



Shoalhaven
Contributions Plan 1993
DRAFT Amendment No. 101
Huskisson Foreshore Business
Development Zone

Projects
03ROAD0117
Service Lane – Kent Lane, Huskisson

03ROAD0118
Service Lane – Winnima Lane, Huskisson

03ROAD0119
Service Lane – Unnamed Lane, Huskisson

Adopted:
Effective:
Reference: 1626E

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1. Introduction

Shoalhaven City Councils 1993 Contributions Plan (CP) is a comprehensive document covering some 200 projects and has now been in force for some 16 years. Since 1993 the CP has had numerous amendments to reflect the changing nature of development.

There are several factors that have led to a need to amend the CP. Some of these factors include:

- Changes that have occurred in strategies or policies;
- A need for increased flexibility to make implementation of the CP easier;
- A need to spend accumulated S94 funds;
- Changes in project details;
- Add new projects where it is appropriate;
- Effect a closer integration between the CP and the long and short term works and financial programs of Council; and
- Improve the format of the CP.
- Amendment 101 is brought about the need to construct service lanes and associated drainage works in accordance with Development Control Plan No.99.

2. Definitions

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

3. Name of the Plan

The name of this plan is Shoalhaven Contributions Plan Amendment No. 101.

4. Legal Context

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

5. Purpose of this Amendment

The purpose of this Amendment is to:

- provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- authorise Council to impose conditions requiring development contributions when granting consent to development on land to which this Amendment applies;

- provide a comprehensive and equitable framework for the assessment, collection, expenditure, accounting and review of development contributions;
- ensure that the existing community is not unreasonably burdened by the provision of public facilities required as a result of future development; and
- enable Council to be publicly and financially accountable in its assessment and administration of this Amendment.

6. Commencement of the Contributions Plan

This Amendment will take effect following public notice in accordance with the Environmental Planning and Assessment Regulation.

7. Relationship with Other Plans and Policies

This Amendment is a supplement to Council's Shoalhaven Local Environmental Plan 1985, Cityplan, Management Plan and Development Control Plan No.99.

Council's policies on Deferred Payment of Development Contributions, Payment of Development Contributions by Instalments and Voluntary Planning Agreements relate specifically to this Amendment.

8. Area to which the Amendment Applies

The Amendment applies to the lands situated within the contributions areas associated with the individual roads projects contained within this Amendment document. A locality map is provided as Appendix B. The subject areas are shown hatched and bordered by a thick black line on the Contribution Area Maps (Appendix C) for each road project in this Amendment.

The properties which generate demand for a particular road project are generally located adjoining and adjacent to, and gain vehicular access from, the road project.

9. Summary of Contributions

The estimated costs and contribution rates are summarised in Table 1 below.

Table 1 – Summary of Contributions

Project	Cost	Council Share	Development Share	Contribution Rate / ET
03ROAD0117 Kent Lane	\$332,756	\$0	\$332,756	\$7,528.42
03ROAD0118 Winnima Lane	\$469,566	\$0	\$469,566	\$7,672.65
03ROAD0119 Unnamed Lane	\$338,969	\$0	\$338,969	\$18,831.61
Total	\$1,141,291	\$0	\$1,141,291	

As these contribution projects are solely provided to meet future development demand, all projects are 100% apportioned to development.

10. Assessment of Demand

The above calculations assume that the likely development yield of all land will be reached. Normally this would occur over time and therefore the take up rate will be an important factor to consider.

The development yield used to calculate equivalent tenement rates is based on an urban design assumptions provided by Ruker Urban Design of a likely building footprint and then multiplied by the number of storeys. This figure is then multiplied by 75%, which essentially deducts areas for circulation, servicing and balconies. The resultant figure gives an indication of how many dwellings could potentially fit within each contribution area. Dwelling sizes used in calculations are: 1 bedroom unit 80m², 2 bedroom unit 100m² and 3 bedroom unit 130m². No allowance has been made for four bedroom units.

The dwelling mix use is as follows:

- 10% 1 bedroom units
- 20% 2 bedroom units
- 70% 3 bedroom units

Dwelling mixes can vary considerably. Whilst there does tend to be a great variety, the trend is for more 3 bedroom units, with a large proportion of one bedroom units fairly uncommon. A 3 bedroom unit is generally favoured where only a low site area is available.

