



Shoalhaven Contributions Plan 2010

Draft Amendment No.4

Adopted:

Reference: 48980E

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Contributions Plan Background

Shoalhaven Contributions Plan 2010 allows Council to levy contributions on development consents and complying development certificates issued for land within Shoalhaven. These contributions are collected for the provision of community infrastructure projects (projects detailed in the Plan) to meet demand created by development.

Shoalhaven Contributions Plan 2010 can be viewed at the following internet link:
<http://s94.shoalhaven.nsw.gov.au/>

Shoalhaven Contributions Plan 2010 Draft Amendment No 4

The draft amendment includes the addition of 3 new contributions projects into Shoalhaven Contributions Plan which relate to areas zoned B4 Mixed Use at Huskisson:

- Kent Lane (03ROAD0060)
- Winnima Lane (03ROAD0061)
- Unnamed Lane (off Jervis Street) (03ROAD0062)

Details related to each of the above contributions projects can be viewed at the following internet link:

<http://s94.shoalhaven.nsw.gov.au/Schedules/11ProposedAmendedProjects.aspx>

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

When are contributions payable?

The requirement to pay contributions is determined when a developer / landowner submits a development / subdivision application to Council which results in increased use of the subject land. Normally, monetary contributions are levied on such development for additional community facilities and/or infrastructure created by increased use of the subject land such as provision of libraries; community facilities; open space; roads; drainage, etc. Council cannot seek payment of contributions if a developer / landowner does not intend to act on a development / subdivision approval.

Appendix A

Kent Lane (03ROAD0060)

http://www3.shoalhaven.nsw.gov.au/Section94/Document1.aspx?ProjectCode=03ROAD0060 - Windows Internet Explorer

http://www3.shoalhaven.nsw.gov.au/Section94/Document1.aspx?ProjectCode=03ROAD0060

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11 Proposed / Amended Proj... http://www3.shoalhaven...

shoalhaven contributions plan 2010

Code: 03ROAD0060

Category/Planning Area: Local / Area 3

Location: Huskisson

Description: Kent 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
2013	01	Equivalent Tenement	\$ 9,502.80	0	38	38

Project Estimate: \$363,007.00 in Mar 2014

Indexed Estimate: \$363,006.96

Apportionment: The apportionment to future development is 100%.

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 99 - Huskisson Business 3\(g\) Zone Precincts\(see Area Specific Development Control Plans\)](#)
[Supporting Information can be found here.](#)

Proposed Works: See Supporting Information

Land Acquisition Estimate: \$0.00 in Nov 2013

Timing: Development Dependent

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



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

Trusted sites 100%

Supporting information

Project code

03ROAD0060 (Kent Lane)

Date of project delivery

Project not completed

Project cost breakdown

Item	Estimated cost
Site preparation & Establishment	\$19,066
Earthworks	\$25,410
Roadworks	\$151,254
Stormwater & drainage	\$34,020
Landscaping	\$4,932
Service adjustment	\$4,775
Site clean up	\$4,992
Project Detailed Design / Management / Contingency	\$118,558
Estimated Total cost	\$363,007

Apportionment assumptions

This project is apportioned 100% to the projected residential development that will benefit from the project. The residential projections have been calculated as follows:

Subject Land	Site Area (m2)
11 Fegen Street (Lot 8 DP 758530 Sec 6)	2023.43
15 Fegan Street (Lot A DP 390332)	1011.71
17 Fegan Street (Lot B DP 390332)	1011.71
13 Nowra Street (Lot D DP 384715)	733.49
11 Nowra Street (Lot B DP 366929)	1011.71
20 Duncan Street (Lot 2 DP 207532)	948.48
18 Duncan Street (Lot 1 DP 207532)	1068.62
12 Duncan Street (Lot 3 DP 310071)	771.4
10 Duncan Street (Lot 2 DP 310071)	626
8 Duncan Street (Lot 1 DP 310071)	626
46 Bowen Street (Lot 2 DP 211031)	733.49
48 Bowen Street (Lot 1 DP 101157)	910.54
Total site area	11476.58
FSR 1.0:1	11476.58
75% of FSR 1.0:1	8607.43

