has been designed to be supported by integrated housing and tourist accommodation. Adjoining land, much of which is currently undeveloped, is zoned for a variety of commercial and residential uses.

An extract from DCP 17 is included in Appendix A.

## 2. Definitions

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

## 3. Background

This Plan makes provision for the funding of an access road and traffic facilities for the Island Point Road Village Centre, an extension of Anson Street, and stormwater drainage for this and adjoining land.

### 3.1 Access Road - 03ROAD0023

Council's concept plan for the commercial area comprises a future road to the east of and parallel to Island Point Road. The proposed road system will be linked to Island Point Road at Tasman Road to the north and Collett Place to the south, as shown on Development Control Plan No.17. The purpose of this road is to provide customer and service access to the Village Centre commercial premises. At full development, roundabouts will be required at these two locations, to facilitate traffic management in Island Point Road.

### 3.2 Anson Street Extension - 03ROAD0112

The Anson Street extension will complete the access network to the Village Centre and adjoining development areas.

### 3.3 Stormwater Drainage - 03DRAI0001

DCP No. 17 requires that stormwater management systems are provided which ensure impacts on natural stream systems are minimised, including the water quality of stormwater discharge to surface and underground receiving waters (including St. Georges Basin), both during construction and after development has occurred.

The development of the village centre and adjoining land at Island Point Road will require an upgrade of the area's drainage infrastructure. Consultants were engaged by Council in mid 1995 to investigate and analyse the existing pipe drainage system and to provide a concept design for a system which meets Council standards.

The findings of the study indicated that the existing drainage system is generally of 1:2 year Average Recurrence Interval (ARI) standard. The study modelled the various storm events and designed the pipe system to meet Council's adopted standard of 1:5 year ARI. The major flows from the 1:100 year ARI storm were checked as part of the investigation to satisfy safety criteria.

Council resolved to prepare a section 94 Contributions Plan for the Island Point Road commercial area at its meeting held on 21 August 1996, which was to include the drainage components recommended in the consultants' study. The consultant study was reviewed in late 2003 and the proposed drainage facilities re-costed.

The proposed pipe drainage on the western side of Island Point Road between Tasman Road and Collett Place is considered to be necessary as part of Council's improvements to the existing

system when the catchment is fully developed. Because this part of the work will bring the existing infrastructure up to Council standard for existing development, Council will pay for that part of the total cost.

However, additional drainage works are required to satisfy future development on the eastern side of Island Point Road, all of which drain through existing structures or channels to St. Georges Basin. These works will be required as development in the area occurs, and the cost of the works will be met by section 94 development contributions.

#### **4. Legal Context**

This contributions plan is made under the provisions of Section 94 of the Environmental Planning and Assessment Act and in accordance with the Environmental Planning and Assessment Regulation. This plan amends projects 03 ROAD 0023 and 03 DRAI 0001 in the Shoalhaven City Council Section 94 Contributions Plan 1993, and identifies the new project 03ROAD0112.

#### **5. Purpose of the Plan**

The purpose of this plan is to:

- Fund the construction of an access road system for the Island Point Road Village Centre and adjoining development areas;
- Fund a portion of the costs of an extension to Anson Street, to allow improved access to the Village Centre and adjoining development areas; and
- Fund a portion of the costs associated with the provision of drainage infrastructure within and adjacent to the Village Centre, Island Point Road and adjoining development areas.

In the case of drainage, Council prefers developers to deal with stormwater

drainage on site by the adoption of water sensitive urban design principles. These include:

- Limiting impervious areas directly connected to the drainage system.
- Maximising the reuse of stormwater for non-potable purposes (ie rainwater tanks).
- Maximising the use of vegetated flow paths.
- Using stormwater infiltration 'at source' where appropriate.

However, a large percentage of these catchments are already developed, the nature of future development includes commercial and medium density residential development, the receiving waters of St. Georges Basin are classified as sensitive to pollution, and some upgrading of existing structures is required.

For the development areas, the proposed land use change from dry sclerophyll forest to commercial and residential land use will radically modify the run-off characteristics of the area. It is expected there will be external impacts that cannot be addressed on-site.

#### **6. 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.

#### **7. Land to which the Plan Applies**

The St. Georges Basin Village Centre is located on the eastern side of Island Point Road, generally between Tasman Road to the north and Collett Place to the south. This Plan also applies to adjoining land to the east, part zoned 3(g) Business (Development Area) and part zoned 2(c) Residential (Living Area).

