



# **Shoalhaven Contributions Plan Amendment No.3**

Adopted: 2 September 2014  
Effective: 24 September 2014  
Reference: 47787E

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Shoalhaven City Council  
PO Box 42  
NOWRA NSW 2541  
telephone (02) 4429 3111  
facsimile (02) 4422 1816  
e-mail [planning@shoalhaven.nsw.gov.au](mailto:planning@shoalhaven.nsw.gov.au)  
internet [www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au)

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## **SHOALHAVEN CONTRIBUTIONS PLAN 2010 – DRAFT AMENDMENT 3**

Shoalhaven Contributions Plan 2010 – draft Amendment 3 proposes the following changes:

### **1. New Projects**

Insert contributions project pages, and supporting information pages for the following new projects:

- 01ROAD0145 – Mundamia URA Access Roads
- 01ROAD0146 – Mundamia URA Shared Cycle/Pathway - George Evans Road
- 01ROAD0149 – Mundamia URA George Evans and Yalwal Road Intersection Upgrade
- 01ROAD0150 – Intersection Upgrades – Yalwal Road/Rannoch Drive and Yalwal/Lightwood Roads
- 01ROAD0152 – Traffic Signals and Associated Works at Intersection of Albatross/Yalwal Roads
- 01CFAC0014 – Mundamia URA Community/Childcare Centre
- 01OREC0014 – Mundamia URA Central Open Space

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

### **2. Mapping Change**

Amend the contributions area map for project 01ROAD2040 to reflect the proposed road works. The amended contributions area map for project 01ROAD2040 is shown in Appendix B.

### **3. Administrative Changes**

#### **3.1 Section 2.5 – Land to which this Plan applies**

Insert the following text into Section 2.5 – Land to which this Plan applies:

*Contributions payable to the Council under this plan are determined having regard to whether the development concerned is within a specific contributions project catchment identified in this plan. These contributions project catchments vary for each project and relate to planning areas shown in Figure 2.5.1 as well as smaller catchment areas.*

*The boundaries of these contributions project catchments are intended to align with the boundaries of land use zones under the Council's local environmental plan. However, the Council changes the boundaries of its land use zones from time to time through amendments to the local environmental plan. Where this occurs, this plan*

*will apply as if the boundary of a contributions project catchment specified in this plan has been changed to align with the changed boundary of the land use zone.*

### 3.2 Schedule 3 – Old Subdivision Properties

Delete 232 properties from Schedule 3 – Old Subdivision Properties. The amended Schedule 3 is shown in Appendix C.

### 3.3 Section 3.11 – How is existing and future demand calculated?

Amend Table 3.11.2 to include 2, 3 and 4 bedroom cabins as shown below.

**Table 3.11.2: ET rate applied to tourism accommodation developments**

<b>Development type</b>	<b>ETs applied</b>	<b>Relevant community infrastructure levied</b>
1 bedroom unit / relocatable dwelling / motel room / cabin / caravan park site / per Bed & Breakfast bedroom greater than 300m <sup>2</sup> or 3 guest bedrooms	0.4	AREC (Active recreation) FIRE (Fire & emergency serv.) MGMT (Plan management) OREC (Passive recreation)
2 bedroom unit / relocatable dwelling / <b>cabin</b>	0.6	ROAD (Road & traffic )
3 bedroom unit / relocatable dwelling / <b>cabin</b>	0.8	
4 bedroom unit / relocatable dwelling / <b>cabin</b>	1.0	
	DRAI (Drainage) – in m <sup>2</sup> (see comments on drainage above)	

## Appendix A – New Projects

# shoalhaven contributions plan 2010

**Code:** 01ROAD0145

**Category/Planning Area:** Local / Area 1

**Location:** Mundamia

**Description:** Mundamia URA Access Roads

**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2013	01	Equivalent Tenement	\$ 4,452.52	0	477	477

**Project Estimate:** \$2,123,850.00 in Sep 2013

**Indexed Estimate:** \$2,123,852.04

**Apportionment:** The apportionment to future development is 100%.

**Nexus:** The project is critical for ensuring 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:** [Supporting Information can be found here.](#)

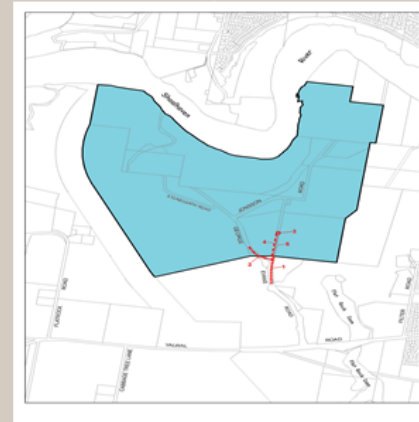
**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$15,310.00 in Sep 2013

**Timing:** Development Dependent - At first stage of land release

Plan Effective: 23 Mar 2011 - Amendment 2 (February 2014)

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



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

# Supporting information

## Project code

01ROAD0145

## Date of project delivery

Project not completed

## Project cost breakdown

Total Costs	
Projects	Total
Sub Project 1	\$922,656
Sub Project 2	\$829,164
Sub Project 3	280,000
Sub Project 4	15,310
Sub Project 5	76,720
Total	\$2,123,850

