

BEGA VALLEY SHIRE COUNCIL

# STRUDWICKS ROAD BERMAGUI



Section 94 Contributions Plan No. 9



This version of Section 94 Contributions Plan No. 9 – Strudwicks Road, Bermagui was made pursuant to Section 94 B of the Environmental Planning and Assessment Act, 1979 and approved by Council at its meeting of 22 July 2003.

## Record of Amendments

<b>Name of Amendment</b>	<b>Date Approved by Council</b>	<b>Date Plan Came into Force</b>
<b>Original Contribution Plan</b>		20 July 1997
<b>Consumer Price Index – Financial Year Amendments</b>	27 March 2001	10 April 2001
<b>Reference LEP 2002</b>	12 November 2002	15 November 2002
<b>Administrative change to indexation clause</b>	22 July 2003	5 August 2003

## BEGA VALLEY COUNCIL

### SECTION 94 CONTRIBUTIONS PLAN NO. 9

#### STRUDWICKS ROAD, BERMAGUI

#### 1. NAME OF THE PLAN

This plan maybe referred to as **Section 94 Contributions Plan No. 9 - Strudwicks Road, Bermagui.**

#### 2. PURPOSE OF THE PLAN

- a) To provide an efficient and safe road service to the Strudwicks Road and Alexander Drive precinct.
- b) To outline the methodology by which contributions towards the upgrading of these roads have been calculated.
- c) To establish a nexus between the contributions sought for road upgrading works, and the future development of the benefiting land.

#### 3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to the land outlined in heavy black on the plan named Section 94 Contributions Plan No. 9.

#### 4. RELATIONSHIP TO OTHER POLICIES AND PLANS

This plan should be read in conjunction with the Bega Valley Local Environmental Plan 2002, other Council Development Control Plans and Policies, in particular Contributions Plan No. 1, Existing Rural Roads.

In the event of an inconsistency between this plan and another Council policy this plan prevails.

#### 5. NEXUS

- a) Alexander Drive

The cost of constructing Alexander Drive should be shared equally between the lots fronting that road only, on the assumption that each of the existing two (2) lots of approximately two (2) hectares would be resubdivided into allotments of approximately one (1) hectare each. The

indicative cost per additional lot for a one seventh share of the construction of Alexander Drive is \$12,570.00.

b) Engstrom Close between Alexander Drive and Comben Lane

The cost of reconstruction of the sealing of Engstrom Close between Alexander Drive and Comben Lane should be shared between lots in Engstrom Close and Portion 140. The industrial area should not be required to contribute, because the industrial area is planned without access to this section of Engstrom Close.

In the absence of specific proposals for Portion 140 it is suggested that this lot contribute 50% of the full cost of sealing its frontage to Strudwicks Road and Comben Lane at the time that any subdivision of that land takes place.

Taking account of existing lots in Engstrom Close and the resubdivision of Lot 11, DP 791377 pursuant to Development Consent No. 95.1265, there are fifteen existing lots with potential for seven (7) additional lots in Alexander Drive and four (4) additional lots in Engstrom Close north of Alexander Drive.

Most of the existing lots have already contributed towards payments in Strudwicks Road by payment of Local Rural Roads Contributions when those lots were created and Council should now fund the proportion of the cost of the construction of this section of Strudwicks Road for these existing lots.

The indicative cost of constructing Engstrom Close between Alexander Drive and Comben Lane is \$48,000.00, less \$12,000.00 or half the share of the frontage of Portion 140 which leaves \$36,000.00 to be funded.

If this cost of \$36,000.00 is divided by 26, being the total number of lots using this road the resulting contribution would be \$1,385.00 per lot.

The contribution from 11 additional lots would be \$15,235.00 and if the contribution of \$12,000.00 is received from Portion 140, it would be left for Council to fund the balance of \$20,765.00 to complete this section of Engstrom Close funded from Local Roads Contributions previously received and Council's own funds.

