



# **Shoalhaven Contributions Plan**

## **Amendment No. 5**

**Adopted: 2/12/2014**

**Effective: 17/12/2014**

**Reference: 49272E**

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## Introduction

Shoalhaven Contributions Plan 2010 – Amendment No. 5 (Amendment) makes the following amendments to the Shoalhaven Contributions Plan 2010 (SCP2010):

- Fourteen (14) contributions projects in Ulladulla, Bendalong, Yatte Yattah, Little Forest and Milton are made inactive; and
- Change of scope for one (1) contribution project at Sussex Inlet.

## Shoalhaven Contributions Plan 2010 Background

SCP2010 allows Council to levy contributions on development consents and complying development certificates issued for land within Shoalhaven Local Government Area (LGA). Contributions are collected for the provision of community infrastructure projects (i.e. projects detailed in the SCP2010) to meet demand created by development. SCP2010 can be viewed at the following internet link:

<http://www.shoalhaven.nsw.gov.au/Planning-amp-Building/Strategic-planning/Shoalhaven-contributions-plan>

## Contributions Projects made inactive

The following fourteen (14) projects have been made inactive by this Amendment. As these projects have been made inactive they cannot be levied on future consents. However, consents already issued with these projects included are still required to make the contribution payment.

In making a contributions project inactive, Council can consider substituting the inactive project and using the contributions funds collected to fully or partly fund works which are more appropriate to meet the identified development demand within the catchment area where the contributions were collected. Where contribution funds have been collected and not spent for inactive contributions projects, substitution projects for the expenditure of these funds are identified below.

The project pages from SCP2010 of the projects made inactive are provided at **Attachment A**.

<b>Project Name (Project code)</b>	<b>Estimated Cost (2014 Indexed)</b>	<b>Council Contribution</b>	<b>Development Contribution / Available contribution funds</b>	<b>Rationale and Substitution Projects</b>
<b>1.</b> Camden & Deering Streets interallotment drainage (05DRAI2002)	\$34,296	\$7,545 (22%)	\$26,751 (78%)  No available contributions funds	Future drainage requirements to be a condition of development consent.
<b>2.</b> Boree Street drainage (05DRAI2009)	\$170,858	\$161,973 (94.8%)	\$8,885 (5.2%)  Available contributions funds = \$102,507	Project has been completed. Reallocate available funds of \$102,507 to Boree Street local area traffic management and drainage works.
<b>3.</b> Kingsley Avenue drainage (05DRAI2010)	\$991,329	\$836,087 (84.34%)	\$155,242 (15.66%)  Available contributions funds = \$20,147	If required in the future, to be funded from Stormwater Levy funds and/or as a condition of development consent. Reallocate funds of \$20,147 to undertake studies to identify future drainage requirements in the Kingsley Avenue drainage system and balance the amount of -\$120 for 05DRAI2012.
<b>4.</b> St Vincent Street drainage (05DRAI2012)	\$267,923	\$235,504 (87.9%)	\$32,419 (12.1%)  Available contributions funds = -\$120	If required in the future, to be funded from Stormwater Levy funds and/or as a condition of development consent.
<b>5.</b> Ulladulla Town Centre Roads and Traffic Management Facilities (05ROAD0064)	\$3,012,027	\$2,108,419 (70%)	\$903,608 (30%)  Available contributions funds = \$82,463	The project and associated works identified in Shoalhaven DCP 2014 (DCP 2014) Chapter S8 Ulladulla Town Centre can no longer be justified in the life of the Contributions Plan. In addition, works are apportioned 70% to Council.  The works and associated estimates (based on 2009 costs) which make up this project are: <ul style="list-style-type: none"> <li>• South Street and St Vincent Street Intersection: Traffic</li> </ul>

