



Shoalhaven Contributions Plan Draft Amendment No.1

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SHOALHAVEN CONTRIBUTIONS PLAN 2010 – DRAFT AMENDMENT 1

Shoalhaven Contributions Plan 2010 – draft Amendment 1 proposes the following changes:

1. Amend all references to “direct contributions” to read “contributions”.
2. Amend map for contributions project 01CARP2002 - Berry Town Centre Car Parking to show the full project area. The amended map is shown in Appendix A.

3. Clause 3.3 – Key Community Infrastructure Demand

Delete the following paragraph from clause 3.3:

The NSW Government has implemented reforms to the development contributions system to differentiate the types of infrastructure that can be included in contributions plans. Councils are able to include 'key community infrastructure' in plans, while other types of infrastructure can only be included in a plan if the Minister for Planning has approved such infrastructure as 'additional community infrastructure'.

4. Clause 3.11 – How is Existing and Future Demand Measured?

Insert the following paragraph after Table 3.11.3 - ET rate applied to commercial developments:

Recognising that a developer in some circumstances may not be able to determine the final building/land use of a commercial development, the lesser contribution rate will be levied and accordingly conditioned for this use in the consent. Should the developer then determine at a later stage that the final building/land use may change to higher use (i.e. retail use) a Section 96 modification will be required to change the use. Council will levy the difference in the contribution rates.

5. Schedule 5 Development Types and Land Use Terms – Replace the “Current Use in Plan” column with the “Proposed Use in Plan” column shown in Appendix A.

6. Contributions Project 02ROAD0011 East and West Crescent – Make the following changes to the contributions project page:

6.1 Replace the “Existing Table” with the “Proposed Table” shown below:

Existing Table

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET	Future ET	Total ET
2011	1	Equivalent Tenement	\$15,211.54	4	125	129

Proposed Table

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET	Future ET	Total ET
2011	1	Equivalent Tenement	\$15,211.54	5	124	129

6.2 Amend the apportionment from “96.9%” to “96.1%”.

7. New Projects – Insert contributions project pages, and supporting information pages for the following projects:

- 03ROAD0055 – Northern Section of Currumbene Street, Huskisson
- 03ROAD0056 – Huskisson Town Centre Pedestrian and Traffic Facilities
- 03ROAD0057 – Currumbene Lane (service lane)
- 03ROAD0058 – Morton Lane (service lane)
- 03ROAD0059 – Field Street Turning Circle

The contributions project pages and supporting information pages are shown in Appendix B.

Appendix A – 01CARP2002 Map

Appendix B – Schedule 5 Amendments

Land use/development term used In Shoalhaven LEP 2009	Current Use in Plan	Proposed Use in Plan
Aboriginal Object	Not Applicable	Not Applicable
Acid Sulfate Soils	Not Applicable	Not Applicable
Acid Sulfate Soils Manual	Not Applicable	Not Applicable
Advertisement	Not Applicable	Not Applicable
Advertising structure	Not Applicable	Not Applicable
Affordable housing	Residential	Residential
Agricultural produce industry	Assessed on merit and development demands	Assessed on merit and development demands
Agriculture	Assessed on merit and development demands	Assessed on merit and development demands
Air transport facility	Assessed on merit and development demands	Assessed on merit and development demands
Airport	Assessed on merit and development demands	Assessed on merit and development demands
Airstrip	Assessed on merit and development demands	Assessed on merit and development demands
Amusement centre	Assessed on merit and development demands	Assessed on merit and development demands
Animal boarding or training establishment	Assessed on merit and development demands	Assessed on merit and development demands
Aquaculture	Assessed on merit and development demands	Assessed on merit and development demands
Archaeological site	Not Applicable	Not Applicable
Attached dwelling	Residential	Residential
Attic	Assessed on merit and development demands	Assessed on merit and development demands
Backpackers' accommodation	Tourism	Tourism
Basement	Assessed on merit and development demands	Assessed on merit and development demands
Bed and breakfast accommodation	Tourism	Tourism
Biodiversity	Not Applicable	Not Applicable
Biological diversity	Not Applicable	Not Applicable
Biosolid waste application	Assessed on merit and development demands	Assessed on merit and development demands
Biosolids treatment facility	Assessed on merit and development demands	Assessed on merit and development demands
Boarding house	Residential	Residential
Boat launching ramp	Assessed on merit and development demands	Assessed on merit and development demands
Boat repair facility	Commercial	Assessed on merit and development demands
Boat shed	Assessed on merit and development demands	Assessed on merit and development demands
Brothel	Commercial	Assessed on merit and development demands
Building	Not Applicable	Not Applicable
Building height	Not Applicable	Not Applicable