For more detail of each project, refer to the Benefit Area Maps in Appendix B.

## 8. Nature & Extent of Works

### 8.1 Road Works - 03ROAD0023 & 03ROAD 0112

The need for a new access road to service the Village Centre, the extension of Anson Street, and associated traffic facilities in Island Point Road are identified in DCP No. 17. The nature, extent and costs of this work are detailed in Appendix C.

**Table 1: Summary of Road Infrastructure Costs**

Road Works	Estimated Total Cost (\$)	Council share (\$)
03ROAD0023	\$ 1,692,758	-
03ROAD0112	\$ 644,409	\$526,340

### 8.2 Drainage Works - 03DRAI0001

The future development of the Village Centre and land to the north and east will require the following stormwater drainage works:

- Project 1: Augmentation of the existing trunk drainage from Island Point Road to its discharge into St Georges Basin. These works would entail major excavations and installation of a new pipe along the full length of Collett Place. They are required to cater for the existing and post development overland storm water flows. Because this work will also provide an upgrading of drains for existing dwellings, equivalent to 50% of the post-development flow, Council will pay 50% of the cost of this project, with the remaining 50% to be shared between Benefit Areas 1-1, 1-2 and 1-3.
- Project 2: Stormwater drainage to cater for the specific needs of Drainage Benefit Areas 1-1 and 1-2.

- Project 3: Stormwater drainage to cater for the specific needs of Drainage Benefit Area 1-3.

**Table 2: Summary of Drainage Infrastructure Costs**

Drainage Works	Estimated Cost (\$)
<b>03DRAI0001</b>	
Project 1: Trunk drain reconstruction, St Georges Basin (Collett Place) to Island Point Road	\$ 384,974
Project 2: Island Point Road to Proposed Development Areas to East (Benefit Areas 1-1 & 1-2)	\$236,395
Project 3: Island Point Road to Anson Street (Benefit Area 1-3)	\$ 96,837

The nature, extent and costs of this work are detailed in Appendix C.

## 9. Benefit Allocation

### 9.1 Access Road - 03ROAD0023

To enable the village at Island Point Road to be further developed for commercial and residential purposes, a new access road will be required, together with new roundabouts in Island Point Road. The Benefit Area, shown on the map in Appendix B, contains two zonings: Zone 3(g) Business (Development Area) and Zone 2(c) Residential (Living Area). These areas are located in close proximity to the Village Centre, and it is assumed that both areas would derive benefits from the construction of this facility in proportion to their land area. On this basis, contributions will be levied on new development on a per m<sup>2</sup> basis.

## 9.2 Anson Street Extension - 03ROAD0112

This project will enable residents in the Benefit Area (shown on the map in Appendix B) to gain direct access to the Village Centre. Much of the Benefit Area is already developed with residential dwellings (referred to as Equivalent Tenements, E.T.), and this share of the project total cost will be borne by Council. The number of existing dwellings in the Benefit Area is estimated to be 633, and at full development, the Benefit Area is expected to contain 775 dwellings. Consequently, Council share of the project cost will be  $633 \div 775 = 81.7\%$ .

## 9.3 Drainage - 03DRAI0001

The need for new drainage facilities can be shown to be directly related to the potential runoff from a fully developed drainage catchment area. In some cases, new drainage facilities are required and in other cases, the augmentation of existing drainage facilities is necessary. Augmented and new drainage facilities are required not only to adequately drain the catchment areas at full development, but also to prevent land degradation. Most land degradation associated with urban development results from water erosion and consequent sediment pollution to down-slope lands and waterways. Other pollutants are often associated with the sediments, including nutrients, pesticides and other contaminants.

The development of the Village Centre requires the upgrade of the existing trunk drain in Collett Place as well as the provision of additional drainage infrastructure.

The area that will benefit from the drainage works extends beyond the commercial area. The total drainage catchment has an area of 10.73 hectares. This catchment can be divided into three benefit areas, each with specific drainage infrastructure requirements:

Drainage Benefit Area 1-1: 0.52 hectares  
Drainage Benefit Area 1-2: 6.26 hectares  
Drainage Benefit Area 1-3: 3.95 hectares

### Project 1: Trunk Drain Augmentation, Collett Place

Part of the rationale for the trunk drain augmentation is the need to provide for the existing stormwater run-off and discharge into St Georges Basin. It is estimated that post development flow rates would be double that for the existing situation. Thus only half of the cost of the trunk drain augmentation can be attributed to new development. Council will fund the remaining half of the cost. It is assumed that each benefit area will derive benefits from the construction of this facility in proportion to their land areas.

