

# ARDILL PAYNE & PARTNERS

Civil & Structural Engineers - Project Managers - Town Planners - Surveyors

ABN 51 808 558 977

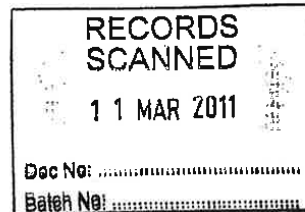


WE Payne BE, MIE Aust ET Eiford L & E S D TJ Cromack B.Tech (Eng), TMIE Aust PM Snellgrove BTP

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9<sup>th</sup> March 2011

The General Manager  
Ballina Shire Council  
PO Box 450  
BALLINA NSW 2478



**ATTENTION: Paul Wilson**

Dear Sir

**RE: Ballina Heights Estate  
DA 2003/413 – Condition 1.4; S64 Credit Entitlement**

With respect to the subject we submit the following application for credit entitlement on S64 Contributions.

The subject Condition recognises that Sewerage Infrastructure supplied by the Ballina Heights Developers to Ballina Heights Estate has surplus capacity which could and will be used by developments to the north. Quantification of the amount was delayed until the portion of the reserve capacity was known. With the submission of the last round of rezoning documents for CURA-A Ardill Payne & Partners has determined that the spare capacity within the rising main and pump station built to date will be able to service all of CURA-A once pump and detention capacities are upgraded.

It is therefore proposed to split the current asset value of the infrastructure between CURA-A and Ballina Heights Estate based on the equivalent tenement load of each area. Ballina Heights Estate consists of conventional residential areas plus a school, commercial centre and retirement village. Once these various land uses are accounted for the 753 lots are estimated to create approximately 1000 ET's. The CURA-A land has an estimated density range of 675 to 858 (Ref APP infrastructure report January 2010 Table 5.2, extract attached) generating an average ET load of 800 ET's.

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11.3 Developer Funded Infrastructure - Payment.DOC

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The current asset value of the sewerage infrastructure is \$2,063,934 as per the attached summary.

The portion claimed by Ballina Heights Developers is therefore  $\frac{800}{1800} \times \$2,063,934$  or \$917,304.

Yours faithfully



WE Payne  
**ARDILL PAYNE & PARTNERS**

encl. BHE Sewer Service Link summary

9/03/2011

Ardill Payne Partners

<b>BALLINA HEIGHTS ESTATE SEWER SERVICE LINK SEWER RISING MAIN, PUMP STATION CONSTRUCTION AND ASSOCIATED ITEMS SCHEDULE OF QUANTITIES</b>			
	2003 Construction Costs	Current Construction Costs 2010	Difference
PRESSURE PIPING	\$1,004,700	\$1,215,691	\$210,992
VALVES, VENTS, MARKERS ETC	\$115,872	\$133,973	\$18,101
GRAVITY MAINS AND MANHOLES	\$33,810	\$40,910	\$7,100
PUMP STATIONS	\$218,667	\$283,243	\$64,578
MISCELLANEOUS ITEMS	\$24,397	\$29,521	\$5,123
DAY WORKS (As per Variations)	\$16,591	\$20,063	\$3,482
VARIATIONS	\$6,112	\$7,396	\$1,284
<b>Total</b>	<b>\$1,403,759</b>	<b>\$1,690,734</b>	<b>\$286,975</b>
<b>GST</b>	<b>\$140,376</b>	<b>\$169,073</b>	<b>\$28,698</b>
Total incl. GST	\$1,544,134	\$1,859,807	\$315,673
Total including Day Works	\$1,560,716	\$1,867,293	\$306,488
Total incl. APP Design / Supervision	\$1,662,759	\$1,990,676	\$327,917
Total Inc. Aspect North Survey	\$1,723,303	\$2,063,934	\$340,631

Actual total construction costs - 2003: \\slp-server\1\Data\01 Jobs\5000-5099\5009 Ballina Heights\01 Administration\Project Planning\Costings\Pump station 2 & rising main\Current\Actual total construction costs - 2003.xls





