

Shoalhaven Contributions Plan

Supporting Information

Project Code	03ROAD2060
Project Name	Kent Lane – Huskisson
Project Status	Project not completed

Estimated Project Cost Breakdown as at July 2018

Construction	Estimated Cost
Site establishment, preparation, grubbing & de-vegetation	\$12,000
Spoil disposal	\$8,000
Roadworks	\$205,000
Kerb and gutter	\$135,000
Stormwater and drainage	\$55,000
Landscaping	\$7,000
Service adjustment	\$15,000
Site clean up	\$8,000
Project detailed design / management	\$20,000
Contingency	\$35,000
Total Cost	\$500,000

Apportionment Assumptions

This project is apportioned 100% to the projected residential development that will benefit from the project. The residential projections have been calculated as follows:

Subject Land	Site Area (m²)
11 Fegen Street (Lot 8 DP 758530 Sec 6)	2,023.43
15 Fegen Street (Lot A DP 390332)	1,011.71
17 Fegen Street (Lot B DP 390332)	1,011.71
13 Nowra Street (Lot 1 DP 1228137)	733.49
11 Nowra Street (Lot B DP 366929)	1011.71
20 Duncan Street (Lot 2 DP 207532)	948.48
18 Duncan Street (Lot 1 DP 207532)	1,068.62
12 Duncan Street (Lot 3 DP 310071)	771.4
10 Duncan Street (Lot 2 DP 310071)	626
8 Duncan Street (Lot 1 DP 310071)	626
46 Bowen Street (Lot 2 DP 211031)	733.49
48 Bowen Street (Lot 1 DP 101157)	910.54
Total Site Area	11,476.58
Floor Space Ratio (FSR) 1.0:1	11,476.58
75% of FSR 1.0:1	8,607.43

Estimated ET yield / contribution rate	
Estimated unit yield (120m ² / 2-3 bedroom unit based on 8,607.43m ²)	71.7
Estimated ET yield (0.7 / unit)	50.32
Less credit for existing 12 lots (1 ET / lot)	38.2
Estimated contributions per ET (\$500,000 / 38.2)	\$13,089.01
Estimated contributions per 2-3 bedroom unit (\$13,089.01x0.7)	\$9,162.31



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Notes

The above estimates assume:

- 25% of the FSR is compromised for circulation, servicing and balconies.
- On average, the demand will be equal for 2 and 3 bedroom units (i.e. average ETs for 2 and 3 bedrooms is 0.7ET).
- An average Floor Space Area is 120m² for 2 and 3 bedroom units (based on an average range of 110-140m²)
- It is not certain what, or if any, land will meet the bonus FSR provision of 1.3:1 (to encourage lot amalgamation), therefore this has not been factored into the calculations.
- 14 Duncan Street contains a recent multi-unit development that is subject to a strata subdivision. It is unlikely to be redeveloped in the near future and has not been included in the calculation.
- 7 Fegen Street contains a heritage listed item. It is unlikely to be redeveloped in the near future and has not been included in the calculation.

However, recognising that it is not impossible for 14 Duncan Street and 7 Fegen Street to be redeveloped, this land has been included in the contributions area for this project. If this land were to pay contributions, or if the bonus FSR provision was applied to some land, it may result in the completion of the lane sooner and / or to cover shortfalls in the above calculation where land does not reach its estimated ET yield.

Actual Project Cost

Project not completed

History of Amendment to this Project

This project superseded the following inactive projects:

- 03ROAD0060

Other Relevant Information

None applicable

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.