Project Name (Project code)	Estimated Cost (2014 Indexed)	Council Contribution	Development Contribution / Available contribution funds	Rationale and Substitution Projects
				<p>Lights (\$511,182)</p> <ul style="list-style-type: none"> <li>• Boree Street and South Street Intersection: Roundabout (\$213,983)</li> <li>• Princes Hwy and South Street Intersection: Traffic Lights (\$511,182)</li> <li>• Jubilee Avenue and South Street Intersection: Roundabout (\$213,983)</li> <li>• Wason Street and Burrill Street Intersection: Traffic Lights (\$511,182)</li> <li>• St Vincent Street and Green Street Intersection: Traffic Lights (\$677,614)</li> </ul> <p>The Boree Street and South Street Intersection has been constructed.</p> <p>Reallocate available funds of \$82,463 towards:</p> <ul style="list-style-type: none"> <li>• Jubilee Avenue and South Street intersection roundabout – identified in this project.</li> <li>• St Vincent Street and Parson Street intersection roundabout – this project is not identified in SCP2010 however it is identified as a priority traffic improvement for Ulladulla.</li> <li>• Princes Highway and South Street intersection pedestrian improvements – this project is not identified in SCP2010 however it is identified as a priority pedestrian improvement in Ulladulla CBD.</li> </ul> <p>Any remaining funds to be allocated to undertake road environment improvements in Boree Street and/or other road improvement projects in Ulladulla CBD.</p> <p>The above projects have been nominated in order to ensure the remaining collected funds are used for prioritised projects within</p>

Project Name (Project code)	Estimated Cost (2014 Indexed)	Council Contribution	Development Contribution / Available contribution funds	Rationale and Substitution Projects
				<p>the contributions catchment area.</p> <p>By removing these works from the Contributions Plan, the works will need to be funded by Council's general revenue, grants or be delivered as a condition of consent. Alternatively, Council will need to review the need for the works identified in DCP 2014 Chapter S8 Ulladulla Town Centre.</p>
<p><b>6.</b> Ulladulla Town Centre Road Environment Improvements (05ROAD0065)</p>	<p>\$5,875,328</p>	<p>\$4,112,729 (70%)</p>	<p>\$1,762,598 (30%)</p> <p>Available contributions funds = \$637,556</p>	<p>The project and associated works identified in DCP 2014 Chapter S8 Ulladulla Town Centre can no longer be justified in the life of the Contributions Plan. In addition, works are apportioned 70% to Council.</p> <p>The works and associated estimates (based on 2009 costs) which make up this project are:</p> <ul style="list-style-type: none"> <li>• Princes Hwy: South St – Deering Street (\$951,037)</li> <li>• Princes Hwy: Wason St – South Street (\$820,269)</li> <li>• South Street (North side): St Vincent Street – Princes Highway (\$416,079)</li> <li>• South Street: Princes Hwy – Burrill Street (\$451,743)</li> <li>• Boree Street frontage (western side): Car Park – South Street (\$892,030)</li> <li>• Green Street: St Vincent Street – Princes Highway (\$570,622)</li> <li>• Deering Street: Princes Highway – Burrill Street (\$286,311)</li> <li>• Wason Street (North side): Princes Highway – Burrill Street (\$416,079)</li> <li>• Deering Street: St Vincent Street – Princes Highway (\$344,751)</li> </ul> <p>Reallocate available funds of \$637,556 towards:</p> <ul style="list-style-type: none"> <li>• Jubilee Avenue and South Street intersection roundabout</li> </ul>

Project Name (Project code)	Estimated Cost (2014 Indexed)	Council Contribution	Development Contribution / Available contribution funds	Rationale and Substitution Projects
				<p>– identified in 05ROAD0064.</p> <ul style="list-style-type: none"> <li>• St Vincent Street and Parson Street intersection roundabout – this project is not identified in SCP2010 however it is identified as a priority traffic improvement for Ulladulla.</li> <li>• Princes Highway and South Street intersection pedestrian improvements – this project is not identified in SCP2010 however it is identified as a priority pedestrian improvement in Ulladulla CBD.</li> </ul> <p>Any remaining funds to be allocated to undertake road environment improvements in Boree Street and/or other road improvement projects in Ulladulla CBD.</p> <p>The above projects have been nominated in order to keep the remaining collected funds to be used for prioritised projects within the contributions catchment area. By removing these works from the Contributions Plan, the works will need to be funded by Council's general revenue, grants or be delivered as a condition of consent. Alternatively, Council will need to review the need for the works identified in DCP 2014 Chapter S8 Ulladulla Town Centre.</p>