## Sub Project 1 - Road realignment construction – George Evans Road

Elements	Length m	x	Width m	Quantity	x	Rate \$	=	Total \$
Seal pavement *	320	x	11	3,520	x	87		\$306,240
Kerb & Gutter				0				
Cycle / pathway #	320		2	640		120		\$76,800
Pram ramps			2	2		1,000		\$2,000
Street lighting	320			3.2		\$15,000	per 100m	\$48,000
Landscaping of median	275		4m	1,100		100		\$110,000
Drainage & pollution control	320			3.2		\$30,000	per 100m	\$96,000
Basic signs / marking costs								\$20,000
						Sub total		\$659,040
Survey & design 5%						5%		\$32,952
Geotech 5%						5%		\$32,952
Project mgmt 5%						5%		\$32,952
Possible relocation of services								
Contingency 25%						25%		\$164,760
						Total		\$922,656

Land acquisition	nil						
					ESTIMATED PROJECT COST		\$922,656

### Sub Project 2 - Road realignment construction – George Evans Road

Elements	Length m	x	Width m	Quantity	x	Rate \$	=	Total \$
Seal pavement *	260		11	2,860	m2	87		\$248,820
Kerb & Gutter	520					350		\$182,000
Pathway #	260		1.2	312		120		\$37,440
Pram ramps				2		1,000		\$2,000
Street lighting	260			2.6		\$15,000	per 100m	\$39,000
Drainage & pollution control	260			2.6		\$30,000	per 100m	\$78,000
Basic signs / marking costs ^^								\$5,000
						Sub total		\$592,260
Survey & design 5%						5%		\$29,613
Geotech 5%						5%		\$29,613
Project mgmt 5%						5%		\$29,613
Possible relocation of services								
Contingency 25%						25%		\$148,065
						Total		\$829,164
Land acquisition								\$0
						ESTIMATED PROJECT COST		\$829,164

### Sub Project 3 – Single Lane Roundabout

Elements	Length	x	Width	Quantity	x	Rate \$	=	Total \$
Seal pavement (roundabout)*								200,000
						Sub Total		200,000
Survey & design 5%						5%		10,000
Geotech 5%						5%		10,000
Project mgmt 5%						5%		10,000
Possible relocation of services								
Contingency 25%						25%		50,000
								280,000

Land acquisition							0
					ESTIMATED PROJECT COST		280,000

#### **Sub Project 4 – Land Acquisition for Spine Road Widening**

Elements	Length m	x	Width m	Quantity	x	Rate \$ #	=	Total \$
Land acquisition*	200		5	1,000 m <sup>2</sup>		15.31		15,310
						ESTIMATED PROJECT COST		15,310

#### **Sub Project 5 – Shared Cycle/ Pathway**

Elements	Length m	X	Width m	Quantity	x	Rate \$	=	Total \$
Cycle / pathway	220		2	440	m <sup>2</sup>	120		52,800
Pram ramps				2		1,000		2,000
						Sub Total		54,800
Survey & design 5%						5%		2,740
Geotech 5%						5%		2,740
Project mgmt 5%						5%		2,740
Possible relocation of services								
Contingency 25%						25%		13,700
						Total		76,720
Land acquisition								0
						ESTIMATED PROJECT COST		76,720

#### **Apportionment assumptions**

This project is apportioned 100% to future development within the Mundamia URA. The existing road network is sufficient the demand for this project is generated wholly by the proposed development of the Mundamia URA.

#### **Benefit area(s) assumptions**

None applicable

#### **Actual project cost**

Project not completed

#### **History of amendment to this project**

None applicable

#### **Other relevant information**

None applicable



# shoalhaven contributions plan 2010

## contributions plan 2010

**Code:** 01ROAD0146

**Category/Planning Area:** Local / Area 1

**Location:** Mundamia

**Description:** Mundamia URA Shared Cycle/Pathway - George Evans Road

**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2013	01	Equivalent Tenement	\$ 366.29	0	477	477

**Project Estimate:** \$174,720.00 in Sep 2013

**Indexed Estimate:** \$174,720.33

**Apportionment:** The apportionment to future development is 100%.

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

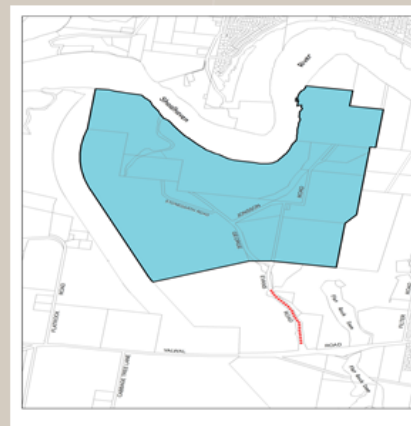
**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** Development Dependent (Approximately 2016-2021)

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



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

Plan Effective: 23 Mar 2011 - Amendment 2 (February 2014)

## Supporting information

### Project code

01ROAD0146

### Date of project delivery

Project not completed

### Project cost breakdown

Elements	Length m	X	Width m	Quantity	x	Rate \$	=	Total \$
Cycle / pathway #	520		2	1,040	m2	120		124,800
Pram ramps				0				0
						Sub total		124,800
Survey & design 5%						5%		6,240
Geotech 5%						5%		6,240
Project mgmt 5%						5%		6,240
Possible relocation of services								
Contingency 25%						25%		31,200
						Total		174,720
Land acquisition								0
				ESTIMATED PROJECT COST				174,720

### Apportionment assumptions

This project is apportioned 100% to future development within the Mundamia URA. The existing road network is sufficient the demand for this project is generated wholly by the proposed development of the Mundamia URA.