### Projects 2 & 3: Drainage Benefit Areas 1-1, 1-2 & 1-3

These drainage facilities are required as a result of future commercial and residential development of these benefit areas.

Development contributions will provide a share of the cost of trunk drain augmentation, determined by the proportion of the catchment area occupied by the respective benefit area, plus the full cost of extension of the existing pipe network. The allocation of costs is shown in Table 3.

**Table 3: Drainage Cost Allocation - 03DRAI0001**

Drainage Project	Council Share \$	Benefit Area 1-1 \$	Benefit Area 1-2 \$	Benefit Area 1-3 \$	Total \$
1. Trunk Drainage Augmentation	192,487	9,239	112,412	70,835	384,974
2. Benefit Areas 1-1 & 1-2 Drainage	-	41,165	195,230	-	236,395
3. Benefit Area 1-3 Drainage	-	-	-	96,837	96,837
Total \$	192,487	50,404	307,642	167,672	718,206

## 10. Contribution Rates

### 10.1 Contribution Rate - 03ROAD0023

The contribution rate has been calculated in accordance with the following formula:

$$\text{Contribution} = \frac{\text{Access Road Total Cost (\$)}}{\text{Total Benefit Area (m}^2\text{)}}$$

$$= \$1,692,758 \div 134,105 \text{ m}^2$$

$$= \$12.62/\text{m}^2 \text{ englobo land area.}$$

### 10.2 Contribution Rate - 03ROAD0112

The contribution rate has been calculated in accordance with the following formula:

$$\text{Contribution} = \frac{\text{Road Total Cost (\$)}}{\text{Capacity dwellings (E.T.)}}$$

$$= \$644,409 \div 775$$

$$= \$831.50/\text{E.T.}$$

For residential development, a single detached dwelling is rated as 1.0 ET. For medium density tourist and 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 commercial and industrial development, an estimate of the equivalent number of ET will be made on application.

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

### 10.3 Contribution Rate - 03DRAI0001

Contributions are calculated by the following formula and listed in Table 4:

$$\text{Contribution} = \frac{\text{Total cost to Benefit Area (\$)}}{\text{Size of Catchment Area (m}^2\text{)}}$$

**Table 4: Drainage Contribution Rates**

Benefit Area	Contribution Rate (\$/m <sup>2</sup> englobo catchment area)
Benefit Area 1-1	9.69
Benefit Area 1-2	4.91
Benefit Area 1-3	4.25



## 11. Review of contribution rates

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

## 12. Timing of Works

It is not possible to determine accurately when particular works will be constructed, because this will be dependant on the rate of development. For road projects, works will be commenced when the level of development justifies construction, sufficient developer contributions have been received, and the work is included in Council's works schedule. For these reasons, Council is prepared to negotiate with Applicants on the timing of works, as described in section 10.4 of this Plan, and to construct the works in stages.

Despite these limitations, it is expected that the works described in this Plan will be constructed by Council in 2008 – 2013.

## 13. Contribution Payments

A contribution is required from all new development within the road and drainage benefit areas.

### 13.1 Payment Method

There are three possible methods of payment for Section 94 contributions:

- Cash
- Money order
- Bank cheque

The method of payment for residential development is by way of a monetary contribution per lot on release of the linen plan, where subdivision is involved.

For commercial and other forms of development, or where construction is involved, the cash payment is made prior to issuing a construction certificate.

### 13.2 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 1st July in line with movements in the Implicit Price Deflator (New Engineering & Construction) published by the Australian Bureau of Statistics.

### 13.3 Deferral

Under exceptional circumstances, and subject to suitable financial undertakings on the part of the applicant, Council may consider allowing a deferment of the condition(s) requiring the payment of monetary Section 94 contributions, provided the following criteria are satisfied:

- (a) The contributions do not relate to facilities or services which, if not provided with development, could threaten public safety and/or health;
- (b) The maximum deferral period would not exceed two (2) years from the date of the building permit issue, linen plan release or determination of the development approval (whichever is applicable); and
- (c) The applicant will be required to provide:
  - A bank guarantee for the required amount plus interest over a period of the bank guarantee; and
  - A minor administration fee.

Deferral of contribution payments will be assessed on individual merit and applicants should not rely on precedent set by this or any other council.