Project Name (Project code)	Estimated Cost (2014 Indexed)	Council Contribution	Development Contribution / Available contribution funds	Rationale and Substitution Projects
<b>7.</b> Ulladulla Town Centre Service Lanes (05ROAD0066)	\$9,880,161	\$0 (0%)	\$9,880,161 (100%)  Available contributions funds = \$0	<p>No contributions have been collected for this project. The project and associated works identified in DCP 2014 Chapter S8 Ulladulla Town Centre can no longer be justified in the life of the Contributions Plan. In addition, works are apportioned 70% to Council.</p> <p>Projects which make up this project are:</p> <ul style="list-style-type: none"> <li>• South Street/Wason Street Car Park Service Lane (\$2,542,191)</li> <li>• Jubilee Avenue Service Lane (\$1,492,418)</li> <li>• St Vincent Street/Deering Street/South Street/Princes Highway Service Lane (\$3,735,111)</li> <li>• St Vincent Street/Boree St Service Lane (\$689,359)</li> <li>• South Street Service Lane (\$691,207)</li> </ul> <p>By removing these works from the Contributions Plan, the works will need to be funded by Council's general revenue, grants or be delivered as a condition of consent. Alternatively, Council will need to review the need for the works identified in DCP 2014 Chapter S8 Ulladulla Town Centre.</p>
<b>8.</b> Ulladulla Town Centre Local Bus Facilities (05ROAD0067)	\$773,343	\$541,340 (70%)	\$232,003 (30%)  Available contributions funds = \$83,686	<p>The project and associated works identified in DCP 2014 Chapter S8 Ulladulla Town Centre can no longer be justified in the life of the Contributions Plan. In addition, works are apportioned 70% to Council.</p> <p>By removing these works from the Contributions Plan, the works will need to be funded by Council's general revenue, grants or be delivered as a condition of consent. Alternatively, Council will need to review the need for the works identified in DCP 2014 Chapter S8 Ulladulla Town Centre.</p> <p>Reallocate available funds of \$83,686 to footpath improvements in</p>



<b>Project Name (Project code)</b>	<b>Estimated Cost (2014 Indexed)</b>	<b>Council Contribution</b>	<b>Development Contribution / Available contribution funds</b>	<b>Rationale and Substitution Projects</b>
				Boree Street and/or other road improvement projects in Ulladulla CBD.
<b>9.</b> Bendalong Mountain Road (05ROAD2013)	\$114,553	\$91,642 (80%)	\$22,911(20%)  Available contributions funds = \$4,812	Project no longer justified in the life of the Contributions Plan. Reallocate available funds of \$4,812 to Bendalong Mountain Road improvements.
<b>10.</b> Pointer Road (05ROAD2023)	\$784,472	\$433,813 (55.3%)	\$350,659 (44.7%)  Available contributions funds = \$24,624	Project has been completed. Reallocate available funds of \$24,624 to Pointer Road improvements.
<b>11.</b> Little Forest Road (05ROAD2025)	\$644,301	\$350,500 (54.4%)	\$293,801 (45.6%)  Available contributions funds = \$87,031	Project has been completed. Reallocate available funds of \$87,031 to Little Forest Road improvements.
<b>12.</b> Green Street/ Cashman Road Roundabout (05ROAD2059)	\$254,222	\$67,115 (26.4%)	\$187,107 (73.6%)  Available contributions funds = \$0	Project no longer required.
<b>13.</b> Gordon Street (05ROAD2060)	\$93,142	\$55,699 (59.8%)	\$37,443 (40.2%)  Available contributions funds = \$44,724	Project has been completed. Reallocate available funds of \$44,724 to Gordon Street improvements.

Project Name (Project code)	Estimated Cost (2014 Indexed)	Council Contribution	Development Contribution / Available contribution funds	Rationale and Substitution Projects
14. Ulladulla Town Centre supporting studies (05MGMT2001)	\$141,593	\$0 (0%)	\$141,593 (100%)  Available contributions funds = \$46,007	This is a recoupment project which can no longer be justified in the life of the Plan as the projects to which it relates have been made inactive.

### Contributions Project – Change of scope

This Amendment changes the scope of one (1) project as detailed below. The superseded and revised project pages are shown at **Attachment B**.

Project Name (Project code)	Estimated Cost (2014 Indexed)	Council Contribution	Development Contribution / Contribution Rate \$/ET	Rationale / Comment
Superseded – Old Berrara Road gravel upgrade (04ROAD2002)	\$240,141.26	\$12,439.32 (5.18%)	\$227,701.94 (94.82%)  \$8,132.21/ET	Retain and amend project.
Revised – Old Berrara Road gravel upgrade (04ROAD3002)	\$240,141.26	\$0 (0%)	\$240,141.26 (100%)  \$8,576.47/ET	Reduced to one benefit area as all development will have approximate equal value from the road upgrade. This increases the contributions marginally from \$8,132.21 to \$8,576.47.

