



Shoalhaven Contributions Plan

Draft Amendment No. 5

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Introduction

Draft Shoalhaven Contributions Plan 2010 – Amendment 5 proposes the following road and drainage project changes to the current Shoalhaven Contributions Plan 2010:

- Making thirteen (13) contributions projects in Ulladulla, Bendalong, Yatte Yattah, Little Forest and Milton inactive
- Change of scope for one (1) contribution project at Sussex Inlet

Contributions Plan 2010 Background

SCP2010 allows Council to levy contributions on development consents and complying development certificates issued for land within Shoalhaven. These contributions are collected for the provision of community infrastructure projects (projects detailed in the Plan) to meet demand created by this development. The current SCP2010 can be viewed at the following internet link:

www.shoalhaven.nsw.gov.au?MyCouncil/Publicexhibition/Documentsonexhibition.aspx

Contributions Projects to be made inactive

The following thirteen (13) projects are proposed to be made inactive. In doing this, the inactive contributions projects relate to all contributions already collected or still to be collected for consents already issued. When 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 these contributions funds collected to fully or part fund works which are more appropriate to meet the identified development demand within the catchment area where the contributions were collected. Where contributions funds have been collected and not spent for the contributions projects to be made inactive, substitution projects for expenditure of these funds is also identified below. The current project pages taken from SCP2010 are provided as **Attachment 'A'** or can be viewed in SCP2010 by using the Project Search function and entering the Project Code below.

Project Name (Project code)	Estimated Cost	Council Cont. (%)	Dev. Cont. (%)	Rational to make inactive (Substitution project)
1. Camden & Deering Streets interallotment drainage (05DRAI2002)	\$33,330	\$7,333 (22%)	\$25,997 (78%)	Future drainage requirements to be a condition of development.
			No available contributions funds	
2. Boree Street drainage (05DRAI2009)	\$166,318	\$157,670 (94.8%)	\$8,649 (5.2%)	Project has been completed. (Reallocate available funds of \$99,714 to Boree Street local area traffic management and drainage works.)
			Available contributions funds = \$99,714	
3. Kingsley Avenue drainage (05DRAI2010)	\$963,627	\$812,723 (84.34%)	\$150,904 (15.66%)	If required in the future, to be funded from Stormwater Levy funds and/or condition of development. (Reallocate funds of \$19,600 to undertake studies to identify and future drainage requirements in the Kingsley Avenue drainage system and balance the amount of -\$120 for 05DRAI2010.)
			Available contributions funds = \$19,600	
4. St Vincent Street drainage (05DRAI2012)	\$260,704	\$229,159 (87.9%)	\$31,545 (12.1%)	If required in the future, to be funded from Stormwater Levy funds and/or condition of development.
			Available contributions funds = -\$120	

Project Name (Project code)	Estimated Cost	Council Cont. (%)	Dev. Cont. (%)	Rational to make inactive (Substitution project)
<p>5. Ulladulla Town Centre Roads and Traffic Management Facilities (05ROAD0064)</p>	<p>\$2,929,421</p>	<p>\$2,050,594 (70%)</p>	<p>\$878,826 (30%) Available contributions funds = \$80,216</p>	<p>The project and associated works identified in DCP 56 Ulladulla Town Centre and Harbour can no longer be justified in the life of the Contributions Plan. In addition, current 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"> • South Street and St Vincent Street Intersection: Traffic Lights (\$511,182) • Boree Street and South Street Intersection: Roundabout (\$213,983) • Princes Hwy and South Street Intersection: Traffic Lights (\$511,182) • Jubilee Avenue and South Street Intersection: Roundabout (\$213,983) • Wason Street and Burrill Street Intersection: Traffic Lights (\$511,182) • St Vincent Street and Green Street Intersection: Traffic Lights (\$677,614) <p>Boree Street and South Street Intersection has been constructed.</p> <p>(Reallocate available funds of \$80,216 to provide towards:</p> <ul style="list-style-type: none"> • Jubilee Avenue and South Street intersection roundabout – Identified in 05ROAD0064 • 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 • 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

Project Name (Project code)	Estimated Cost	Council Cont. (%)	Dev. Cont. (%)	Rational to make inactive (Substitution project)
				<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.</p> <p>Through 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 DCP56 Ulladulla Town Centre and Harbour.</p>