The interest rate applying to authorised deferred payments will be in accordance with current rate charged on overdue rate

arrears. The deferred or periodic payments will be subject to the approval of the General Manager, after considering the circumstances of the case.

### **13.4 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.

### **13.5 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.

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

Council will consider the construction or provision of facilities, services or infrastructure by the 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.

## **Appendices**

- A Extract from DCP No. 17
- B Benefit Area Maps
- C Estimated Cost and Apportionment Tables
- D Definitions

## **References**

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

Section 94 Contributions Plan 1993  
Amendment 37 03ROAD0023: Island Point Road Village Centre – Access Road, 03DRAI0001 – Drainage for Island Point Road Village Centre and surrounding land, and Section 94 Contributions Plan 1993 Amendment No. 88, 03ROAD1112, Anson Street Extension, being this written statement and accompanying maps was

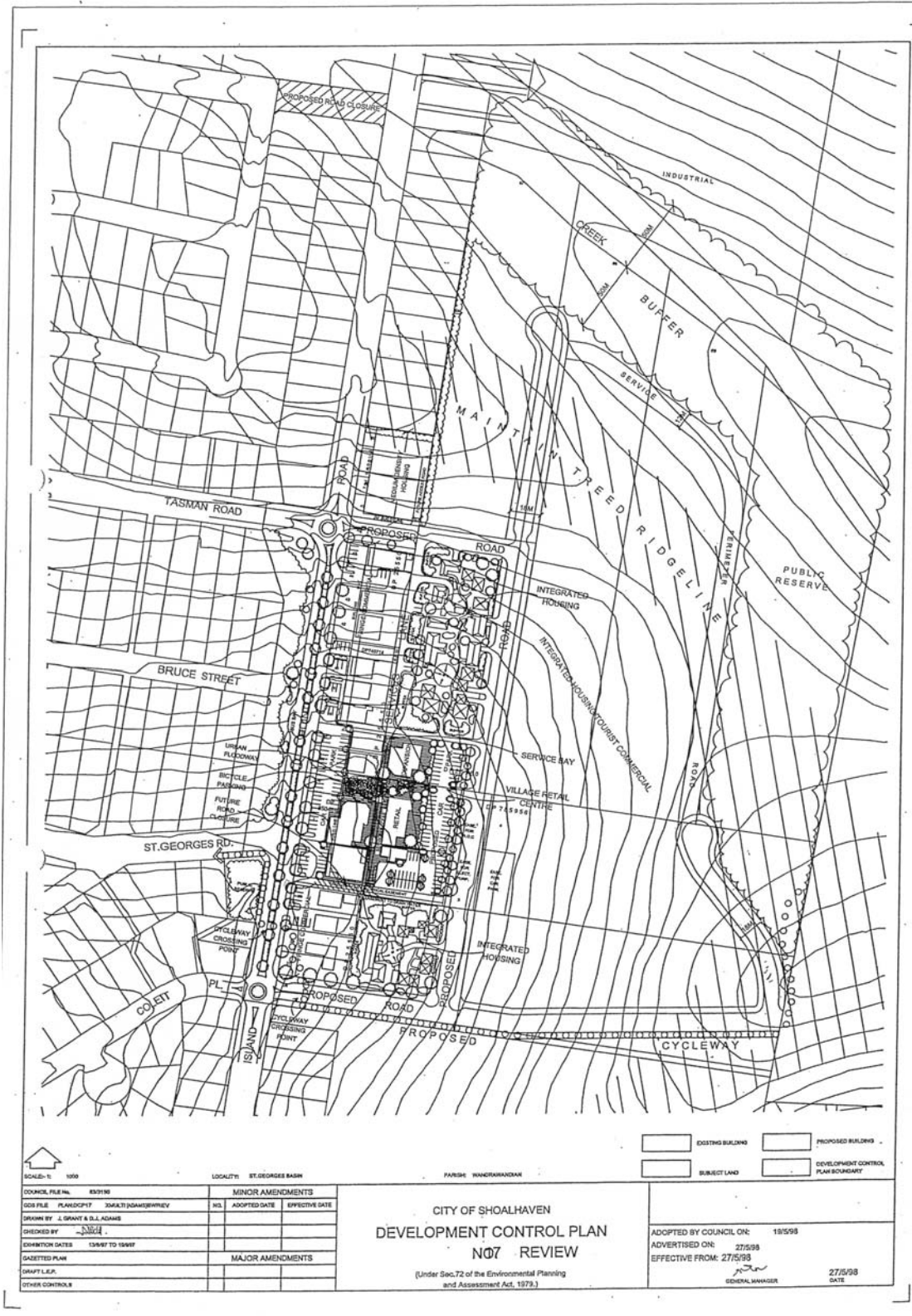
Adopted by Council: 29 November 2005  
and  
Became effective from: 22 December 2005