Building identification sign	Not Applicable	Not Applicable
Building line or setback	Not Applicable	Not Applicable
Bulky goods premises	Industrial	Bulky Goods
Bush fire hazard reduction work	Not Applicable	Not Applicable
Bush fire prone land	Not Applicable	Not Applicable
Bush fire risk management plan	Not Applicable	Not Applicable
Business identification sign	Not Applicable	Not Applicable
Business premises	Commercial	Commercial
Canal estate development	Assessed on merit and development demands	Assessed on merit and development demands
Car park	Community Infrastructure	Community Infrastructure
Caravan park	Tourism	Tourism
Catchment action plan	Not Applicable	Not Applicable
Cellar door premises	Commercial	Assessed on merit and development demands
Cemetery	Assessed on merit and development demands	Assessed on merit and development demands
Charter and tourism boating facility	Commercial	Commercial
Child care centre	Commercial	Assessed on merit and development demands
Classified road	Not Applicable	Not Applicable
Clearing native vegetation	Not Applicable	Not Applicable
Coastal foreshore	Not Applicable	Not Applicable
Coastal lake	Not Applicable	Not Applicable
Coastal waters of the State	Not Applicable	Not Applicable
Coastal zone	Not Applicable	Not Applicable
Community facility	Not Applicable if provided by Council or State Government	Not Applicable if provided by Council or State Government
Community land	Not Applicable	Not Applicable
Correctional centre	Assessed on merit and development demands	Assessed on merit and development demands
Council	Shoalhaven City Council	Shoalhaven City Council
Crematorium	Assessed on merit and development demands	Assessed on merit and development demands
Crown reserve	Not Applicable	Not Applicable
Curtilage	Not Applicable	Not Applicable
Dairy (pasture-based)	Assessed on merit and development demands	Assessed on merit and development demands
Demolish	Not Applicable	Not Applicable
Depot	Industrial	Industrial
Drainage	Community Infrastructure	Community Infrastructure
Dual occupancy	Residential	Residential
Dwelling	Residential	Residential
Dwelling house	Residential	Residential
Earthworks	Not Applicable	Not Applicable
Ecologically sustainable development	Not Applicable	Not Applicable
Educational establishment	Assessed on merit and development demands	Assessed on merit and development demands
Electricity generating works	Assessed on merit and development demands	Assessed on merit and development demands

Emergency services facility	Assessed on merit and development demands	Assessed on merit and development demands
Emergency services organisation	Assessed on merit and development demands	Assessed on merit and development demands
Entertainment facility	Assessed on merit and development demands	Assessed on merit and development demands
Environmental facility	Assessed on merit and development demands	Assessed on merit and development demands
Environmental protection works	Not Applicable	Not Applicable
Estuary	Not Applicable	Not Applicable
Excavation	Not Applicable	Not Applicable
Exhibition home	Residential	Residential + Commercial Component
Exhibition village	Residential	Residential + Commercial Component
Extensive agriculture	Assessed on merit and development demands	Assessed on merit and development demands
Extractive industry	Industrial	Industrial
Extractive material	Assessed on merit and development demands	Assessed on merit and development demands
Farm building	Assessed on merit and development demands	Assessed on merit and development demands
Farm stay accommodation	Tourism	Tourism
Feedlot	Assessed on merit and development demands	Assessed on merit and development demands
Fill	Not Applicable	Not Applicable
Filming	Assessed on merit and development demands	Assessed on merit and development demands
Fish	Not Applicable	Not Applicable
Flood mitigation work	Not Applicable	Not Applicable
Floor space ratio	Not Applicable	Not Applicable
Floor Space Ratio Map	Not Applicable	Not Applicable
Flood and drink premises	Commercial	Assessed on merit and development demands
Forestry	Assessed on merit and development demands	Assessed on merit and development demands
Freight transport facility	Commercial	Assessed on merit and development demands
Function centre	Commercial	Assessed on merit and development demands
Funeral chapel	Commercial	Assessed on merit and development demands
Funeral home	Commercial	Assessed on merit and development demands
Gross floor area	Not Applicable	Not Applicable
Ground level (existing)	Not Applicable	Not Applicable
Ground level (finished)	Not Applicable	Not Applicable
Ground level (mean)	Not Applicable	Not Applicable
Group home	Residential	Residential
Group home (permanent) or permanent group home	Residential	Residential