ET rates used in these calculations are as follows:

Bedroom Per Unit	ET
1	0.4
2	0.6
3	0.8
4	1.0

11. Contribution Projects Summary

11.1 Strategy

To allow for rear service access to commercial premises and residential development via lanes on Jervis Street, Bowen Street and Nowra Street, and to phase out servicing from streets fronting the property.

11.2 Proposed Works

It is proposed that Kent lane, Winnima Lane and 'Unnamed Lane' be constructed with two coat bitumen seal to a 4 metre width (from the nominal kerb line to the face of the concrete edge strip), and a pavement depth of 350mm has been assumed.

Council intends to acquire the land identified in Appendix E and construct the service lanes in accordance with the proposed works outlined below. Where appropriate, Council will credit development for dedication of land in lieu of contributions.

11.2.1 Kent Lane (03ROAD0117)

The concept road design for Kent lane is based upon a concrete edge strip to the eastern side of Kent Lane, and a mountable kerb to the western side. The road will be constructed with a one way cross fall graded from the eastern side to the western side. The mountable kerb will allow future development works fronting Kent Lane on the western side to discharge stormwater into Shoalhaven City Council's infrastructure via the standard kerb connection.

It is proposed that all properties fronting Kent Lane on the western side be required to construct on site detention systems for stormwater such that a maximum discharge of 55 litres per second is permitted from any allotment via a kerb connection. It is not proposed to construct any underground stormwater infrastructure to the northern end of Kent lane as the proposed kerb and gutter constructions will have sufficient capacity to convey stormwater to Bowen Street.

11.2.2 Winnima Lane (03ROAD0118)

The concept road design for Winnima Lane is based upon mountable kerb construction on part of the western side of Winnima Lane, and the full length of the eastern side of Winnima Lane. This will require the removal of the existing section of barrier to Lot CP DP SP23115. The mountable kerb will permit future development works fronting Winnima Lane to discharge stormwater into Shoalhaven City Council's infrastructure via a standard kerb connection.

Land is required to be acquired by Shoalhaven City Council to permit the construction of a cul-de-sac at the end of Winnima Lane. The area required to be acquired is approximately 410m² from Lot 5 DP 758530 Sec 10.

It is proposed that all properties fronting Winnima Lane be required to construct on site detention systems for stormwater such that a maximum discharge of 55 litres per second is permitted from any allotment via a kerb connection.

11.2.3 'Unnamed Lane' (03ROAD0119)

The concept road design for 'Unnamed Lane' is based upon a concrete edge strip to the eastern side of 'Unnamed Lane', and a mountable kerb to the western side of 'Unnamed Lane' with a 3% cross fall from east to west.

Land is required to be acquired by Shoalhaven City Council to permit the construction of a cul-de-sac at the end of 'Unnamed Lane'. The area required to be acquired is 73m² from Lot 3 DP 758530 Sec 18.

11.3 Existing Provision

The service lanes will allow for waste collection and other service vehicles, and permit rear access to adjacent properties. These lanes encourage the removal of service vehicles from main streets and public spaces, however, at present they remain incomplete and informal. The current construction of the lanes varies from all-weather gravel construction to unmaintained clay tracks with shallow grass lined table drains.

Upgrading of the service lanes will enhance their current and future functions, increase use and improve connectivity. The upgrade of the lanes will also create opportunities for development with second frontages.

11.4 Land Acquisition and Service Lane Upgrades

It is recognised that the demand for a service lane is created primarily by those properties where service access and parking is created. Consequently, this Amendment requires those properties to contribute towards the acquisition of Crown Land and the construction of the service lanes. The Amendment also allows credit to be given to development for dedication of land in lieu of contributions. Acquisition costs for each property are detailed below and in Appendix D.

The acquisition and construction costs are to be apportioned equally across those properties that generate the demand for the service lane as shown in the contribution area map in Appendix C.

The construction of the proposed service lanes will be dependant on negotiations with landowners but will occur generally as development proceeds.

If Council requires the creation of the service access lanes to occur prior to development of all affected properties, Council may enter negotiations with affected landowners.