Estimate ET yield / contribution rate	
Estimated unit yield (120m ² /2-3unit based on 8,607.43m ²)	71.7
Estimated ET yield (0.7 / unit)	50.2
Less credit for existing 12 lots (1ET/Lot)	38.2
Estimated contributions per ET (\$363,007/38.2)	\$9,502.80
Estimated contributions per 2/3 unit (\$363,007)	\$6,651.96

Notes

The above estimates assume:

- 25% of the Floor Space Ratio (FSR) is compromised for circulation, servicing and balconies.
- On average the demand will be equal for 2 & 3 bedroom units (i.e. average ETs for 2 and 3 bedroom is 0.7 ET).
- An average Floor Space Area (FSA) is 120m² for 2 & 3 bedroom units (based on an average range of 110-140m²).
- It is not certain what or if any land will meet the bonus FSR provision of 1.3:1 (to encourage lot amalgamation) therefore this has not be factored in the calculations.
- 14 Duncan Street (Strata Villas) – is unlikely to be redeveloped in the near future and has not been included in the calculation.
- 7 Fegan Street (Heritage Listed) – is unlikely to be redeveloped in the near future and has not been included in the calculation.

However, recognising that it is not impossible for 14 Duncan Street and 7 Fegan Street to be redeveloped this land has been included in the contribution area for this project. If this additional land was to pay contributions or if the bonus FSR provision was applied to some land it may result in the completion of the lane sooner and/or to cover shortfalls in the above calculation where land does not reach its estimated ET yield.

Actual project cost

None applicable

History of amendment to this project

None applicable

Other relevant information

None applicable

Winnima Lane (03ROAD0061)

http://www3.shoalhaven.nsw.gov.au/Section94/Document1.aspx?ProjectCode=03ROAD0061 - Windows Internet Explorer

http://www3.shoalhaven.nsw.gov.au/Section94/Document1.aspx?ProjectCode=03ROAD0061

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shoalhaven contributions plan 2010

Code: 03ROAD0061

Category/Planning Area: Local / Area 3

Location: Huskisson

Description: Winnima 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
2013	01	Equivalent Tenement	\$ 7,445.04	0	34	34

Project Estimate: \$255,365.00 in Mar 2014

Indexed Estimate: \$255,364.87

Apportionment: The apportionment to future development is 100%.

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 99 - Huskisson Business 3\(g\) Zone Precincts\(see Area Specific Development Control Plans\)](#)
[Supporting Information can be found here.](#)

Proposed Works: See Supporting Information

Land Acquisition Estimate: \$25,000.00 in Mar 2014

Timing: Development Dependent

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



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

Trusted sites 100%

Supporting information

Project code

03ROAD0061 (Winnima Lane)

Date of project delivery

Project not completed

Project cost breakdown

Item	Estimated cost
Site preparation & Establishment	\$17,198
Earthworks	\$17,834
Roadworks	\$103,189
Stormwater & drainage	\$7,825
Landscaping	\$4,091
Site clean up	\$4,992
Project Detailed Design / Management / Contingency	\$75,238
Estimated construction cost	\$230,365
Estimated land acquisition (144m²)	\$25,000
Estimate total	\$255,365

Apportionment assumptions

This project is apportioned 100% to the projected residential development that will benefit from the project. The residential projections have been calculated as follows:

Subject Land	Site Area (m2)
18 Nowra St (Lot 2 DP 518703)	916.87
3 Beach St (Lot 3 DP 10561)	670.26
7 Winnima Lane (Lot 4 DP 10561)	670.26
7 Beach St (Lot B DP 359526)	1011.71
9 Beach St (Lot A DP 359526)	1011.71
11 Beach St (Lot 11 DP 758530 Sec 10)	1011.71
13 Beach St (Lot 7 DP 758530 Sec 10)	1011.71
21 Winnima Lane (Lot C DP 370595)	607.03
Total site area	6911.26
FSR 1.4:1	9675.764
75% of FSR 1.4:1	7256.82

Estimate ET yield / contribution rate	
Estimate unit yield (120m ² /2-3unit based on 7,256.82m ²)	60.5
Estimated ET yield (0.7 / unit)	42.3
Less credit for existing 8 lots (1ET/Lot)	34.3
Estimated contributions per ET (\$255,365)	\$7,445.04
Estimated contributions per 2/3 unit (\$255,365)	\$5,211.53