# Attachment A – Contributions Projects made inactive

## 05DRAI2002

### shoalhaven contributions plan 2010

**Code:** 05DRAI2002  
**Category/Planning Area:** Local / Area 5  
**Location:** Ulladulla  
**Description:** Camden & Deering Streets interallotment drainage  
**Strategy:** To upgrade drainage infrastructure to facilitate development demand in this area

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Square Metre	\$ 5.68	1330	4708	6038

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



[View Larger Map \(PDF\)](#)

**Project Estimate:** \$30,000.00 in Dec 2009  
**Indexed Estimate:** \$34,295.84  
**Apportionment:** The apportionment to future development is 78%.  
**Nexus:** The project is required to sustain development within the identified catchment / contribution area.  
**Supporting Information:** [Supporting Information can be found here.](#)  
**Proposed Works:** Concept plan is not available.  
**Land Acquisition Estimate:** \$0.00  
**Timing:** Development Dependant

Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## 05DRAI2009

### shoalhaven contributions plan 2010

**Code:** 05DRAI2009  
**Category/Planning Area:** Local / Area 5  
**Location:** Ulladulla  
**Description:** Boree Street drainage  
**Strategy:** To upgrade drainage infrastructure to facilitate development demand in this area

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Square Metre	\$ 4.14	39105	2165	41270

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



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**Project Estimate:** \$150,000.00 in Dec 2009  
**Indexed Estimate:** \$170,857.80  
**Apportionment:** Recoupment of cost apportioned to future development is 5.2%.  
**Nexus:** The project is required to sustain development within the identified catchment / contribution area.  
**Supporting Information:** [Supporting Information can be found here.](#)  
**Proposed Works:** Not Applicable. The project has been completed.  
**Land Acquisition Estimate:** \$0.00  
**Timing:** Not Applicable. The project has been completed.

Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## 05DRAI2010

# shoalhaven contributions plan 2010

**Code:** 05DRAI2010  
**Category/Planning Area:** Local / Area 5  
**Location:** Ulladulla  
**Description:** Kingsley Avenue drainage  
**Strategy:** To upgrade drainage infrastructure to facilitate development demand in this area

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Square Metre	\$ 5.01	166882	30988	197870

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

**Project Estimate:** \$868,590.00 in Dec 2009

**Indexed Estimate:** \$991,328.70

**Apportionment:** The apportionment to future development is 15.66%.

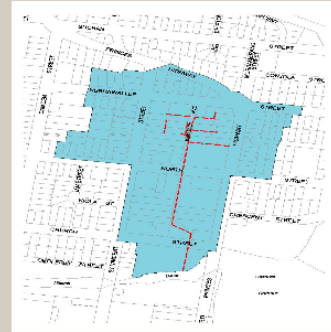
**Nexus:** The project is required to sustain development within the identified catchment / contribution area.

**Supporting Information:** [Supporting information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** Development dependent



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Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## 05DRAI2012

# shoalhaven contributions plan 2010

**Code:** 05DRAI2012  
**Category/Planning Area:** Local / Area 5  
**Location:** Ulladulla  
**Description:** St. Vincent Street drainage  
**Strategy:** To upgrade drainage infrastructure to facilitate development demand in this area

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Square Metre	\$ 6.31	37339	5121	42460

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

**Project Estimate:** \$234,830.00 in Dec 2009

**Indexed Estimate:** \$267,922.60

**Apportionment:** The apportionment to future development is 12.1%.

**Nexus:** The project is required to sustain development within the identified catchment / contribution area.

**Supporting Information:** [Supporting information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** Development dependent



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Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## 05ROAD0064

# shoalhaven contributions plan 2010

## contributions plan 2010

**Code:** 05ROAD0064

**Category/Planning Area:** Local / Area 5

**Location:** Ulladulla

**Description:** Ulladulla Town Centre roads and traffic management facilities (various locations)

**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 692.42	0	1305	1305

**Project Estimate:** \$2,639,126.00 in Nov 2009

**Indexed Estimate:** \$3,012,027.00

**Apportionment:** The apportionment to future development is 30%.

**Nexus:** The project is critical for ensuring that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development. The 30% apportionment to development recognises a 70% subsidy for this project by Council.

