

SECTION 94 CONTRIBUTIONS PLAN, 1993

AMENDMENT No. 46

01 ROAD 0070 : Upgrade Bunkers Hill Road, Kangaroo Valley/Barrengarry;
01 ROAD 0127 : Upgrade intersection of Moss Vale Road with Carters Road,
Kangaroo Valley/Barrengarry.

File No. 97/2709

Exhibition from: Thursday, 26th February 1998
To: Friday, 26th March 1998
Adopted: Tuesday 19th May 1998
Effective From: Wednesday, 3rd June 1998

1. INTRODUCTION / BACKGROUND

In the process of assessing two separate subdivisions on Bunkers Hill Road and Carters Road, Council, at its meeting held on 18th November 1997 (Minute No. 97.2113), identified the need to re-assess the standard of road upgrading for Bunkers Hill Road and to upgrade the intersection of Moss Vale Road with Carters Road.

When the Contributions Plan was originally prepared, a relatively slow development rate was assumed for properties in this area. This rate was insufficient to justify culvert upgrading and sealing of part of Bunkers Hill Road or safety improvements to the intersection of Moss Vale Road with Carters Road, even though they would be warranted based on likely ultimate traffic volumes.

The subdivision application currently before Council for land along Bunkers Hill Road will involve the creation of approximately 30 allotments, which represents approximately three quarters of the realistic development potential of the total benefit area for this project.

Another subdivision application has recently been approved for land on Carters Road either side of its intersection with Moss Vale Road. This intersection has insufficient sight distance and needs to be upgraded to afford improved safety for turning traffic.

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

The purpose of the Plan is to fund a portion of the above project costs by way of a Section 94 contribution on the development of land within the relevant benefit areas. Furthermore, the purpose of this Amendment is to amend project 01ROAD0070 and to add project 01ROAD0127 to the Contributions Plan.

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

3.1 PROJECT 01 ROAD 0070 (Upgrade Bunkers Hill Road)

The Plan applies to land shown hatched and bounded by a thick black line on the relevant benefit area map (see Attachment A). The land is within the original benefit area for project 01ROAD0070 with additional land likely to gain access from Bunkers Hill Road. The subject land is generally located adjoining Bunkers Hill Road in that part of Kangaroo Valley known as Barrengarry.

3.2 PROJECT 01 ROAD 0127 (Upgrade Moss Vale Road intersection with Carters Road)

The Plan applies to land shown hatched and bounded by a thick black line on the relevant benefit area map (see Attachment B). The land is generally within the current benefit areas of projects 01 ROAD 0070 and 01 ROAD 0071 (Carters Road - upgrade gravel pavement) with minor variations. The subject lands are generally located adjoining Bunkers Hill Road, Carters Road, Kelvin Road and Bassett Road in that part of Kangaroo Valley known as Barrengarry.

4. RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT and DEMAND (NEXUS) (CI 26(1)(c)EP&A Regs 1994)

4.1 PROJECT 01 ROAD 0070 (Upgrade Bunkers Hill Road)

The current subdivision application for approximately 30 allotments along the section of Bunkers Hill Road furthest from Moss Vale Road will result in proportionally greater traffic volume increases within a shorter time period than would be expected from the usual incremental development.

The current project in the Contributions Plan to upgrade the gravel pavement would result in excessive maintenance and more importantly safety issues associated with the steep section of the road. The existing creek crossing is also a safety concern for the increased traffic.

This increased rate of impact on existing road users, together with the expected total future traffic volumes, will require the upgrading of Bunkers Hill Road to also include the sealing of the one kilometre long steep section of the road and a higher standard of creek crossing which would remain above the 1 in 20 year flood level.

4.2 PROJECT 01 ROAD 0127 (Upgrade Moss Vale Road intersection with Carters Road)

Future development in the benefit areas for projects 01ROAD0070 and 01ROAD0071, including the current 30 lot subdivision proposal, will increase traffic volumes utilising the existing intersection with Moss Vale Road. The intersection has insufficient sight distance to safely cater for the expected future traffic volumes and needs to be relocated to provide increased sight distance. Works will also be required at the new intersection point on Moss Vale Road to safely cater for turning vehicles.

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

The contribution for each project is based on the following formula :

$$\text{CONTRIBUTION} = \frac{\text{Estimated project cost}}{\text{lots (both existing and potential) in benefit area}}$$

Attachments C and D respectively show details of how the contributions for projects 01ROAD0070 and 01ROAD0127 were determined.

