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16/7/2019

**Modification to Calderwood Concept Plan MP 09\_0082 MOD 4 – Submission v02 in response to Lendlease “Response to Submissions package” dated 31/5/2019 authored by Ethos, JWP et al.**

Dear Casey,

Fortnum Property have been engaged as Development Managers by Benaughton Calderwood Pty Ltd (developer of 128 North Macquarie Rd Calderwood). Benaughton are in the process of undertaking an urban development project with the Calderwood Urban Development Precinct (referred to as non-core lands within Mod 4). A DA has been lodged and is under assessment by Shellharbour City Council for the property (DA577/2017).

This letter is in response to Lendlease “Response to Submissions package” dated 31/5/2019 authored by Ethos, JWP et al (‘LL Response’). We continue to be generally supportive of the Mod 4 application, and appreciate the updates to the relevant flood modelling and documentation per previously raised submission. However there are a handful of matters which are yet to be resolved, or have arisen as part of the LL Response. We therefore make the following submission regarding the application:

#### **Appendix M – Updated Schedule of Contributions: Shellharbour City Council Open Space Schedule**

##### Park Land Value:

The below submission as lodged October 2018 appears to have only partially been adopted. Furthermore we were unable to locate a response to this submission within the LL Response. To clarify the D5 park contained within 128 North Macquarie Rd project, as detailed in DA577/2017, is within land zoned E2, E3 and R1, subsequently the below amendments to the schedule are again requested (amendments in blue).

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING	STATUS
D5	<b>District Park in E2, E3 and R1 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	1.00	No later than occupation of 2,000 <sup>th</sup> dwelling if contiguous with adjoining development, <b>or prior to the occupation of the 200<sup>th</sup> dwelling within 128 North Macquarie Rd project, whichever is later.</b>	District park 5 forms part of DA No 577/2017

D5	Land value at \$50,000 per hectare (E2/E3 zoned land) and \$3,080,000 (R1 zoned land) dedicated at no cost to Council			District park 5 forms part of DA No 577/2017
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#### Required Local Contributions v Lendlease Preferred Items

In addition it is noted that Appendix M appears to have removed the delineation between works which are proposed by Lendlease in the *creation of a master planned community*, as opposed to being *required by NSW Government Terms of Approval (Modification C12)*, this approval being *Determination of Major Project No. 09\_0082 Concept Plan for Calderwood 8/12/2010* ('CCP Determination')

Reference is drawn to CCP Determination C12 a-d which nominates the general principles for the provision of local infrastructure. Of note C12d specifically nominates those works which are not to be included in the s94 (local contributions) framework.

- d) Other Road Works – the following road works are needed to directly access to site and are therefore not to be included in the S94 framework. These will be required as per conditions of approval and the timing will be determined as part of future subdivision approval.
- The upgrade of Calderwood Road from the site boundary to Tripoli Way extension (referred to in the TMAP as 32);
  - Construction of the internal north-south sub arterial road (referred to in the TMAP as 33, 34, & 35);
  - Upgrade of the intersection of the Illawarra Highway and Yellow Rock Road to provide site access (referred to in the TMAP as 37).

#### Extract from CCP Determination 2010, C12d

Calderwood Consolidated Concept Plan 2011, Appendix I and CCP Modification Mod 1, both contained Local Development Schedules. For clarity these schedules nominated specifically which contribution items were *Items not required by the NSW Government in the Terms of Approval (Modification C12) but remain the preferred position of Lend Lease in the creation of a master planned community*. This was a useful delineation in ensuring consistency between Local Development Schedule(s) and the CCP Determination.

Appendix M, of this LL Response, appears to be a similar Local Development Schedule, however removes the delineation of CCP Determination required items ('Required Items'), as opposed to *Items not required by the NSW Government in the Terms of Approval (Modification C12) but remain the preferred position of Lend Lease in the creation of a master planned community* ('LL Preferred Items').

Furthermore it also nominates a number of the LL Preferred Items as "WIK", (Works in Kind), which is a definition typically utilised when describing a required contribution item in which a developer may seek an offset against other local cash contribution requirements, which would be inconsistent with CCP Determination.

As non-core developers are in the negotiations to enter VPAs with various authorities based on the CCP Determination 2010, Consolidated Concept Plan 2011 Appendix I, and detailed assessment of Nexus and relevant contributions by relevant authorities, it is deemed important that Appendix M is updated to correctly reflect that of CCP Determination and previous versions of the Local Development Schedules. Specifically, to

nominate those items which are not 'required local infrastructure' and/or not to be considered under the S94 framework, now referenced s7.11 per EP&A Act.

For reference Consolidated Concept Plan Appendix I 2011 is attached, together with a mark-up of Appendix M, nominating which items should be marked clearly as 'LL Preferred Items', consistent with CCP Determination.

### Current Concept Plan & Non-Core DAs

Appendix A – Detailed Response to Submissions by Ethos Urban, 2.1.8 references consistency with the current concept plan. It is noted that the three primary non-core developers, and in fact Lendlease, have lodged Development Applications with Shellharbour City Council, including DA577/2017 (Benaughton Calderwood Pty Ltd). We note that in accordance with the approved Concept Plan per *75P(2)(a) of the EP&A Act* (at the time of CCP determination) *the determination of a development application for the project or that stage of the project under Part 4 is to be generally consistent with the terms of the approval of the concept plan.*

Therefore to ensure timely Development Application assessment by Council, it is requested that either:

1. Mod 4 application is delayed until current non-core DAs, Lendlease DAs, are determined, or
2. Department of Planning confirm that the determination of Mod 4 will not affect any consistency assessment required by Council per s75P(2)(a) of current DAs.

The confirmation of above point 1 or 2 ensure that the Calderwood Precinct continues to be able to be rolled out in an orderly fashion.

The above matters raised are expected to be readily resolved upon update of Appendix M in accordance with CCP Determination 2010, and confirmation of above matters regarding Development Application assessments. We request confirmation of above relevant updates prior to determination of Mod 4.

Should the department, Lendlease or Lendlease consultants have any questions please do not hesitate to contact me below.

Kind Regards



Dominic Collignon

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Attachment 01 – Calderwood Concept Plan Appendix I Local Development Contributions Schedule

Attachment 02 – Calderwood Concept Plan, LL Response, Appendix M Local Development Schedule (Fortnum Markup)