Group home (transitional) or transitional group home	Residential	Residential
Hazardous industry	Industrial	Industrial
Hazardous storage establishment	Industrial	Industrial
Headland	Not Applicable	Not Applicable
Health care professional	Assessed on merit and development demands	Assessed on merit and development demands
Health consulting rooms	Commercial	Assessed on merit and development demands
Health services facility	Commercial	Assessed on merit and development demands
Heavy industry	Industrial	Industrial
Height of Buildings Map	Not Applicable	Not Applicable
Helipad	Assessed on merit and development demands	Assessed on merit and development demands
Heliport	Assessed on merit and development demands	Assessed on merit and development demands
Heritage conservation area	Not Applicable	Not Applicable
Heritage conservation management plan	Not Applicable	Not Applicable
Heritage impact statement	Not Applicable	Not Applicable
Heritage item	Not Applicable	Not Applicable
Heritage Map	Not Applicable	Not Applicable
Heritage significance	Not Applicable	Not Applicable
Highway service centre	Commercial	Assessed on merit and development demands
Home-based child care	Commercial	Assessed on merit and development demands
Home business	Commercial	Assessed on merit and development demands
Home industry	Industrial	Industrial
Home occupation	Commercial	Assessed on merit and development demands
Home occupation (Sex Services)	Commercial	Assessed on merit and development demands
Horticulture	Assessed on merit and development demands	Assessed on merit and development demands
Hospital	Assessed on merit and development demands	Assessed on merit and development demands
Hostel	Tourism	Tourism
Hotel or motel accommodation	Tourism	Tourism
Industrial retail outlet	Commercial	Assessed on merit and development demands
Industry	Industrial	Industrial
Information and education facility	Assessed on merit and development demands	Assessed on merit and development demands
Intensive livestock agriculture	Assessed on merit and development demands	Assessed on merit and development demands
Intensive plant agriculture	Assessed on merit and development demands	Assessed on merit and development demands
Jetty	Assessed on merit and development demands	Assessed on merit and development demands

Kiosk	Commercial	Assessed on merit and development demands
Land Application Map	Not Applicable	Not Applicable
Land Reservation Acquisition Map	Not Applicable	Not Applicable
Land Zoning Map	Not Applicable	Not Applicable
Landscape and garden supplies	Commercial	Assessed on merit and development demands
Landscaped area	Not Applicable	Not Applicable
Light industry	Industrial	Industrial
Liquid fuel depot	Industrial	Industrial
Livestock processing industry	Industrial	Industrial
Lot Size Map	Not Applicable	Not Applicable
Maintenance	Assessed on merit and development demands	Assessed on merit and development demands
Marina	Assessed on merit and development demands	Assessed on merit and development demands
Market	Commercial	Retail
Mean high water mark	Not Applicable	Not Applicable
Medical centre	Commercial	Assessed on merit and development demands
Mezzanine	Assessed on merit and development demands	Assessed on merit and development demands
Mine subsidence district	Not Applicable	Not Applicable
Mining	Assessed on merit and development demands	Assessed on merit and development demands
Mixed use development	Assessed on merit and development demands	Assessed on merit and development demands
Mooring	Assessed on merit and development demands	Assessed on merit and development demands
Mortuary	Commercial	Assessed on merit and development demands
Moveable dwelling	Residential Development	Residential
Multi dwelling housing	Residential Development	Residential
Native fauna	Not Applicable	Not Applicable
Native flora	Not Applicable	Not Applicable
Native vegetation	Not Applicable	Not Applicable
Natural water-based aquaculture	Assessed on merit and development demands	Assessed on merit and development demands
Navigable waterway	Not Applicable	Not Applicable
Neighbourhood shop	Commercial	Retail
Nightclub	Commercial	Assessed on merit and development demands
Non-potable water	Not Applicable	Not Applicable
NSW Coastal Policy	Not Applicable	Not Applicable
Offensive industry	Industrial	Industrial
Offensive storage establishment	Industrial	Industrial
Office premises	Commercial	Commercial
Operational land	Not Applicable	Not Applicable
Parking space	parking space	Parking Space
Passenger transport facility	Commercial	Commercial