The current subdivision application on Bunkers Hill Road is theoretically capable of further subdivision however this is unlikely due to environmental constraints and has therefore been ignored in the calculations for both projects.

6. CONTRIBUTION RATES (CI 26(1)(e)EP&A Regs 1994)

6.1 01 ROAD 0070 :

A contribution rate of \$18,806 per equivalent tenement (ET) has been calculated for this project on the basis of 38 lots contributing equally to the project cost of \$714,614.

6.2 01 ROAD 0127 :

A contribution rate of \$1,127 per ET has been calculated for this project on the basis of 58 lots contributing equally to the project cost of \$65,340

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

7.1 METHOD OF PAYMENT

There are three possible methods of payment for Section 94 contributions :-

- cash;
- money order; or,
- bank cheque.

The method of payment for residential development will be by way of a cash contribution per lot on release of the linen plan where subdivision is involved. For other types of development, or where construction is involved, cash payment will be made prior to the issuing of the building permit(s)

7.2 DEFERMENT

Under exceptional circumstances only, and subject to suitable financial undertakings, Council may consider allowing deferment of the condition(s) requiring payment of monetary contributions, provided the following criteria are satisfied :

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

Deferral of contribution payments will be assessed on individual merit and applicants should not rely on previous precedent set by the Shoalhaven City Council or any other local government authority.

The penalty interest rate applying to all authorised deferred payment applications will be in accordance with the current interest rate charged by Council on overdue rate arrears.

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

7.3 LAND DEDICATION

Where applicable, Council may permit the dedication of land to offset the monetary contribution. The assessment of the suitability of land for dedication occurs at the development or subdivision application stage.

Should the development be approved, the applicant will need to contact Council for valuation of the land proposed to be dedicated to be arranged. Upon agreement of the land's value, and the exchange of contracts, Council will offset the value of the land against the monetary contribution payable.

7.4 WORKS - IN - KIND

Council may accept the construction of amenities or the provision of services to offset the monetary contribution. The applicant will need to initiate this option by providing Council with full details of the proposed works prior to construction. Council will then consider the request and advise the applicant accordingly.

8. WORKS SCHEDULE AND STAGING OF PUBLIC FACILITY TO BE PROVIDED (CI 26(1)(g)EP&A REGS 1994)

8.1 01 ROAD 0070 (Upgrade Bunkers Hill Road and culvert)

The actual timing of the works will be in accordance with the "Additional Lots" column in the table below and will be dependant on the rate of subdivision of the 30 allotments. The following schedule is proposed :

Stage	Works	Additional Lots	Year
1	Upgrade & seal steep section	10 lots	2001
2	Carters Rd to bottom of hill	15 lots	2003
3	Top of hill to end	25 lots	2007
4	Upgrade culvert	30 lots	2011

8.2 01 ROAD 0127 (Upgrade intersection)

The actual timing of the works will be dependant on the rate of subdivision of the 30 allotments and other land in the benefit area. There are currently 19 houses out of the total possible of 58 in the benefit area. It is proposed to undertake all of the works when a further 14 houses have been built, which should be about in the year 2004

This is approximately when the turning traffic will meet the warrant for the provision of an Austroads Type "B" passing lane. The intersection should then be relocated and upgraded as proposed.

9. ESTIMATED COSTS (CI 26(1)(g)EP&A Regs 1994)

The total estimated costs for Projects 01ROAD0070 and 01ROAD0127 are \$714,614 and \$65,340 respectively. Detailed cost estimates are shown in Attachments E and F respectively

APPENDIX
SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN - AREA 1
FACILITY : ROADS

1. Locality KANGAROO VALLEY - BARRENGARRY
2. Project Bunkers Hill Road - Upgrade culvert and part gravel pavement, seal remainder
3. Project No. 01 ROAD 0070
4. Estimated Cost \$714,614
5. Traffic Generation and Cost Apportionment Table

BENEFIT AREA	EQUIVALENT TENEMENT		TRAFFIC GENERATION	COST PER BENEFIT AREA	CONTRIBUTIO PER E.T.	COUNCIL RESPONSIBILI	DEVELOPER CONTRIBUTION
	existing	pt. additional					
1	14	24	342	\$714,614	\$18,806	\$263,279	\$451,335
Through Traffic		0%	0%	\$0		\$0	nil
TOTAL			100%	\$714,614		\$263,279	\$451,335

36.84% 63.16%

Cl.26(1)(e) E.P. & A. Regs. 1994

Note 1. For traffic generation, use the Traffic Authority of N.S.W. Guidelines - 9 vehicles / day / dwelling.