## HUMAN SERVICES WORKS – SHELLHARBOUR CITY COUNCIL

Item	Facility and Requirements	Timing	Scope	Estimated Value
1	<b>Temporary Neighbourhood Centre</b> A stand-alone temporary community centre facility of approximately 120 to 150sqm space which contains one large meeting room for community gatherings, plus two smaller meeting rooms (one generally used exclusively by baby health nurse in new release areas), office for community development worker, kitchenette, storage, toilets. Delivery to include fit out, landscaping, access to children's playground and car parking.	To be provided within 18 months of first occupancy certificate for a residential dwelling or earlier if mutually agreed. To continue until a permanent facility is operational. <b>Better Outcomes Provision:</b> Option for earlier provision in space within initial Sales and Information Centre.	<b>Baseline provision:</b> Stand alone facility of approximately 120 to 150sqm space to be provided in stages in mutually agreed central location. <b>Better Outcomes Provision:</b> Option for relocation to other mutually agreed position as subsequent stages of Project are developed. Ownership of temporary centre maintained by Delfin Lend Lease to facilitate implementation of relocation options.	\$600,000
2	<b>Multi-purpose community resource centre (co-located with branch library)</b> Approximately 900 sqm maximum built area, plus land (4000 sqm maximum). Includes landscaping, fit out, parking, public art and site works. Sized to accommodate requirements of Calderwood Project in both Shellharbour and Wollongong LGAs.	Permanent facility to be operational by the issue of occupancy certificate for the 3,000 <sup>th</sup> dwelling or earlier if mutually agreed. <b>Better Outcomes Provision:</b> Option for earlier delivery in the event that development of Town Centre commences earlier than expected.	<b>Baseline provision:</b> Centre comprising approximately 900 sqm building with space for Youth, Aged and Children's Services. Includes landscaping, fit out, parking, public art and site works. Land valued at \$1,232,000 dedicated to Council at no cost. <b>Better Outcomes Provision:</b> Co-location with branch library (see item 3). Incorporation of other human services provider requirements.	\$3,150,000 (approx. \$3,500/sqm for building. \$1,232,000 for land Total value = \$4,382,000
3	<b>Branch library (co-located with multi-purpose community resource centre)</b> Based on NSW State Library requirements of 42sqm/1000 persons.  Sized to accommodate requirements of Calderwood Project in both Shellharbour and Wollongong LGAs.	Permanent facility to be operational by the issue of occupancy certificate for the 3,000 <sup>th</sup> dwelling or earlier if mutually agreed and subject to Better Outcomes provision. <b>Better Outcomes Provision:</b> Option for earlier delivery in the event that development of Town Centre commences earlier than expected.	<b>Baseline provision:</b> approximately 625sqm for 12,400 persons Capital cost for building includes landscaping, fit out, parking, public art and site works; excludes library books and equipment. <b>Better Outcomes Provision:</b> Incorporated into multi-purpose community resource centre.	\$2,200,000 000 (approx. \$3500/sqm Nil for land as co-located with Community Resource Hub.
4	<b>Community Development Worker</b> Part-time worker, based on salary for full-time equivalent worker for five years Yr 1 – 2 days per week	Notionally, to commence 18 months after the issue of the first occupancy certificate for a residential dwelling for an equivalent period of	Details to be determined through Better Outcomes provision. Based on \$80K plus 30% on-costs per year for 5 years	\$520,000

Item	Facility and Requirements	Timing	Scope	Estimated Value
	Yr 2 – 2 days per week Yr 3 – 3 days per week Yr 4 – 3 days per week Yr 5 – 5 days per week Yr 6 – 5 days per week Yr 7 – 5 days per week	employment to the value of \$520K. <b>Better Outcomes Provision:</b> Commencement and hours per week to be determined taking into account the pace of development and the most efficient use of the CDW allocation.		
5	<b>Resident Information Package</b> To be distributed to all households upon moving into the development	To be provided to households as residents move into dwellings.	Details to be determined through Better Outcomes provision	\$41,000 \$10 per household
6	<b>Community Initiatives Fund</b> Funds to support emerging community groups and initiatives	Expenditure to commence 18 months after the issue of the first occupancy certificate for a residential dwelling to the total value of \$94,500. Rate of expenditure is to be determined on the basis of the Better Outcomes clause taking into account the pace of development and the most efficient use of the Community Initiatives Fund allocation.	Details to be determined through Better Outcomes provision.	\$94,500 3% capital cost of multi-purpose community centre
7	<b>Public Art</b> Funds to support cultural development and creative initiatives	Rate of expenditure to be determined on the basis of Better Outcomes taking into account the pace of development and the most efficient use of the Public Art funds allocation.	Details to be determined through Better Outcomes clause	\$94,500 3% capital cost of multi-purpose community centre
	<b>TOTAL HUMAN SERVICES</b>			<b>7,932,000</b>

Items not required by the NSW Government in the Terms of Approval (Modification C12) but remain the preferred position of Lend Lease in the creation of a master planned community.

## SHELLHARBOUR CITY COUNCIL LOCAL OPEN SPACE SCHEDULE

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING	VALUE
L4 to L13 Inclusive	<b>Local Park in R1 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•landscape improvements</li> <li>•playspace (informal play area)</li> <li>•signage</li> <li>•basic seating, bins, tables</li> </ul>	0.20 ea	No later than occupation of 15% of dwellings in the relevant adjoining neighbourhood	Embellishment @ \$150,000 ea = \$1,500,000
L4 to L13 inclusive	Land value at \$3,080,000 per hectare dedicated at no cost to Council	2.00		\$6,160,000
L4 to L13 inclusive	Initial maintenance period	NA	3 years each from date of Practical completion	\$160,000
	<b>Local Park sub totals</b>	<b>2.00</b>		<b>\$7,820,000</b>
D2	<b>District Park in R1 and E3 Zones</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	1.00	No later than occupation of 3,750 <sup>th</sup> dwelling if contiguous with adjoining development.	\$750,000.00
D2	Land value in R1 Zone (0.84 at \$3,080,000 per hectare) and in E2/E3 Zone (0.16 at \$50,000 per ha) dedicated at no cost to Council	1.00		\$2,595,200
D3	<b>District Park in R1 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	1.00	No later than occupation of 1000 <sup>th</sup> dwelling if contiguous with adjoining development.	\$750,000
D3	Land value at \$3,080,000 per hectare dedicated at no cost to Council	1.00		\$3,080,000
D4	<b>District Park in RE1, E2, E3, B4 Zones</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	3.80	No later than occupation of 500 <sup>th</sup> dwelling if contiguous with adjoining development.	\$2,850,000
D4	Land value (2 hectares in RE1, E2, E3 Zones at \$50,000 per hectare and 1.8 hectares in B4 Zone at \$3,080,000 per hectare) dedicated at no cost to Council	3.80		\$6,260,000

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING	VALUE
D5	<b>District Park in RE1 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	1.00	No later than occupation of 2,000 <sup>th</sup> dwelling if contiguous with adjoining development.	\$750,000
D5	Land value at \$50,000 per hectare dedicated at no cost to Council	1.00		\$50,000
D2 to D5 inclusive	Initial maintenance period		3 years each from date of Practical completion	\$64,000
	<b>District Park sub totals</b>	<b>6.72</b>		<b>\$17,149,200</b>
CW2	<b>Citywide Park (Urban) in RE1 and B4 Zones</b> Lakeside urban parkland. Range of facilities to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•signage</li> <li>•combined seating, bins, tables</li> <li>•outdoor artworks</li> </ul>	2.00	No later than occupation of 3,500 <sup>th</sup> dwelling if contiguous with adjoining development.	\$1,500,000
CW2	Land value (1.25 ha @ \$3,080,000 in B4 Zone and 0.75 ha @ at \$50,000 per hectare in E2, RE 1Zone) dedicated at no cost to Council			\$3,887,500
CW3	<b>Citywide Park (Johnston's Spur) in E2 Zone</b> Level of embellishment as CW2 above	2.74	No later than occupation of 3,000 <sup>th</sup> dwelling if contiguous with adjoining development.	\$2,055,000
CW3	Land value at \$50,000 per hectare dedicated at no cost to Council		3 years each from date of Practical completion	\$137,000
CW2, CW3	Initial maintenance period		3 years each from date of Practical completion	\$93,000
	<b>Citywide Park sub totals</b>	<b>4.74</b>		<b>\$7,672,500</b>
S1	<b>Sports Fields RE1 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•vehicular access and parking</li> <li>•sporting grounds</li> <li>•amenities building</li> <li>•training facilities as applicable (eg cricket nets)</li> <li>•playing field lighting to appropriate standard</li> </ul>	15.84	Delivered in 2 stages. Stage1 to be delivered by occupation of 2,000 <sup>th</sup> dwelling or opening of first primary school whichever is earliest; Stage 2 to be delivered by occupation of 3,000 <sup>th</sup> dwelling or opening of high school whichever is earliest.	\$7,500,000.00
S1	Land value at \$50,000 per hectare dedicated at no cost to Council			\$792,000
S1	Initial maintenance period		3 years for each stage from date of Practical	\$85,500

