



Shoalhaven Contributions Plan 2010

Draft Amendment No 9

Adopted:

Reference: 55638E

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

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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/>

When are contributions payable?

The requirement to pay contributions is determined upon a developer / landowner submitting 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.

Draft Contributions Plan Amendment – Moss Vale Road South URA

Code:	01ROADXXXX						
Category/Planning Area:	Local/Area 1						
Location:	Cambewarra						
Description:	Moss Vale Road South URA Roads						
Strategy:	To provide improved, efficient and safe public road networks for increasing traffic volumes associated with 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
	2017	01	Equivalent Tenement	\$5,432.67	15	840	840
Project Estimate:	\$4,563,439						
Indexed Estimate:	-						
Apportionment	Cost apportioned 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 providing access to the URA and is apportioned 100% to development.						
Supporting Information:							
Proposed Works:							
Land Acquisition Estimate:							
Timing:	To be constructed in line with development						

Supporting Information

Project Code

01ROADXXXX

Date of project delivery

Development Dependent

Estimated project cost breakdown

Sub-project	Item		Cost
1	Road Construction (incl kerb & gutter, passing lane, drainage, lighting)		\$612,327
	Landscaping of median		\$28,500
	Land Acquisition	11,000m ² @ \$65/m ²	\$715,000
2	Shared path & crossing thresholds		\$612,000
3	Roundabouts – non-mountable (5)		\$1,000,000
	Roundabouts – mountable (3)		\$300,000
	Survey & Design (5%)		\$127,641
	Geotech (5%)		\$127,641
	Project Management (5%)		\$127,641
	Contingency (25%)		\$912,688
	TOTAL		\$4,563,439
	Per ET (840 Dwellings)		\$5,432.67

Apportionment Assumptions

This project is apportioned 100% to future development within the Moss Vale Road South URA. The demand for this project is generated wholly by the proposed development of the Moss Vale Road South URA.

Benefit area(s) assumptions

N/A

Estimated/Actual Project Cost

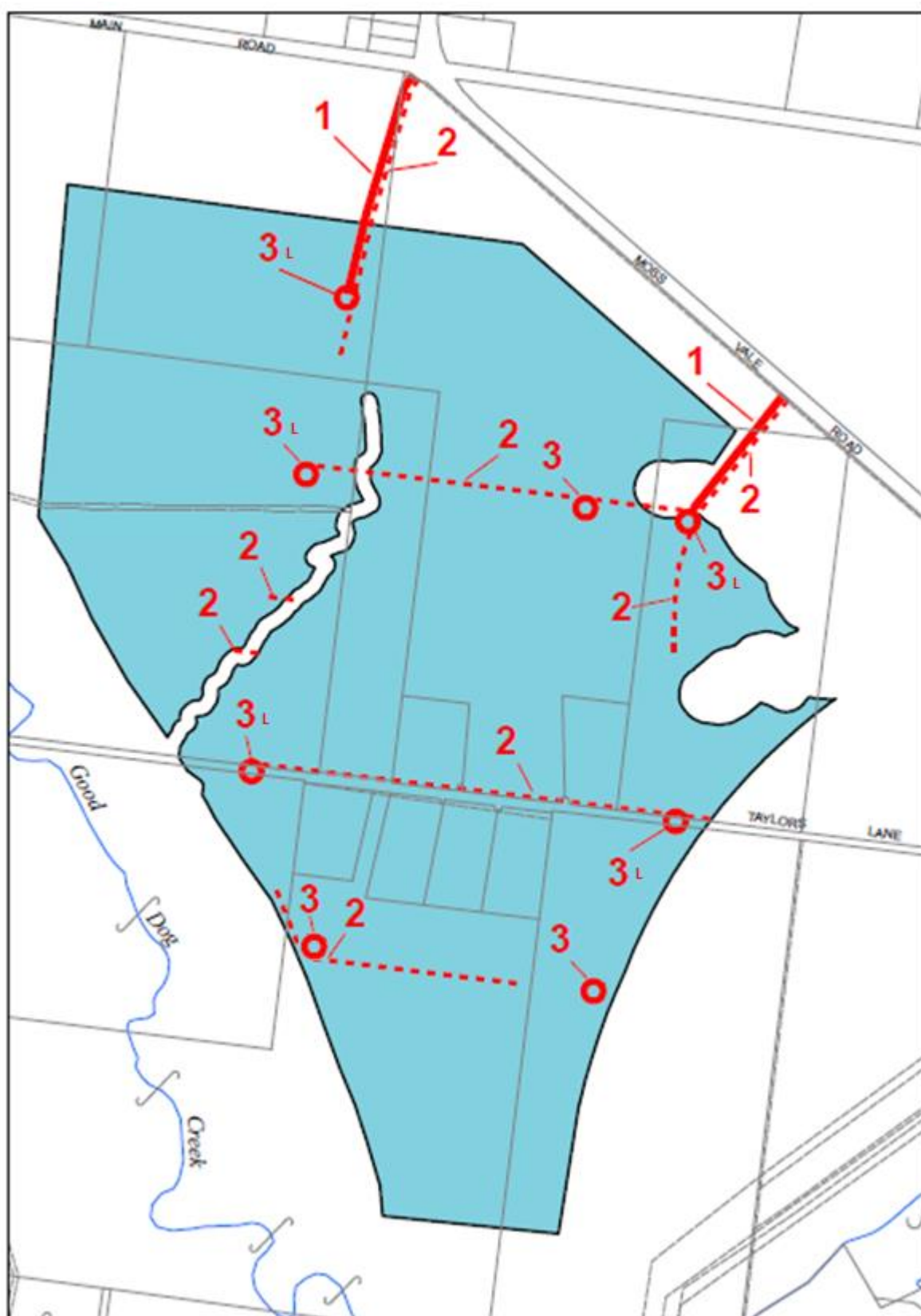
Project not completed.