11.5 Land to be Acquired for Service Lanes

Lot	Deposited Plan	Address	Approximate Area	Estimated Value
Lot 2	DP 758530 Sec 18	Burrill Street	228 m ²	\$115,000
Lot 3	DP 758530 Sec 18	Burrill Street	73 m ²	\$36,500
Lot 5	DP 758530 Sec 10	40 Burrill Street	410m ²	\$185,000

11.6 Estimated Cost

The estimated cost for these projects is as follows:

Project Code	Street Name	Estimate Cost
03ROAD0117	Kent Lane	\$332,756
03ROAD0018	Winnima Lane	\$469,566
03ROAD0019	'Unnamed Lane'	\$338,969

The estimated costs for each project are detailed in Appendix D and include the cost of land acquisition. These estimates have been derived by MacDonald International Consulting Engineers from recent comparable construction projects in the Shoalhaven and Illawarra region. A 30 per cent contingency has been included in the estimated costs in addition to survey, design and project management costs. Ten percent of the estimated cost of the infrastructure provision for each project identified in each project has been allocated for the survey work, design component and project management.

11.7 Cost Apportionment

As the demand for rear service lane access is generated by those properties where rear service access and parking is created, this Amendment requires those properties, as identified in the Contribution Area map (Appendix C), to contribute towards the acquisition and construction of the service lanes.

It is reasonable to apportion 100% of this cost to future development as the demand for service lanes is generated only by those properties which gain access and parking via the service lane.

11.8 Calculation of Contribution Rate

The formula for the calculation of the contribution rate for 03ROAD0117 is as follows:

$$\begin{aligned} \text{Contribution per ET} &= \frac{\text{Total Costs x Apportionment}}{\text{Likely Development Yield (ET)}} \\ &= \frac{\$332,756 \times 100\%}{44.2} \\ &= \$ 7,528.42 \text{ per ET} \end{aligned}$$

The formula for the calculation of the contribution rate for 03ROAD0118 is as follows:

$$\begin{aligned} \text{Contribution per ET} &= \frac{\text{Total Costs x Apportionment}}{\text{Likely Development Yield (ET)}} \\ &= \frac{\$469,566 \times 100\%}{61.2} \\ &= \$ 7,672.65 \text{ per ET} \end{aligned}$$

The formula for the calculation of the contribution rate for 03ROAD0119 is as follows:

$$\begin{aligned} \text{Contribution per ET} &= \frac{\text{Total Costs x Apportionment}}{\text{Likely Development Yield (ET)}} \\ &= \frac{\$338,969 \times 100\%}{18} \\ &= \$ 18,831.61 \text{ per ET} \end{aligned}$$

12. Timing.

In some cases it may not be cost-effective to construct a project until the majority of the contribution area is developed. Subject to sufficient development the implementation of projects are anticipated as outlined in the table below.

Project Code	Anticipated Year
03 ROAD 0117 Kent Lane, Huskisson (Precinct 1 as identified in DCP 99)	2010/2015
03 ROAD 0118 Winnima Lane, Huskisson (Precinct 2 as identified in DCP 99)	2010/2015
03 ROAD 0119 'Unnamed Lane' Huskisson (Precinct 3 as identified in DCP 99)	2010/2015

13. Other Funding Sources

There were no grants or other external funding sources available for works proposed by this Amendment, at the time of its adoption. Should such funding become available in the future, the cost of the relevant project will be reviewed and the contribution rates will be adjusted accordingly.

14. Construction Schedule

Construction of the projects identified in this Amendment will occur generally as development proceeds. However, construction of the service lanes and associated drainage works is considered a priority to facilitate development and ensure the integrity of the existing drainage network.

It is likely that the associated works will be constructed in stages, depending on the actual rate of development, amount of developer contributions received and competing priorities in Council's works program.

15. Review of Contribution Rates

Contribution rates 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.

The cost of works proposed by the Plan (including land values) may also need review over time if there is a concern that the indexation of costs may not be adequately reflecting actual costs.

It is anticipated that all projections, costs and assumptions are reviewed at five yearly intervals, generally in line with Census dates. Where significant departures from this Amendment occur, Council will consider amending its CP.

16. Payment of Contributions

16.1 Method and Timing of Contributions

Payment of contributions can be made by cash, money order or bank cheque.

A contribution must be paid to the Council at the time specified in the condition of development consent that imposes the contribution. If no such time is specified, the contribution must be paid prior to the issue of a subdivision certificate in the case of subdivisions, or prior to the issue of a construction certificate or complying development certificate in the case of other development.

16.2 Allowance for Existing Land Use

Contributions will be levied on development according to the estimated increase in demand. An amount equivalent to the contribution attributable to any existing development on the site of a proposed new development will be allowed for in the calculation of contributions.

16.3 Construction Certificates and the Obligations of Accredited Certifiers

A certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council. Failure to follow this procedure may render such a certificate invalid.