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING	VALUE
			completion	
	<b>Sports field sub totals</b>			<b>\$8,377,500</b>
PO3	Primary paths in Open Space (2.5m sealed)linear meters ( <b>assume RE1, E2, E3 Zones</b> )	10703.00	No later than occupation of 75% of dwellings in the relevant adjoining neighbourhood	\$2,033,570
PO4	Secondary paths in Open Space (1.5m gravel)linear meters ( <b>assume RE1, E2, E3 Zones</b> )	6922.00	No later than occupation of 75% of dwellings in the relevant adjoining neighbourhood	\$346,100
	Paths linear meter sub totals	17625.00		\$2,379,670
	Land value at \$50,000 per hectare dedicated at no cost to Council	3.71		\$185,500
	<b>Path sub totals</b>			<b>\$2,565,170</b>
	<b>TOTAL SHELLHARBOUR LGA</b>	<b>34.01</b>		<b>\$43,614,370</b>

Items not required by the NSW Government in the Terms of Approval (Modification C12) but remain the preferred position of Lend Lease in the creation of a master planned community.

Notwithstanding the above, Concept Plan **Modification C12** addresses local infrastructure contributions as follows:

***“C12: Local Infrastructure Contribution***

*The requirements for local infrastructure shall be generally in accordance with the following principles:*

*....(b) Open Space – the following open space areas are to be provided:*

- a total of approximately 17.36ha of open space (made up of local parks, district parks, and citywide parks); and*
- sports fields of approximately 15.84ha.*

Further, Concept Plan **Modification B5** addresses open space as follows:

***B5: Open Space***

*“The location of parks and public open space in the Landscape Open Space Masterplan prepared by Environmental Partnership dated 2 March 2010 is to be considered as indicative locations only and will be subject to further agreement with the relevant Council or other agency regarding the specific location of parks and open space, as part of each staging application.”*

The above open space schedule needs to take into account and reflect **Modifications B5** and **C12** where relevant.



**SHELLHARBOUR LOCAL GOVERNMENT AREA  
ANCILLIARY OPEN SPACE/DRAINAGE SCHEDULE**

OPEN SPACE NUMBER	DETAIL	AREA (HA)	TIMING	VALUE
C6 (part), C8, C9, C10, C7, C11, C12, C13, C14, C15, C16, C17, CB1 (part)	<b>Corridor Open Space in E3, RE1 Zone</b>  Open space embellishment subject to Landscape and Open Space Master Plan.  Drainage works subject to sub division detailed design.	49.18	Contiguous with adjoining development and following completion of any relevant maintenance periods for works within area or at a time by mutual agreement.	Not applicable
ER3, ER4	<b>Environmental Reserve in E3 Zone</b>  Open space embellishment subject to Landscape and Open Space Master Plan.  Drainage works subject to sub division detailed design.	8.95	Contiguous with adjoining development and following completion of any relevant maintenance periods for works within area or at a time by mutual agreement.	Not applicable
	<b>Total Ancillary Open Space in Shellharbour LGA</b>	<b>58.13</b>		

Items not required by the NSW Government in the Terms of Approval (Modification C12) but remain the preferred position of Lend Lease in the creation of a master planned community.

Notwithstanding the above, Concept Plan **Modification C12** addresses local infrastructure contributions as follows:

***“C12: Local Infrastructure Contribution***

*The requirements for local infrastructure shall be generally in accordance with the following principles:*

*....(b) Open Space – the following open space areas are to be provided:*

- a total of approximately 17.36ha of open space (made up of local parks, district parks, and citywide parks); and*
- sports fields of approximately 15.84ha.*

**Note:** *the area identified as Johnson’s Spur and the ancillary open space areas (made up of drainage reserves and open space corridors reserves) are not to be included in the open space contributions”.*

The above schedule needs to take into account and reflect **Modification C12** where relevant.

## SHELLHARBOUR LGA – TRANSPORT CONTRIBUTIONS

UPGRADE ITEM (TMAP) LOCATION AND DESCRIPTION	TOTAL ESTIMATED COST (\$)	TECHNICAL CALDERWOOD APPORTIONMENT	TECHNICAL APPORTIONED COST (\$)	METHOD AND TIMING OF CONTRIBUTION	VALUE OF CONTRIBUTION (\$)
<b>General: Construct local internal Project transport works including roads, public domain, street furniture, bus stops, etc.</b>	Not applicable	Not applicable	Not applicable	WIK to coincide with adjoining Calderwood development	Not applicable
<b>TMAP Item 14: Tripoli Way from Illawarra Highway/Broughton Avenue to Calderwood Road</b> Construct undivided two way- two lane carriageway with minimum 3.5 m lane widths and kerb and gutter	5,050,000	34%	1,717,000	DLL to construct works within Calderwood Project boundary	620,000 (Note 1)
<b>TMAP Item 15: Tripoli Way from Calderwood Road to Illawarra Highway East</b> Construct undivided two way lane carriageway with minimum 3.5 m lane widths and kerb and gutter	8,280,000	64%	5,299,200	Not applicable	Nil
<b>TMAP Item 16: Tripoli Way complementary measures</b> Install LATM treatments along Illawarra Highway/Tongarra Road between Tripoli Way limits	500,000	34%	170,000	Not applicable	Nil
<b>TMAP Item 30: Tripoli Way/Calderwood Road</b> New roundabout intersection	500,000	59%	295,000	Not applicable	Nil
<b>TMAP Item 32: Calderwood Road from Project boundary to Tripoli Way</b> Upgrade road to undivided two way-two lane carriageway with minimum 3.5m lane widths and sealed shoulders.	8,080,000	98%	7,918,000	Note 2	8,080,000 (Note 2)
<b>TMAP Item 33: North-South route – southern section</b> Construct undivided two way- two lane carriageway with minimum 3.5 m lane widths and kerb and gutter incl 3 x RAB	10,770,000	84%	9,046,800	WIK to coincide with adjoining Calderwood residential development	10,770,000
<b>TMAP Item 34: North-South route – central section</b> Construct undivided two way- two lane carriageway with minimum 3.5 m lane widths and kerb and gutter incl 2 signals and 1 x RAB	6,870,000	66%	4,534,200	WIK to coincide with adjoining Calderwood residential development	6,870,000
<b>TMAP Item 35: North-South route – southern section</b> Construct undivided two way- two lane carriageway with minimum 3.5 m lane widths and kerb and gutter	8,160,000	67%	5,467,200	WIK to coincide with adjoining Calderwood residential development	8,160,000
<b>Total Shellharbour LGA</b>	<b>48,210,000</b>	<b>71%</b>	<b>34,447,400</b>		<b>35,000,000</b>

Items not required by the NSW Government in the Terms of Approval (Modification C12) but remain the preferred position of Lend Lease in the creation of a master planned community.

**NOTE 1:** Delfin Lend Lease will negotiate in good faith with Shellharbour Council to undertake these works in same timeframe as Council undertakes Tripoli Way works on the basis that benefits are shared equitably and the contributions are offset against the overall contribution.

**NOTE 2:** Delfin Lend Lease will negotiate in good faith with Shellharbour Council to deliver these works to coincide with opening of Calderwood Town Centre and Calderwood employment land development and Tripoli Way works.

**NOTE 3:** Delfin Lend Lease will negotiate in good faith to undertake agreed interim works on the basis that the benefits are shared equitably and the works and contributions are offset against the overall contribution shown above.

