

Shoalhaven Contributions Plan

Supporting Information

Project Code	03ROAD0055
Project Name	Northern Section of Currambene Street – Huskisson
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2012

Construction	Estimated Cost
Road construction	\$179,535
Footpath construction	\$736,085
Drainage	\$87,211
Line marking and signage	\$5,054
Landscaping	\$98,755
Services adjustment	\$81,954
Miscellaneous	\$269,083
Water quality treatment (wharf area)	\$163,909
Total Implementation	\$1,621,586

Apportionment Assumptions

The following provides an overview of the existing and future development estimates used to calculate the project apportionment.

CBD Core – 4 blocks bound by Field, Sydney, Morton and Hawke Streets				
	Existing	ETs	Future	ETs
Retail	5,341m ²	534	4,310m ²	431
Office	716m ²	7	580m ²	6
Apartments	45	36	200	160
Total ETs		577		597
Remainder of Contributions Area				
	Existing	ETs	Future	ETs
Residential	290	290	286	229

Benefit Area(s) Assumptions

None applicable

Actual Project Cost

Project not completed



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History of Amendment to this Project

None applicable

Other Relevant Information

This purpose of this project is to ensure that water-based access can expand in accordance with expected future demand, and to minimise pedestrian/vehicular conflict in this area.

The proposed works include the upgrade of the area adjacent to the wharf and the northern section of Currambene Street to improve access for service vehicles and pedestrians. The access road to the wharf is to be constructed in a paved material to indicate primary pedestrian usages. Bollards or similar devices and regulatory signage are to be installed to restrict vehicle access other than service vehicles and buses.

Chapter N18 of the *Shoalhaven Development Control Plan (DCP) 2014* recognises that the wharf and northern section of Currambene Street are important elements in strengthening the connection between the Huskisson Town Centre and Jervis Bay, and the need to minimise pedestrian and vehicular conflict in this area. Residential and tourist accommodation development within and adjoining commercial development areas will generate demand for the upgrade of this area as it is a focal point for the Town Centre. Upgrade of this area is warranted to offset the greater development density that the *DCP* allows, and to provide for increased public facilities.

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.