### Benefit area(s) assumptions

None applicable

### Actual project cost

Project not completed

### History of amendment to this project

None applicable

### Other relevant information

None applicable

# shoalhaven contributions plan 2010

**Code:** 01ROAD0149

**Category/Planning Area:** Local / Area 1

**Location:** Mundamia

**Description:** Mundamia URA George Evans and Yalwal Road Intersection Upgrade

**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2013	01	Equivalent Tenement	\$ 1,308.07	0	477	477

**Project Estimate:** \$623,951.00 in Sep 2013

**Indexed Estimate:** \$623,949.39

**Apportionment:** The apportionment to future development is 100%.

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

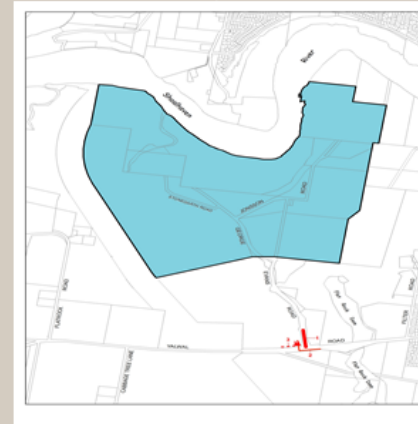
**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** Development Dependent (Approximately 2016-2021)

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



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

Plan Effective: 23 Mar 2011 - Amendment 2 (February 2014)

## Supporting information

### Project code

01ROAD0149

### Date of project delivery

Project not completed

### Project cost breakdown

Total Costs	
Projects	Total
Sub Project 1	159,880
Sub Project 2	203,000
Sub Project 3	261,071
Total	623,951

### Sub Project 1 – Construct 2 approach lanes along George Evans Road

Elements	Length	x	Width	Quantity	x	Rate \$	=	Total \$
Seal pavement								65,000
Kerb & Gutter								0
Cycle / pathway	45m		2	90	m2	120		10,800
Drainage & pollution control	120m			1.2		\$30,000	per 100m	36,000
Basic signs / marking costs	120m			1.2		\$2,000	per 100m	2,400
						Sub total		114,200
Survey & design 5%						5%		5,710
Geotech 5%						5%		5,710
Project mgmt 5%						5%		5,710
Possible relocation of services								0
Contingency 25%						25%		28,550
						Total		159,880
Land acquisition								0
				ESTIMATED PROJECT COST				159,880

**Sub Project 2 – Full channelised right turn bay from Yalwal Road into George Evans Road.**

Elements	Length	x	Width	Quantity	x	Rate \$	=	Total \$
Seal pavement								60,000
Kerb & Gutter								0
Cycle / pathway								0
Street lighting *				1		\$30k		30,000
Drainage & pollution control	150m			1.5		\$30,000	per 100m	45,000
Basic signs / marking costs				1		\$10,000		10,000
						Sub total		145,000
Survey & design 5%						5%		7,250
Geotech 5%						5%		7,250
Project mgmt 5%						5%		7,250
Possible relocation of services								0
Contingency 25%						25%		36,250
						Total		203,000
Land acquisition								0
				ESTIMATED PROJECT COST				203,000

**Sub Project 3 – Channelised left turn from Yalwal Road into George Evans Road.**

Elements	Length	x	Width	Quantity	x	Rate \$	=	Total \$
Seal pavement – Yalwal Rd				688	m2	87		59,856
Seal pavement – George Evans Rd				707	m2	87		61,509
Kerb & Gutter								0
Cycle / pathway								0
Street lighting								0
Drainage & pollution control	170 m			1.7		30000	per 100 m	51,000
Basic signs / marking costs	170 m			1.7		2000	per 100 m	3,400
						Sub total		175,765

Survey & design 5%						5%		8,788
Geotech 5%						5%		8,788
Project mgmt 5%						5%		8,788
Possible relocation of services								15,000
Contingency 25%						25%		43,941
						Total		261,071
Land acquisition								0
				ESTIMATED PROJECT COST				261,071

### **Apportionment assumptions**

This project is apportioned 100% to future development within the Mundamia URA. The existing road network is sufficient the demand for this project is generated wholly by the proposed development of the Mundamia URA.

### **Benefit area(s) assumptions**

None applicable

### **Actual project cost**

Project not completed

### **History of amendment to this project**

None applicable

### **Other relevant information**

None applicable

# shoalhaven contributions plan 2010

**Code:** 01ROAD0150

**Category/Planning Area:** Local / Area 1

**Location:** Mundamia

**Description:** Intersection Upgrades - Yalwal/Filter Roads and Yalwal Road/Rannoch Drive

**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2013	01	Equivalent Tenement	\$ 871.48	0	791	791

**Project Estimate:** \$1,103,760.00 in Sep 2013

**Indexed Estimate:** \$1,103,828.15

**Apportionment:** The apportionment to future development is 62.45%.

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

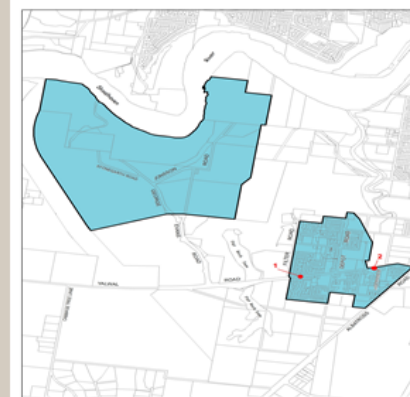
**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** Development Dependent (Approximately 2027-2032)

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



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

Plan Effective: 23 Mar 2011 - Amendment 2 (February 2014)

## Supporting information

### Project code

01ROAD0150

### Date of project delivery

Project not completed

### Project cost breakdown

Total Costs	
Projects	Total
Sub Project 1	551,880
Sub Project 2	551,880
Tota	1,103,760