Place of Aboriginal heritage significance	Not Applicable	Not Applicable
Place of public entertainment	Commercial	Assessed on merit and development demands
Place of public worship	Commercial	Assessed on merit and development demands
Pond-based aquaculture	Assessed on merit and development demands	Assessed on merit and development demands
Port facilities	Assessed on merit and development demands	Assessed on merit and development demands
Potable water	Not Applicable	Not Applicable
Private open space	Not Applicable	Not Applicable
Property vegetation plan	Not Applicable	Not Applicable
Pub	Commercial	Assessed on merit and development demands
Public administration building	Not Applicable if provided by Council or State Government	Not Applicable if provided by Council or State Government
Public authority	Not Applicable	Not Applicable
Public entertainment	Assessed on merit and development demands	Assessed on merit and development demands
Public land	Not Applicable	Not Applicable
Public reserve	Not Applicable	Not Applicable
Public utility undertaking	Not Applicable	Not Applicable
Rainwater tank	Not Applicable	Not Applicable
Recreation area	Assessed on merit and development demands	Assessed on merit and development demands
Recreation facility (indoor)	Commercial	Assessed on merit and development demands
Recreation facility (major)	Assessed on merit and development demands	Assessed on merit and development demands
Recreation facility (outdoor)	Assessed on merit and development demands	Assessed on merit and development demands
Reduced Level (RL)	Not Applicable	Not Applicable
Registered club	Commercial	Assessed on merit and development demands
Relic	Not Applicable	Not Applicable
Research station	Assessed on merit and development demands	Assessed on merit and development demands
Residential accommodation	Residential	Residential
Residential care facility	Commercial	Assessed on merit and development demands
Residential flat building	Residential	Residential
Resource recovery facility	Assessed on merit and development demands	Assessed on merit and development demands
Restaurant	Commercial	Restaurant
Restricted dairy	Assessed on merit and development demands	Assessed on merit and development demands
Restricted premises	Commercial	Assessed on merit and development demands
Restriction facilities	Commercial	Assessed on merit and development demands
Retail premises	Commercial	Retail

Road	Community Infrastructure	Community Infrastructure
Roadside stall	Assessed on merit and development demands	Assessed on merit and development demands
Rural industry	Industrial	Industrial
Rural supplies	Commercial	Assessed on merit and development demands
Rural worker's dwelling	Residential	Residential
Sawmill or log processing works	Industrial	Industrial
School	Assessed on merit and development demands	Assessed on merit and development demands
Secondary dwelling	Residential Development	Residential
Self-storage units	Industrial	Industrial
Semi-detached dwelling	Residential	Residential
Seniors housing	Commercial	Commercial
Service station	Commercial	Assessed on merit and development demands
Serviced apartment	Tourism	Tourism
Sewage reticulation system	Not Applicable	Not Applicable
Sewage treatment plant	Assessed on merit and development demands	Assessed on merit and development demands
Sewerage system	Not Applicable	Not Applicable
Sex services	Assessed on merit and development demands	Assessed on merit and development demands
Sex services premises	Commercial	Assessed on merit and development demands
Shop	Commercial	Retail
Shop top housing	Residential	Residential
Signage	Not Applicable	Not Applicable
Site area	Not Applicable	Not Applicable
Site coverage	Not Applicable	Not Applicable
Spa pool	Assessed on merit and development demands	Assessed on merit and development demands
Stock and sale yard	Assessed on merit and development demands	Assessed on merit and development demands
Storage premises	Industrial	Industrial
Storey	Not Applicable	Not Applicable
Swimming pool	Assessed on merit and development demands	Assessed on merit and development demands
Take away food and drink premises	Commercial	Assessed on merit and development demands
Tank-based aquaculture	Assessed on merit and development demands	Assessed on merit and development demands
Telecommunications facility	Assessed on merit and development demands	Assessed on merit and development demands
Telecommunications network	Not Applicable	Not Applicable
Temporary structure	Assessed on merit and development demands	Assessed on merit and development demands
The Act	Not Applicable	Not Applicable
Timber and building supplies	Commercial	Assessed on merit and development demands