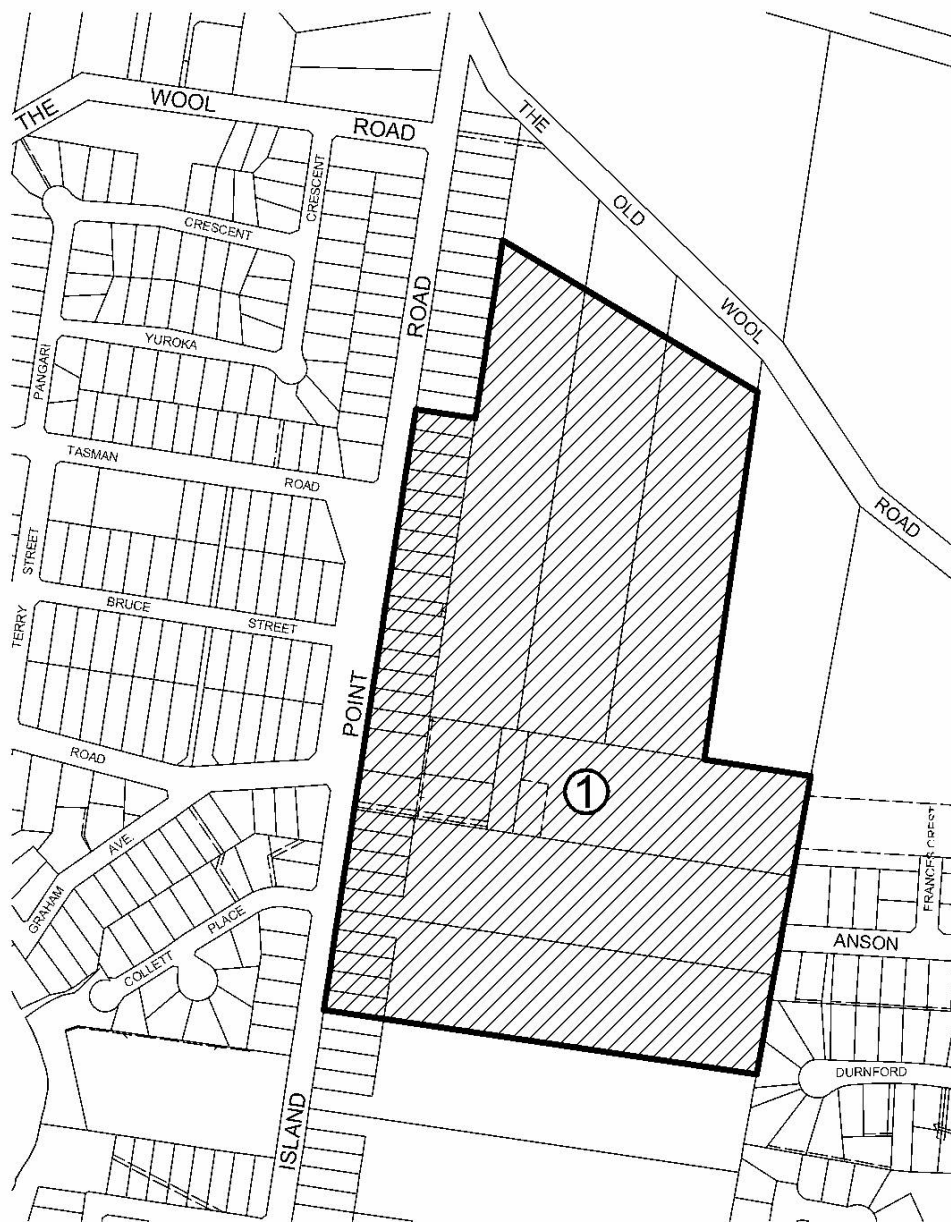
RD Pigg  
General Manager  
Date

19.12.05

Appendix A - Extract from DCP No 17



## Appendix B - Benefit Area Maps



SHOALHAVEN CITY COUNCIL  
**S94 CP2005**  
**ROADS**  
**AMENDMENT NO. 37**

FILE NO: 29447  
FACILITY: ROADS  
PROJECT: DCP17 ROADS - ST GEORGES BASIN VILLAGE CENTRE

PROJECT NO.  
03 ROAD 0023





PROJECT NO.