### Sub Project 1 - Roundabout - Yalwool and Rannoch Drive

Elements	Length	x	Width	Quantity	x	Rate \$	=	Total \$
Seal pavement *								320,000
Kerb & Gutter *								Incl above
Cycle / pathway #	30m		2	60	m2	120		7,200
Pram ramps				2		1000		2,000
Street lighting				1		\$30,000		30,000
Drainage & pollution control								Incl above
Basic signs / marking costs				1		\$10,000		10,000
						Sub total		369,200
Survey & design 5%						5%		18,460
Geotech 5%						5%		18,460
Project mgmt 5%						5%		18,460
Possible relocation of services								35,000
Contingency 25%						25%		92,300
						Total		551,880
Land acquisition								0
				ESTIMATED PROJECT COST				551,880



## Sub Project 2 - Roundabout Yalwool and Lightwood.

Elements	Length	x	Width	Quantity	x	Rate \$	=	Total \$
Seal pavement								320,000
Kerb & Gutter								Incl above
Cycle / pathway #	30m		2	60	m2	120		7,200
Pram ramps				2		1000		2,000
Street lighting				1		\$30,000		30,000
Drainage & pollution control								Incl above
Basic signs / marking costs				1		\$10,000		10,000
						Sub total		369,200
Survey & design 5%						5%		18,460
Geotech 5%						5%		18,460
Project mgmt 5%						5%		18,460
Possible relocation of services								35,000
Contingency 25%						25%		92,300
						Total		551,880
Land acquisition								0
				ESTIMATED PROJECT COST				551,880

## Apportionment assumptions

Source*	TRAFFIC VOLUME AM Peak Hour (yr 2021)		Cost of works	New developmen t share	Council share
	Nos	%			
Existing Background traffic	306	37.55%			\$414,418
Mundamia URA - Residential	296	36.32%		\$400,875	-
West Nowra infill - dwellings	213	26.13%		\$288,467	-
<b>TOTALS</b>	<b>815</b>	<b>100.00 %</b>	<b>\$1,103,76 0</b>	<b>\$689,342</b>	<b>\$414,418</b>

**Benefit area(s) assumptions**

None applicable

**Actual project cost**

Project not completed

**History of amendment to this project**

None applicable

**Other relevant information**

None applicable

# shoalhaven contributions plan 2010

**Code:** 01ROAD0152

**Category/Planning Area:** Local / Area 1

**Location:** Mundamia

**Description:** Traffic signals and associated works at intersection of Albatross / Yalwal Roads.

**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 279.27	0	791	791

**Project Estimate:** \$935,060.00 in Sep 2013

**Indexed Estimate:** \$935,235.27

**Apportionment:** The apportionment to future development is 23.62%.

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

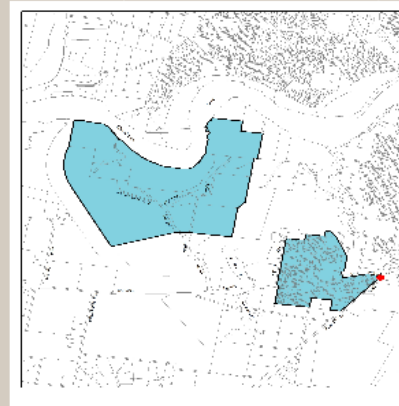
**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** Development Dependent (Approximately 2016-2021)

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



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

## Supporting information

### Project code

01ROAD0152

### Date of project delivery

Project not completed

### Project cost breakdown

Elements	Length	x	Width	Quantity	x	Rate \$	=	Total \$
Traffic lights				1		320,000		218,000
Associated road works								150,000
Kerb & Gutter								Incl above
Cycle / pathway#	210m		2m	420	m2	120		50,400
Street lighting	510m			5.1		\$15,000	per 100m	76,500
Drainage & pollution control	510m			5.1		\$30,000	per 100m	153,000
Basic signs / marking costs				2		\$10,000		20,000
						Sub total		667,900
Survey & design 5%						5%		33,395
Geotech 5%						5%		33,395
Project mgmt 5%						5%		33,395
Possible relocation of services^						Included in contingencies		
Contingency 25%						25%		166,975
						Total		935,060
Land acquisition								0
				ESTIMATED PROJECT COST				935,060

## Apportionment assumptions

Source	TRAFFIC VOLUME PM Peak Hour (yr 2021)		Cost of works	New developmen t share	Council share
	Nos	%			
Existing Background traffic	1,652	76.38%			\$714,156
Mundamia URA - Residential	297	13.73%		\$128,392	
West Nowra infill - dwellings	214	9.89%		\$92,512	
<b>TOTALS</b>	<b>2,163</b>	<b>100.00 %</b>	<b>\$935,060</b>	<b>\$220,904</b>	<b>\$714,156</b>

## Benefit area(s) assumptions

None applicable

## Actual project cost

Project not completed

## History of amendment to this project

None applicable

## Other relevant information

None applicable

# shoalhaven contributions plan 2010

**Code:** 01CFAC0014  
**Category/Planning Area:** Local / Area 1  
**Location:** Mundamia  
**Description:** Mundamia URA Community/Childcare Centre  
**Strategy:** To provide a facility for the community of Mundamia.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 2,332.76	0	477	477

**Project Estimate:** \$1,112,725.00 in Sep 2013

**Indexed Estimate:** \$1,112,726.52

**Apportionment:** The apportionment to future development is 100%.

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

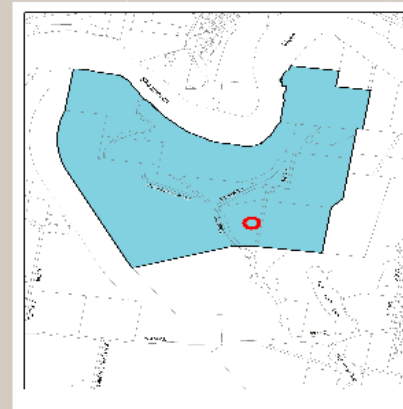
**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** A concept plan is not available.

