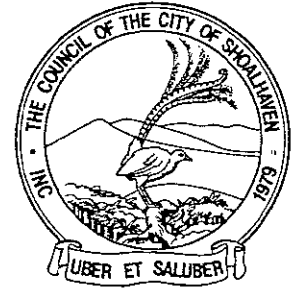


SHOALHAVEN CITY COUNCIL

PLANNING SERVICES DIVISION



CONTRIBUTIONS PLAN - AMENDMENT NO. 24

Project: : 01 ROAD 0124
File Number : 95/1837
Public Exhibition From : 22 February 1996
To : 21 March 1996
Adopted : 21 May 1996
Effective From : 29 May 1996

1. INTRODUCTION/BACKGROUND

At its meeting of Tuesday 4 July 1995, Council resolved to amend Shoalhaven Contributions Plan 1993.

In the process of assessing subdivision application SF 7956 for the subdivision of Lot 2, DP 557644 Brereton Street, Nowra, Council has identified the need for the provision of a roundabout at the intersection of Moss Street and Brereton Street.

2. PURPOSE OF THE PLAN (Cl.26(1)(a)EP&A Regs.1994)

The purpose (aim) of the plan is to fund a portion of the costs associated with the construction of the roundabout by way of a section 94 contribution on development of land within subdivision SF 7956 ie Lot 2, DP 557644.

3. LAND TO WHICH THE PLAN APPLIES (Cl.26(1)(b)EP&A Regs.1994)

The plan applies to land within the benefit area related to road project 01 ROAD 0000 shown hatched on the benefit area map (attached) and bordered by a thick black line.

The subject land is subdivided by subdivision SF 7956 and may be more accurately referred to as Lot 2, DP 557644.

The land is located in Nowra, north of the High School, south of Lyrebird Drive and lies east of the Princes Highway. Residential development (both medium and single dwelling density) either abuts or is within the vicinity to the north, east and south of the site. The subdivision provides a mix of residential types.

4.

RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND - JUSTIFICATION/NEXUS ((Cl.26(1)(c)EP&A Regs.1994)

It has become necessary to provide a roundabout at the intersection of Moss and Brereton Streets in order to cater for an increase in traffic movement which future development, including Subdivision SF 7956, will generate.

A Traffic Impact Statement, prepared by the applicant of SF 7956, together with the Eastern Villages Access Study, show a 50% increase in traffic volumes for Moss Street by the year 2001.

The subdivision of Lot 2, DP 557644 (SF 7956) will increase traffic flow in Brereton Street by 200% from 40 to 120 vehicles per day.

Council has therefore identified the need for a low level roundabout at the intersection of Moss and Brereton Streets. This will ensure future residents from the subdivision, and those in Campbell Place, are provided with a reasonable level of convenience when seeking vehicular access to and from their homes.

5. FORMULA USED TO DETERMINE CONTRIBUTION (Cl.26(1)(d)EP&A Regs 1994)

The contribution is based on the following formula:

$$\text{Contribution} = \frac{(25.4\% \text{ Estimated cost of roundabout})}{\text{divided by the number of dwellings.}}$$

Note 1: It may be noted that development of Lot 2, DP 557644 (SF 7956) comprises 55 allotments with potential to accommodate 102 dwellings, made up of courtyard, dual occupancy, duplex and medium density style designs.

As it is impossible to predict, with any certainty, the size of individual units at this time, the developers portion of the estimated costs of the roundabout has been divided by the total number of dwellings (regardless of design size) to indicate a contribution rate per dwelling. Thus, notwithstanding final designs, the developers share of construction costs has been calculated at \$15,049.50 (or 25.4% of the estimated cost of the roundabout).

Note 2: When subdivision SF 7956 is fully developed, traffic in Brereton Street will increase by 200% from 40 to 120 vehicles per day.

It is reasonable to assume this traffic will head towards the Princes Highway and the Nowra central business district.

Current westbound peak flows in Moss Street = 315 vehicles per hour and this subdivision will increase this flow to 435 vehicles per hour; and increase of 38.1%.

The developers' contribution to the roundabout project may, therefore, be calculated as $((120-40) \div 315) \times \$59,250 = \$15,049.50$.

Council's responsibility in this project is \$44,200.50.

6. TIMING OF CONTRIBUTION PAYMENT AND CONDITIONS ALLOWING DEFERRED OR PERIODIC PAYMENT (Cl.26(1)(f)EP&A Regs.1994)

The method of payment for residential development will be by way of a contribution per lot on release of the linen plan where subdivision is involved.

Where construction is involved, payment will be made prior to the release of building permit.

Council may consider requests for deferment of conditions requiring monetary contributions made under section 94 of the Environmental Planning & Assessment Act 1979, provided the following criteria is met:

- (a) The section 94 contributions do not relate to the provision of facilities or services that, if not provided with the development, could threaten public safety and/or health.
- (b) The maximum deferral period would be two (2) years from the date of the issue of building permit, release of linen plans or endorsement date of the development approval (whichever is applicable).
- (c) If such conditions are deferred, the applicant will be required to provide the following:
 - bank guarantee for the amount of the section 94 contribution, plus a penalty interest rate apportioned over the period of the bank guarantee
 - minor administration fee.

Deferred or periodic payment will be subject to the approval of the Assistant General Manager, after considering the circumstances of the case.