Notwithstanding the above, Concept Plan **Modification C12** addresses local infrastructure contributions as follows:

***“C12: Local Infrastructure Contribution***

*....(c) Local Roads – contribution towards the following road works are supported. The total cost, apportionment and timing of these works shall be determined in consultation with the Department of Planning;*

- Upgrade of Marshall Mount Road (referred to in the TMAP as 22, 23 & 24);*
- Upgrade of Yallah Road from Marshall Mount Road to Haywards Bay Drive (referred to in the TMAP as 25);*
- Upgrade to the intersection of Marshall Mount Road and Yallah Road (referred to in the TMAP as 36);*
- Construction of the Tripoli Way extension (referred to in the TMAP as 14, 15 & 16);*
- The construction of the intersection of Tripoli Way with the Illawarra Highway (referred to in the TMAP 30);*

*(d) Other Road Works – the following road works are needed to directly access to site and are therefore not to be included in the S94 framework. These will be required as per conditions of approval and the timing will be determined as part of future subdivision approval.*

- The upgrade of Calderwood Road from the site boundary to Tripoli Way extension (referred to in the TMAP as 32);*
- Construction of the internal north-south sub arterial road (referred to in the TMAP as 33, 34, & 35);*
- Upgrade of the intersection of the Illawarra Highway and Yellow Rock Road to provide site access (referred to in the TMAP as 37)”.*

The above schedule needs to take into account and reflect **Modification C12** where relevant.

## HUMAN SERVICES – WOLLONGONG CITY COUNCIL

ITEM	FACILITY AND REQUIREMENTS	TIMING	SCOPE	ESTIMATED VALUE
1	<b>Temporary Neighbourhood Centre</b> Not required as permanent Centre in operation by the time development commences in Wollongong LGA.	Not applicable	Not applicable	Not applicable
2	<b>Multi-purpose community resource centre (co-located with branch library)</b> Approximately 900 sqm maximum built area, plus land (4000 sqm maximum). Includes landscaping, fit out, parking, public art and site works. Sized to accommodate requirements of Calderwood Project in both Shellharbour and Wollongong LGAs.	Permanent facility to be operational by the issue of occupancy certificate for the 3,000 <sup>th</sup> dwelling or earlier if mutually agreed. Better Outcomes Provision: Option for earlier delivery in the event that development of Town Centre commences earlier than expected.	Baseline provision: Centre comprising approximately 900 sqm building with space for Youth, Aged and Children's Services. Includes landscaping, fit out, parking, public art and site works. Land valued at \$1,232,000 dedicated to Council at no cost. Better Outcomes Provision: Co-location with branch library (see item 3). Incorporation of other human services provider requirements.	Not applicable
3	Branch library (co-located with multi-purpose community resource centre) Based on NSW State Library requirements of 42sqm/1000 persons.  Sized to accommodate requirements of Calderwood Project in both Shellharbour and Wollongong LGAs.	Permanent facility to be operational by the issue of occupancy certificate for the 3,000 <sup>th</sup> dwelling or earlier if mutually agreed and subject to Better Outcomes provision. Better Outcomes Provision: Option for earlier delivery in the event that development of Town Centre commences earlier than expected.	Baseline provision: approximately 625sqm for 12,400 persons Capital cost for building includes landscaping, fit out, parking, public art and site works; excludes library books and equipment. Better Outcomes Provision: Incorporated into multi-purpose community resource centre.	Not applicable
4	Community Development Worker Not required as permanent Centre in operation by the time development commences in Wollongong LGA.	Not applicable	Not applicable	Not applicable
5	Resident Information Package To be distributed to all households upon moving into the development	To be provided to households as residents move into dwellings.	Details to be determined through Better Outcomes provision	\$7,000 \$10 per household
6	Community Initiatives Fund Funds to support emerging community groups and initiatives	Expenditure to commence 18 months after the issue of the first occupancy certificate for a residential dwelling to the total value of \$94,500. Rate of expenditure is to be determined on the basis of the Better Outcomes clause taking into account the pace of	Details to be determined through Better Outcomes provision.	\$94,500 3% capital cost of multi-purpose community centre

ITEM	FACILITY AND REQUIREMENTS	TIMING	SCOPE	ESTIMATED VALUE
		development and the most efficient use of the Community Initiatives Fund allocation.		
7	Public Art Funds to support cultural development and creative initiatives	Rate of expenditure to be determined on the basis of Better Outcomes taking into account the pace of development and the most efficient use of the Public Art funds allocation.	Details to be determined through Better Outcomes clause	\$16,038

Items not required by the NSW Government in the Terms of Approval (Modification C12) but remain the preferred position of Lend Lease in the creation of a master planned community.

## WOLLONGONG CITY COUNCIL LOCAL OPEN SPACE SCHEDULE

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING	VALUE
L1to L3 Inclusive	<b>Local Park in R1 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•landscape improvements</li> <li>•playspace (informal play area)</li> <li>•signage</li> <li>•basic seating, bins, tables</li> </ul>	0.30 ea	No later than occupation of 15% of dwellings in the relevant adjoining neighbourhood	Embellishment @ \$150,000 ea = \$450,000
L1 to L3 inclusive	Land value at \$3,080,000 per hectare dedicated at no cost to Council	0.90		\$2,772,000
L1to L3 inclusive	Initial maintenance period	NA	3 years each from date of Practical completion	\$48,000
	<b>Local Park sub totals</b>	<b>2.00</b>		<b>\$3,220,000</b>
D1	<b>District Park in R1, RE1, E2 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	1.00	No later than occupation of 4,200 <sup>th</sup> dwelling if contiguous with adjoining development.	\$750,000
D1	Land value (0.56 ha in RE1, E2 Zone at \$50,000 per ha and 0.44 ha in R1 zone at \$3,080,000 per ha) dedicated at no cost to Council			\$1,383,200
D1	Initial maintenance period	NA	3 years from date of Practical completion	\$16,000
	<b>District Park sub total</b>	<b>1.00</b>		<b>\$2,133,200</b>
CW1	<b>Citywide Park (Urban) R1 Zone</b> Lakeside urban parkland. Range of facilities to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•signage</li> <li>•combined seating, bins, tables</li> <li>•outdoor artworks</li> </ul>	1.31	No later than occupation of 4,700 <sup>th</sup> dwelling if contiguous with adjoining development.	\$982,500
CW1	Land value at \$3,080,000 per hectare dedicated at no cost to Council			\$4,034,800
CW2, CW3	Initial maintenance period		3 years from date of Practical completion	\$46,600
	<b>Citywide Park sub total</b>	<b>1.31</b>		<b>\$5,063,900</b>
PO3	Primary paths in Open Space (2.5m sealed)linear meters in <b>Various Zones</b>	1,155 linear m	No later than occupation of 75% of dwellings in the relevant adjoining neighbourhood	\$219,450

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING	VALUE
PO4	Secondary paths in Open Space (1.5m gravel)linear meters <b>Various Zones</b>	3,531 linear m	No later than occupation of 75% of dwellings in the relevant adjoining neighbourhood	\$176,550
	Paths linear meter sub totals	4,686 linear m		\$396,000
	Land value at \$50,000 per hectare dedicated at no cost to Council	0.82		\$41,000
	<b>Paths sub totals</b>	<b>3.71</b>		<b>\$437,000</b>
	<b>TOTAL WOLLONGONG LGA</b>	<b>34.01</b>		<b>\$10,854,100</b>

Notwithstanding the above, Concept Plan **Modification C12** addresses local infrastructure contributions as follows:

***“C12: Local Infrastructure Contribution***

*The requirements for local infrastructure shall be generally in accordance with the following principles:*

*....(b) Open Space – the following open space areas are to be provided:*

- a total of approximately 17.36ha of open space (made up of local parks, district parks, and citywide parks); and*
- sports fields of approximately 15.84ha.*

Further, Concept Plan **Modification B5** addresses open space as follows:

***B5: Open Space***

*“The location of parks and public open space in the Landscape Open Space Masterplan prepared by Environmental Partnership dated 2 March 2010 is to be considered as indicative locations only and will be subject to further agreement with the relevant Council or other agency regarding the specific location of parks and open space, as part of each staging application.”*

The above open space schedule needs to take into account and reflect **Modifications B5** and **C12** where relevant.