**Supporting Information:** [The project is described in Development Control Plan 56 - Ulladulla Town Centre and Harbour \(see Area Specific Development Control Plans\)](#)  
[Supporting Information can be found here.](#)

**Proposed Works:** See supporting information.

**Land Acquisition Estimate:** \$0.00

**Timing:** 2012/20

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



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Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## 05ROAD0065

# shoalhaven contributions plan 2010

## contributions plan 2010

**Code:** 05ROAD0065

**Category/Planning Area:** Local / Area 5

**Location:** Ulladulla

**Description:** Ulladulla Town Centre road environment improvements (various locations)

**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 1,350.65	0	1305	1305

**Project Estimate:** \$5,147,921.00 in Nov 2009

**Indexed Estimate:** \$5,875,327.50

**Apportionment:** The apportionment to future development is 30%.

**Nexus:** The project ensures that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development. The 30% apportionment to development recognises a 70% subsidy for this project by Council.

**Supporting Information:** [The project is described in Development Control Plan 56 - Ulladulla Town Centre and Harbour \(see Area Specific Development Control Plans\)](#)  
[Supporting Information can be found here.](#)

**Proposed Works:** See supporting information

**Land Acquisition Estimate:** \$114,500.00 in Nov 2009

**Timing:** 2012/21

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



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Plan Effective: 23 Mar 2011 - As Amended (September 2014)

05ROAD0066

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contributions plan 2010

Code: 05ROAD0066

Category/Planning Area: Local / Area 5

Location: Ulladulla

Description: Ulladulla Town Centre Service Lanes (various locations)(requires manual calculation of the contribution formula to determine rate)

Strategy: To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Contribution Rate:

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Manual Calculation Needed	\$ 0.00	0	0	0

Project Estimate: \$9,150,286.00 in Nov 2009

Indexed Estimate:

Apportionment: The apportionment to future development is 100%.

Nexus: The project is required to support the redevelopment of the town centre through the provision of satisfactory access in accordance with the planning strategy established in DCP 56 Ulladulla Town Centre and Harbour Review - Amendment No. 4. See supporting information for the contribution rate formula.

Supporting Information: [The project is described in Development Control Plan 56 - Ulladulla Town Centre and Harbour\(see Area Specific Development Control Plans\) Supporting Information can be found here.](#)

Proposed Works: See supporting information.

Land Acquisition Estimate: \$5,299,616.00 in Nov 2009

Timing: Development dependent

Plan Effective: 23 Mar 2011 - As Amended (September 2014)

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



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05ROAD0067

shoalhaven  
contributions plan 2010  
contributions plan 2010

Code: 05ROAD0067

Category/Planning Area: Local / Area 5

Location: Ulladulla

Description: Ulladulla Town Centre local bus facilities (Ulladulla Central Business District)

Strategy: To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Contribution Rate:

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 177.78	0	1305	1305

Project Estimate: \$677,614.00 in Nov 2009

Indexed Estimate: \$773,343.00

Apportionment: The apportionment to future development is 30%.

Nexus: The project ensures that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development. The 30% apportionment to development recognises a 70% subsidy for this project by Council.

Supporting Information: [The project is described in Development Control Plan 56 - Ulladulla Town Centre and Harbour\(see Area Specific Development Control Plans\) Supporting Information can be found here.](#)

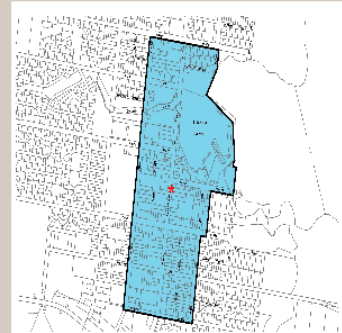
Proposed Works: See supporting information.

