

ABN 51 808 558 977

WE Payne BE, MIE Aust ET Elford L&ESD TJ Cromack B.Tech (Eng), TMIE Aust PM Snellgrove BTP

5009it-gc184 ltr to BSC.doc

9th 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.

79 Tamar Street PO Box 20 BALLINA NSW 2478 Phone: 02 6686 3280 Fax: 02 6686 7920 e-mail: info@ardillpayne.com.au

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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

W E Payne ARDILL PAYNE & PARTNERS

encl. BHE Sewer Service Link summary

11.3	Developer Funded Infrastructure - Payment.DOC

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BALLINA HEIGH I S ESTATIC SEVER SERVICE LINN SEVER RISING MAIN, PUMP STATION CONSTRUCTION AND ASSOCIATED ITEMS SCHEDULE OF OUNANTITIES		¥	
	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	\$218,867	\$263,243	\$44,378
MISCELLANEOUS ITEMS	\$24,397	\$29,521	\$5,123
DAY WORKS (As per Variations)	\$16,581	\$20,063	\$3,482
VARIATIONS	\$6,112	\$7,396	\$1,284
Total	\$1,403,759	\$1,690,734	\$286.975
GST	\$140,376	\$169,073	\$28,698
Total incl. GST	\$1,544,134	\$1,859,807	\$315,673
Total including Day Works	\$1,560,716	\$1,867,203	\$306.488
Total Incl. APP Design / Supervision	\$1,662,759	\$1,990,876	\$327,917
Total Inkc. Apsect North Survey	\$1,723,303	\$2,063,934	\$340,631

costs - 2003.x/s

costs - 2003.xis/lap

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2.05		2.03			2.02		2.01	2.00		1.06	1.05	1.04		1.02		1.01	1.00	TEM	BALLI SEWER RI	
stabl MARKER POSTS to detail as shown at bends and key points (additional to ars)	b) 300mm dia	Supply and install MANUAL AIR RELEASE VALVES inducing all fittings, excertations, beckfilling, leating, and markets.	b) 300mm dia.	Supply and ferefat "VENTOWAIT" AIR VALVES and associated VENTS including all titings, excavations, backfilling, leating and markers. a) 225mm da.		a) 225mm dia. N/X00mm dia	Supply and install SCOUR VALVES and associated PITS including all fittings, excernitions, backfilling, testing and markers.	VALVES, VENTS, MARKERS ETC		Additional thrust blocks. RATE ONLY	Supply and install 300mm PVC-M PMtS RFJ rising main piping using UNDERBORING and associated items, inclusive of pipe fittings.	Supply and install 225mm PVC-M PN18 RRJ rising main piping using UNDERBORING and associated froms, inclusive of pipe fittings.	Supply and install 225mm PVC-44 PM/9 RR-J failing main pipering using convensional open teach methods, Indusive of pipe timps, accession, formwork, diversiving, bedding, comparison, thrust blocks, result supple, bedtneak, budfill, term large, convertion to methodes and stelps and any other necessary items.	Contract 4 225mm and 300mm	225mm and 300mm PVC-M PN18 RRJ	Supply and vasual rising main piping in shared transh using conventional open tench methods. Industrie of pipe through accuration, formost, devadering, compaction, sharet block, transh steps, balthade, backalk, terns lapo, contection to manholes and shubs, and any other indexater items.	PRESSURE PIPING	DESCRETION	BALLINA HEIGHTS ESTATE SEWER SERVICE LINK SERVER NAMA ANAL PUMP STATION CONSTRUCTION AND ASSOCIATED ITEMS	
۰ کو	No.	No.	No.	No.		No.				No.	lineal metres	inpat metres	lineal metres	lineal metres	Ineal metros			Un#		
112.00	14,00	14.00	2.00	2.00		10.00			Total	9.00	67.00	67.00	150.80	351,50	4,564,18			Oty		
65.61\$	\$721.00	\$978.00	200 GANG DEC	\$6,245.00		\$3,660.00			\$1,004,659,85	PO: No2 6	\$481.00	\$445,00	\$32.B0	06,9016	\$188,90			Current Rate		
\$2,134,00	\$10,094.00	\$9,492.00	00.210.016	\$13,090.00		\$36,500,00				PM.020.16	\$32,227.00	\$29,815.00	\$12,459,68	20,000,000	1062 169.82			Arrigunt		
\$23.50	\$872.41	\$325.38	201 704 66	\$9,240,00		\$4,428,90			Total	240 V 240	\$582.01	\$538.45	\$100.19	10,0276	\$228.57			2010 Railes		
\$2,543.20	\$986,41	\$11,485,32	00.47E.016	\$18,480.00		\$37,258.00 \$44,286.00			\$1,215,691.39	07.006.16	\$38,994,67	\$36,076,15	\$15,068,31	100 246 006	\$1,043,230.05			2010 Costa		