**WOLLONGONG LOCAL GOVERNMENT AREA  
ANCILLARY OPEN SPACE/DRAINAGE SCHEDULE**

OPEN SPACE NUMBER	DETAIL	AREA (HA)	TIMING	VALUE
C1, C2, C3, C4, C5 (part)	<b>Corridor</b>  Open space embellishment subject to Landscape and Open Space Master Plan.  Drainage works subject to sub division detailed design.	21.77	Contiguous with adjoining development and following completion of any relevant maintenance periods for works within area or at a time by mutual agreement.	Not applicable
	<b>Total Ancillary Open Space in Wollongong LGA</b>	<b>21.77</b>		

Items not required by the NSW Government in the Terms of Approval (Modification C12) but remain the preferred position of Lend Lease in the creation of a master planned community.

Notwithstanding the above, Concept Plan **Modification C12** addresses local infrastructure contributions as follows:

***“C12: Local Infrastructure Contribution***

*The requirements for local infrastructure shall be generally in accordance with the following principles:*

*....(b) Open Space – the following open space areas are to be provided:*

- a total of approximately 17.36ha of open space (made up of local parks, district parks, and citywide parks); and*
- sports fields of approximately 15.84ha.*

**Note:** *the area identified as Johnson’s Spur and the ancillary open space areas (made up of drainage reserves and open space corridors reserves) are not to be included in the open space contributions”.*

The above schedule needs to take into account and reflect **Modification C12** where relevant.



## WOLLONGONG LGA – TRANSPORT CONTRIBUTIONS

UPGRADE ITEM (TMAP)LOCATION AND DESCRIPTION	TOTAL ESTIMATED COST (\$)	TECHNICAL CALDERWOOD APPORTIONMENT	TECHNICAL APPORTION COST (\$)	METHOD OF CONTRIBUTION	VALUE OF CONTRIBUTION (\$)
<b>General:</b> Construct local internal Project transport works including roads, public domain, street furniture, bus stops, etc.	Not applicable	Not applicable	Not applicable	WIK to coincide with adjoining Calderwood residential development	Not applicable
<b>TMAP Item 22: Marshall Mount Road from Calderwood North South Road to Yallah Road</b>  Upgrade road to undivided two way-two lane carriageway with minimum 3.5 m lane widths and sealed shoulders	7,200,000	25%	1,824,228	Monetary contribution pro rata on issue of residential allotment certificate of title or See Note 2	6,700,000 (Note 1)
<b>TMAP Item 23: Marshall Mount Road from Yallah Road to TAFE</b>  3.5 m lane widths and sealed shoulders	4,140,000	50%	2,083,772	Monetary contribution pro rata on issue of residential allotment certificate of title or See Note 2	Nil
<b>TMAP Item 24: Marshall Mount Road from TAFE to Huntley Road</b>  3.5 m lane widths and sealed shoulders	6,370,000	42%	2,686,625	Monetary contribution pro rata on issue of residential allotment certificate of title or See Note 2	Nil
<b>TMAP Item 36: Marshall Mount Road/Yallah Road</b>  Upgrade existing T-intersection to a roundabout	200,000	47%	94,773	Monetary contribution pro rata on issue of residential allotment certificate of title or See Note 2	Nil
<b>Total Wollongong LGA</b>	<b>17,910,000</b>	<b>37%</b>	<b>6,689,398</b>		<b>6,700,000</b>

**NOTE 1:** Delfin Lend Lease will negotiate in good faith with Wollongong Council to undertake or contribute on a pro rata basis to necessary and agreed interim works to equivalent value of the technical apportionment cost of \$6,700,000 (rounded). This would be on the basis that the works or contributions are offset against the overall contribution shown above.

**NOTE 2:** Delfin Lend Lease will negotiate in good faith with Wollongong Council to vary the timing of contributions to ensure efficiencies in the delivery of works on the basis that the benefits are shared equitably and the works and contributions are offset against the overall contribution shown above.

Notwithstanding the above, Concept Plan **Modification C12** addresses local infrastructure contributions as follows:

### ***“C12: Local Infrastructure Contribution***

*....(c) Local Roads – contribution towards the following road works are supported. The total cost, apportionment and timing of these works shall be determined in consultation with the Department of Planning:*

- Upgrade of Marshall Mount Road (referred to in the TMAP as 22, 23 & 24);
- Upgrade of Yallah Road from Marshall Mount Road to Haywards Bay Drive (referred to in the TMAP as 25);
- Upgrade to the intersection of Marshall Mount Road and Yallah Road (referred to in the TMAP as 36);
- Construction of the Tripoli Way extension (referred to in the TMAP as 14, 15 & 16);
- The construction of the intersection of Tripoli Way with the Illawarra Highway (referred to in the TMAP 30);

*(d) Other Road Works – the following road works are needed to directly access to site and are therefore not to be included in the S94 framework. These will be required as per conditions of approval and the timing will be determined as part of future subdivision approval.*

- *The upgrade of Calderwood Road from the site boundary to Tripoli Way extension (referred to in the TMAP as 32);*
- *Construction of the internal north-south sub arterial road (referred to in the TMAP as 33, 34, & 35);*
- *Upgrade of the intersection of the Illawarra Highway and Yellow Rock Road to provide site access (referred to in the TMAP as 37)".*

The above schedule needs to take into account and reflect **Modification C12** where relevant.

## HUMAN SERVICES WORKS – SHELLHARBOUR CITY COUNCIL

Item	Facility and Requirements	Timing	Scope	Status
1	<b>Temporary Neighbourhood Centre</b> A stand-alone temporary community centre facility of approximately 120 to 150sqm space which contains one large meeting room for community gatherings, plus one smaller meeting room, office for community development worker, kitchenette, storage, toilets. Delivery to include fit out, landscaping, access to children's playground and car parking.	To be provided within 18 months of first occupancy certificate for a residential dwelling or earlier if mutually agreed. To continue until a permanent facility is operational. <b>Better Outcomes Provision:</b> Option for earlier provision in space within initial Sales and Information Centre.	<b>Baseline provision:</b> Stand alone facility of approximately 120 to 150sqm space to be provided in stages in mutually agreed central location. <b>Better Outcomes Provision:</b> Option for relocation to other mutually agreed position as subsequent stages of Project are developed. Ownership of temporary centre maintained by Lendlease to facilitate implementation of relocation options.	Operational. The temporary community centre was delivered in April 2017.
2	<b>Multi-purpose community resource centre</b> Approximately 900 sqm maximum built area (GFA), plus land (4000 sqm maximum). Includes landscaping, fit out, parking, public art and site works. Sized to accommodate requirements of Calderwood Project in both Shellharbour and Wollongong LGAs.	Consistent with the VPA with Shellharbour City Council (SHCC). <b>Better Outcomes Provision:</b> Option for earlier delivery if development of Town Centre commences earlier than expected.	<b>Baseline provision:</b> Centre comprising approximately 900 sqm (GFA) building consistent with the SHCC VPA. <b>Better Outcomes Provision:</b> Incorporation of other human services provider requirements.	VPA with SHCC
3	<b>Branch library</b> Monetary contribution in accordance with Shellharbour City Council VPA	Contributions towards the Albion Park library, consistent with the SHCC VPA.	<b>Baseline provision:</b> approximately 625sqm for 12,400 persons	VPA with SHCC
	<b>Multi-purpose community resource centre</b> Additional 220sqm (GFA) of built area to accommodate additional population. Sized to accommodate requirements of Calderwood Project in both Shellharbour and Wollongong LGAs.	Permanent facility to be operational by the issue of construction certificate for the 3,000th dwelling or 12 months and 1 day following the issue of the subdivision certificate for the 3,000 dwelling.	<b>Baseline provision:</b> approximately 220sqm (GFA) for additional 3,100 people or overall population of some 15,500 people.	Proposed
	<b>Branch library</b> Additional contributions for the branch library at Albion Park.	Contributions towards the Albion Park library.	<b>Baseline provision:</b> approximately 155sqm for additional 3,100 people or overall population of some 15,500 people.	Proposed