Project Name (Project code)	Estimated Cost	Council Cont. (%)	Dev. Cont. (%)	Rational to make inactive (Substitution project)
6. Ulladulla Town Centre Road Environment Improvements (05ROAD0065)	\$5,714,204	\$3,999,942 (70%)	\$1,714,261 (30%) Available contributions funds = \$620,175	<p>The project and associated works identified in DCP 56 Ulladulla Town Centre and Harbour can no longer be justified in the life of the Contributions Plan. In addition, current 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"> • Princes Hwy: South St – Deering Street (\$951,037) • Princes Hwy: Wason St – South Street (\$820,269) • South Street (North side): St Vincent Street – Princes Highway (\$416,079) • South Street: Princes Hwy – Burrill Street (\$451,743) • Boree Street frontage (western side): Car Park – South Street (\$892,030) • Green Street: St Vincent Street – Princes Highway (\$570,622) • Deering Street: Princes Highway – Burrill Street (\$286,311) • Wason Street (North side): Princes Highway – Burrill Street (\$416,079) • Deering Street: St Vincent Street – Princes Highway (\$344,751) <p>(Reallocate available funds of \$620,175 to provide towards:</p> <ul style="list-style-type: none"> • Jubilee Avenue and South Street intersection roundabout – Identified in 05ROAD0064 • 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

Project Name (Project code)	Estimated Cost	Council Cont. (%)	Dev. Cont. (%)	Rational to make inactive (Substitution project)
				<ul style="list-style-type: none"> 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 <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.</p> <p>Through 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 DCP56 Ulladulla Town Centre and Harbour.</p>

Project Name (Project code)	Estimated Cost	Council Cont. (%)	Dev. Cont. (%)	Rational to make inactive (Substitution project)
7. 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 the project. The project and associated works identified in DCP 56 Ulladulla Town Centre and Harbour can no longer be justified in the life of the Contributions Plan. In addition, current works are apportioned 70% to Council.</p> <p>Projects which make up this project are:</p> <ul style="list-style-type: none"> • South Street/Wason Street Car Park Service Lane (\$2,542,191) • Jubilee Avenue Service Lane (\$1,492,418) • St Vincent Street/Deering Street/South Street/Princes Highway Service Lane (\$3,735,111) • St Vincent Street/Boree St Service Lane (\$689,359) • South Street Service Lane (\$691,207) <p>Through 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 DCP56 Ulladulla Town Centre and Harbour.</p>
8. Ulladulla Town Centre Local Bus Facilities (05ROAD0067)	\$752,115	\$526,481 (70%)	\$225,635 (30%) Available contributions funds = \$81,407	<p>The project and associated works identified in DCP 56 Ulladulla Town Centre and Harbour can no longer be justified in the life of the Contributions Plan. In addition, current works are apportioned 70% to Council.</p> <p>Through 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 DCP56 Ulladulla Town Centre and Harbour.</p> <p>(Reallocate available funds of \$81,407 to footpath improvements in Boree Street and/or other road improvement projects in Ulladulla CBD).</p>

Project Name (Project code)	Estimated Cost	Council Cont. (%)	Dev. Cont. (%)	Rational to make inactive (Substitution project)
9. Bendalong Mountain Road (05ROAD2013)	\$111,411	\$89,129 (80%)	\$22,282 (20%)	Project no longer justified in the life of the Contributions Plan. (Reallocate available funds of \$4,682 to Bendalong Mountain Road improvements.)
			Available contributions funds = \$4,682	
10. Pointer Road (05ROAD2023)	\$762,957	\$421,915 (55.3%)	\$341,042 (44.7%)	Project has been completed. (Reallocate available funds of \$23,954 to Pointer Road improvements.)
			Available contributions funds = \$23,954	
11. Little Forest Road (05ROAD2025)	\$626,630	\$340,887 (54.4%)	\$285,743 (45.6%)	Project has been completed. (Reallocate available funds of \$84,660 to Little Forest Road improvements.)
			Available contributions funds = \$84,660	
12. Green Street/ Cashman Road Roundabout (05ROAD2059)	\$247,249	\$65,274 (26.4%)	\$181,976 (73.6%)	Project no longer required.
			Available contributions funds = \$0	
13. Gordon Street (05ROAD2060)	\$90,587	\$54,171 (59.8%)	\$36,416 (40.2%)	Project has been completed. (Reallocate available funds of \$43,465 to Gordon Street improvements.)
			Available contributions funds = \$43,465	

Contributions project for change of scope

It is also intended to change the scope of one (1) current project as detailed below. The current and revised project page with supporting estimates for inclusion in SCP2010 are shown as **Attachment 'B'** or can be viewed in SCP2010 by using the Project Search function and entering the Project Code below.

Current / Revised Project Name (Project code)	Estimated Cost	Council Cont. (%)	Dev. Cont. (%) \$ / ET	Rational / Comment
Current – 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 results in marginally increasing the contributions from \$8,132.21 to \$8,576.47.