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Excel filename is 01ROAD0070.XLS

APPENDIX
 SHOALHAVEN CITY COUNCIL
 CONTRIBUTION PLAN - AREA 1
 FACILITY : ROADS

1. Locality KANGAROO VALLEY - BARRENGARRY
2. Project Upgrade intersection - Moss Vale Road and Carters Road
3. Project No. 01 ROAD 0127
4. Estimated Cost \$65,340
5. Traffic Generation and Cost Apportionment Table

46.26 % 51.72 %

BENEFIT AREA	EQUIVALENT TENEMENTS		TRAFFIC GENERATION	COST PER BENEFIT AREA	CONTRIBUTION PER E.T	COUNCIL RESPONSIBILITY	DEVELOPER CONTRIBUTION
	existing	pot. additional					
1	28	30	522	\$65,340	\$1,127	\$31,543	\$33,797
Through Traffic		0%	0%	\$0		\$0	nil
TOTAL			100%	\$65,340		\$31,543	\$33,797

Cl.26(1)(e) E.P. & A. Regs. 1994

Note 1. For traffic generation, use the Traffic Authority of N.S.W.
 Guidelines - 9 vehicles / day / dwelling.

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Excel filename is 01ROAD0127.XLS

APPENDIX
SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN - AREA 1
FACILITY : ROADS

1. Locality KANGAROO VALLEY - BARRENGARRY
2. Project Bunkers Hill Road - Upgrade culvert and part gravel pavement, seal remainder
3. Project No. 01 ROAD 0070
4. Detailed Cost Estimate Table

SECTION OF ROAD Length of Section (m) ITEM	Carters Rd to bottom of steep hill 1050			Steep hill 1100			Top of hill to end 2850			TOTAL
	QUANTITY	RATE	AMOUNT	QUANTITY	RATE	AMOUNT	QUANTITY	RATE	AMOUNT	
Clearing	item		\$1,500			\$7,000				
Earthworks	3300	\$5.00	\$16,500	5500	\$7.00	\$38,500				
Pavement	1100	\$50.00	\$55,000	1100	\$50.00	\$55,000				
Seal (2 coat)	0	\$0.00	\$0	5500	\$3.50	\$19,250				
Extend culverts (m)	14.4	\$110.00	\$1,584	12	\$120.00	\$1,440				
Headwalls	12	\$450.00	\$5,400	10	\$450.00	\$4,500				
Kerbs to existing culvert	0.5	\$500.00	\$250			\$0				
Guide posts	150	\$15.00	\$2,250	250	\$15.00	\$3,750				
signs	16	\$150.00	\$2,400	10	\$150.00	\$1,500				
Stabilise batters, table dr	3300	\$1.50	\$4,950	5500	\$1.50	\$8,250				
Sed. erosion control - tem	item		\$1,500	item		\$2,000				
Sed. erosion control - per	30	\$40.00	\$1,200	25	\$45.00	\$1,125				
Sub-total			\$92,534			\$142,315				
Contingencies			\$9,253			\$14,232				
TOTAL			\$101,787	\$180,000		\$156,547			\$276,280	\$714,614
Cost per metre			\$96.94			\$142.32			\$96.94	

Excel filename is 01ROAD0070.XLS

ATTACHMENT 'E'