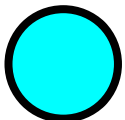
Item	Facility and Requirements	Timing	Scope	Status
4	<b>Community Development Worker</b> Part-time worker, based on salary for full-time equivalent worker for five years Yr 1 – 2 days per week Yr 2 – 2 days per week Yr 3 – 3 days per week Yr 4 – 3 days per week Yr 5 – 5 days per week Yr 6 – 5 days per week Yr 7 – 5 days per week	Notionally, to commence 18 months after the issue of the first occupancy certificate for a residential dwelling for an equivalent period of employment to the value of \$520K. <b>Better Outcomes Provision:</b> Commencement and hours per week to be determined considering the pace of development and the most efficient use of the CDW allocation.	Details to be determined through Better Outcomes provision. Based on \$80K plus 30% on-costs per year for 5 years	Community development worker employed and working on site.
5	<b>Resident Information Package</b> To be distributed to all households upon moving into the development	To be provided to households as residents move into dwellings.	Details to be determined through Better Outcomes provision	Residents are provided with general information in settlement letters. Residents are updated via electronic direct mail, website news and Facebook/social media.
6	<b>Community Initiatives Fund</b> Funds to support emerging community groups and initiatives	Expenditure to commence 18 months after the issue of the first occupancy certificate for a residential dwelling to the total value of \$94,500. Rate of expenditure is to be determined based on the Better Outcomes clause taking into account the pace of development and the most efficient use of the Community Initiatives Fund allocation.	Details to be determined through Better Outcomes provision.	A community fund for local community groups established called the "Seedling fund". The community meeting space called the Sprout Hub also established.
7	<b>Public Art</b> Funds to support cultural development and creative initiatives	Rate of expenditure to be determined based on Better Outcomes taking into account the pace of development and the most efficient use of the Public Art funds allocation.	Details to be determined through Better Outcomes clause	Public Art Strategy prepared for SHCC, but not yet approved. Continuing to develop with SHCC.

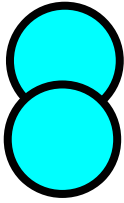
Blue Dot = Fortnum assessment of those *Items not required by NSW Government in the Terms of Approval (Modification C12) but remain the preferred position of Lendlease in the creation of a master planned community*, and which were also previously included in Calderwood Consolidated Master Plan Appendix I 2011, and Mod 1.

## SHELLHARBOUR CITY COUNCIL LOCAL OPEN SPACE SCHEDULE

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING	STATUS
L4 to L13 Inclusive	<b>Local Park in R1, E3, E2 and B4 Zones</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•landscape improvements</li> <li>•playspace (informal play area)</li> <li>•signage</li> <li>•basic seating, bins, tables</li> </ul>	Min 0.20 ea	Consistent with SHCC VPA	Local park 7 forms part of DA No 290/2018.  Local parks 8 and 11 complete and delivered by Lendlease (0.8173ha)  Local park 10 approved as part of Stage 2B DA (DA No 663/2015) and will be delivered by Lendlease.  Local park 12 forms part of DA No 167/2017 (Stage 3C)  Local park 13 forms part of DA No 577/2017
L4 to L13 inclusive	Land value at \$3,080,000 per hectare dedicated at no cost to Council	2.00		Local parks 8 and 11 delivered.
L4 to L13 inclusive	Initial maintenance period	NA	3 years each from date of Practical completion	
	<b>Local Park sub totals</b>	<b>2.00</b>		
D2	<b>District Park in R1 and E2/E3 Zones</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	1.00	Consistent with SHCC VPA	District park D2 forms part of DA No 290/2018
D2	Land value in R1 Zone (\$3,080,000 per hectare) and in E2/E3 Zone (at \$50,000 per ha) dedicated at no cost to Council			District park D2 forms part of DA No 290/2018
D3	<b>District Park in R1 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	1.00	Consistent with SHCC VPA	District park 3 lot approved as part of Stage 2C DA (DA No 300/2016).

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING	STATUS
D3	Land value at \$3,080,000 per hectare dedicated at no cost to Council			District Park 3 lot approved as part of Stage 2C DA (DA No 300/2016)
D4	<b>District Park in RE1, E2, E3, B4 Zones</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	3.80	Consistent with SHCC VPA	District Park 4 in the Village Centre partially delivered in December 2018.
D4	Land value (RE1, E2, E3 Zones at \$50,000 per hectare and in B4 Zone at \$3,080,000 per hectare) dedicated at no cost to Council			District park 4 in the Village Centre partially delivered in December 2018
D5	<b>District Park in RE1, E2/E3 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	1.00	Consistent with SHCC VPA	District park 5 forms part of DA No 577/2017
D5	Land value at \$50,000 per hectare dedicated at no cost to Council			District park 5 forms part of DA No 577/2017
D2 to D5 inclusive	Initial maintenance period		3 years each from date of Practical completion	
	<b>District Park sub totals</b>	<b>6.8</b>		
CW2	<b>Citywide Park (Urban) in B4 and E2/E3 Zones</b> Lakeside urban parkland. Range of facilities to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•signage</li> <li>•combined seating, bins, tables</li> <li>•outdoor artworks</li> </ul>	2.00	Consistent with SHCC VPA	
CW2	Land value (\$3,080,000 in B4 Zone and \$50,000 per hectare in E2, RE 1 Zone) dedicated at no cost to Council			
CW3	<b>Citywide Park (Johnston's Spur) in E2/E3 Zone</b> Level of embellishment as CW2 above	3.43	Consistent with SHCC VPA	Amendment proposed to be consistent with VPA





OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING	STATUS
CW3	Land value at \$50,000 per hectare dedicated at no cost to Council		3 years each from date of Practical completion	
CW2, CW3	Initial maintenance period		3 years each from date of Practical completion	
	<b>Citywide Park sub totals</b>	<b>5.43</b>		
S1	<b>Sports Fields RE1 &amp; E3 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: •vehicular access and parking •sporting grounds •amenities building •training facilities as applicable (eg cricket nets) •playing field lighting to appropriate standard	15.84	Delivered in 2 stages consistent with SHCC VPA	
S1	Land value at \$50,000 per hectare dedicated at no cost to Council			
S1	Initial maintenance period		3 years for each stage from date of Practical completion	
	<b>Sports field sub totals</b>	<b>15.84ha</b>		
PO3	Primary paths in Open Space (2.5m sealed) linear meters ( <b>assume RE1, E2, E3 Zones</b> )	10,703 linear m	No later than occupation of 75% of dwellings in the relevant adjoining neighbourhood	
PO4	Secondary paths in Open Space (1.5m gravel) linear meters ( <b>assume RE1, E2, E3 Zones</b> )	6,922 linear m	No later than occupation of 75% of dwellings in the relevant adjoining neighbourhood	
	Paths linear meter sub totals	17,625 linear m		
	Land value at \$50,000 per hectare dedicated at no cost to Council	3.71		
SP1	Additional active open space to be provided as per Calderwood Open Space Analysis prepared by Taylor Brammer	5.2192ha		Proposed final locations to be discussed and agreed with Shellharbour City Council
L14 & other	Additional passive open space to be provided as per Calderwood Open Space Analysis prepared by Taylor Brammer	3.3543ha		Proposed final locations to be discussed and agreed with Shellharbour City Council
	<b>Additional open space sub total</b>	<b>8.5735ha</b>		
	<b>TOTAL SHELLHARBOUR LGA (excl paths)</b>	<b>38.64HA</b>		

