Section 94 Contributions Plan 2004

Draft Amendment No. 37
Draft 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, 03DRAI0002 & 03DRAI0003
ISLAND POINT ROAD VILLAGE CENTRE AND ADJOINING LAND –
DRAINAGE

Reference 29447 & 31234

July, 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^2 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. 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.

2.1 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.

2.2 Anson Street Extension - 03ROAD0112

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

2.3 Drainage - 03DRAI0001, 03DRAI0002 & 03DRAI0003

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.

3. Legal Context

This contributions plan is made under the provisions of Section 94B of the Environmental Planning and Assessment Act 1979 (as amended), in accordance with Part 4 of the Environmental Planning and Assessment Regulation 2000 to that Act. This plan amends projects 03 ROAD 0023 and 03 DRAI 0001 in the Shoalhaven City Council Section 94 Contributions Plan 1993.

4. Purpose of the Plan

(Clause 27(1)(a)
E P & A Regulation 2000)

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.

5. Land to which the Plan Applies

(Clause 27(1)(b)
E P & A Regulation 2000)

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.

6. Nature & Extent of Works

6.1 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 ($)
03ROAD0023	$ 1,692,758
03ROAD0112	$ 644,409

6.2 Drainage Works

Drainage works are required to service future development of 3(g) and 2(c) land, and to upgrade certain existing structures. The works are designed to cater for three stormwater catchments, discharging to existing outfalls. Consequently, three separate work programs are described. For the location of these catchments, refer to the Benefit Area Maps in Appendix B.

6.2.1 Drainage of Village Centre and adjoining land to Collett Place - 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 Benfit 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.

6.2.2 Drainage of 2(c) land to Lachlan Crescent - 03DRAI0002

This work will require a minor upgrade of some existing structures near the outfall in Lachlan Crescent in order to accommodate post-development stormwater flow. In order to limit the extent of this work to a reasonable cost, post-development stormwater flow will be limited to the capacity of existing pipes in Island Point Road. The Plan allows for the extension of existing pipe drains to the perimeter of the development areas.

6.2.3 Drainage of 2(c) land to Tilbrook Avenue - 03DRAI0003

This work will comprise the installation of new pipe drains and the construction of a new stormwater detention structure and outfall to existing drains near Tilbrook Avenue. It will also be necessary to create an easement for the location of these structures.

Table 2: Summary of Drainage Infrastructure Costs

Drainage Works	Estimated Cost ($)
03DRAI0001	
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 Area 1-1 & 1-2)	$236,395
Project 3: Island Point Road to Anson Street (Benefit Area 1-3)	$ 96,837
03DRAI0002	
Upgrade of Lachlan Crescent outfall	$10,400
Extension of existing pipe, Island Point Road	$27,000
03DRAI0003	$288,238

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

7. Benefit Allocation

(Clause 27(1)(c)
EP&A Regulation 2000)

7.1 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^2 basis.

7.2 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, and this share of the project total cost will be borne by Council.

7.3 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 4.

Table 4: 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

7.4 Drainage - 03 DRAI 0002

Part of the work required for this project involves a minor upgrade of the existing trunk drain in Lachlan Crescent, which is shared between benefit areas 2-1 and 2-2 in proportion to their respective catchment areas. This happens to be 50% each. The remaining work is an extension to the existing pipe system in Island Point Road, which will service benefit area 2-1 only. Cost allocation is shown in Table 5.

Table 5 Cost allocation 03DRAI0002

Drainage work	Council Share $	Benefit Area 2-1 $	Benefit Area 2-2 $	Total $
1. Trunk Drain Augmentation	-	5,200	5,200	10,400
2. Additional work	-	27,000	-	27,000
Total $	-	32,200	5,200	37,400

7.5 Drainage - 03DRAI0003

All of the work required here is necessary to service future development of the benefit area, and will be fully funded by development contributions.

8. Contribution Rates

(Clause 27(1)(e)
E P & A Regulations 2000)

8.1 Contribution Rate - 03ROAD0023

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

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

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

8.2 Contribution Rate - 03ROAD0112

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

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

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

8.3 Drainage Contribution Rates 03DRAI0001, 03DRAI0002 & 03DRAI0003

Contributions are calculated by the following formula:

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

The following contribution rates have been calculated for each benefit area.

Table 6: Drainage Benefit Area Contribution Rates

Benefit Area	Contribution Rate ($/m² englobo catchment area)
Benefit Area 1-1	9.69
Benefit Area 1-2	4.91
Benefit Area 1-3	4.25
Benefit Area 2-1	1.14
Benefit Area 2-2	0.18
Benefit Area 3	5.20

9. 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.