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	4.06	5	4.04	4.03	4.02	4.01	4.00		3.83	DOTE
	Connection to makes power and water, testing and commissioning for Pump Stations 1 and 2.	Supply and install KSB Approximation or equal including flush valves, chains, brackets and cables. Each purp statem, will have two purpor installed, and be supplied with one purp spare and a full set of spares.	in stall electrical switch cubinet including looking and all conducts and wring to pumpe.	Install Multitrode pump station control and monitoring system,	Instal miscolarsous metolyorik including badders: sumpling tubes, versi pipe, gate valves, spinde, procreturn valve, flocide parts, weak down and piping system, and any other necessary lema. b) forms Station 2.	Construct tetriforcad concrete pump station including aarfheetide, realitored concrete field and covers, valve box and covers, concrete plug, benching, sealing and patieting and dram pipes, any other recensary items.	PUMP STATIONS		Censtruct IN-LINE STORAGE TANKS as dehalfed, lock encavation, backtilling, formwork, methodocomment, access, asso trans, and benching. b) for Purity Station 2 (4 cm long).	GRAVITY MAINS AND MANYOLES
	item.	No.	No.	N0,	itali	iет			NOT T	
	0.50	3.00	1.00	2.00	1.00	1.09		Total	1.00	0
\$74B &666 \$2	\$5,500.00	\$134,251,68	\$55,592,16	(included in 4.04)	\$25, 970,00	\$87,409,00		\$73,810.00	510 (N)	
	\$2,750.00	\$57,130,84	\$33,286.08		\$25,970.00	\$88.720.00			\$33,810.00	
Total	\$9,835,00	\$162,456,63	\$90,578.51		\$32,633,70	\$105,764,89		Total	\$40,910,10	
3263,242,85	\$3,327,50	\$81,228,32	\$40,289,26		\$32,633,70	\$105,784,89		\$40,910,10	\$40,910.10	

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8/03/2011

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	7.02 .	7.01	7.00		6.10	6.09	5.08		2.00	0.04	5.02	6.02	6.01	6,00			5.12		5.10	5.09	5.08	5.07	5.08	5.05			5.04	5.00	5.014			5,01c	5,01b	5.07s	5.00
	Edra bends 225mm dia. 11.25 deg. bends 300mm dia. 11.25 deg. Bends	Extra to rapiace sand bedding with 10mm Aggregate	VARIATIONS		Extra for gibaults	Extra concrete for another blocks in paddock near industrial site	The remove clean and backful rising main near clump of trees	Extra work and nero normized in not invite varies main	Dening of met and its screek forward SDD244 and	Exclosing and beaching to wide access to SEDD 14 area	Removal of Carrichor Lawrel trees in SEPP14	Removal of Camphor Laurel trees in SEPP14	Excavator to move mok stockpile in Sweaneys land	DAY WORKS (As per Variations)			Install and maintain SEDIMENT CONTROL devices	ADOTIONAL SETONT. The main will be marked at all corners and bends prior to contract commencement at the principals expense. This item is for setout addisonal to that provided, Mone may be necessary.	FLUSHING and PRESSURE TESTING of main.	WORKS-AS-EXECUTED SURVEY by Aspect North.	SETOUT SURVEY BY Aspect North	Maintenance and provision of on site works-as-executed tranching RECORDS and related data.	Provide TRAFFIC CONTROL as necessary	Reinstate all driveways and paths	(c) Bicantennial gardens at Ch. 4095.	b) Galens Road at Ch. 2710	Reinstale road crossings on rising main 2:	Provide approved fill material to embanisment along Gealents Road Detweens CD, 1948 and CD, 2/488 exprox. Including adopting, and win, hadal, place, comparel and test as specified (provisional quartity)	Additional dewatering, RATE ONLY,	Drill and blast, RATE ONLY.	Exceverior - rocktreaker, RATE ONLY.	Extra excavation in rock	Extra dean backfil. RATE ONLY.	Extra coarse send or blue metal dust bedding, RATE ONLY.	Mascel LANEOUS ITEMS
																	item	item.	item	ítem	itam	item	item	äen	item	itarn	Ī	subic metres	hours	cubic metres	cubic matres	for his makeut	cubic mediaa	cubic metres	
Tetal	1.00 1.00	1.00		Tole	1.00	1,00	1.00	1 00	100	1 100	1.00	100	1.00		andr	Terre	1.00	1.00	1.00	1.00	1.00	1.00	0.25	1.00	1.00	0.00	1 00	0.00	192.00	1.00	1.00	13	1.00	1.00	
56.112.40	\$1,534.00	\$3,558.40		\$16,581.30	\$2,105.62	\$1,495.56	\$1,394,60	44 474 M	CR 215 10	00 7CM	31,142.05	\$1,355.43	\$765.00		60.176,426	4 7 A 7 A 4	\$3,750,00	\$1,550.00	\$11,250.00	(not included)	(not included)	\$750,00	\$9,475.00	\$1,550.00	\$995.00	\$795.00	50.600	\$22.15	\$9.55	\$250.00	\$185.00	eac m	\$15,00	\$18.50	
																	\$3,750,00	\$1,550.00	\$11,250.00			\$750.00	\$2,369,75	\$1,550,00	\$995.00	\$0.00		\$0.08	\$1,833,60	ail	2 1	2	Z	2	4
Total	\$1,234,20 \$1,856,14	\$4,305,98													Ioda	1	\$4,537,50	\$1,875.50	\$13,812,50			\$907,50	\$11,464,75	\$1,875.50	\$1,203.95	4-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	6471 60		\$11.56	1.1					
\$7 396 00	\$1,234,20 \$1,856,14	\$4,305,86		\$20,063,37											AL'INZERZE	# 10 5 00 F	\$4,537.50	\$1,575.50	\$13,612.50			\$907.50	\$2,055,19	\$1,575.50	\$1,203.95		632 60		\$2,216.50						

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