

Shoalhaven Contributions Plan

Supporting Information

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|-----------------------|-----------------------------|
| Project Code | 03ROAD2061 |
| Project Name | Winnima Lane – Huskisson |
| Project Status | Project partially completed |

Estimated Project Cost Breakdown as at July 2018

| Construction | Estimated Cost |
|---|-----------------------|
| Site establishment and preparation | \$5,000 |
| Roadworks | \$140,000 |
| Stormwater and drainage | \$100,000 |
| Landscaping | \$7,000 |
| Kerb and gutter | \$120,000 |
| Service adjustment | \$10,000 |
| Site clean up | \$8,000 |
| Project detailed design, management & contingency | \$30,000 |
| Estimated Construction Cost | \$420,000 |
| Estimated Land Acquisition | \$80,000 |
| 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) |
|---|----------------------------------|
| 18 Nowra Street (Lot 2 DP 518703) | 916.87 |
| 3 Beach Street (Lot 3 DP 10561) | 670.26 |
| 7 Winnima Lane (Lot 4 DP 10561) | 670.26 |
| 7 Beach Street (Lot B DP 359526) | 1011.71 |
| 9 Beach Street (Lot A DP 359526) | 1011.71 |
| 11 Beach Street (Lot 11 DP 758530 Sec 10) | 1011.71 |
| 13 Beach Street (Lot 7 DP 758530 Sec 10) | 1011.71 |
| 21 Winnima Lane (Lot C DP 370595) | 607.03 |
| Total Site Area | 6,911.26 |
| Floor Space Ratio (FSR) 1.4:1 | 9,675.764 |
| 75% of FSR 1.4:1 | 7,256.82 |



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| Estimated ET yield / contribution rate | |
|--|--------------------|
| Estimated unit yield (120m ² / 2-3 bedroom unit based on 7,256.82m ²) | 60.5 |
| Estimated ET yield (0.7 / unit) | 42.3 |
| Less credit for existing 8 lots (1 ET / lot) | 34.3 |
| Estimated contributions per ET (\$500,000 / 34.3) | \$14,577.26 |
| Estimated contributions per 2-3 bedroom unit (\$14,577.26x0.7) | \$10,204.01 |

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)
- 1 Beach Street has been recently developed as a large multi-unit development. It is unlikely to be redeveloped in the near future and has not been included in the calculation.
- 9 Winnima Lane contains a multi-unit development that has been strata subdivided. 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 1 Beach Street and 9 Winnima Lane 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:

- 03ROAD0061

Other Relevant Information

None applicable



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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.