**Land Acquisition Estimate:** \$38,275.00 in Sep 2013

**Timing:** Development Dependent (Approximately 2024-2029)

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



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

## Supporting information

### Project code

01CFAC0014

### Date of project delivery

Project not completed

### Project cost breakdown

	Rate	Amount \$
Site preparation	included	-
Building works * 400 m2	\$1,900 pm2	760,000
Balconies, verandahs etc	included	-
Car parking – 19 spaces	\$3,500 per space	66,500
Landscaping, paving, signs,etc	included	-
Soil & water management	included	-
Sewer & water charges	included	-
Sub total		826,500
Survey & design 5%	5%	41,325
Geotech 5%	5%	41,325
Project mgmt 5%	5%	41,325
Possible relocation of services		0
Contingency 25%	15%	123,975
Total		1,074,450
Land acquisition & transaction costs	2,500 m2 x \$1.50	\$38,275
<b>Total Cost</b>		<b>1,112,725</b>

### Apportionment assumptions

This project is apportioned 100% to future development within the Mundamia URA as demand for this project is generated wholly by the proposed development of the Mundamia URA.

### Benefit area(s) assumptions

None applicable

**Actual project cost**

Project not completed

**History of amendment to this project**

None applicable

**Other relevant information**

None applicable



# shoalhaven contributions plan 2010

**Code:** 01OREC0014

**Category/Planning Area:** Local / Area 1

**Location:** Mundamia

**Description:** Mundamia URA - Central Open Space

**Strategy:** To provide new and embellished passive open space to meet user needs associated with future development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 1,808.89	0	477	477

**Project Estimate:** \$862,842.00 in Sep 2013

**Indexed Estimate:** \$862,840.53

**Apportionment:** The apportionment to future development is 100%.

**Nexus:** The project is critical to provide public open space that meets current and future user requirements for outdoor recreational and social activity.

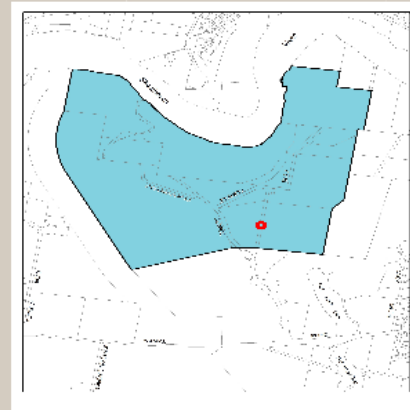
**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** A concept plan is not available.

**Land Acquisition Estimate:** \$87,270.00 in Sep 2013

**Timing:** Development Dependent (Approximately 2018-23)

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



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

## Supporting information

### Project code

01OREC0014

### Date of project delivery

Project not completed

### Project cost breakdown

	Dimensions / Quantity	Rate	Amount \$
Site preparation	Included in figures below		
Embellishment:			
Pathways	200 m x 1.5 m	\$120 pm2	36,000
Playground & equipment	1	\$150,000	150,000
Half Court Basketball Court	1	\$45,000	45,000
Covered Picnic Seats	3	\$10,000	30,000
BBQ	1	\$5,000	5,000
Trees			15,000
Turfing	5,400 m2	\$15 pm2	81,000
Landscaping			30,000
Lighting	3 poles; P4; 40W Compact Fluorescent Lamp; trenching; assumes lights linked to a meter box on adjoining Council's proposed community hall.		30,000
Toilet block	1 male + 1 female cubicle (both for disabled access)		100,000
Connection to services	Included in figures above		
Car parking	15	\$3,500 per space	52,500
Sub total			574,500
Survey & design 5%		5%	28,725

Geotech 5%		5%	28,725
Project mgmt 5%		5%	28,725
Possible relocation of services			0
Contingency 20%		20%	114,900
Total			775,575
Land acquisition & Transaction costs *	5,700 m2	\$1.50 pm2	87,267
<b>Total Cost</b>			<b>\$862,842</b>

### **Apportionment assumptions**

This project is apportioned 100% to future development within the Mundamia URA as demand for this project is generated wholly by the proposed development of the Mundamia URA.