Where Council has agreed to an alternative payment method (provision of works in kind or other material public benefit, dedication of land, deferred payment or payment by instalments), Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

16.4 Complying Development and the Obligations of Accredited Certifiers

Accredited certifiers must impose a condition on a Complying Development Certificate requiring monetary contributions in accordance with the CP, for all types of development.

The conditions imposed must be consistent with Council's standard conditions of consent and be strictly in accordance with the CP. It is the responsibility of accredited certifiers to accurately calculate the contribution and to apply the condition correctly.

16.5 Adjustment of Contributions at the Time of Payment

The contributions stated in the conditions of consent for a development are calculated on the basis of the contribution rates determined in accordance with the CP. If the contributions are not paid within the financial year in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment in the following manner:

$$\text{\$CRC} = \text{\$CRP} \times \text{IPDC} \div \text{IPDP}$$

Where:

- \\$ CRC is the amount of the contribution for the current financial year

- \$ CRP is the amount of the original contribution as set out in the development consent
- IPDC is the implicit price deflator for the current financial year
- IPDP is the implicit price deflator applicable at the time of the original consent
- Current contribution rates are available from Council offices.

16.6 Deferral of Payment and Payment by Instalments

Deferred payment of development contributions may be permitted in exceptional circumstances. For tenants or businesses operating in the Shoalhaven Local Government Area, payment by instalments may also be permitted.

Council will review each situation on its merit and according to the following criteria:

- an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request;
- the decision to allow deferred payment will be at the sole discretion of Council;
- the timing or the manner of the provision of public facilities included in the works program will not be prejudiced;
- the works project to which the request applies does not relate to public safety or health;
- the amount of the contribution or outstanding balance is not less than \$5,000;
- the applicant intends to make a contribution by way of a planning agreement, material public benefit, works-in-kind or land dedication in lieu of a monetary contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication;
- there are circumstances justifying deferred payment or payment of the contribution by instalments;
- the maximum period of deferred payment of the contribution is two years from the standard payment date;
- the maximum period for payment by instalments is five years from the standard payment date;
- deferred payments and payments by instalments are subject to interest charges equivalent to that applied to overdue rates and an administration charge equivalent to the bank guarantee lodgement fee for subdivision related matters as stated in Council's Fees & Charges.

If Council agrees to accept deferred payment or payment by instalments, Council will require the applicant to provide a bank guarantee with the following conditions:

- the bank guarantee be by a bank equal to the value of the contribution payable or the amount of the outstanding contribution, plus interest and an administration charge;
- the bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing;
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of the development;
- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution, accrued interest and other charges are paid.

16.7 Exemption and discounts

Council will not provide exemption to development contributions made under Council's Contributions Plans other than exemptions afforded under direction of the Minister for Planning. Council does not apply discounts to the payment of development contributions.

16.8 Works in kind and other material public benefits

The Council may accept an offer by the applicant to provide an "in-kind" contribution (i.e. the applicant completes part or all of the work/s identified in the CP) or through provision of another material public benefit in lieu of making a monetary contribution as otherwise required under the CP.

Council will consider such alternatives in the following circumstances:

- the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under the CP;
- the value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications;
- the standard of the works is to Council's full satisfaction;
- Council will require the applicant to enter into a written agreement for the provision of the works;

- the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program in this Plan; and
- It must not result in piecemeal delivery of any works (e.g. streetscape and public domain works) or likely result in the need to reconstruct the works due to likely future adjacent developments (i.e. normally the works will need to relate to a whole street block or a discreetly defined precinct).

Work in-kind relates to the undertaking of a specific or equivalent work specified in the contributions plan, and is therefore more readily capable, in comparison to other material public benefits, of meeting the above criteria. In accepting other material public benefits, Council must be satisfied that the offer provides a substantial public benefit not envisaged by the CP and that this benefit warrants Council accepting responsibility in fulfilling the intent of the CP notwithstanding a reduction in expected monetary contributions.

If the construction of a work in-kind exceeds the estimated cost in the CP or is proposed by the applicant prior to the timing proposed by the CP, or insufficient funds have been accumulated by the CP to offset the additional cost to the applicant, Council may consider the following:

- provision of the work at the applicant's expense with Council recouping contributions from future development and reimbursing the applicant for costs exceeding the applicant's share, up to the total estimated cost in the CP; or
- provision of the work at the applicant's expense with Council reimbursing the applicant for the costs when such funds become allocated in Council's budget.