Land Acquisition Estimate: \$0.00

Timing: 2012/21

Plan Effective: 23 Mar 2011 - As Amended (September 2014)

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



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## 05ROAD2013

# shoalhaven contributions plan 2010

## contributions plan 2010

**Code:** 05ROAD2013  
**Category/Planning Area:** Local / Area 5  
**Location:** Bendalong  
**Description:** Bendalong Mountain Road upgrade (For 600ms from Benalong Road)  
**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 22,910.61	4	1	5

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

**Project Estimate:** \$82,230.00 in Nov 2005

**Indexed Estimate:** \$114,553.05

**Apportionment:** The apportionment to future development is 20%.

**Nexus:** The project is critical for ensuring that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development.

**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** 2014/18



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Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## 05ROAD2023

# shoalhaven contributions plan 2010

## contributions plan 2010

**Code:** 05ROAD2023  
**Category/Planning Area:** Local / Area 5  
**Location:** Yatte Yattah  
**Description:** Pointer Road upgrade (For 2.75kms from Princes Highway)  
**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 26,274.18	0	11	11
2014	02	Equivalent Tenement	\$ 20,644.00	18	6	24

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

**Project Estimate:** \$563,120.00 in Nov 2005

**Indexed Estimate:** \$784,471.98

**Apportionment:** The apportionment to future development is 44.7%.

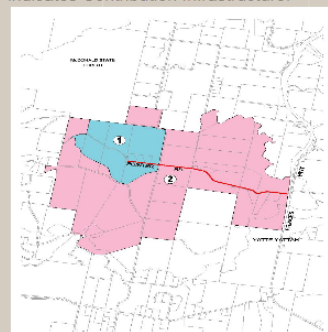
**Nexus:** The project is critical for ensuring that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development. Contribution Area 1 is a rural residential road and is therefore apportioned 100% to development.

**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** 2015/19



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Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## 05ROAD2025

# shoalhaven contributions plan 2010

contributions plan 2010

**Code:** 05ROAD2025  
**Category/Planning Area:** Local / Area 5  
**Location:** Little Forest  
**Description:** Little Forest Road upgrade (2.3 kms from Princes Highway for 2.3kms)  
**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 12,163.58	0	19	19
2014	02	Equivalent Tenement	\$ 7,003.27	43	16	59

**Project Estimate:** \$462,500.00 in Nov 2005

**Indexed Estimate:** \$644,300.95

**Apportionment:** The apportionment to future development is 45.6%.

**Nexus:** The project is critical for ensuring that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development. Contribution Area 1 is a rural residential road and is therefore apportioned 100% to development.

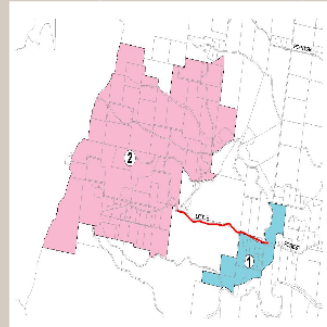
**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** 2014/18

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



[View Larger Map \(PDF\)](#)

Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## 05ROAD2059

# shoalhaven contributions plan 2010

contributions plan 2010

**Code:** 05ROAD2059  
**Category/Planning Area:** Local / Area 5  
**Location:** Ulladulla  
**Description:** Cashman Road & Green Street roundabout  
**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 3,530.86	19	53	72

**Project Estimate:** \$182,490.00 in Nov 2005

**Indexed Estimate:** \$254,221.92

**Apportionment:** The apportionment to future development is 73.6%.

**Nexus:** The project is critical for ensuring that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development.

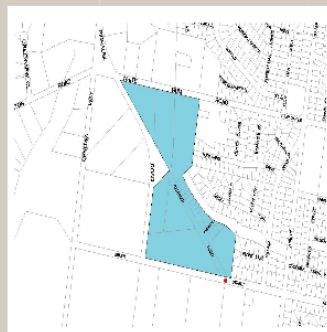
**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** 2017/21

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



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Plan Effective: 23 Mar 2011 - As Amended (September 2014)



## 05ROAD2060

# shoalhaven contributions plan 2010

**Code:** 05ROAD2060  
**Category/Planning Area:** Local / Area 5  
**Location:** Milton  
**Description:** Gordon Street upgrade (north of Gumley Lane)  
**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 1,012.41	55	37	92

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

**Project Estimate:** \$66,860.00 in Nov 2005  
**Indexed Estimate:** \$93,141.72  
**Apportionment:** The apportionment to future development is 40.2%.