### **Benefit area(s) assumptions**

None applicable

### **Actual project cost**

Project not completed

### **History of amendment to this project**

None applicable

### **Other relevant information**

None applicable

## Appendix B – Mapping Change 01ROAD2040



## Appendix C – Schedule 3 – Old Subdivisions Properties

Location	Address	UTE	Description
Basin View	66 Waterpark Rd	6149	Lot 287 DP 8399
Basin View	57 Reserve Rd	17086	Lot 318 DP 8399
Callala Bay	Chisolm St	27471	Lot 23 DP 9063 Sec 5A*
Callala Bay	Chisolm St	27472	Lot 23 DP 9063 Sec 4A*
Callala Bay	Chisolm St	35345	Lot 12 DP 9063 Sec 22*
Callala Bay	Chisolm St	35346	Lot 13 DP 9063 Sec 22*
Callala Bay	Chisolm St	35347	Lot 14 DP 9063 Sec 22*
Callala Bay	Chisolm St	35365	Lot 10 DP 9063 Sec 21*
Callala Bay	Chisolm St	36384	Lot 24 DP 9063 Sec 5A*
Callala Bay	Chisolm St	48006	Lot 24 DP 9063 Sec 4A*
Callala Bay	Chisolm St	59599	Lot 1 DP 732631*
Callala Bay	Cook St	36293	Lot 26 DP 9063 Sec 19*
Callala Bay	Cook St	36294	Lot 27 DP 9063 Sec 19*
Callala Bay	Cook St	36295	Lot 28 DP 9063 Sec 19*
Callala Bay	Cook St	36259	Lot 9 DP 9063 Sec 8*
Callala Bay	Cook St	36260	Lot 10 DP 9063 Sec 8*
Callala Bay	Cook St	36261	Lot 11 DP 9063 Sec 8*
Callala Bay	Cook St	36262	Lot 12 DP 9063 Sec 8*
Callala Bay	Cook St	36263	Lot 13 DP 9063 Sec 8*
Callala Bay	Cook St	36264	Lot 14 DP 9063 Sec 8*
Callala Bay	Cook St	28506	Lot 14 DP 9063 Sec 7*
Callala Bay	Cook St	28505	Lot 13 DP 9063 Sec 7*
Callala Bay	Cook St	36290	Lot 23 DP 9063 Sec 19*
Callala Bay	Cook St	36291	Lot 24 DP 9063 Sec 19*
Callala Bay	Cook St	36292	Lot 25 DP 9063 Sec 19*
Callala Bay	54 Emmett St	35363	Lot 7 DP 9063 Sec 21*
Callala Bay	56 Emmett St	27506	Lot 8 DP 9063 Sec 21*
Callala Bay	64 Emmett St	27509	Lot 20 DP 9063 Sec 5A*
Callala Bay	2 Emmett St	27498	Lot 11 DP 9063 Sec 6*
Callala Bay	6 Emmett St	27500	Lot 13 DP 9063 Sec 6*
Callala Bay	47 Lackersteen St	27787	Lot 12 DP 9063 Sec 4A*
Callala Bay	Sheaffe St	28523	Lot 8 DP 9063 Sec 8*
Callala Bay	Sheaffe St	28513	Lot 21 DP 9063 Sec 7*
Callala Bay	Sheaffe St	28526	Lot 7 DP 9063 Sec 19*
Callala Bay	Sheaffe St	28527	Lot 8 DP 9063 Sec 19*
Callala Bay	Sheaffe St	28528	Lot 1 DP 9063 Sec 22*
Callala Bay	Sheaffe St	36378	Lot 11 DP 9063 Sec 5*
Callala Bay	Sheaffe St	36379	Lot 12 DP 9063 Sec 5*
Callala Bay	Sheaffe St	36380	Lot 13 DP 9063 Sec 5*
Callala Bay	Sheaffe St	36381	Lot 14 DP 9063 Sec 5*
Callala Bay	Sheaffe St	36252	Lot 1 DP 9063 Sec 8*
Callala Bay	Sheaffe St	36253	Lot 2 DP 9063 Sec 8*
Callala Bay	Sheaffe St	36254	Lot 3 DP 9063 Sec 8*
Callala Bay	Sheaffe St	36255	Lot 4 DP 9063 Sec 8*
Callala Bay	Sheaffe St	36256	Lot 5 DP 9063 Sec 8*

