

Shoalhaven Contributions Plan

Supporting Information

Project Code	01DRAI0005
Project Name	Hillcrest Avenue Drainage (Hillcrest Avenue)
Project Status	Project not completed

Estimated Project Cost Breakdown as at 2006

Description	Quantity	Rate	Total
Pipelines			
225 Class 2 RRJ	115m	\$123.60	\$14,214
300 Class 2 RRJ	30m	\$136.80	\$4,104
375 Class 2 RRJ	667m	\$186.00	\$124,062
450 Class 2 RRJ	190m	\$204.88	\$38,928
525 Class 2 RRJ	168m	\$221.46	\$37,205
600 Class 2 RRJ	45m	\$240.00	\$10,800
675 Class 2 RRJ	175m	\$359.08	\$62,839
750 Class 2 RRJ	80m	\$349.20	\$27,936
900 Class 2 RRJ	75m	\$384.00	\$28,800
Twin 825 Class 2 RRJ	110m	\$500.40	\$55,044
Twin 900 Class 2 RRJ	160m	\$720.00	\$115,200
Sub Total			\$519,132
Administration and on-costs	30%	\$519,132	\$155,740
Sub Total			\$674,872
Pits	21	\$2,000	\$42,000
Restoration	1	\$24,060	\$24,060
Water quality device	1	\$70,000	\$70,000
Estimated Project Cost			\$810,932
Land costs as at November 2006	3495m ²	\$65	\$227,175
Estimated Total Project Cost			\$1,038,107

Apportionment Assumptions

Expected cost apportionment for drainage works is as follows:

Drainage Works	Total	Council Share		Development Share	
Cost of Works	\$810,932	\$328,834	40.6%	\$482,098	59.4%
Land Cost	\$227,175	\$36,242	16.0%	\$190,933	84.0%
Total	\$1,038,107	\$365,076	35.2%	\$673,031	64.8%

Benefit area(s) Assumptions

This project has 3 benefit areas that relate to the infrastructure requirement cost of these areas.



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Actual Project Cost

Project not completed.

History of Amendment to this Project

None applicable.

Other Relevant Information

The contribution rates for the proposed drainage works have been apportioned into three contribution areas. A definite pattern emerged where several catchments could be defined with similar drainage requirements, thus resulting in the creation of three contribution areas.

Each contribution area has separate drainage requirements and costs, which are outlined below in the contribution area summaries. For each of the three Contribution Areas, a contribution is determined using a methodology based on dollars per square metre of englobo land area.

Stormwater flow from upstream landowners also passes through downstream works, so in addition to the works servicing the contribution area itself, the upstream contribution areas are also making a contribution to downstream facilities.

Contribution Area 1

Contribution Area 1 accounts for almost half of the entire catchment of the Hillcrest Avenue Drainage Project. There are 14 lots in the contribution area, the majority of which are over 2000m² in land area with subdivision development potential. Much of the proposed drainage works will be within Contribution Area 1. This area will bear the largest cost share of the project at \$330,777 (at 2006), which is a result of the contribution rates being based on englobo land area (m²) for drainage projects.

Table 1: Cost share from Contribution Area 1

Drainage Works	Developer Share (\$)
Cost of works	\$214,555
Land Costs	\$116,222
Total	\$330,777

Contribution Area 2

There are over 70 lots that make up Contribution Area 2, which covers the northernmost half of the subject area. Many of the lots within the area are smaller in size and are already developed to their potential. The total cost of works in Contribution Area 2 is summarised in Table 2.



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Table 2: Cost share from Contribution Area 2

Drainage Works	Developer Share (\$)
Cost of works	\$151,116
Land Costs	\$51,314
Total	\$202,430

Contribution Area 3

Contribution Area 3 covers the eastern side of the Hillcrest Avenue Drainage Project area and consists of 18 lots. Approximately half of the lots that are captured in Contributions Area 3 are developed (less than 800m²); the remainder are larger lots that have subdivision potential.

Geographically speaking, Contribution Area 3 is positioned on the highest point of the project; therefore, most of the flow from this area will affect other areas downstream. As a result, Contribution Area 3 will bear a relatively high rate of contributions, as illustrated in Table 3 below.

Table 3: Cost share from Contribution Area 3

Drainage Works	Developer Share (\$)
Cost of works	\$116,427
Land Costs	\$23,397
Total	\$139,824

Other Areas

There were 6 lots with approved Development Applications covering the subject area at the time this project was added to the Contributions Plan. These areas became part of the Council share in the Hillcrest Avenue Drainage Project. This is reflected in Table 4 below.

Table 4: Cost share to be funded by Council

Drainage Works	Council Share (\$)
Cost of works	\$124,858
Land Costs	\$36,242
Total	\$161,100

Hillcrest Avenue Drainage Works

At present, existing runoff is drained into the bushland on the southern side of Hillcrest Avenue. This runoff drains south-west for approximately 300 metres into Browns Creek, an environmentally sensitive tributary of the Shoalhaven River. Much of the land with development potential in the area is low-lying; a section of which is located within the flood planning area.



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The development of land in the vicinity of Hillcrest Avenue will require the upgrade of existing drainage infrastructure and the provision of new drainage systems.

The potential for new development in the Hillcrest Avenue area has demonstrated the need for new drainage facilities and improvements to the existing drainage system. The project is considered to be essential, as it will offset possible stormwater and flooding issues that are likely to occur within the subject area.

The drainage system will connect to the existing system and provide a standard of drainage that is able to cater for new development planned in Hillcrest Avenue.

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.