03 ROAD 0112

SHOALHAVEN CITY COUNCIL

S94 CP2005

ROADS

AMENDMENT NO. 88

FILE NO: 31234

FACILITY: ROADS

PROJECT: ANSON STREET EXTENSION & EASTERN ACCESS ROAD, ST. GEORGES BASIN



SHOALHAVEN CITY COUNCIL  
**S94 CP2005**  
**DRAINAGE**  
**AMENDMENT NO. 37**

FILE NO: 29447  
FACILITY: DRAINAGE  
PROJECT: DCP17 ROADS - ST GEORGES BASIN VILLAGE CENTRE  
AND ADJOINING LAND

PROJECT NO.  
03 DRAI 0001



**Appendix C - Estimated Cost & Apportionment Tables****Costs Schedule: 03ROAD0023**

Activity	Units	Quantity	Amount	Total
<b>Planning</b>				
Works site establishment			\$8,500	
Works site de-establishment			\$1,000	
Traffic Management Plan			\$7,000	
Environmental Management Plan			\$6,000	
Prepare Safety Plan			\$2,000	
Prepare & implement Quality Plan			\$2,000	
Works as Executed Drawings			\$2,000	
Services			\$6,760	\$35,260
<b>Construction</b>				
Site clearing, grubbing & stripping	Item	1	\$9,000	
Tree clearing, grubbing & mulching	\$1.5/m2	14460	\$21,690	
Earthworks	Item	1	\$24,750	
Pavements	\$50/m <sup>2</sup>	6420	\$321,000	
Kerb & gutter construction	\$35/m	1,070	\$37,450	
Footpath construction	\$37/m	535	\$19,795	
Street lighting			\$78,645	
Roundabout construction			\$600,000	
Restoration	Item	1	\$42,000	\$1,154,330
<b>Other</b>				
Survey, design, setout, supervision	Item	6%	\$71,376	
Administration & on-costs	Item	12.5%	\$148,699	\$220,075
<b>Land Costs</b>				
L 46 DP 25550 (recoupment)	\$71.88	695.5 m <sup>2</sup>	\$50,000	
Pt. L 67 DP 25550	\$30/m <sup>2</sup>	858.1 m <sup>2</sup>	\$25,473	
Pt. L 67 DP 25550	\$30/m <sup>2</sup>	1680 m <sup>2</sup>	\$50,400	
Pt. L 68 DP 25550	\$30/m <sup>2</sup>	1680 m <sup>2</sup>	\$50,400	
L 3 DP 25550 (vested)		1524 m <sup>2</sup>	\$0	
Pt. L 26 DP 25550	\$30/m <sup>2</sup>	2400 m <sup>2</sup>	\$72,000	
Pt. L 25 DP 25550	\$30/m <sup>2</sup>	494 m <sup>2</sup>	\$14,820	
Administration			\$20,000	\$283,093
<b>Total Cost</b>				<b>\$1,692,758</b>



## Costs Schedule: 03ROAD0112

Activity	Units	Quantity	Amount	Total
<b>Planning</b>				
Works site establishment			\$8,500	
Works site de-establishment			\$1,000	
Traffic Management Plan			\$7,000	
Environmental Management Plan			\$6,000	
Prepare Safety Plan			\$2,000	
Prepare & implement Quality Plan			\$2,000	
Works as Executed Drawings			\$2,000	
Services			\$6,760	\$35,260
<b>Construction</b>				
Clearing, grubbing & mulching			\$28,290	
Earthworks	Item	1	\$75,000	
Pavements	\$50/m <sup>2</sup>	2,952	\$147,600	
Kerb & gutter construction	\$35/m	492	\$17,220	
Footpath construction	\$65/m	246	\$15,990	
Street lighting			\$36,162	
Restoration	Item	1	\$35,000	\$355,262
<b>Other</b>				
Survey, design, setout, supervision		6%	\$23,432	
Administration & on-costs		12.5%	\$48,815	\$72,247
<b>Land costs</b>				
Pt. L 26 DP 25550	\$30/m <sup>2</sup>	5,638	169,140	
Administration			\$12,500	\$181,640
<b>Total Cost</b>				<b>\$644,409</b>

## Costs Schedule: 03DRAI0001

Project 1: Trunk Drain, St Georges Basin (Collett Place) to Island Point Road – Benefit Areas 1, 2 & 3.

