

# Shoalhaven Contributions Plan

## Supporting Information

<b>Project Code</b>	03ROAD2062
<b>Project Name</b>	Unnamed Lane – off Jervis St, Huskisson
<b>Project Status</b>	Project not completed

### Estimated Project Cost Breakdown as at July 2018

<b>Construction</b>	<b>Estimated Cost</b>
Site establishment & preparation, grubbing & de-vegetation	\$8,000
Roadworks	\$80,000
Stormwater and drainage	\$70,000
Landscaping	\$6,000
Service relocation	\$15,000
Site clean up	\$7,000
Project detailed design / management / contingency	\$14,000
<b>Estimated Total Cost</b>	<b>\$200,000</b>

### 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:

<b>Subject Land</b>	<b>Site Area (m<sup>2</sup>)</b>
24 Jervis Street (Lot 9 DP 25685)	556.44
19 Beach Street (Lot 6 DP 25685)	840.99
21 Beach Street (Lot 5 DP 25685)	840.99
1 Tapalla Avenue (Lot 1 DP 376184)	588.06
<b>Total Site Area</b>	<b>2,826.48</b>
<b>Floor Space Ratio (FSR) 1.4:1</b>	<b>3,957.07</b>
<b>75% of FSR 1.4:1</b>	<b>2,967.80</b>

<b>Estimated ET yield / contribution rate</b>	
Estimated unit yield (120m <sup>2</sup> / 2-3 bedroom unit based on 2,967.80m <sup>2</sup> )	24.7
Estimated ET yield (0.7 / unit)	17.3
Less credit for existing 4 lots (1 ET / lot)	13.3
<b>Estimated contributions per ET (\$200,000 / 13.3)</b>	<b>\$15,037.59</b>
<b>Estimated contributions per 2-3 bedroom unit (\$15,037.59x0.7)</b>	<b>\$10,526.31</b>



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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 120m<sup>2</sup> for 2 and 3 bedroom units (based on an average range of 110-140m<sup>2</sup>)

## Actual Project Cost

Project not completed

## History of Amendment to this Project

This project superseded the following inactive projects:

- 03ROAD0062

## 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.***

