

Shoalhaven Contributions Plan

Project Sheet

Project Code	01DRAI5006
Project Area/ Project Category	Area 1 / Drainage
Location	Illaroo
Description	Moss Vale Road South URA Drainage
Strategy	To upgrade drainage infrastructure to facilitate development demand.
Project Estimate	\$2,745,250.00 in Sep 2018
Indexed Estimate	\$2,836,552.88
Apportionment	The apportionment 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	The project is described in Shoalhaven DCP 2014 Chapter NB3 Moss Vale Road South Urban Release Area and Integrated Water Cycle Assessment for Moss Vale Road South Urban Release Area .
Land Acquisition Estimate	\$510,250.00 in Sep 2018
Timing	Development dependent


Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$3,205.14	15	870	885



Shoalhaven Contributions Plan

Project Map



Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
01DRAI5006

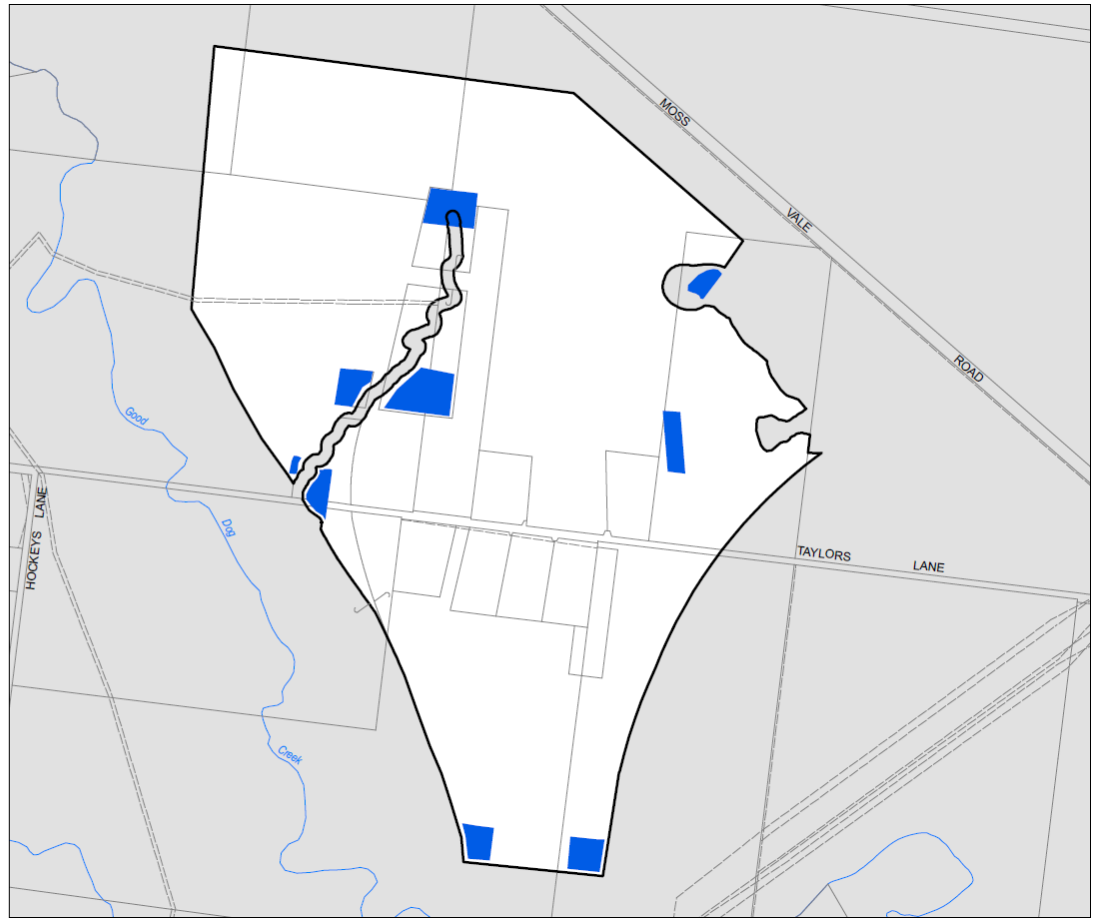
Location:
Illaroo

Description:
Moss Vale Road South
URA Drainage

Legend

- Contribution area
- Car parking
- Drainage
- Passive recreation
- Roads and traffic
- Active recreation
- Community facilities