7. WORKS SCHEDULE OF PUBLIC FACILITY/WORKS TO BE PROVIDED ESTIMATE OF COSTS AND TIMING (Cl.26(1)(g)EP&A Regs.1994)

Project 01 ROAD 0000 comprises a low level roundabout estimated to cost \$59,250 as follows:

Road works	\$20,000.00
Road Realignment	\$10,000.00
Relocation of services	\$10,000.00
Roundabout Construction	\$10,000.00
Survey, design and supervision	(3%) \$1,500.00
Administration and on-costs	(15.5%) <u>\$7,750.00</u>

Estimated Cost\$59,250.00

As it is extremely difficult to predict, with any certainty, a specific date at which time the facility will be required, a more realistic approach is to determine that the roundabout will be required when 60% (ie 61 dwellings of any type) within the subdivision SF 7956 are completed and ready for occupation.

APPENDIX

- Nowra

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Cl.26(1)(e) EP&A Regs.1994)

Draft Amendment No. 24

File No. 95/1837

Public Exhibition From: 22 March 1996

To: 21 March 1996

Adopted: 21 May 1996

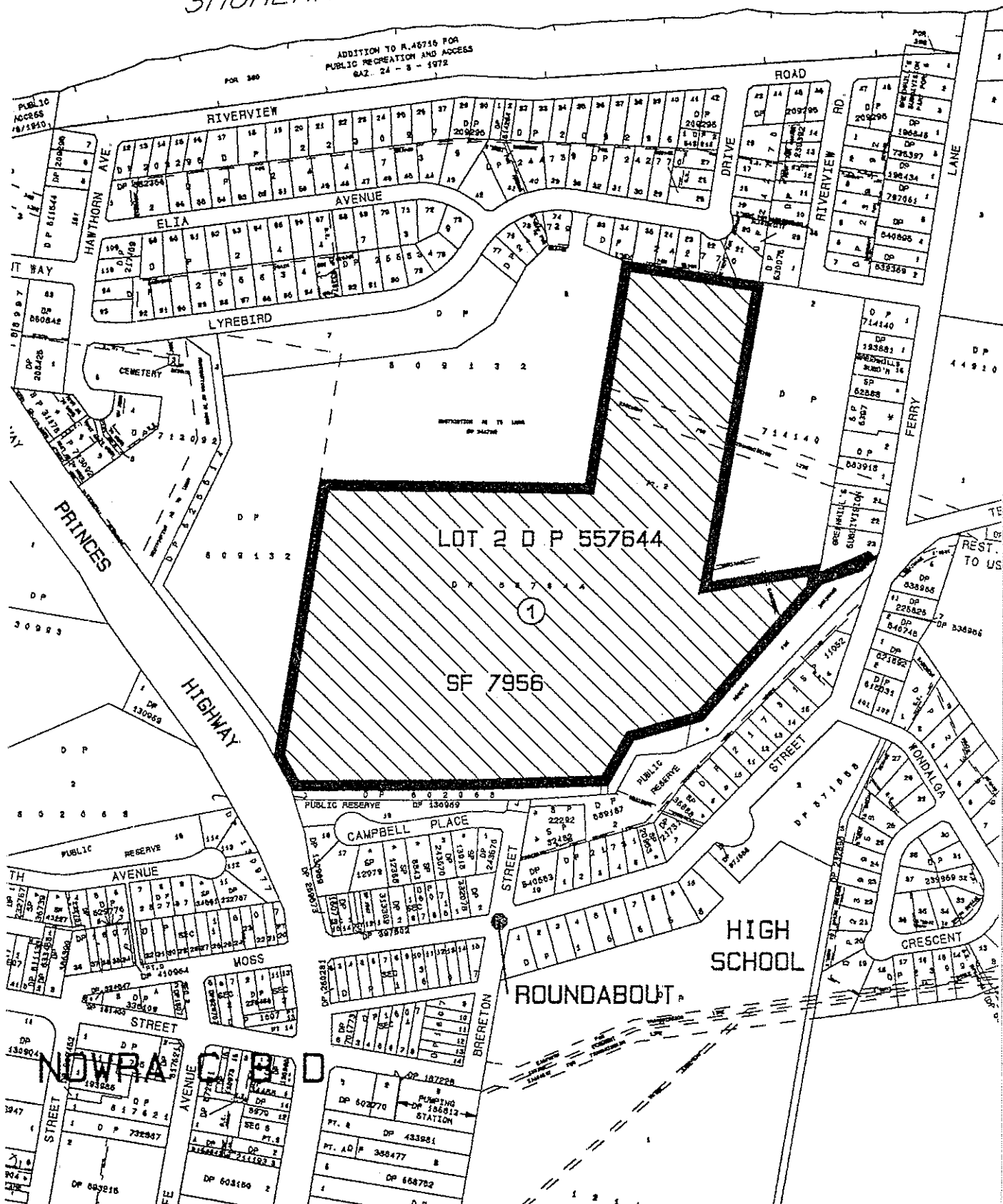
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SCC - Planning Services Division - Contributions Plan Amendment No. 24

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SHOALHAVEN

RIVER



**SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 24**

FILE NO: 95/1837

ADOPTED: 21 MAY, 1996

EFFECTIVE FROM: 29 MAY, 1996

FACILITY: ROADS

PROJECT: MOSS STREET, NOWRA - ROUNDABOUT

PROJECT No:
01 ROAD 0124