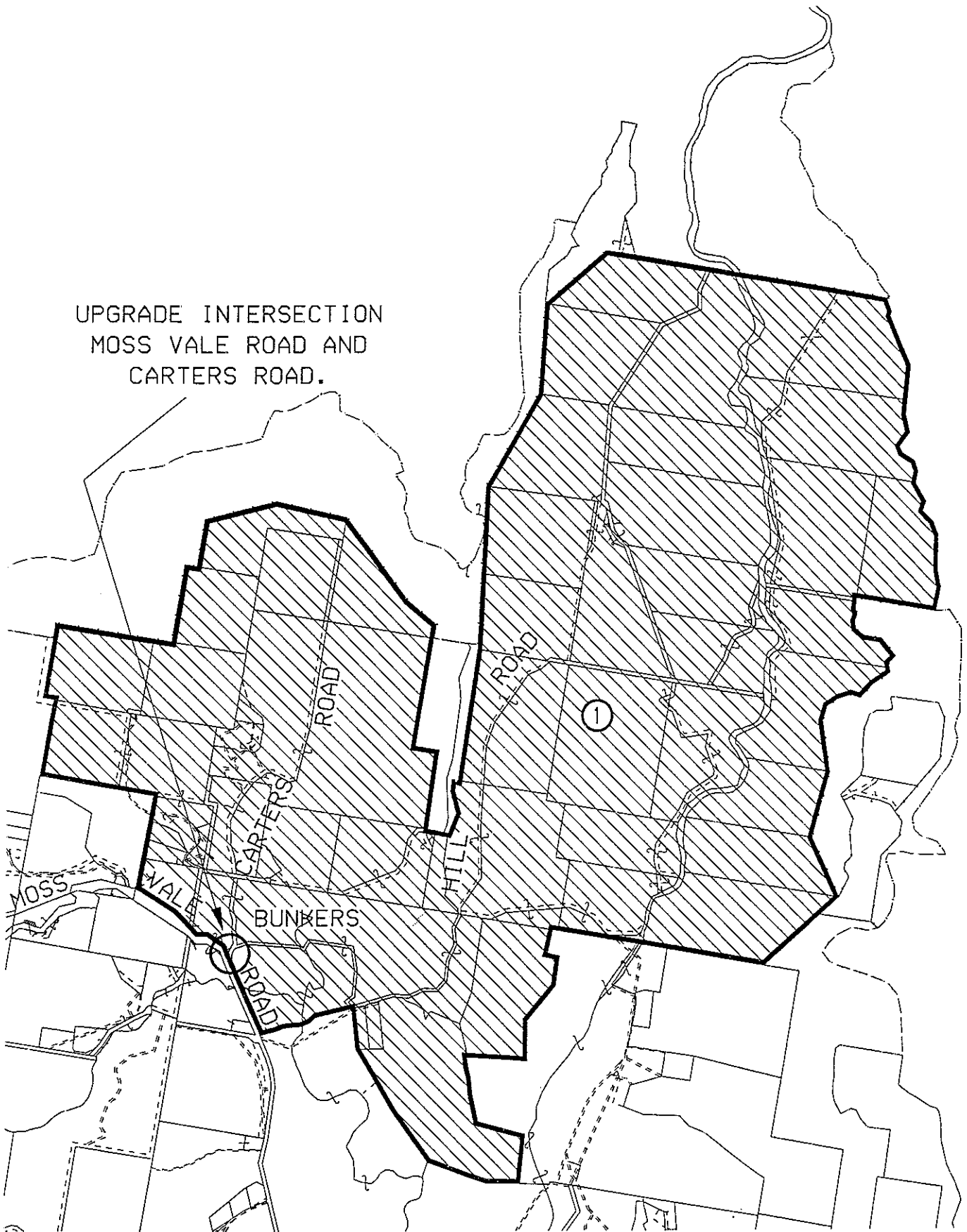
APPENDIX
 SHOALHAVEN CITY COUNCIL
 CONTRIBUTION PLAN - AREA 1
 FACILITY : ROADS

- 1. Locality **KANGAROO VALLEY - BARRENGARRY**
- 2. Project **Upgrade intersection - Moss Vale Road and Carters Road**
- 3. Project No. **01 ROAD 0127**
- 4. Detailed Cost Estimate

ITEM	QUANTITY	RATE	AMOUNT
Land acquisition - survey/legal	item		\$6,000
Land acquisition - compensation	item		\$25,000
Land acquisition - fencing	item		\$3,000
Realign road (lin. m)	120	135	\$16,200
Widen Moss Vale Road (sqm)	300	25	\$7,500
Signage	8	150	\$1,200
Relocate bus shelter	item		\$500
Sub-total			\$59,400
Contingencies (10%)			\$5,940
TOTAL			\$65,340

Excel filename is 01ROAD0127.XLS

UPGRADE INTERSECTION
MOSS VALE ROAD AND
CARTERS ROAD.



SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 1
AMENDMENT NO.46

FILE NO: 97/2709

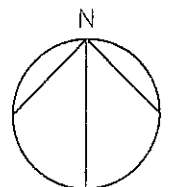
ADOPTED: 19/5/1998

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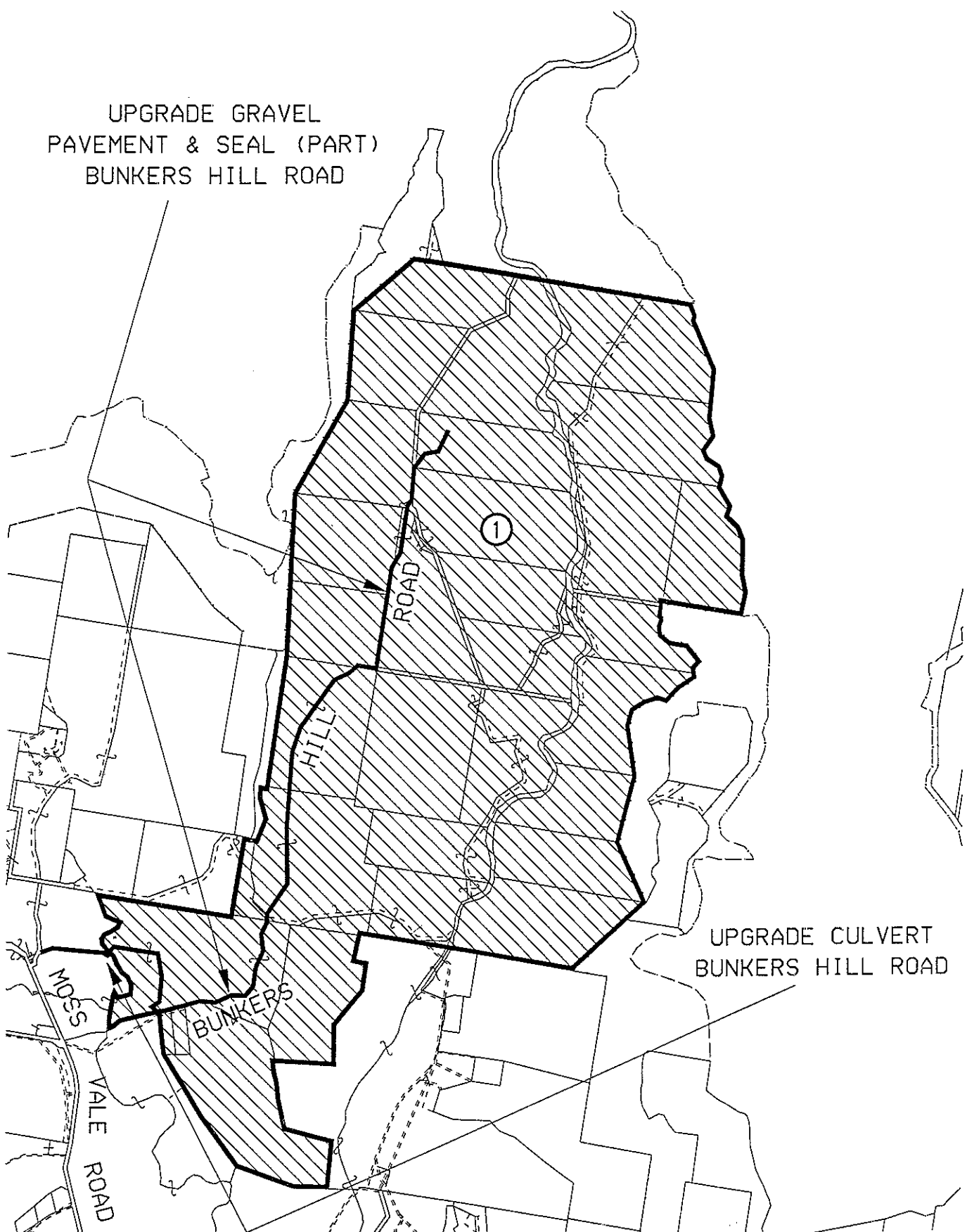
FACILITY: ROADS

PROJECT: UPGRADE INTERSECTION - MOSS VALE ROAD AND
CARTERS ROAD, KANGAROO VALLEY/BARRENGARRY

PROJECT No:
01 ROAD 127



UPGRADE GRAVEL
PAVEMENT & SEAL (PART)
BUNKERS HILL ROAD



UPGRADE CULVERT
BUNKERS HILL ROAD

SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 1
AMENDMENT NO. 46

FILE NO: 97/2709
ADOPTED: 19/5/1998
EFFECTIVE FROM: 3/6/1998
FACILITY: ROADS
PROJECT: BUNKERS HILL ROAD, KANGAROO VALLEY/BARRENGARRY -
UPGRADE GRAVEL PAVEMENT & SEAL (PART), UPGRADE
CULVERT.

PROJECT No:
01 ROAD 0070