Acceptance of any such alternative is at the sole discretion of the Council and will be the subject of a formal agreement between parties. Council may review the value of works and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the Council in determining the value of the works must be paid for by the applicant.

16.9 Goods and Services Tax

Monetary development contributions are exempt from the Federal Government Goods and Services Tax (GST).

16.10 Voluntary Planning agreements

An applicant may voluntarily offer to enter into a planning agreement with Council in connection with a development application. Under a voluntary planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. The applicant's provision under a voluntary planning agreement may be additional to or instead of making monetary

contributions under this Plan. Refer to Council's policy on Voluntary Planning Agreements for more information.

16.11 Land dedication

Other than as required under Section 11, Council may accept dedication of land in lieu of payment of monetary contributions, under similar terms as for other material public benefit.

17. Transitional arrangements

A development application which has been submitted prior to the adoption of this Amendment but not determined shall be determined in accordance with the provisions of the CP, if this Amendment is effective at the date of determination of that application, and with the provisions of any other development contributions plans which apply at the date of determination.

18. References

Environmental Planning & Assessment Act

Environmental Planning & Assessment Regulation

Shoalhaven City Council Contributions Plan Manual

NSW Department of Planning: Development Contributions Practice Notes, July 2005.

Urban Design Strategy for Three 3(g) zoned Areas, Huskisson prepared for Shoalhaven City Council by Ruker Urban Design, June 2008.

Urban Design Strategy for Nowra and Beach Street North, Huskisson prepared for Shoalhaven City Council by Ruker Urban Design, August 2008.

Urban Design Assumptions for development yield for Nowra and Beach Street North, Huskisson prepared for Shoalhaven City Council by Ruker Urban Design, September 2009.

Huskisson DCP Concept Road Design and Drainage Analysis prepared for Shoalhaven City Council by MacDonald International Consulting Engineers, September 2009.


19. Citation

Shoalhaven City Council Contributions Plan Amendment No. 101, being this written Statement and accompanying maps, which was exhibited from XXXX to XXXX and was:

Adopted by Council: XXXXXXXXXXXXXXXX

and

Became effective from: XXXXXXXXXXXXXXXX

A handwritten signature in black ink, appearing to read 'R D Pigg', enclosed in a thin black rectangular border.

R D Pigg

General Manager

Date: 14 . 12 . 09

Appendices

Appendix A – Definitions

Appendix B – Locality Map

Appendix C – Contributions Area Maps

Appendix D – Cost Summary

Appendix E – Land Acquisition Map

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

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 Development 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.

Development Control Plan (DCP)

Detailed guideline that illustrates the controls that apply to a particular type of development or in a particular area. A DCP refines or supplements a regional environmental plan (REP) or local environmental plan (LEP) and is made according to the EP&A Act 1979.

Dwelling

A room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or 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.