Notes

The above estimates assume:

- 25% of the Floor Space Ratio (FSR) is compromised for circulation, servicing and balconies.
- On average the demand will be equal for 2 and 3 bedroom units (i.e. average ETs for 2 and 3 bedroom is 0.7 ET).
- An average Floor Space Area (FSA) is 120 m² for 2 and 3 bedroom units (based on an average range of 110-140m²)
- 1 and 1A Beach Street (Unit/commercial development) – is currently under construction and unlikely to be redevelop in near future and has not been included in the calculation.
- 9 Winnima Lane (Strata Units) – is unlikely to be redeveloped in near future and has not been included in the calculation.

However, recognising that that is not impossible for 1 & 1A Beach Street and 9 Winnima Lane to be redeveloped this land has been included in the contribution area for this project. If this additional land was to pay contributions or if the bonus FSR provision was applied to some land it may result in the completion of the lane sooner and/or to cover shortfalls in the above calculation where land does not reach its estimated ET yield.

Actual project cost

None applicable

History of amendment to this project

None applicable

Other relevant information

None applicable

Unnamed Lane (03ROAD0062)

http://www3.shoalhaven.nsw.gov.au/Section94/Document1.aspx?ProjectCode=03ROAD0062 - Windows Internet Explorer

http://www3.shoalhaven.nsw.gov.au/Section94/Document1.aspx?ProjectCode=03ROAD0062

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shoalhaven contributions plan 2010

Code: 03ROAD0062

Category/Planning Area: Local / Area 3

Location: Huskisson

Description: Unnamed Lane (Huskisson)

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
2013	01	Equivalent Tenement	\$ 9,814.06	0	13	13

Project Estimate: \$130,527.00 in Mar 2014

Indexed Estimate:

Apportionment: The apportionment to future development is 100%.

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 99 - Huskisson Business 3\(g\) Zone Precincts\(see Area Specific Development Control Plans\)](#)
[Supporting Information can be found here.](#)

Proposed Works: See Supporting Information

Land Acquisition Estimate: \$0.00 in Nov 2013

Timing: Development Dependent

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



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

Trusted sites 100%

Supporting information

Project code

03ROAD0062 (Unnamed Lane, Huskisson)

Date of project delivery

Project not completed

Project cost breakdown

Item	Estimated cost
Site preparation & Establishment	\$18,345
Earthworks	\$8,085
Roadworks	\$38,964
Stormwater & drainage	\$9,212
Landscaping	\$4,019
Service relocation	\$3,500
Site clean up	\$5,772
Project Detailed Design / Management / Contingency	\$42,630
Estimated Total cost	\$130,527

Apportionment assumptions

This project is apportioned 100% to the projected residential development that will benefit from the project. The residential projections have been calculated as follows:

Subject Land	Site Area (m2)
24 Jervis St (Lot 9 DP 25685)	556.44
19 Beach St (Lot 6 DP 25685)	840.99
21 Beach St (Lot 5 DP 25685)	840.99
1 Tapalla Ave (Lot 1 DP 376184)	588.06
Total site area	2826.48
FSR 1.4:1	3957.07
75% of FSR 1.4:1	2967.80

Estimate ET yield / contribution rate	
Estimated unit yield (120m ² /2-3unit based on 2,967.80m ²)	24.7
Estimated ET yield (0.7 / unit)	17.3
Less credit for existing 4 lots (1ET/Lot)	13.3
Estimated contributions per ET (\$130,527)	\$9,814.06
Estimated contributions per 2/3 unit (\$130,527)	\$6,869.84

Notes

The above estimates assume:

- 25% of the Floor Space Ratio (FSR) is compromised for circulation, servicing and balconies.
- On average the demand will be equal for 2 and 3 bedroom units (i.e. average ETs for 2 and 3 bedroom is 0.7 ET).
- An average Floor Space Area (FSA) is 120m² for 2 and 3 bedroom units (based on an average range of 110-140m²).

Actual project cost

None applicable

History of amendment to this project

None applicable

Other relevant information

None applicable