Callala Bay	Sheaffe St	36257	Lot 6 DP 9063 Sec 8*
Callala Bay	Sheaffe St	36258	Lot 7 DP 9063 Sec 8*
Callala Bay	Sheaffe St	28529	Lot 2 DP 9063 Sec 22*
Callala Bay	Sheaffe St	28530	Lot 3 DP 9063 Sec 22*
Callala Bay	Sheaffe St	28531	Lot 8 DP 9063 Sec 22*
Callala Bay	3 Sheaffe St	35414	Lot 3 DP 9063 Sec 6*
Callala Bay	Sheaffe St	28484	Lot 16 DP 9063 Sec 21*
Callala Bay	Sheaffe St	28525	Lot 6 DP 9063 Sec 19*
Callala Bay	Sheaffe St	28507	Lot 15 DP 9063 Sec 7*
Callala Bay	Sheaffe St	28508	Lot 16 DP 9063 Sec 7*
Callala Bay	Sheaffe St	28509	Lot 17 DP 9063 Sec 7*
Callala Bay	Sheaffe St	28510	Lot 18 DP 9063 Sec 7*
Callala Bay	Sheaffe St	28512	Lot 20 DP 9063 Sec 7*
Callala Bay	Sheaffe St	28524	Lot 1 DP 9063 Sec 19*
Callala Bay	Sheaffe St	36277	Lot 2 DP 9063 Sec 19*
Callala Bay	Sheaffe St	36278	Lot 3 DP 9063 Sec 19*
Callala Bay	Sheaffe St	36279	Lot 4 DP 9063 Sec 19*
Callala Bay	Sheaffe St	36280	Lot 5 DP 9063 Sec 19*
Callala Bay	The Corso	36296	Lot 24 DP 9063 Sec 22*
Callala Bay	The Corso	36297	Lot 25 DP 9063 Sec 22*
Callala Bay	The Corso	36296	Lot 24 DP 9063 Sec 22*
Callala Bay	The Corso	38589	Lot 23 DP 9063 Sec 22*
Callala Bay	The Corso	38590	Lot 26 DP 9063 Sec 22*
Callala Bay	The Corso	38591	Lot 28 DP 9063 Sec 22*
Callala Bay	The Corso	36281	Lot 9 DP 9063 Sec 19*
Callala Bay	The Corso	36282	Lot 10 DP 9063 Sec 19*
Callala Bay	The Corso	36283	Lot 11 DP 9063 Sec 19*
Callala Bay	The Corso	36284	Lot 12 DP 9063 Sec 19*
Callala Bay	The Corso	36285	Lot 13 DP 9063 Sec 19*
Callala Bay	The Corso	36286	Lot 14 DP 9063 Sec 19*
Callala Bay	Watt St	28753	Lot 22 DP 9063 Sec 19*
Callala Bay	Watt St	28754	Lot 15 DP 9063 Sec 8*
Callala Bay	71 Watt St	28736	Lot 7 DP 9063 Sec 4A*
Callala Bay	Watt St	28755	Lot 16 DP 9063 Sec 8*
Callala Bay	Watt St	28756	Lot 1 DP 9063 Sec 5*
Callala Bay	Watt St	28757	Lot 2 DP 9063 Sec 5*
Callala Bay	73 Watt St	28735	Lot 8 DP 9063 Sec 4A*
Callala Bay	Watt St	28758	Lot 3 DP 9063 Sec 5*
Callala Bay	Watt St	28759	Lot 4 DP 9063 Sec 5*
Callala Bay	69 Watt St	28737	Lot 6 DP 9063 Sec 4A*
Callala Bay	67 Watt St	28738	Lot 5 DP 9063 Sec 4A*
Callala Bay	65 Watt St	28739	Lot 4 DP 9063 Sec 4A*
Callala Bay	63 Watt St	28740	Lot 3 DP 9063 Sec 4A*
Callala Bay	Watt St	28741	Lot 1 DP 9063 Sec 4A*
Callala Bay	Watt St	28742	Lot 15 DP 9063 Sec 22*
Callala Bay	Watt St	28743	Lot 16 DP 9063 Sec 22*
Callala Bay	Watt St	28744	Lot 17 DP 9063 Sec 22*
Callala Bay	Watt St	28745	Lot 19 DP 9063 Sec 22*

Callala Bay	Watt St	28746	Lot 20 DP 9063 Sec 22*
Callala Bay	Watt St	28747	Lot 21 DP 9063 Sec 22*
Callala Bay	Watt St	28748	Lot 22 DP 9063 Sec 22*
Callala Bay	Watt St	28749	Lot 17 DP 9063 Sec 19*
Callala Bay	Watt St	28750	Lot 18 DP 9063 Sec 19*
Callala Bay	Watt St	28751	Lot 20 DP 9063 Sec 19*
Callala Bay	Watt St	28752	Lot 21 DP 9063 Sec 19*
Callala Bay	Watt St	36367	Lot 18 DP 9063 Sec 22*
Callala Bay	61 Watt St	35416	Lot 2 DP 9063 Sec 4A*
Callala Bay	Watt St	36265	Lot 17 DP 9063 Sec 8*
Callala Bay	Watt St	36266	Lot 18 DP 9063 Sec 8*
Callala Bay	Watt St	36267	Lot 19 DP 9063 Sec 8*
Callala Bay	Watt St	36268	Lot 20 DP 9063 Sec 8*
Callala Bay	Watt St	36269	Lot 21 DP 9063 Sec 8*
Callala Bay	Watt St	36270	Lot 22 DP 9063 Sec 8*
Callala Bay	Watt St	36287	Lot 15 DP 9063 Sec 19*
Callala Bay	Watt St	36288	Lot 16 DP 9063 Sec 22*
Callala Bay	Watt St	36289	Lot 17 DP 9063 Sec 19*
Callala Bay	Woodhill St	28515	Lot 23 DP 9063 Sec 7*
Callala Bay	11 Woodhill St	28516	Lot 24 DP 9063 Sec 7*
Callala Bay	12 Woodhill St	28838	Lot 6 DP 9063 Sec 6*
Callala Bay	Woodhill St	36271	Lot 23 DP 9063 Sec 8*
Callala Bay	Woodhill St	36372	Lot 5 DP 9063 Sec 5*
Callala Bay	Woodhill St	36373	Lot 6 DP 9063 Sec 5*
Callala Bay	Woodhill St	36374	Lot 7 DP 9063 Sec 5*
Callala Bay	Woodhill St	36375	Lot 8 DP 9063 Sec 5*
Callala Bay	Woodhill St	36376	Lot 9 DP 9063 Sec 5*
Callala Bay	Woodhill St	36377	Lot 10 DP 9063 Sec 5*
Callala Bay	Woodhill St	36272	Lot 24 DP 9063 Sec 8*
Callala Bay	Woodhill St	36273	Lot 25 DP 9063 Sec 8*
Callala Bay	7 Woodhill St	28518	Lot 26 DP 9063 Sec 7*
Callala Bay	Woodhill St	36274	Lot 26 DP 9063 Sec 8*
Callala Bay	Woodhill St	36275	Lot 27 DP 9063 Sec 8*
Callala Bay	Woodhill St	36276	Lot 28 DP 9063 Sec 8*
Falls Creek	9 Stapleton St	42703	Lot 52 DP 206448
Falls Creek	4 Linnane St	42716	Lot 38 DP 206448
Falls Creek	Hart Rd	43285	Lot 19 DP 15461
Falls Creek	Hart Rd	43286	Lot 20 DP 15461
Falls Creek	Hart Rd	43291	Lot 15 DP 15461
Falls Creek	Sinclair Rd	43300	Lot 28 DP 15461
Kangaroo Valley	Moss Vale Road	38069	Lot 17 DP 207410
Kangaroo Valley	238 Moss Vale Road	38070	Lot 12 DP 207410
Kangaroo Valley	Moss Vale Rd	38080	Lot 1 DP 589813
Kangaroo Valley	Nugents Creek Road	38330	Lot 25 DP 207410
Kangaroo Valley	Moss Vale Road	38334	Lot B DP 374733
Kangaroo Valley	Moss Vale Road	38335	Lot 3 DP 386532
Kangaroo Valley	250 Moss Vale Road	63241	Lot 102 DP 749886
Nowra Hill	18 Calymea St	43628	Lot 48 DP 29970