- c) Strudwicks Road between Comben Lane and Sherwood Drive

Council should if possible seal the balance of Strudwicks Drive at the same time as the other works, in recognition of the Local Roads Contributions paid in connection with previous and current subdivisions in this locality. The cost of this work would be approximately \$56,000.00.

- d) Comben Lane to Frontage of Portion 140

Sealing of this section of frontage of Portion 140 within Comben Lane would cost approximately \$24,000.00 leaving Council to contribute approximately \$12,000.00 on behalf of existing users of this road in recognition of Local Rural Roads Contributions which have been received and which will be received from development in Comben Lane.

#### Summary of Contributions

- a) Lots Fronting Alexander Drive

\$12,570.00 towards sealing of Alexander Drive

\$ 1,385.00 towards sealing of Strudwicks Road north of Comben Lane

**Total \$13,955.00 plus normal local roads contributions, as specified in CP1**

- b) Lots Fronting Engstrom Close

\$1,385.00 towards sealing of Strudwicks Road north of Comben Lane **plus normal local roads contributions, as specified in CP1**

- c) Development of Portion 140

\$24,000.00 being 50% of the cost of construction of sealing of Strudwicks Road and Comben Lane to the frontage of Portion 140, **plus normal local roads contributions, as specified in CP1**

## **6. PAYMENT OF CONTRIBUTIONS**

Payment of the required contributions will be a condition of development approval and will be payable prior to release of linen or building plans unless otherwise agreed to by Council and supported by appropriate bank guarantee or similar surety to the value of the contributions.

## **7. SCHEDULE OF WORKS**

Section 5 and Schedule 1 detail the costings and proposed works applying under this plan. As Council will have little control over the rate of subdivision on the remaining vacant land, it is not possible to predict completion dates for the identified road improvements. Once sufficient contributions have been received to effect an economic stage of works, Council would proceed. Council's contribution to works is not guaranteed to be available until the completion of works funded through contributions (subject to budget, Council will normally fund its share of each stage).

## **8. CURRENT CONTRIBUTIONS AND UPDATING**

Contributions will be adjusted as of 30 June each year in line with cost movements in the Consumer Price Index for the previous 12 months. The contribution amount will hold for a period of 12 months from the date of consent and thereafter the updated figure will be payable.

Refer to Councils adopted Management Plan for the indexed contributions applicable to development under this plan.

## SCHEDULE 1

### INDICATIVE ROAD CONSTRUCTION COSTS PER KILOMETRE

ITEM	QUANTITY/M	RATE	AMOUNT
a. Traffic		Item	\$2,000
b. Seal	6 x 1000m = 6,000m <sup>2</sup>	\$5.50/m <sup>2</sup>	\$33,000
c. Prime	7 x 1000m = 7,000m <sup>2</sup>	\$2.00m <sup>2</sup>	\$14,000
d. Trim SG	8 x 1000m = 8,000m <sup>2</sup>	\$3.00/m <sup>2</sup>	24,000
e. Gravel	0.20 x 8.0 x 1000m = 1,600m <sup>3</sup> 30% bulking = 2,080m <sup>3</sup>	\$30/m <sup>3</sup>	\$62,400
f. Earthworks	250m <sup>3</sup>	\$15/m <sup>3</sup>	\$3,750
g. Strip/Clear	16.5 x 0.15 x 1000m = 2,475m <sup>3</sup>	\$3/m <sup>3</sup>	
h. Drainage	3 x 450 pipelines @ 11m = 33m 6 headwalls = hj	\$120/m \$200 no.	\$3,960 \$1,200
i. Fence	2 x 1000 = 2,000m <sup>2</sup>	\$7/m	
j. Furniture	Guideposts = 100 no.	\$20 ea.	\$2,000
k. Restore	2m x 1000m = 2,000m	\$3/m <sup>2</sup>	\$6,000
l. Prop. Adj.		Item	
m. On Costs	Survey set out and design	Item	\$5,000
	TOTAL		\$157,310/km say \$160,000/km

(Adapted from Section 94 Contributions Plan No. 1 – Existing Rural Roads (BVSC, 2002)).

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