10. Contribution Payments

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

10.1 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.

10.2 Deferment

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.

10.3 Land Dedication

Where this contributions plan identifies certain land for the purposes of stormwater drainage, Council may permit the dedication of such land to offset the 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.

10.4 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

References

- Section 94 Environmental Planning & Assessment Act, 1979;
- Clauses 26-38 (inclusive) 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, O3DRAI0001, 03DRAI0002, 03DRAI0003 – 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

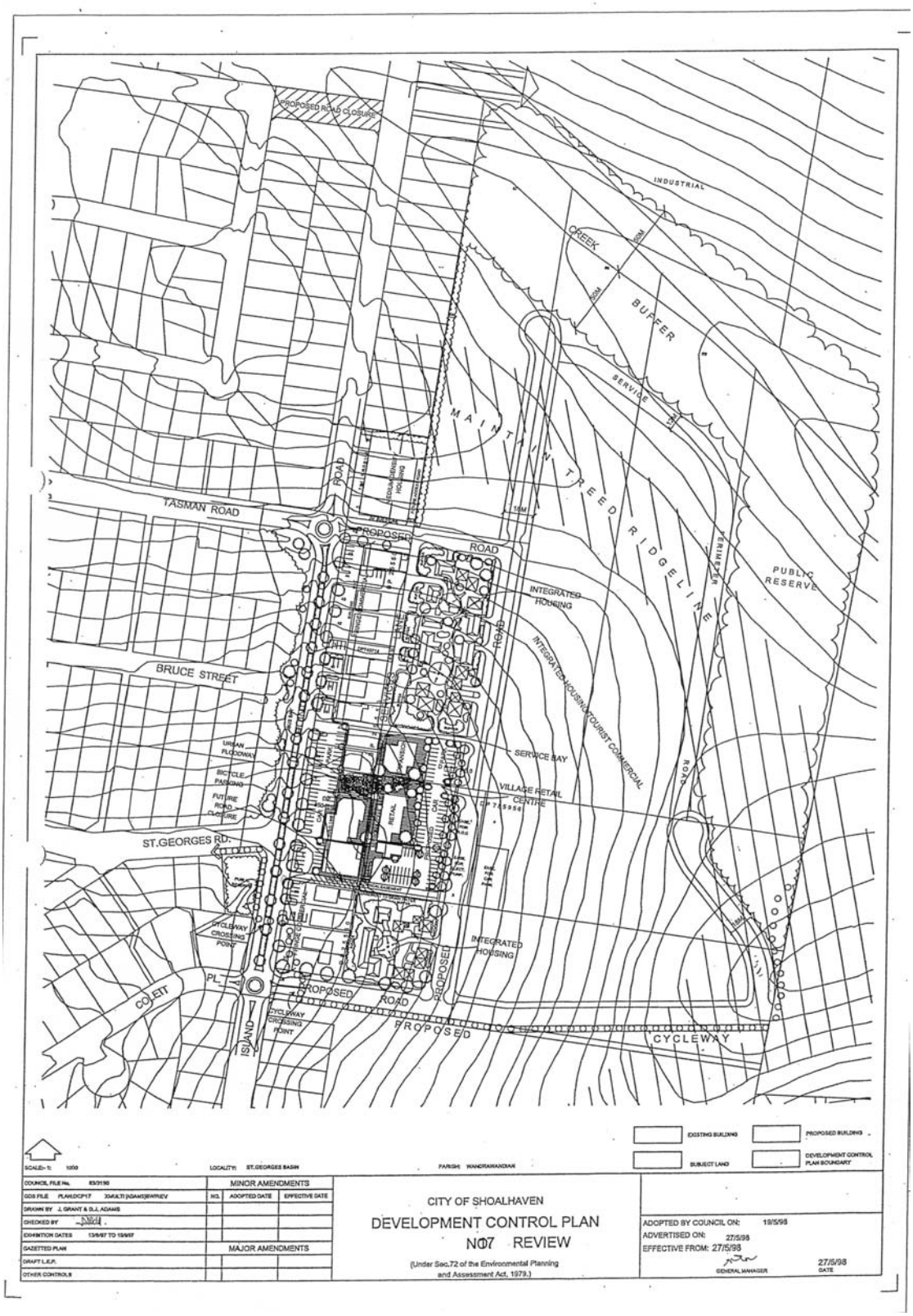
Adopted by Council:

and

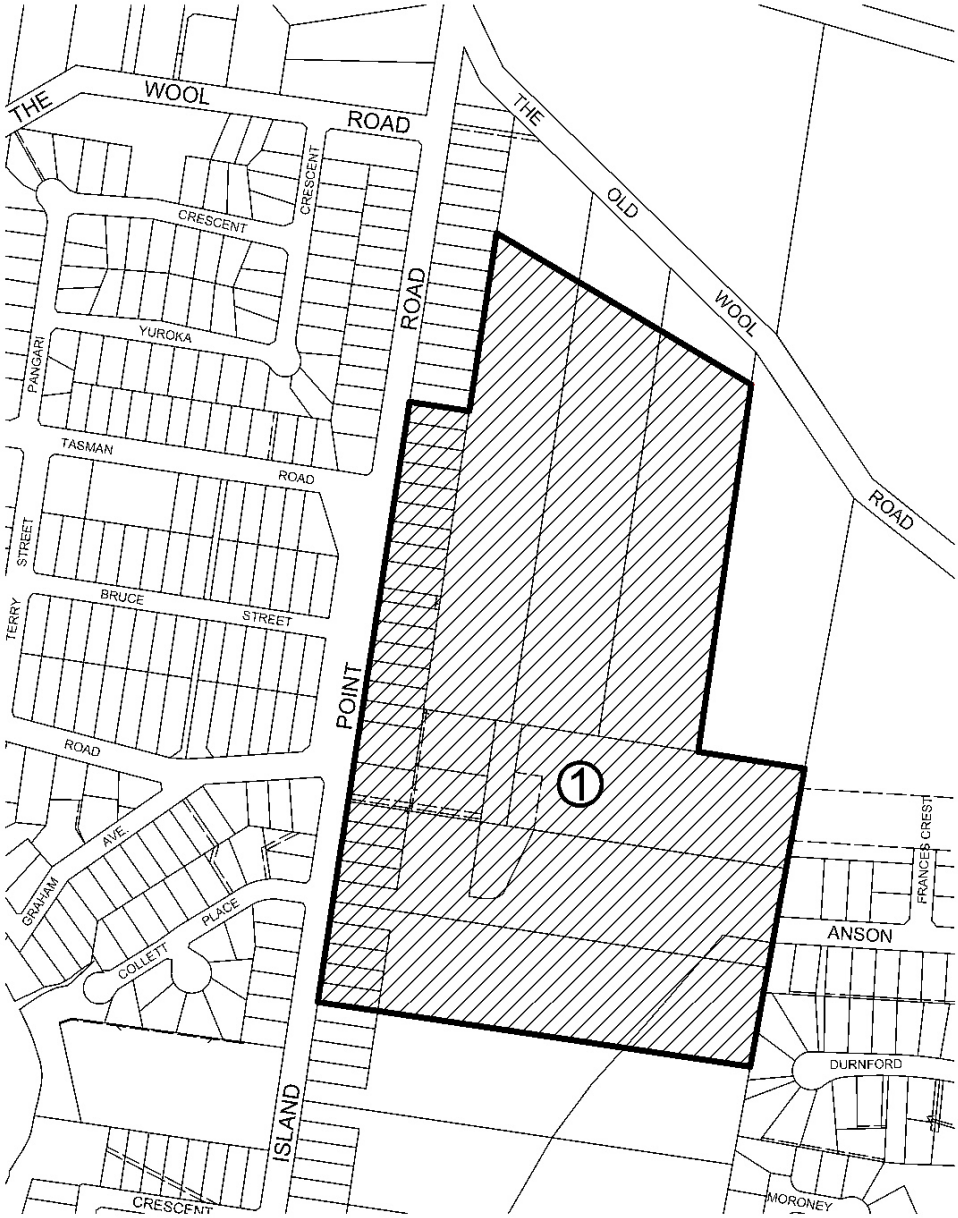
Became effective from:

RD Pigg
General Manager
Date 22 . 7 . 05

Appendix A - Extract from DCP No 17



Appendix B - Benefit Area Maps



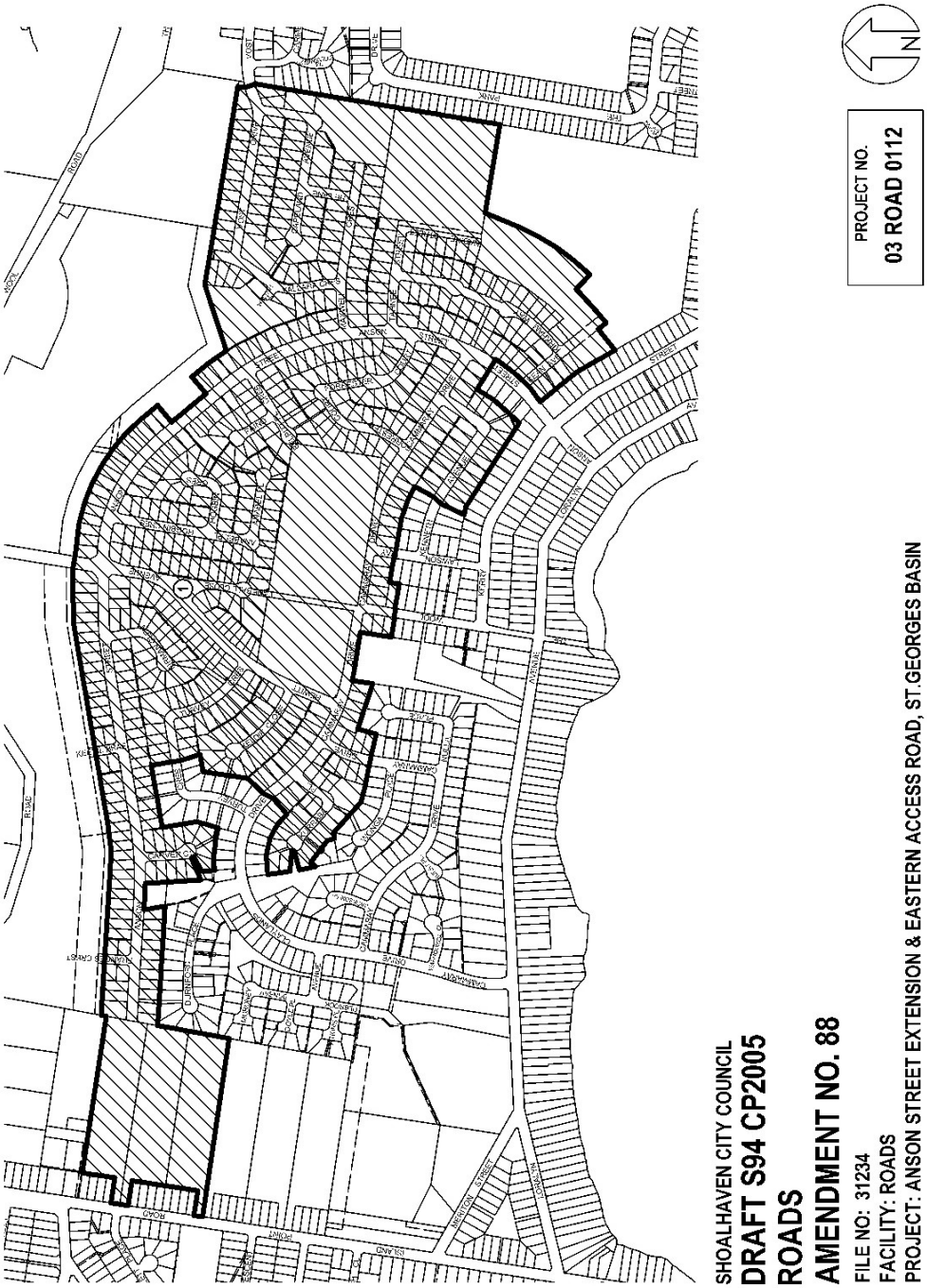
SHOALHAVEN CITY COUNCIL

DRAFT S94 CP2005
ROADS
AMENDMENT NO. 37

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

PROJECT NO.
03 ROAD 0023

N


SHOALHAVEN CITY COUNCIL
DRAFT S94 CP2005
ROADS
AMENDMENT NO. 88
FILE NO: 31234
FACILITY: ROADS
PROJECT: ANSON STREET EXTENSION & EASTERN ACCESS ROAD, ST.GEORGES BASIN
PROJECT NO.
03 ROAD 0112
N

SHOALHAVEN CITY COUNCIL

DRAFT 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

N

SHOALHAVEN CITY COUNCIL

DRAFT 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 0002

N

SHOALHAVEN CITY COUNCIL

DRAFT 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 0003

N

Appendix C - Estimated Cost & Apportionment Tables

Costs Schedule: 03ROAD0023

Activity	Units	Quantity	Amount	Total
Planning				
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
Construction				
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/m²	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
Other				
Survey, design, setout, supervision	Item	6%	$71,376	
Administration & on-costs	Item	12.5%	$148,699	$220,075
Land Costs				
L 46 DP 25550 (recoupment)	$71.88	695.5 m²	$50,000	
Pt. L 67 DP 25550	$30/m²	858.1 m²	$25,473	
Pt. L 67 DP 25550	$30/m²	1680 m²	$50,400	
Pt. L 68 DP 25550	$30/m²	1680 m²	$50,400	
L 3 DP 25550 (vested)		1524 m²	$0	
Pt. L 26 DP 25550	$30/m²	2400 m²	$72,000	
Pt. L 25 DP 25550	$30/m²	494 m²	$14,820	
Administration			$20,000	$283,093
Total Cost				**$1,692,758**