Nowra Hill	16 Calymea St	43629	Lot 49 DP 29970
St Georges Basin	Grange Road	6394	Lot 7 DP 9699 Sec A
St Georges Basin	Grange Road	6395	Lot 8 DP 9699 Sec A
St Georges Basin	Grange Road	6396	Lot 9 DP 9699 Sec A
St Georges Basin	Grange Road	6397	Lot 10 DP 9699 Sec A
St Georges Basin	The Basin Rd	7041	Lot 60 DP 8082
St Georges Basin	28 The Basin Rd	7042	Lot 61 DP 8082
St Georges Basin	191 Island Point Rd	38562	Lot 39 DP 8082
St Georges Basin	Island Point Rd	38569	Lot 32 DP 8082
St Georges Basin	5 Park Road	19246	<a href="#">Lot 1 DP 9699 Sec K*</a>
St Georges Basin	7 Park Road	19247	<a href="#">Lot 3 DP 9699 Sec K*</a>
St Georges Basin	12 Park Road	19259	<a href="#">Lot 10 DP 9699 Sec K*</a>
St Georges Basin	The Wool Road	93705	<a href="#">Lot 1 DP 1052202*</a>
St Georges Basin	16 Park Road	94567	Lot 2 DP 1062876
Sussex Inlet	Sussex Inlet Rd	45341	Part Lot 170 DP 26730
Sussex Inlet	495 Sussex Inlet Rd	45361	Lot 151 DP 26732
Sussex Inlet	Sussex Inlet Rd	45362	Lot 149 DP 26732
Sussex Inlet	Sussex Inlet Rd	45370	Lot 141 DP 26732
Sussex Inlet	Sussex Inlet Rd	45381	Lot 130 DP 26732
Sussex Inlet	Sussex Inlet Rd	45385	Lot 126 DP 26732
Sussex Inlet	Sussex Inlet Rd	45388	Lot 123 DP 26732
Sussex Inlet	Sussex Inlet Rd	45410	Lot 97 DP 26638
Sussex Inlet	Sussex Inlet Rd	45416	Lot 91 DP 26638
Sussex Inlet	Sussex Inlet Rd	45420	Lot 87 DP 26638
Sussex Inlet	Sussex Inlet Rd	45453	Lot 65 DP 26637
Sussex Inlet	574 Sussex Inlet Rd	45469	Lot 49 DP 26637
Sussex Inlet	Sussex Inlet Rd	45471	Lot 48 DP 26637
Sussex Inlet	Sussex Inlet Rd	45475	Lot 43 DP 26637
Sussex Inlet	432 Sussex Inlet Rd	45483	Lot 32 DP 26636
Sussex Inlet	Old Berrara Rd	45503	Lot A DP 410550
Sussex Inlet	Old Berrara Rd	45509	Lot 14 DP 26636
Sussex Inlet	Old Berrara Rd	86099	Lot 15 DP 658723
Sussex Inlet	108 Old Berrara Rd	96116	Lot 2 DP 1080500
Sussex Inlet	Sussex Inlet Rd	100171	Lot 1 DP 1076384
Tomerong	Cambourne Rd	43747	Lot 38 DP 10814
Tomerong	Cambourne Rd	43748	Lot 39 DP 10814
Tomerong	Cambourne Rd	43751	Lot 34 DP 10814
Tomerong	37 Evelyn Rd	43757	Lot 6 DP 10814
Tomerong	83 Evelyn Rd	43760	Lot 9 DP 10814
Tomerong	Evelyn Rd	43765	Lot 14 DP 10814
Tomerong	Evelyn Rd	43766	Lot 15 DP 10814
Tomerong	Evelyn Rd	43767	Lot 16 DP 10814
Tomerong	Evelyn Rd	43776	Lot 45 DP 10814
Tomerong	Evelyn Rd	43779	Lot 75 DP 10814
Tomerong	Parnell Rd	43790	Lot 65 DP 10814
Tomerong	Parnell Rd	43795	Lot 60 DP 10814
Tomerong	Parnell Rd	43801	Lot 53 DP 10814



Tomerong	Parnell Rd	43803	Lot 33 DP 10814
Tomerong	38 Hill St	43811	Lot 50 DP 10814
Woollamia	41 Edendale St East	29062	Lot 198 DP 13768
Woollamia	730 Woollamia Rd	38225	Lot 7 DP 23221
Woollamia	761 Woollamia Rd	38229	Lot 2 DP 9289
Woollamia	Sunnyside Ave	38238	Lot 7 DP 28453
Woollamia	Streamside St	38618	Lot 69A DP 15266
Woollamia	Woollamia Rd	42285	Lot 1 DP 9289
Woollamia	Woollamia Rd	42289	Lot 11 DP 9289
Woolamia	2 Allora Cl	57022	Lot 5 DP 717481