**SHELLHARBOUR LOCAL GOVERNMENT AREA  
ANCILLIARY OPEN SPACE/DRAINAGE SCHEDULE**

OPEN SPACE NUMBER	DETAIL	AREA (HA)	TIMING
C6 (part), C8, C9, C10, C7, C11, C12, C13, C14, C15, C16, C17, CB1 (part)	<b>Corridor Open Space in E3, RE1 Zone</b>  Open space embellishment subject to Landscape and Open Space Master Plan.  Drainage works subject to subdivision detailed design.	49.18	Contiguous with adjoining development and following completion of any relevant maintenance periods for works within area or at a time by mutual agreement.
ER3, ER4	<b>Environmental Reserve in E3 Zone</b>  Open space embellishment subject to Landscape and Open Space Master Plan.  Drainage works subject to subdivision detailed design.	8.95	Contiguous with adjoining development and following completion of any relevant maintenance periods for works within area or at a time by mutual agreement.
	<b>Total Ancillary Open Space in Shellharbour LGA</b>	<b>58.13</b>	

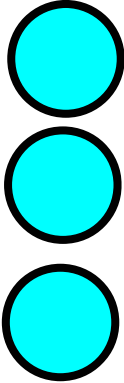


## SHELLHARBOUR LGA – TRANSPORT CONTRIBUTIONS

UPGRADE ITEM (TMAP) LOCATION AND DESCRIPTION	METHOD AND TIMING OF CONTRIBUTION	STATUS
<b>General: Construct local internal Project transport works including roads, public domain, street furniture, bus stops, etc.</b>	WIK to coincide with adjoining Calderwood development	
<b>TMAP Item 14: Tripoli Way from Illawarra Highway/Broughton Avenue to Calderwood Road</b> Construct undivided two way- two lane carriageway with minimum 3.5 m lane widths and kerb and gutter		VPA with SHCC  (TMAP Items 14, 15, 16 and 30)
<b>TMAP Item 15: Tripoli Way from Calderwood Road to Illawarra Highway East</b> Construct undivided two way lane carriageway with minimum 3.5 m lane widths and kerb and gutter	VPA	VPA with SHCC  (TMAP Items 14, 15, 16 and 30)
<b>TMAP Item 16: Tripoli Way complementary measures</b> Install LATM treatments along Illawarra Highway/Tongarra Road between Tripoli Way limits	VPA	VPA with SHCC  (TMAP Items 14, 15, 16 and 30)
<b>TMAP Item 30: Tripoli Way/Calderwood Road</b> New signalised intersection	VPA	VPA with SHCC  (TMAP Items 14, 15, 16 and 30)
<b>TMAP Item 32: Calderwood Road from Project boundary to Tripoli Way</b> Upgrade road to undivided two way-two lane carriageway.	Note 1	
<b>TMAP Item 33: North-South route – southern section</b> Construct undivided two way- two lane carriageway with minimum 3.5 m lane widths and kerb and gutter incl 3 x RAB	WIK to coincide with adjoining Calderwood residential development	<ul style="list-style-type: none"> <li>TMAP Items 33 is now complete, i.e. Escarpment Drive has been built from the Illawarra Highway to Calderwood Road.</li> </ul>
<b>TMAP Item 34: North-South route – central section</b> Construct undivided two way- two lane carriageway with minimum 3.5 m lane widths and kerb and gutter incl 2 signals and 1 x RAB	WIK to coincide with adjoining Calderwood residential development	<ul style="list-style-type: none"> <li>TMAP Item 34 is now complete, i.e. Escarpment Drive has been built from the Illawarra Highway to Calderwood Road.</li> </ul>
<b>TMAP Item 35: North-South route – northern section</b> Construct undivided two way- two lane carriageway with minimum 3.5 m lane widths and kerb and gutter	WIK to coincide with adjoining Calderwood residential development	
<b>Total Shellharbour LGA</b>		

**NOTE 1:** Delivery of these works will be done in accordance with Condition C12(d) of the Concept Plan Approval dated 8<sup>th</sup> December 2010 and will coincide with the opening of the retail component of the Calderwood Town Centre and Tripoli Way works.

## HUMAN SERVICES – WOLLONGONG CITY COUNCIL



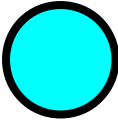
ITEM	FACILITY AND REQUIREMENTS	TIMING	SCOPE
1	<b>Temporary Neighbourhood Centre</b> Not required as permanent Centre in operation by the time development commences in Wollongong LGA.	Not applicable	Not applicable
2	Community Development Worker Not required as permanent Centre in operation by the time development commences in Wollongong LGA.	Not applicable	Not applicable
3	Resident Information Package To be distributed to all households upon moving into the development	To be provided to households as residents move into dwellings.	Residents are provided with general information in settlement letters.
4	Public Art Funds to support cultural development and creative initiatives	Rate of expenditure to be determined based on Better Outcomes taking into account the pace of development and the most efficient use of the Public Art funds allocation.	

### WOLLONGONG CITY COUNCIL LOCAL OPEN SPACE SCHEDULE

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING
L1to L3 Inclusive	<b>Local Park in R1 E2/E3 Zones</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•landscape improvements</li> <li>•playspace (informal play area)</li> <li>•signage</li> <li>•basic seating, bins, tables</li> </ul>	0.30 ea	No later than occupation of 15% of dwellings in the relevant adjoining neighbourhood
L1 to L3 inclusive	Land value at \$3,080,000 per hectare dedicated at no cost to Council	0.90	
L1to L3 inclusive	Initial maintenance period	NA	3 years each from date of Practical completion
	<b>Local Park sub totals</b>	<b>1.00</b>	
D1	<b>District Park in R1, E3 Zone</b> Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•playground</li> <li>•signage</li> <li>•combined seating, bins, tables, and shade structure</li> </ul>	1.00	No later than occupation of 6,000 <sup>th</sup> dwelling if contiguous with adjoining development.
D1	Land value (E3 Zone at \$50,000 per ha and R1 zone at \$3,080,000 per ha) dedicated at no cost to Council		
D1	Initial maintenance period	NA	3 years from date of Practical completion
	<b>District Park sub total</b>	<b>1.00</b>	
CW1	<b>Citywide Park (Urban) R1 Zone</b> Urban parkland. Range of facilities to be considered for provision at detailed design: <ul style="list-style-type: none"> <li>•walk / cycle pathways</li> <li>•high quality landscape improvements</li> <li>•signage</li> <li>•combined seating, bins, tables</li> <li>•outdoor artworks</li> </ul>	1.31	No later than occupation of 6,000 <sup>th</sup> dwelling if contiguous with adjoining development.
CW1	Land value at \$3,080,000 per hectare dedicated at no cost to Council		
CW2, CW3	Initial maintenance period		3 years from date of Practical completion
	<b>Citywide Park sub total</b>	<b>1.31</b>	
	Additional passive open space	0.66	
	Additional active open space	0.9	
	<b>Additional open space sub total</b>	<b>1.56</b>	

OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING
PO3	Primary paths in Open Space (2.5m sealed) linear metres in <b>Various Zones</b>	1,155 linear m	No later than occupation of 75% of dwellings in the relevant adjoining neighbourhood
PO4	Secondary paths in Open Space (1.5m gravel) linear metres <b>Various Zones</b>	3,531 linear m	No later than occupation of 75% of dwellings in the relevant adjoining neighbourhood
	Paths linear meter sub totals	4,686 linear m	
	Land value at \$50,000 per hectare dedicated at no cost to Council	0.82	
	<b>Paths sub totals</b>	<b>3.71</b>	
	<b>TOTAL WOLLONGONG LGA (excl paths)</b>	<b>4.87 HA</b>	

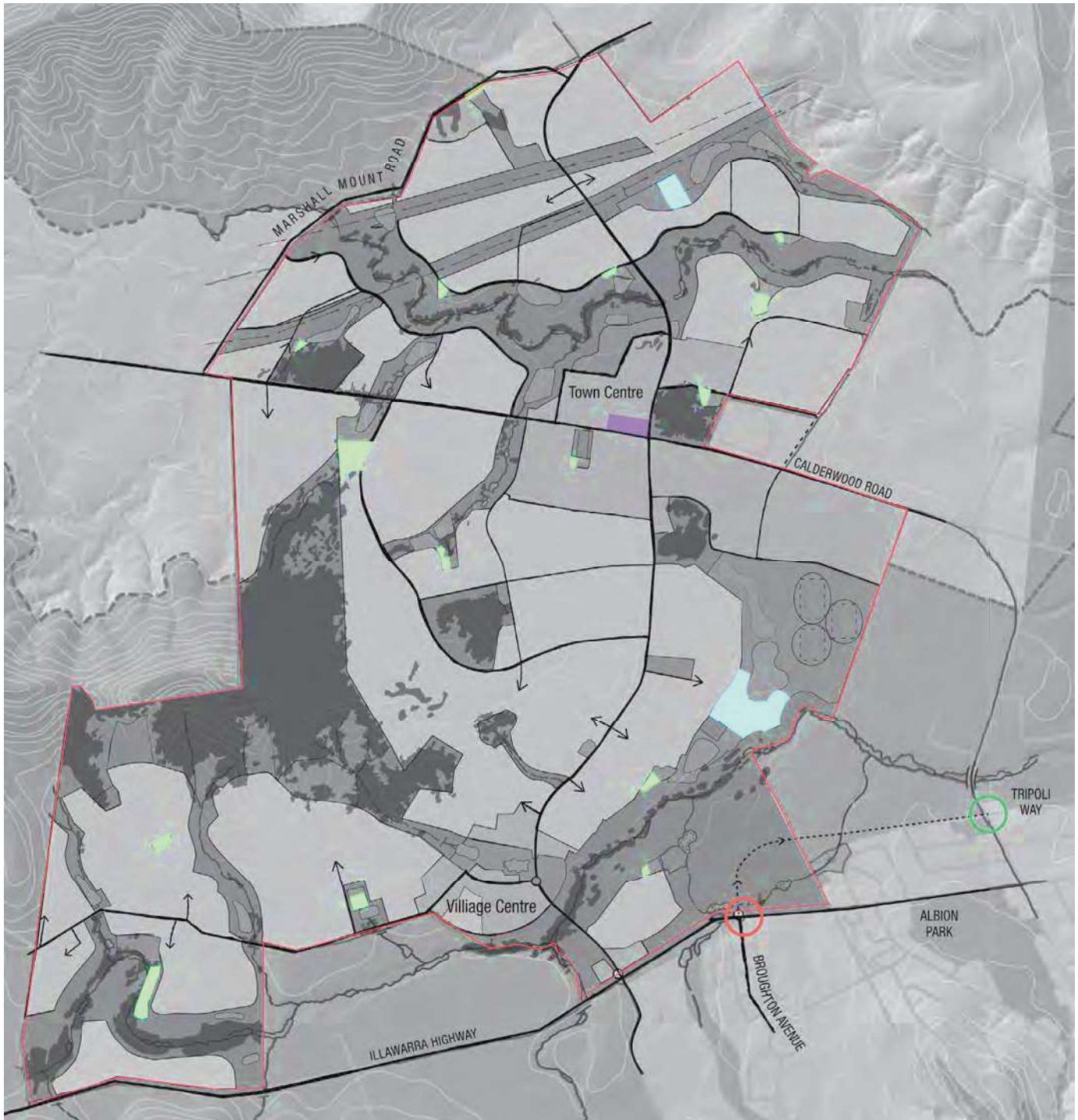
**WOLLONGONG LOCAL GOVERNMENT AREA  
ANCILLARY OPEN SPACE/DRAINAGE SCHEDULE**



OPEN SPACE NUMBER	DETAIL	AREA (HA)	TIMING
C1, C2, C3, C4, C5 (part)	<p><b>Corridor</b></p> <p>Open space embellishment subject to Landscape and Open Space Master Plan.</p> <p>Drainage works subject to subdivision detailed design.</p>	21.77	Contiguous with adjoining development and following completion of any relevant maintenance periods for works within area or at a time by mutual agreement.
	<b>Total Ancillary Open Space in Wollongong LGA</b>	<b>21.77</b>	

## WOLLONGONG LGA – TRANSPORT CONTRIBUTIONS

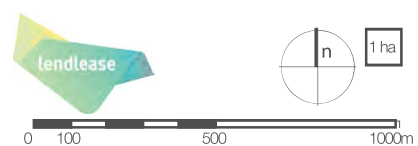
UPGRADE ITEM (TMAP)LOCATION AND DESCRIPTION	METHOD OF CONTRIBUTION	STATUS
<b>General:</b> Construct local internal Project transport works including roads, public domain, street furniture, bus stops, etc.	WIK to coincide with adjoining Calderwood residential development	
<b>TMAP Item 22: Marshall Mount Road from Calderwood North South Road to Yallah Road</b>  Upgrade road to undivided two way-four lane carriageway with minimum 3.5 m lane widths and sealed shoulders	Monetary contribution per allotment on issue of subdivision certificate or as required by VPA	VPA with WCC
<b>TMAP Item 23: Marshall Mount Road from Yallah Road to TAFE</b>  3.5 m lane widths and sealed shoulders	Monetary contribution per allotment on issue of subdivision certificate or as required by VPA	VPA with WCC
<b>TMAP Item 24: Marshall Mount Road from TAFE to Huntley Road</b>  3.5 m lane widths and sealed shoulders	Monetary contribution per allotment on issue of subdivision certificate or as required by VPA	VPA with WCC
<b>TMAP Item 36: Marshall Mount Road/Yallah Road</b>  Upgrade existing T-intersection to a roundabout	Monetary contribution pro rata per allotment on issue of subdivision certificate or as required by VPA	VPA with WCC
<b>Total Wollongong LGA</b>		



Calderwood Valley Infrastructure Upgrade Plan (MOD 4 PPR)

- Additional Open Space-Passive**  
(6.1231 ha)
- Additional Open Space-Active**  
(4.0149 ha)
- Additional Community Space**  
Additional community centre space (220sqm GFA) on approximately 4,000sqm site & monetary library contributions

- Illawarra Highway/Broughton Avenue Intersection**  
Upgrade from roundabout to signalised intersection
- Calderwood Road/Tripoli Way Intersection**  
Upgrade from roundabout to signalised intersection



Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours May 2019