N
0 50 100 150 200
Metres
Scale is 1:8000 @A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	01DRAI5006
Project Name	Moss Vale Road South URA Drainage
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2018

All construction costs taken from the *Integrated Water Cycle Assessment: Moss Vale Rd South Urban Release Area* (supporting information).

Part of the land acquisition will be undertaken as part of 01OREC6015 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 (885 dwellings)	\$3,101.97



Shoalhaven Contributions Plan

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

This project supersedes the following inactive projects:

- 01DRAI0006

Other Relevant Information

N/A

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.



Shoalhaven Contributions Plan

Project Sheet

Project Code	01OREC6015
Project Area/ Project Category	Area 1 / Passive Recreation
Location	Illaroo
Description	Moss Vale Road South URA Passive Recreation
Strategy	To provide new and embellished passive open space to meet user needs associated with future development demand.
Project Estimate	\$8,820,250.00 in Sep 2018
Indexed Estimate	\$9,133,580.37
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 passive recreation to meet the needs of the URA and is apportioned 100% to development.
Supporting Information	The project is described in Shoalhaven DCP 2014 Chapter NB3 Moss Vale Road South Urban Release Area.
Land Acquisition Estimate	\$6,370,000.00 in Sep 2018
Timing	Development dependent


Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$10,320.43	15	870	885



Shoalhaven Contributions Plan

Project Map



Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
010REC6015

Location:
Illaroo

Description:
Moss Vale Road South
URA Passive Recreation

Legend

- Contribution area
- Car parking
- Drainage
- Passive recreation
- Roads and traffic
- Active recreation
- Community facilities

N
0 50 100 150 200
Metres
Scale is 1:8000 @A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	01OREC6015
Project Name	Moss Vale Road South URA Passive Recreation
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2018

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	

Totals

Land Acquisition	\$6,370,000
Embellishment	\$2,023,000
Loan Interest	\$427,250
TOTAL	\$8,820,250

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

Actual Project Cost

Project not completed.

History of Amendment to this Project

This project supersedes the following inactive projects:

- 01OREC0015
- 01OREC5015



Shoalhaven Contributions Plan

Other Relevant Information

N/A

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.



Shoalhaven Contributions Plan

Project Sheet

Project Code	01ROAD5154
Project Area/ Project Category	Area 1 / Roads and Traffic
Location	Illaroo
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.
Project Estimate	\$4,663,439.00 in Sep 2018
Indexed Estimate	\$4,818,542.29
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 providing access to the URA and is apportioned 100% to development.
Supporting Information	The project is described in Shoalhaven DCP 2014 Chapter NB3 Moss Vale Road South Urban Release Area.
Land Acquisition Estimate	\$715,000 in Sep 2018
Timing	Development dependent


Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2020	Equivalent Tenement	\$5,444.68	15	870	885