Tourist and visitor accommodation	Tourism	Tourism
Transport depot	Industrial	Industrial
Truck depot	Industrial	Industrial
Turf farming	Assessed on merit and development demands	Assessed on merit and development demands
Vehicle body repair workshop	Industrial	Assessed on merit and development demands
Vehicle repair station	Industrial	Assessed on merit and development demands
Vehicle sales or hire premises	Commercial	Assessed on merit and development demands
Veterinary hospital	Commercial	Assessed on merit and development demands
Viticulture	Not Applicable	Not Applicable
Warehouse or distribution centre	Industrial	Industrial
Waste disposal facility	Assessed on merit and development demands	Assessed on merit and development demands
Waste management facility	Assessed on merit and development demands	Assessed on merit and development demands
Waste or resource management facility	Assessed on merit and development demands	Assessed on merit and development demands
Waste or resource transfer station	Assessed on merit and development demands	Assessed on merit and development demands
Water recreation structure	Assessed on merit and development demands	Assessed on merit and development demands
Water recycling facility	Assessed on merit and development demands	Assessed on merit and development demands
Water reticulation system	Not Applicable	Not Applicable
Water storage facility	Assessed on merit and development demands	Assessed on merit and development demands
Water supply system	Not Applicable	Not Applicable
Water treatment facility	Assessed on merit and development demands	Assessed on merit and development demands
Waterbody	Not Applicable	Not Applicable
Waterbody (artificial) or artificial waterbody	Not Applicable	Not Applicable
Waterbody (natural) or natural waterbody	Not Applicable	Not Applicable
Watercourse	Not Applicable	Not Applicable
Waterway	Not Applicable	Not Applicable
Wetland	Not Applicable	Not Applicable
Wholesale supplies	Commercial	Assessed on merit and development demands

Appendix C – New Projects

shoalhaven contributions plan 2010

Code: 03ROAD0055

Category/Planning Area: Local / Area 3

Location: Huskisson

Description: Northern Section of Currambene Street

Strategy: To provide improved, efficient and safe public road networks associated with future development demand.

Contribution Rate:	Financial Year	Contributor Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
	2011	01	Equivalent Tenement	\$ 942.27	867	826	1693

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

Project Estimate: \$1,595,264.00 in Feb 2012

Indexed Estimate: \$1,595,263.11

Apportionment: The apportionment to future development is 48.8%.

Nexus: The project ensures that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development.

Supporting Information: [The project is described in Development Control Plan 54 - Huskisson Town Centre\(see Area Specific Development Control Plans\)](#)

Proposed Works: See Supporting Information

Land Acquisition Estimate: \$0.00

Timing: 2026-2030



[View Larger Map \(PDF\)](#)

Supporting information

Project code

03ROAD0055

Date of project delivery

Project not completed

Project cost breakdown

Construction	
Road Construction	\$176,621
Footpath Construction	\$724,137
Drainage	\$85,795
Line Marking and Signage	\$4,972
Landscaping	\$97,152
Services adjustment	\$80,624
Miscellaneous	\$264,715
Water quality treatment (Wharf area)	\$161,248
Total Implementation	\$1,595,264

Apportionment assumptions

The following provides an overview of the existing and future development estimates used to calculate the project apportionment.

CBD Core – 4 blocks bound by Field, Sydney, Morton and Hawke Streets:				
	Existing	ET's	Future	ET's
Retail	5,341m ²	534	4,310m ²	431
Office	716m ²	7	580m ²	6
Apartments	45	36	200	160
Total ET's		577		597
Remainder of Contributions Area:				
	Existing	ET's	Future	ET's
Residential	290	290	286	229

Benefit area(s) assumptions

None applicable

Actual project cost

Project not completed

History of amendment to this project

None applicable

Other relevant information

This project is to ensure that water-based access can expand in accordance with expected future demand and to minimise pedestrian/ vehicular conflict in this area.

The proposed works include the upgrade of the area adjacent to the wharf and the northern section of Currambene Street to improve access for service vehicles and pedestrians. The access road to the wharf is to be constructed in a paved material to indicate primary pedestrian usages. Bollards or similar devices and regulatory signage are to be installed to restrict vehicle access other than service vehicles and buses.

The DCP recognises that the wharf and northern section of Currambene Street is an important element in strengthening the connection between the Town Centre and Jervis Bay, and the need to minimise pedestrian and vehicular conflict in this area. Residential and tourist accommodation development within and adjoining commercial development areas will generate demand for the upgrade of this area as it is a focal point for the Town Centre. Upgrade of this area is warranted to offset the greater development density that the DCP allows, and to provide for increased public facilities.

shoalhaven contributions plan 2010

Code: 03ROAD0057

Category/Planning Area: Local / Area 3

Location: Huskisson

Description: Currumbene Street Service Lane

Strategy: To provide improved, efficient and safe public road networks associated with future development demand.