Costs Schedule: 03ROAD0112

Activity	Units	Quantity	Amount	Total
Planning				
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
Construction				
Clearing, grubbing & mulching			$28,290	
Earthworks	Item	1	$75,000	
Pavements	$50/m²	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
Other				
Survey, design, setout, supervision		6%	$23,432	
Administration & on-costs		12.5%	$48,815	$72,247
Land costs				
Pt. L 26 DP 25550	$30/m²	5,638	169,140	
Administration			$12,500	$181,640
Total Cost				**$644,409**

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
Rubber Ring Joint (RRJ)							
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
Drainage Structures							
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
Sub-Total							**$334,760**
Supervision, administration and contingencies @ 15%							$50,214
Total cost:							**$384,974**
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
Rubber Ring Joint (RRJ) <=600mm							
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
Rubber Ring Joint (RRJ) 1050mm (267m) & 675mm (15m)							
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
Drainage Structures							
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
Other							
Driveways					Item	$1,000	
Road repairs					Item	$7,500	
Restoration					Item	$6,500	$15,000
Sub Total							**$205,561**
Administration, supervision, contingencies @ 15%							$30,834
Total cost:							**$236,395**

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

Establishment costs included in 01ROAD0112

Activity	W	T	D	Quantity	Units	Amount	Total
Rubber Ring Joint (RRJ) <=600mm							
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
Drainage Structures							
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
Sub Total							**$84,206**
Administration, supervision, contingencies @ 15%							$12,631
Total Cost:							**$96,837**

Costs Schedule: 03DRAI0002 (Benefit Areas 1 & 2)

Activity	W	T	D	Quantity	Units	Amount	Total
Survey & Design					Item	$1,300	
Setout					Item	$1,000	
Services					Item	$2,700	
Set Up					Item	$1,000	
Erosion Control					Item	$2,000	$8,000
Rubber Ring Joint (RRJ) <= 600mm							
375 RRJ				75.0	metre	$2,910	
Trench & Lay in Firm				75.0	metre	$6,569	$9,479
Rubber Ring Joint (RRJ) <= 900mm							
675 RRJ				10.0	metre	$1,208	
Trench & Lay in Firm				10.0	metre	$1,628	$2,832
Drainage Structures							
Drainage Pit				4	Each	$1,695	$6,780
Pit Lid				4	Each	$158	$632
Rock Dissapators				10	m^3	$280	$2,800
Other							
Road repairs					Item	$1,000	
Restoration					Item	$1,000	$2.000
Sub Total:							**$32,523**
Administration, supervision, contingencies @ 15%							$4,877
Total							**$37,400**
Sub-total for trunk drain upgrade							$10,400

Costs Schedule: 03DRAI0003

Activity	W	T	D	Quantity	Units	Amount	Total
Survey & Design					Item	$2,740	
Setout					Item	$1,000	
Services check					Item	$1,000	
Set Up					Item	$1,500	
Erosion Control					Item	$2,200	
Clearing & Demolition					Item	$4,500	$12,940
Rubber Ring Joint (RRJ) <=600mm							
375 RRJ				76	metre	$39	$2,949
450 RRJ				74	metre	$59	$4,364
525 RRJ				76	metre	$75	$5,707
Trench & Lay in Firm				226	metre	$88	$19,793
Rubber Ring Joint (RRJ) <=900							
675 RRJ				136	metre	$121	$16,433
Trench & Lay in Firm				136	metre	$132	$17,887
Drainage Structures							
Drainage Pit				6	Each	$1,306	$7,834
Pit Lid				6	Each	$126	$756
Water quality and detention					Item		$25,000
Other							
Restoration					Item	$6,500	$6,500
Sub -Total:							$119,163
Administration, supervision, contingencies @ 15%							$17,875
Total construction cost:							**$137,038**
Land cost							
Pt. Lot 16 DP 25550				750	m²	$22,500	
Pt. Lot 15 DP 25550				750	m²	$22,500	
Pt. Lot 6 DP 25550				750	m²	$22,500	
Pt. Lot 5 DP 25550				750	m²	$22,500	
Pt. Lot 336 DP 813805				2040	m²	$61,200	
Sub Total - Land cost							$151,200
Administration							$5000
Total Land Cost							**$155,200**
Total Project Cost							**$288,238**