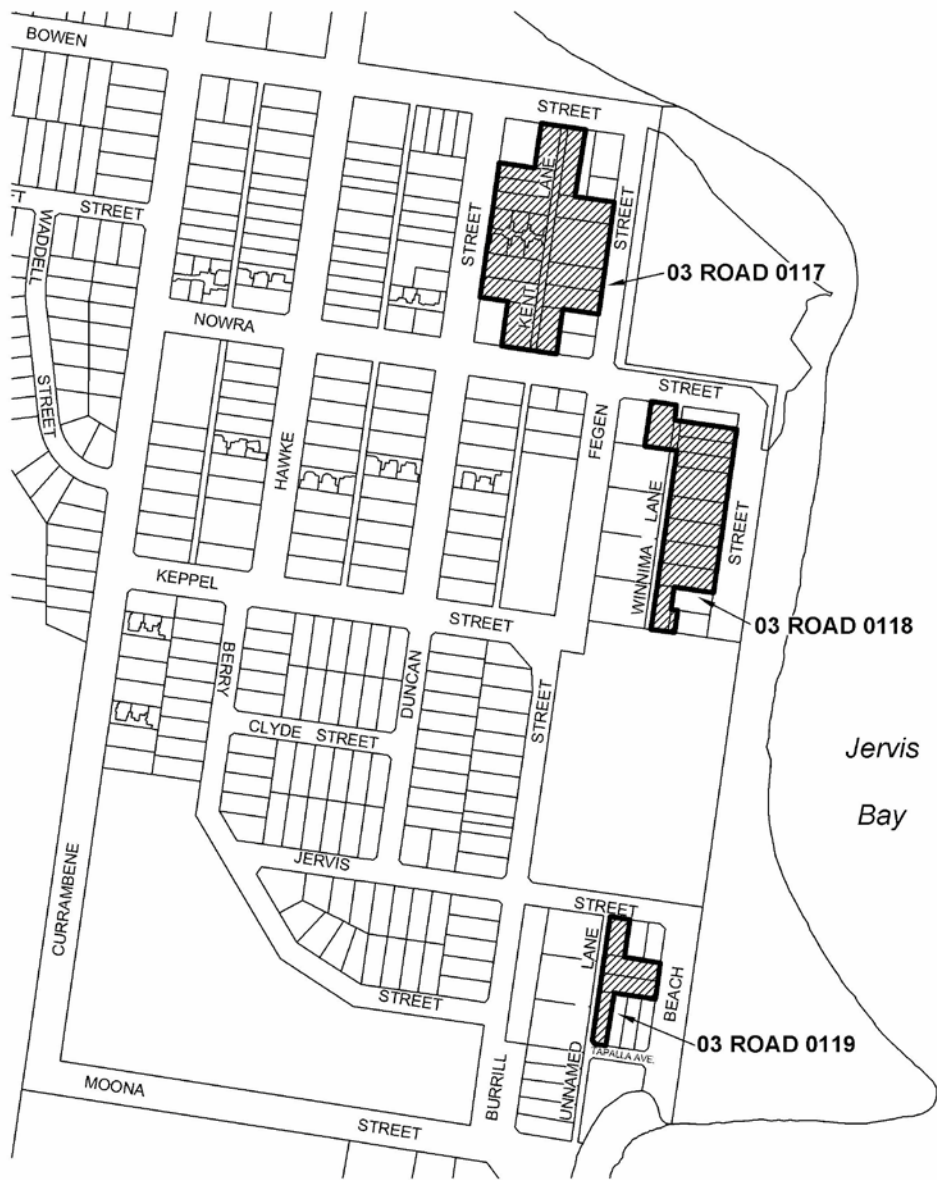
Works Program

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



SHOALHAVEN CITY COUNCIL
DRAFT S94 CONTRIBUTION PLAN
LOCALITY MAP
AMENDMENT NO.101
ROADS

FILE NO: 40529E
FACILITY:ROADS
PROJECT: 03 ROAD 0117, 03 ROAD 0118, 03 ROAD 0119



Appendix C – Contributions Area Maps



SHOALHAVEN CITY COUNCIL
**DRAFT S94 CONTRIBUTION PLAN
AMENDMENT NO.101
ROADS**

FILE NO: 40529E
FACILITY: ROADS
PROJECT: KENT LANE, HUSKISSON

PROJECT NO.
03 ROAD 0117





SHOALHAVEN CITY COUNCIL
DRAFT S94 CONTRIBUTION PLAN
AMENDMENT NO.101
ROADS

FILE NO: 40529E
 FACILITY: ROADS
 PROJECT: WINNIMA LANE, HUSKISSON

PROJECT NO.
 03 ROAD 0118





SHOALHAVEN CITY COUNCIL
DRAFT S94 CONTRIBUTION PLAN
AMENDMENT NO.101
ROADS

FILE NO: 40529E
 FACILITY: ROADS
 PROJECT: UNNAMED LANE, HUSKISSON

PROJECT NO.
 03 ROAD 0119



Appendix D – Cost Summary

Schedule of Rates – Kent Lane Construction and Project Delivery Costs 03ROAD0117

Description	Total
Preparation and Establishment Works	\$15,522
Earthworks	\$30,341
Roadworks	\$99,387
Stormwater and Drainage	\$54,184
Landscaping	\$9,729
Miscellaneous	\$4,775
On Completion Works	\$10,140
Detailed Design Costs and Fees: 10% on Construction Costs	\$22,408
Project Contingency: 30% on Constructions Costs + Design	\$73,946
Clients Project Management: 5% on Construction Costs + Design	\$12,324
Total Project Cost	\$332,756