Shoalhaven Contributions Plan

Project Map



Shoalhaven CP
SHOALHAVEN CONTRIBUTIONS PLAN

Code:
01ROAD5154

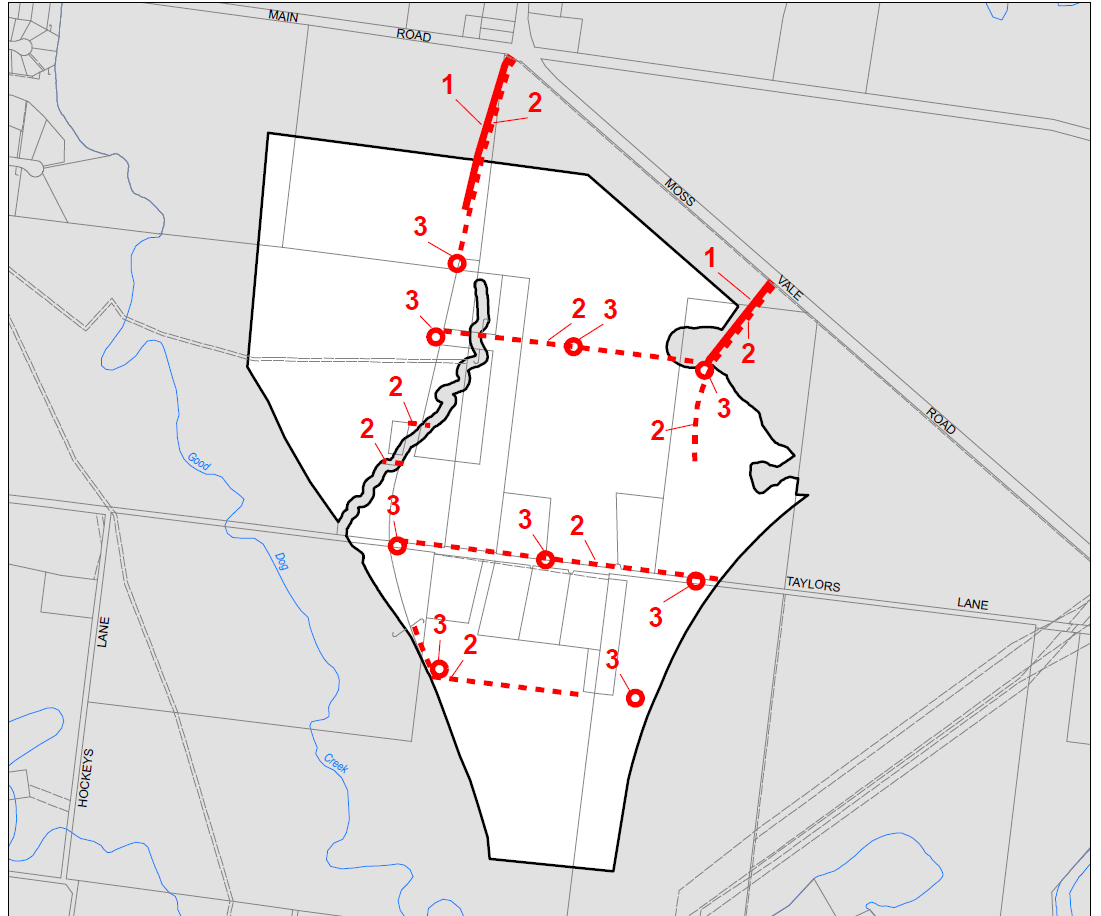
Location:
Illaroo

Description:
Moss Vale Road South
URA Roads

Legend

- Contribution area
- Car parking
- Drainage
- Passive recreation
- Roads and traffic
- Active recreation
- Community facilities

N
0 50 100 150 200
Metres
Scale is 1:10 000 @A4



Shoalhaven Contributions Plan

Supporting Information

Project Code	01ROAD5154
Project Name	Moss Vale Road South URA Roads
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2018

Sub-project	Item		Cost
Sub-project 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
Sub-project 2	Shared path & crossing thresholds		\$612,000
Sub-project 3	Roundabouts – non-mountable (5)		\$1,000,000
	Roundabouts – mountable (4)		\$400,000
	Survey & Design (5%)		\$127,641
	Geotech (5%)		\$127,641
	Project Management (5%)		\$127,641
	Contingency (25%)		\$912,688
	TOTAL		\$4,663,439
	Per ET (885 Dwellings)		\$5,269.42

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



Shoalhaven Contributions Plan

Actual Project Cost

Project not completed.

History of Amendment to this Project

This project supersedes the following inactive projects:

- 01ROAD0154

Other Relevant Information

N/A

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.

