

Shoalhaven Contributions Plan

Supporting Information

Project Code	03ROAD5061
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

Estimated ET yield / contribution rate at July 2018
--



Shoalhaven Contributions Plan

Estimated unit yield (120m ² / 2-3 bedroom unit based on 7,256.82m ²)	60.5
Less credit for existing 8 lots (1 ET / lot)	52.5 (rounded to 53)
Estimated contributions per ET (\$500,000 / 53)	\$9,433.96

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. 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 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
- 03ROAD2061

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.