Activity	W	T	D	Quantity	Units	Amount	Total
Survey & Design						\$8,585	
Setout						\$1,700	
Services						\$10,755	
Set Up						\$9,378	
Erosion Control						\$1,645	\$32,063
<b>Rubber Ring Joint (RRJ)</b>							
675 RRJ				15	m	\$2,667	
1050 RRJ				267	m	\$106,800	
Trench & Lay in Firm				282	m	\$80,605	
AC Finish (50mm)				100	t	\$39,462	
Density Testing						\$167	
Traffic Control						\$4,047	\$233,748
<b>Drainage Structures</b>							
Drainage Pit (Large)				10		\$24,783	
3.6 m Opening Lintel				2		\$1,762	
Grated Lid 900x900 HD				8		\$6,635	\$33,180
Road Works							\$29,278
Restoration							\$6,500
<b>Sub-Total</b>							<b>\$334,760</b>
Supervision, administration and contingencies @ 15%							\$50,214
<b>Total cost:</b>							<b>\$384,974</b>
Council share						50%	\$192,487

**Project 2: Island Point Road to eastern development area (Benefit Areas 1 and 2)**

Some establishment costs included in 01ROAD0023

Activity	W	T	D	Quantity	Units	Amount	Total
Survey & Design					Item	\$3,500	
Setout					Item	\$1,700	
Services					Item	\$4,500	
Set Up					Item	\$1,500	
Erosion Control					Item	\$2,200	
Clearing & Demolition					Item	\$2,000	\$15,400
<b>Rubber Ring Joint (RRJ) &lt;=600mm</b>							
375 RRJ				30.0	metre	\$1,763	
450 RRJ				110.0	metre	\$6,487	
525 RRJ				40.0	metre	\$3,004	
600 RRJ				40.0	metre	\$3,694	
Trench & Lay in Firm				220.0	metre	\$28,238	\$43,186
<b>Rubber Ring Joint (RRJ) 1050mm (267m) &amp; 675mm (15m)</b>							
675 RRJ				15.0	metre	\$2,667	
750 RRJ				140.0	metre	\$22,587	
900 RRJ				55.0	metre	\$15,578	
Trench & Lay in Firm				210.0	metre	\$60,025	
Density Testing				1.0	Each	\$167	\$101,024
<b>Drainage Structures</b>							
Drainage Pit				12.0	Each	\$15,668	
Drainage Pit (Large)				2.0	Each	\$4,957	
Reconstruct Pit				3.0	Each	\$1,959	
Pit Lid				15.0	Each	\$1,890	
3.0m Opening Lintel				10.0	Each	\$6,477	
Grated Lid 900x900 HD				3.0	Each	\$2,488	\$30,951
<b>Other</b>							
Driveways					Item	\$1,000	
Road repairs					Item	\$7,500	
Restoration					Item	\$6,500	\$15,000
<b>Sub Total</b>							<b>\$205,561</b>
Administration, supervision, contingencies @ 15%							\$30,834
<b>Total cost:</b>							<b>\$236,395</b>

**Project 3: Island Point Road to Anson Street (Benefit Area 3)**

Establishment costs included in 01ROAD0112

Activity	W	T	D	Quantity	Units	Amount	Total
<b>Rubber Ring Joint (RRJ) &lt;=600mm</b>							
375 RRJ	40	0	20	60.0	metre	\$2,727	
450 RRJ	45	0	20	65.0	metre	\$4,392	
525 RRJ	0	0	10	10.0	metre	\$1,108	
600 RRJ	110	0	0	110.0	metre	\$10,159	
Trench & Lay in Firm				250.0	metre	\$45,679	\$64,065
<b>Drainage Structures</b>							
Drainage Pit				9.0	Each	\$11,751	
Reconstruct Pit				1.0	Each	\$653	
Pit Lid				10.0	Each	\$1,260	
3.0m Opening Lintel				10.0	Each	\$6,477	\$20,141
<b>Sub Total</b>							<b>\$84,206</b>
Administration, supervision, contingencies @ 15%							\$12,631
<b>Total Cost:</b>							<b>\$96,837</b>

## **Appendix D**

### **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.