



# **Shoalhaven Contributions Plan**

## **Draft Amendment No.3**

*Adopted:*  
*Effective:*  
*Reference: 47787E*

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

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

### **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/Filter Roads and Yalwal Road/Rannoch Drive
- 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.

## 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.](#)

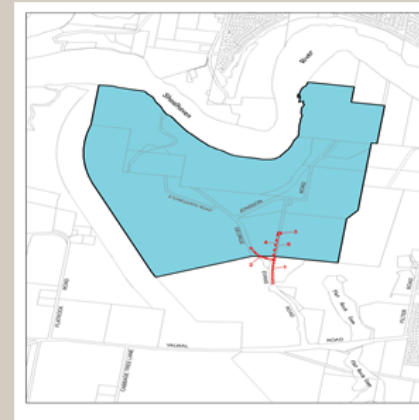
**Proposed Works:** Concept plan is not available.

**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

**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.

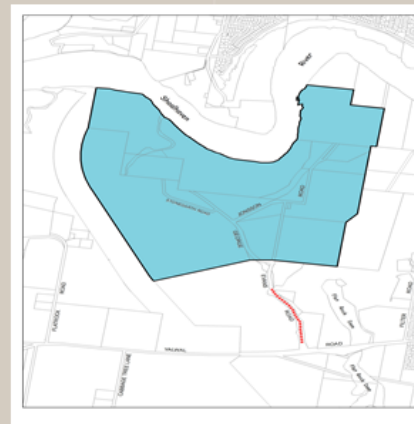
**Supporting Information:** [Supporting Information can be found here.](#)

**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.

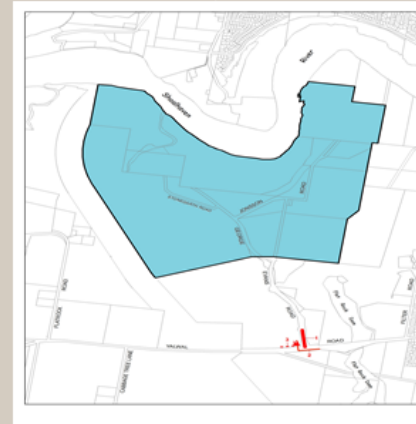
**Supporting Information:** [Supporting Information can be found here.](#)

**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

Elements continued	Length	x	Width	Quantity	x	Rate \$	=	Total \$
						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.

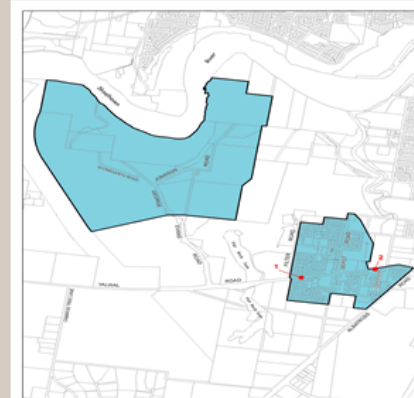
**Supporting Information:** [Supporting Information can be found here.](#)

**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
Total	1,103,760

### Sub Project 1 - Roundabout - Yalwal Road 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 Yalwal Road and Lightwood 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

## Apportionment assumptions

Source*	TRAFFIC VOLUME AM Peak Hour (yr 2021)		Cost of works \$	New development 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>\$1,103,760</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
2013	01	Equivalent Tenement	\$ 334.47	0	791	791

**Project Estimate:** \$1,119,860.00 in Sep 2013

**Indexed Estimate:** \$1,120,092.17

**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.

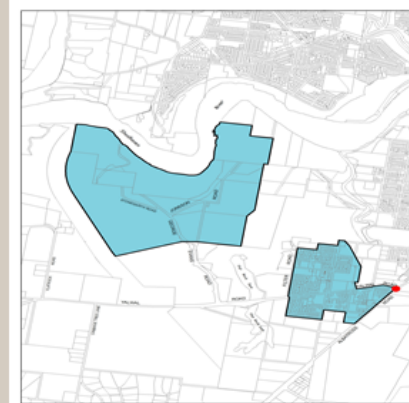
**Supporting Information:** [Supporting Information can be found here.](#)

**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 \(PDF\)](#)

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

## 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		320,000
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		\$769,900
Survey & design 5%						5%		38,495
Geotech 5%						5%		38,495
Project mgmt 5%						5%		38,495
Possible relocation of services^								42,000
Contingency 25%						25%		192,475
						Total		\$1,119,860
Land acquisition								0
				ESTIMATED PROJECT COST				\$1,119,860

### Apportionment assumptions

Source	TRAFFIC VOLUME PM Peak Hour (yr 2021)		Cost of works	New development share	Council share
	Nos	%			
Existing Background traffic	1,652	76.38%			855,298
Mundamia URA - Residential	297	13.73%		153,767	
West Nowra infill - dwellings	214	9.89%		110,795	
<b>TOTALS</b>	<b>2,163</b>	<b>100.00%</b>	<b>\$1,119,860</b>	<b>\$264,562</b>	<b>\$855,298</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
2013	01	Equivalent Tenement	\$ 2,506.03	0	477	477

**Project Estimate:** \$1,195,375.00 in Sep 2013

**Indexed Estimate:** \$1,195,376.31

**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.

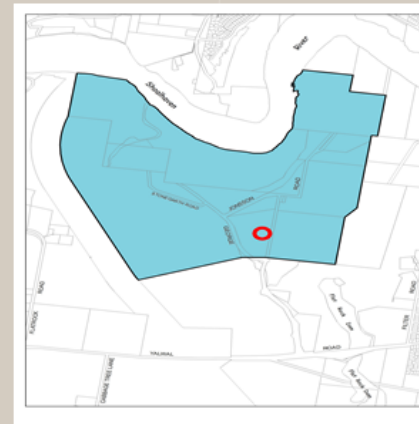
**Supporting Information:** [Supporting Information can be found here.](#)

**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 \(PDF\)](#)

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

## 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%	25%	206,625
Total		\$1,157,100
Land acquisition & transaction costs	2,500 m2 x \$15.31	\$38,275
<b>Total Cost</b>		<b>\$1,195,375</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
2013	01	Equivalent Tenement	\$ 1,913.14	0	477	477

**Project Estimate:** \$912,570.00 in Sep 2013

**Indexed Estimate:** \$912,567.78

**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.

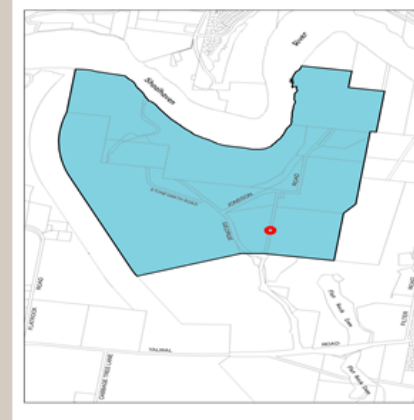
**Supporting Information:** [Supporting Information can be found here.](#)

**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 \(PDF\)](#)

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

## 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
Seats	3	\$15,000	45,000
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			\$589,500
Survey & design 5%		5%	29,475
Geotech 5%		5%	29,475
Project mgmt 5%		5%	29,475
Possible relocation of services			0
Contingency 25%		25%	147,375
Total			\$825,300

continued	Dimensions / Quantity	Rate	Amount \$
Land acquisition & Transaction costs *	5,700 m2	\$15.31 pm2	87,270
<b>Total Cost</b>			\$912,570

### **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