History of amendment to this project

N/A

Other relevant information

N/A



Code:	01ORECXXXX						
Category/Planning Area:	Local/Area 1						
Location:	Cambewarra						
Description:	Moss Vale Road South URA Passive Recreation						
Strategy:							
Contribution Rate:	Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	total ET/M2/SP
	2017	01	Equivalent Tenement	\$9,991.67	15	840	840
Project Estimate:	\$8,393,000						
Indexed Estimate:	-						
Apportionment	Cost apportioned to future development is 100%.						
Nexus:	The project ensures that new development pays an equitable apportionment of costs associated with providing a suitable passive recreation to meet the needs of the URA and is apportioned 100% to development.						
Supporting Information:							
Proposed Works:							
Land Acquisition Estimate:							
Timing:	To be constructed in line with development						

Supporting Information

Project Code

01ORECXXXX

Date of project delivery

Development Dependent

Estimated project cost breakdown

Land Acquisition

Area	\$ per sqm		Total
98,000sqm	65		\$6,370,000

Embellishment

Mix of Activity Nodes, soft fall areas	\$2,023,000
Shade, Fencing, Lighting	
Bench seats, picnic shelters, Electric BBQs	
Bicycle Paths, Bicycle Racks, Turfing	
Water bubblers	
Low Maintenance Gardens, Plantings	
Etc	

Totals

Land Acquisition	\$6,370,000
Embellishment	\$2,023,000
TOTAL	\$8,393,000
Per ET (840 dwellings)	\$9,991.67

Apportionment Assumptions

This project is apportioned 100% to future development within the Moss Vale Road South URA. The demand for this passive recreation project is generated wholly by the proposed development of the Moss Vale Road South URA.