Contribution Rate:	Financial Year	Contributor Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
	2011	01	Equivalent Tenement	\$ 4,787.62	122	131	253

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

Project Estimate: \$1,211,267.00 in Feb 2012

Indexed Estimate: \$1,211,267.86

Apportionment: The apportionment to future development is 51.8%.

Nexus: The project ensures that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development.

Supporting Information: [The project is described in Development Control Plan 54 - Huskisson Town Centre \(see Area Specific Development Control Plans\)](#)

Proposed Works: See Supporting Information

Land Acquisition Estimate: \$975,135.00 in Oct 2011

Timing: Development Dependent



[View Larger Map \(PDF\)](#)

Supporting information

Project code

03ROAD0057

Date of project delivery

Project not completed

Project cost breakdown

Construction	
Site Establishment and Preparation	\$8,500
Construct New Pavement	\$55,500
Kerb and Gutter	\$34,200
Concrete Paving	\$25,500
Drainage 375mm dia Class Pipe	\$32,710
Drainage Pits and Hardware	\$7,075
Signposting	\$1,755
Landscaping	\$3,425
Total Construction	\$168,665
Works on Cost	\$50,600
Survey Design and Administration	\$16,867
Total Implementation	\$236,132
Land Acquisition Estimate	\$975,135
Total Cost	\$1,211,267

Apportionment assumptions

The following provides an overview of the existing and future development estimates used to calculate the project apportionment.

	Existing	ET's	Future	ET's
Retail	965m ²	97	1,100m ²	110
Office	0m ²	0	72m ²	1
Apartments	31	25	25	20
Total ET's		122		131

Benefit area(s) assumptions

None applicable

Actual project cost

Project not completed

History of amendment to this project

None applicable

Other relevant information

This project provides for the upgrade and extension of the existing lane parallel to Hawke and Currumbene Streets with kerb and gutter, new surfacing and shared car-pedestrian zones. The unnamed lane which intersects Currumbene Lane at right angles and runs towards Owen Street will be upgraded to provide car parking, improved drainage and provide a loop linking to Currumbene Street at the north and provide pedestrian access to Owen Street

The following table identifies the properties that will be the subject of partial acquisition to facilitate the service lane.

Lot	Deposited Plan	Address	Area to be Acquired
Lot 8	DP 12310	20 Currumbene Street	124m ²
Lot 7	DP 12310	18 Currumbene Street	26m ²
Lot 6	DP 12310	16 Currumbene Street	26m ²
Lot 3	DP 970148	14 Currumbene Street	40m ²
Lot 2	DP 662583	12 Currumbene Street	425m ²
Lot 5	DP 12310	10 Currumbene Street	28m ²
Lot 2	DP 311442	68 Owen Street	24m ²
Lot C	DP 322973	15 Hawke Street	122m ²
Lot CP	SP 7258	7 Hawke Street	40m ²

shoalhaven contributions plan 2010

Code: 03ROAD0058

Category/Planning Area: Local / Area 3

Location: Huskisson

Description: Morton Street Service Lane

Strategy: To provide improved, efficient and safe public road networks associated with future development demand.

Contribution Rate:	Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
	2011	01	Equivalent Tenement	\$ 6,150.41	231	186	417

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

Project Estimate: \$2,564,720.00 in Feb 2012

Indexed Estimate: \$2,564,720.97

Apportionment: The apportionment to future development is 44.6%.

Nexus: The project ensures that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development.

Supporting Information: [The project is described in Development Control Plan 54 - Huskisson Town Centre\(see Area Specific Development Control Plans\)](#)

Proposed Works: See Supporting Information

Land Acquisition Estimate: \$1,667,715.00 in Oct 2011

Timing: Development Dependent



[View Larger Map \(PDF\)](#)

Supporting information

Project code

03ROAD0058

Date of project delivery

Project not completed

Project cost breakdown

Construction	
Site Establishment and Preparation	\$8,500
Construct New Pavement	\$101,340
Kerb and Gutter (and concrete edging)	\$57,785
Concrete Paving (Road)	\$209,365
Concrete Paving (Footpath)	\$82,855
Drainage 375mm dia Class Pipe	\$29,745
Drainage Pits and Hardware	\$7,075
Signposting	\$1,750
Line Marking	\$1,060
Landscaping	\$1,860
Total Construction	\$501,335
Works on Cost	\$150,400
Survey Design and Administration	\$50,134
Total Implementation	\$701,869
Future Land Acquisition Estimate	\$1,667,715
Past Acquisition Cost	\$195,136
Total Cost	\$2,564,720

Apportionment assumptions

The following provides an overview of the existing and future development estimates used to calculate the project apportionment.