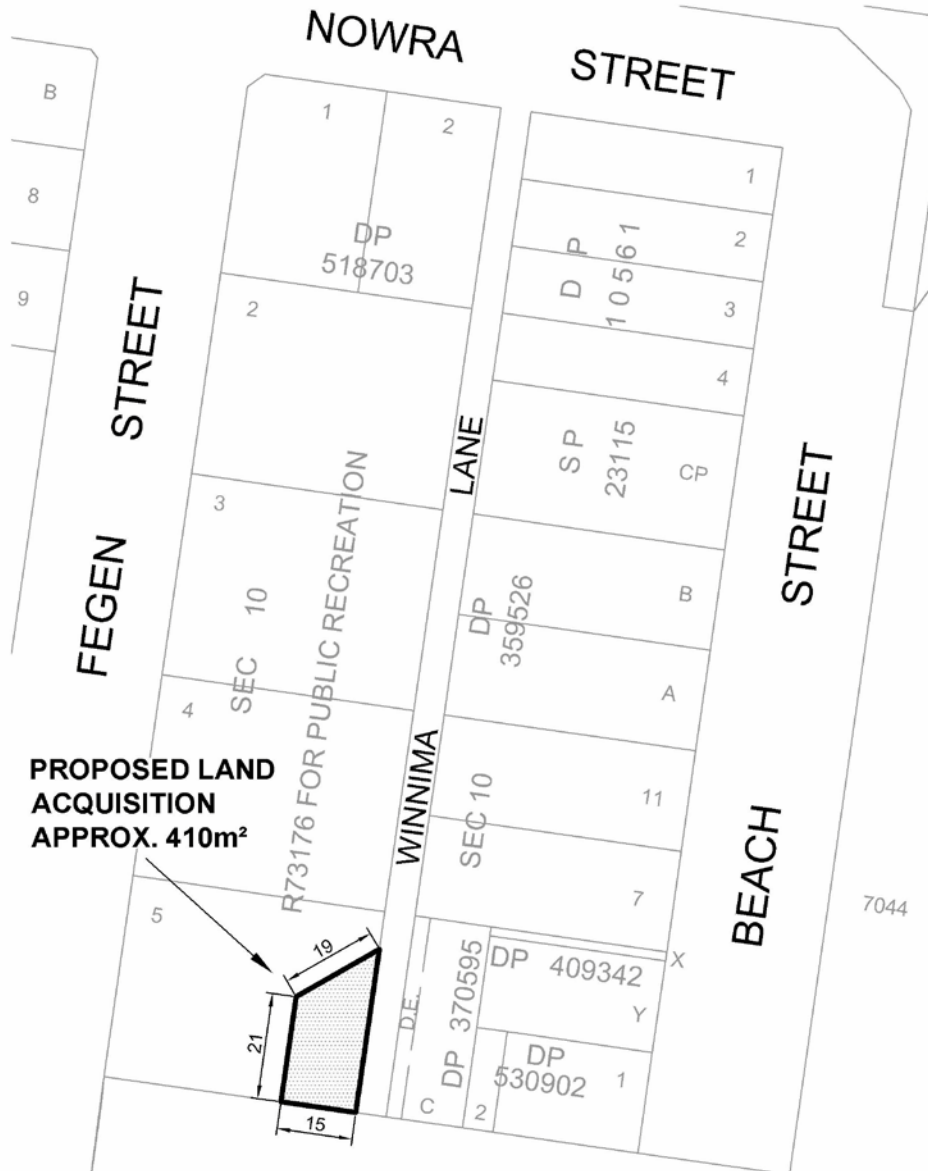
Schedule of Rates – Winnima Lane Construction and Project Delivery Costs 03ROAD0118

Description	Total
Preparation and Establishment Works	\$10,934
Earthworks	\$31,442
Roadworks	\$98,328
Stormwater and Drainage	\$32,703
Landscaping	\$8,080
On Completion Works	\$10,140
Detailed Design Costs and Fees: 10% on Construction Costs	\$19,163
Project Contingency: 30% on Constructions Costs + Design	\$63,237
Clients Project Management: 5% on Construction Costs + Design	\$10,539
Land Acquisition (410m ²)	\$185,000
Total Project Cost	\$469,566

**Schedule of Rates – ‘Unnamed Lane’
Construction and Project Delivery Costs
03ROAD0119**

Description	Total
Preparation and Establishment Works	\$13,969
Earthworks	\$17,694
Roadworks	\$53,821
Stormwater and Drainage	\$25,714
Landscaping	\$4,904
On Completion Works	\$10,140
Detailed Design Costs and Fees: 10% on Construction Costs	\$12,624
Project Contingency: 30% on Constructions Costs + Design	\$41,660
Clients Project Management: 5% on Construction Costs + Design	\$6,943
Land Acquisition (301m ²)	\$151,500
Total Project Cost	\$338,969