**Nexus:** The project is critical for ensuring that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development.

**Supporting Information:** [Supporting Information can be found here.](#)

**Proposed Works:** Concept plan is not available.

**Land Acquisition Estimate:** \$0.00

**Timing:** 2020/24



[View Larger Map \(PDF\)](#)

Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## 05MGMT2001

# shoalhaven contributions plan 2010

**Code:** 05MGMT2001  
**Category/Planning Area:** Local / Area 5  
**Location:** Ulladulla  
**Description:** Ulladulla Town Centre supporting studies  
**Strategy:** To recoup costs associated with the formulation of contributions for Ulladulla Town Centre.

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 108.50	0	1305	1305

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.

**Project Estimate:** \$124,069.00 in Feb 2010  
**Indexed Estimate:** \$141,592.50  
**Apportionment:** Recoupment of cost apportioned to future development is 100%.  
**Nexus:** The cost of undertaking studies to support the preparation of this contributions plan as it affects the Ulladulla town centre will be met by the expected future development in the Ulladulla town centre. The contribution rate calculation reflects this planning philosophy. Due to the nature of this project no infrastructure location is shown on the contribution map.

**Supporting Information:** [The project is described in Development Control Plan 56 - Ulladulla Town Centre and Harbour \(see Area Specific Development Control Plans\)](#)  
[Supporting Information can be found here.](#)

**Proposed Works:** Not applicable. The project has been completed.

**Land Acquisition Estimate:** \$0.00

**Timing:** Not applicable. The project has been completed.



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Plan Effective: 23 Mar 2011 - As Amended (September 2014)

# Attachment B – Revised Contributions Project

## Superseded Project 04ROAD2002

### shoalhaven contributions plan 2010


**Code:** 04ROAD2002  
**Category/Planning Area:** Local / Area 4  
**Location:** Sussex Inlet - Milallen Farmlets  
**Description:** Old Berrara Road gravel upgrade (For 1.4km from Sussex Inlet Road)  
**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

**Contribution Rate:**

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 8,310.90	0	27	27
2014	02	Equivalent Tenement	\$ 3,936.74	3	1	4

**Project Estimate:** \$210,410.00 in Nov 2009  
**Indexed Estimate:** \$240,141.26  
**Apportionment:** The apportionment to future development is 94.82%.  
**Nexus:** The project is critical for ensuring that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development. Contribution Area 1 is a rural residential road and is therefore apportioned 100% to development.  
**Supporting Information:** [Supporting Information can be found here.](#)  
**Proposed Works:** Concept plan is not available.  
**Land Acquisition Estimate:** \$0.00  
**Timing:** 2010/15

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



[View Larger Map \(PDF\)](#)

Plan Effective: 23 Mar 2011 - As Amended (September 2014)

## Revised Project 04ROAD3002

### shoalhaven contributions plan 2010

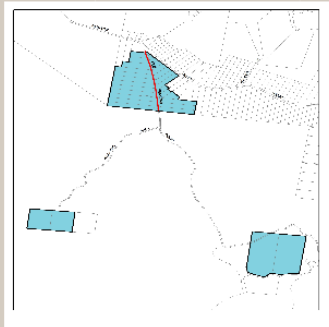
**Code:** 04ROAD3002  
**Category/Planning Area:** Local / Area 4  
**Location:** Sussex Inlet - Milallen Farmlets  
**Description:** Old Berrara Road gravel upgrade (For 1.4km from Sussex Inlet Road)  
**Strategy:** To provide improved, efficient and safe public road networks for increasing traffic volumes associated with development demand.

**Contribution Rate:**

Financial Year	Contribution Area	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2014	01	Equivalent Tenement	\$ 8,576.47	0	28	28
2014	02	Equivalent Tenement	\$ 0.00	0	0	0

**Project Estimate:** \$210,410.00 in Nov 2009  
**Indexed Estimate:** \$240,141.16  
**Apportionment:** The apportionment to future development is 100%.  
**Nexus:** The project is critical for ensuring that new development pays an equitable apportionment of costs associated with providing a suitable road network which directly services demand created by development.  
**Supporting Information:** [Supporting Information can be found here.](#)  
**Proposed Works:** Concept plan is not available.  
**Land Acquisition Estimate:** \$0.00  
**Timing:** 2010/15

Contribution map shaded areas indicate the Contribution Area(s). Red indicates Contribution Infrastructure.



[View Larger Map \(PDF\)](#)

Plan Effective: 23 Mar 2011 - As Amended (September 2014)