	Existing	ET's	Future	ET's
Retail	2,164m ²	216	1,744m ²	174
Office	530m ²	5	427m ²	4
Apartments	13	10	10	8
Total ET's		231		186

Benefit area(s) assumptions

None applicable

Actual project cost

Project not completed

History of amendment to this project

None applicable

Other relevant information

This project facilitates the upgrade and extension of the existing laneway parallel to Owen and Morton Streets to provide rear access for these street fronts and additional parking. Realignment of the existing lane will provide a loop connection with Morton Street as per the Huskisson DCP.

The following table identifies the properties that will be the subject of partial acquisition to facilitate the service lane.

Lot	Deposited Plan	Address	Area to be Acquired
Lot 101	DP 616543	42 Owen Street	178m ²
Lot 102	DP 616543	44 Owen Street	161m ²
Lot 4	DP 7169	46 Owen Street	168m ²
Lot 44	DP 1002994	48 Owen Street	117m ²
Lot 42	DP 1002994	50 Owen Street	117m ²
Lot 72	DP 789148	52 Owen Street	66m ²
Lot 22	DP 7169	5 Morton Street	80.5m ²
Lot 21	DP 7169	7 Morton Street	80.5m ²
Lot 20	DP 7169	9 Morton Street	80.5m ²
Lot 19	DP 7169	11 Morton Street	80.5m ²
Lot 18	DP 7169	13 Morton Street	80.5m ²
Lot 17	DP 7169	15 Morton Street	80.5m ²
Lot 12	DP 7169	11 Currambene Street	146m ²

shoalhaven contributions plan 2010

Code: 03ROAD0059

Category/Planning Area: Local / Area 3

Location: Huskisson

Description: Field Street Turning Circle

Strategy: To provide improved, efficient and safe public road networks associated with future development demand.

Contribution Rate:	Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
	2011	01	Equivalent Tenement	\$ 2,387.47	77	62	139

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

Project Estimate: \$331,858.00 in Feb 2012

Indexed Estimate: \$331,858.33

Apportionment: The apportionment to future development is 44.6%.

Nexus: The project ensures that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development.

Supporting Information: [The project is described in Development Control Plan 54 - Huskisson Town Centre\(see Area Specific Development Control Plans\)](#)

Proposed Works: See Supporting Information

Land Acquisition Estimate: \$120,564.00 in Oct 2011

Timing: Development Dependent



[View Larger Map \(PDF\)](#)

Supporting information

Project code

03ROAD0059

Date of project delivery

Project not completed

Project cost breakdown

Construction	
Construct New Pavement	\$46,200
Provide AC Seal to Pavement	\$20,820
Construct New Kern and Gutter	\$8,550
Construct Footpath	\$3,180
Service Adjustment	\$53,110
Establishment/ Destablishment	\$31,865
Soil and Water Management	\$5,310
Total Construction	\$169,035
Project Management, Design, Survey	\$16,904
Contingencies	\$25,355
Total Implementation	\$211,294
Land Acquisition Estimate	\$120,564
Total Cost	\$331,858

Apportionment assumptions

The following provides an overview of the existing and future development estimates used to calculate the project apportionment.

	Existing	ET's	Future	ET's
Retail	700m ²	70	564m ²	56
Office	59m ²	1	47m ²	0
Apartments	8	6	7	6
Total ET's		77		62

Benefit area(s) assumptions

None applicable

Actual project cost

Project not completed

History of amendment to this project

None applicable

Other relevant information

This project is to facilitate the construction of a turning facility at the eastern end of Field Street to provide for service vehicles as shown in the Huskisson DCP.

The following table identifies the properties that will be the subject of partial acquisition to facilitate the turning circle.

Lot	Deposited Plan	Address	Area to be Acquired
Lot CP	SP 21714	47 Owen Street	25m ²
Lot 9	DP 7025	51 Owen Street	49m ²