Appendix E – Land Acquisition Map

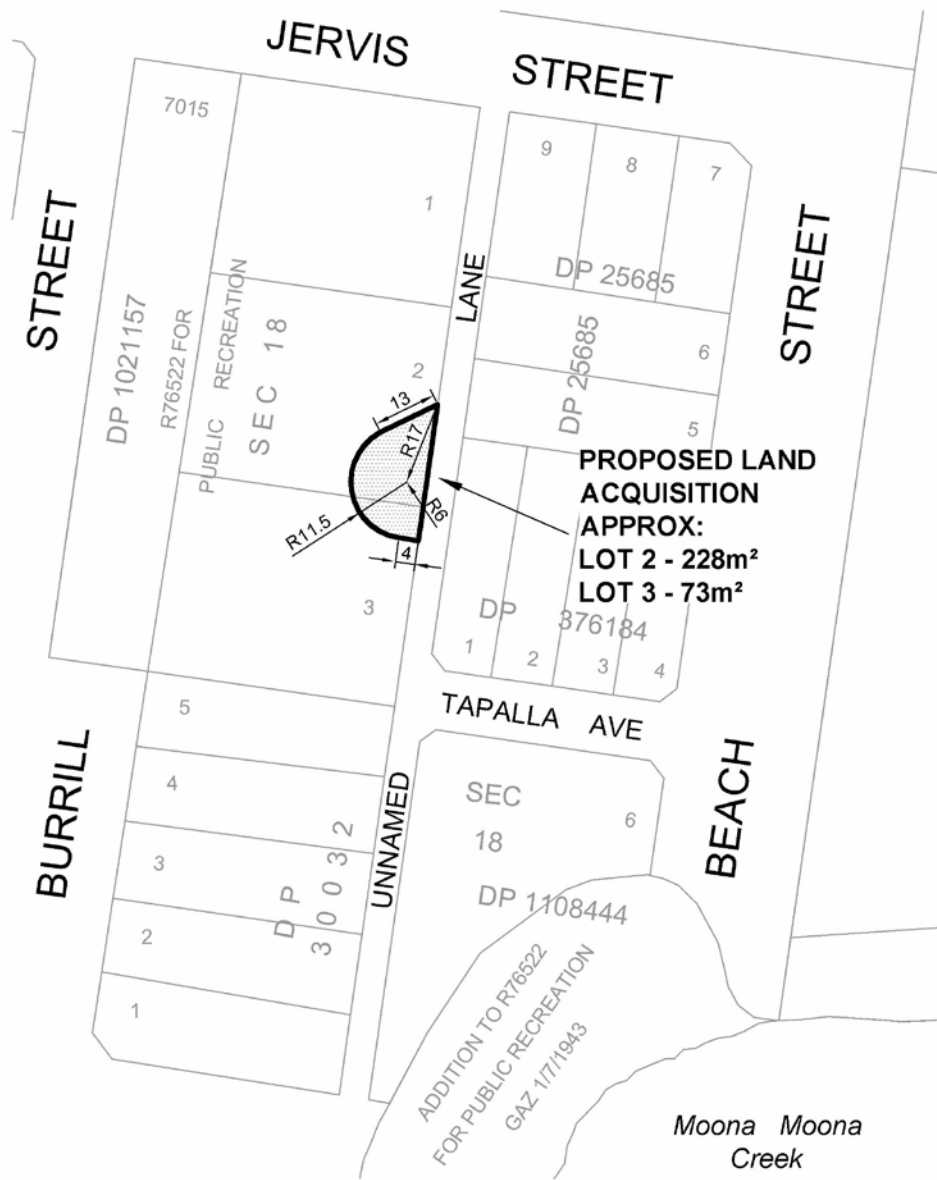


SHOALHAVEN CITY COUNCIL
DRAFT S94 CONTRIBUTION PLAN
ACQUISITION PLAN
AMENDMENT NO.101

ROADS
 FILE NO: 40529E
 FACILITY: ROADS
 PROJECT: WINNIMA LANE, HUSKISSON

PROJECT NO.
 03 ROAD 0118





PROPOSED LAND ACQUISITION APPROX:
LOT 2 - 228m²
LOT 3 - 73m²

**SHOALHAVEN CITY COUNCIL
 DRAFT S94 CONTRIBUTION PLAN
 ACQUISITION PLAN
 AMENDMENT NO.101
 ROADS**

FILE NO: 40529E
 FACILITY: ROADS
 PROJECT: UNNAMED ROAD, HUSKISSON

PROJECT NO.
 03 ROAD 0119