Benefit area(s) assumptions

N/A

Estimated/Actual Project Cost

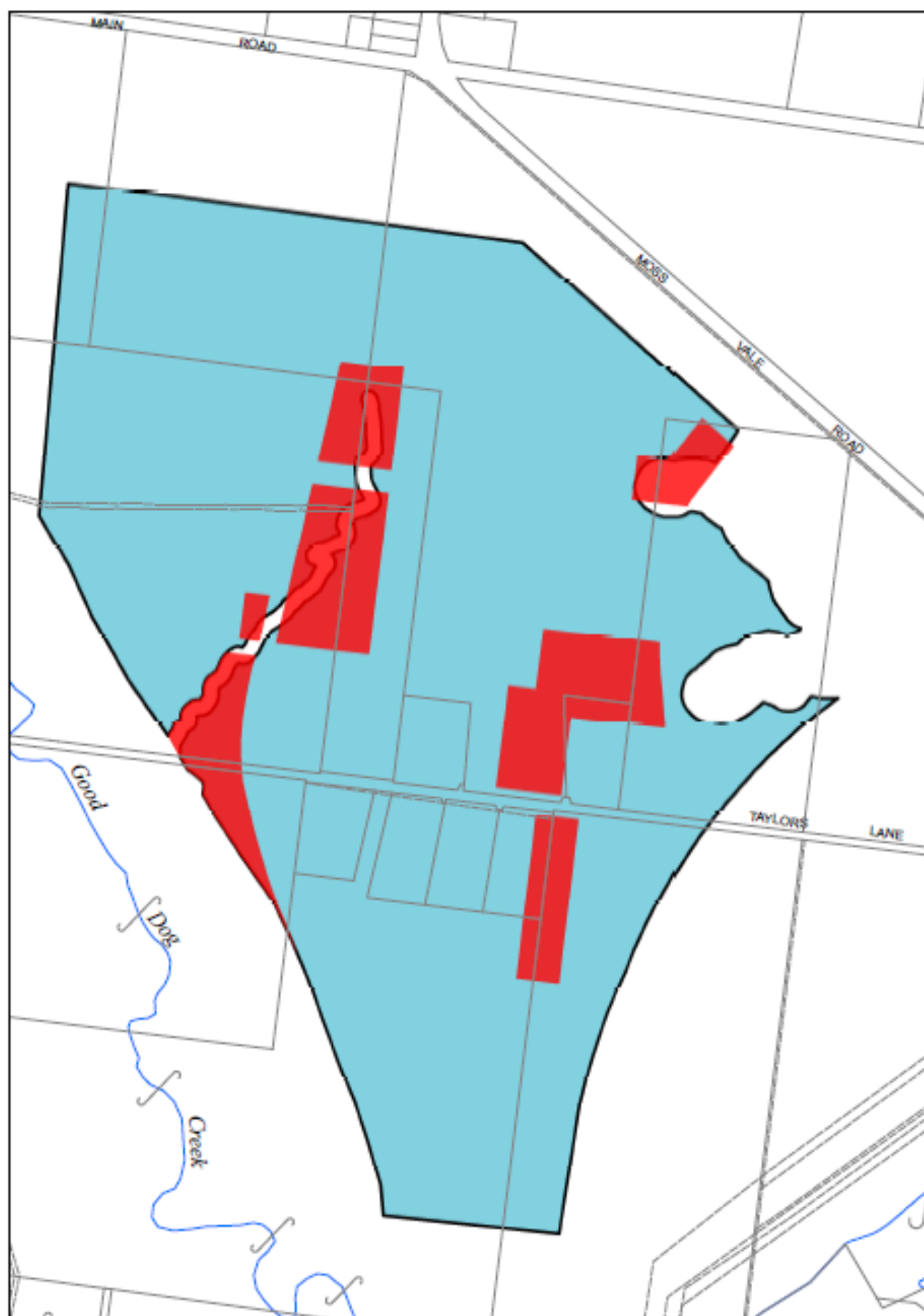
Project not completed.

History of amendment to this project

N/A

Other relevant information

N/A



Code:	01DRAIXXXX						
Category/Planning Area:	Local/Area 1						
Location:	Cambewarra						
Description:	Moss Vale Road South URA Drainage						
Strategy:							
Contribution Rate:	Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
	2017	01	Equivalent Tenement	\$3,268.15	15	840	840
Project Estimate:	\$2,745,250						
Indexed Estimate:	-						
Apportionment	Cost apportioned to future development is 100%.						
Nexus:	The project is required to sustain development within the identified catchment / contribution area and is apportioned 100% to development.						
Supporting Information:							
Proposed Works:							
Land Acquisition Estimate:							
Timing:	To be constructed in line with development						

Supporting Information

Project Code

01DRAIXXXX

Date of project delivery

Development Dependent

Estimated project cost breakdown

All construction costs taken from the *Integrated Water cycle Assessment: Moss Vale Rd South Urban Release Area*.

Part of the land acquisition will be undertaken as part of 01ORECXXXX as the land will have dual uses with the passive recreation uses identified. All drainage construction works are costed in this project.

Construction Costs

WSUD Element	Capital Costs incl. Establishment
Wetland	\$520,000
Bio-retention	\$1,335,000
Swale	\$380,000
TOTAL	\$2,235,000

Land Acquisition

	Area (m2)	\$/m2	TOTALS
BIO_A2	2500	65	\$162,500
BIO_A3	350	65	\$22,750
BIO_D1	2200	65	\$143,000
BIO_E1	2800	65	\$182,000
TOTAL			\$510,250

Totals

Construction Costs	\$2,235,000
Land Acquisition Costs	\$510,250
Total	\$2,745,250
Per ET (840 dwellings)	\$3268.15

Apportionment Assumptions

This project is apportioned 100% to future development within the Moss Vale Road South URA. The proposed drainage network is sufficient for the demand generated wholly by the proposed development of the Moss Vale Road South URA.

Benefit area(s) assumptions

N/A

Estimated/Actual Project Cost

Project not completed.

History of amendment to this project

N/A

Other relevant information

N/A