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17 July 2019

Modification Assessments
Department of Planning and Environment
320 Pitt Street SYDNEY 2000
GPO Box 39
SYDNEY 2001

Attention: Mr Ms Casey Joshua

Dear Sir/Madam,

**RE: MODIFICATION TO CALDERWOOD CONCEPT PLAN - MAJOR PROJECT 09_0082 MOD 4
- PUBLIC SUBMISSION IN RESPONSE TO PROPONENT RTS DOCUMENTS ON PUBLIC EXHIBITION**

RBWI Pty Ltd as a 'non-core' developer of the Clover Hill Estate (formerly known as the Blissett farm) is thankful of the opportunity to present a public submission in respect to Mod 4 to the Calderwood Concept Plan.

We are pleased that the Proponent has clarified at Appendix F 'Updated Water Cycle Management Post Exhibition Report' that it is not intended to shift the wetland/stormwater quality device serving Clover Hill Estate from the Macquarie Rivulet floodplain to within Clover Hill Estate itself.

It had previously been understood by RBWI that a new stormwater quality device was to be located on Clover Hill Estate. It is now understood however from Appendix F that '*Device 3D is located within Stage 2A of Lendlease's development and not within Clover Hill Estate*', and that '*Device 3D is an existing approved and built device*'. It is also further clarified in Appendix F that Sub-Catchment 3C (Plate 7-6) which includes the Clover Hill Estate catchment is catered for in terms of stormwater quality treatment by an already approved and constructed device as indicated at Table 7-7.

The fact that Clover Hill Estate is appropriately accommodated in terms of stormwater quality treatment by way of already approved and constructed stormwater quality control devices, removes the concerns RBWI previously raised in its letter dated 4 October 2018 and RBWI is now generally supportive of Mod 4.

Nevertheless, RBWI would like to clarify what it believes are misstatements in the RTS documentation relating to the contributions called for under the Concept Approval (as described further below) and the status of RBWI's DA0569/2017.

Required Local Contributions vs. Lendlease Preferred Items

Appendix M in the RTS documentation has removed the distinction 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 Condition C12 which nominates the general principles for the provision of local infrastructure. Condition C12(d) specifically nominates those works which are not to be included in the s94 (local contributions) framework.

(d) Other Roads – ‘the following roads 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 Rd from site boundary to Tripoli Way extension (referred to in the TMAP as 32).*
- *Construction of the internal north-south sub-arterial road ‘Escarpment Drive’ (referred to in the TMAP as 33, 34 & 35) – already constructed along the frontage of Lot 1 and connected through to the Illawarra Highway.*
- *Upgrade to the intersection of the Illawarra Highway and Yellow Rock Road to provide access to the site (referred to in the TMAP as 37) – already constructed.*

Calderwood Consolidated Concept Plan 2011, Appendix I and CCP Modification Mod 1, both contained Local Development Schedules. For clarity, these schedules nominated which contribution items were Items not required by the NSW Government in the Terms of Approval (**Modification C12**) but remain the preferred position of LendLease 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 the Mod 4 RTS documentation is a similar Local Development Schedule, however removes the differentiation 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 which remain the preferred position of LendLease in the creation of a master planned community (**LL Preferred Items**).

Furthermore, it also nominates several of the LL Preferred Items as “WIK”, (**Works in Kind**), which is typically a mechanism to levy a new development contribution when a developer is seeking to offset voluntary works against other local cash contribution requirements. In RBWI’s opinion, an approach of this kind would be inconsistent with the CCP Determination.

As non-core developers, we are in negotiations to enter VPAs with various authorities based on the CCP Determination 2010, the Consolidated Concept Plan 2011 Appendix I, and detailed assessments of nexuses and relevant contributions. It is important therefore that Appendix M is updated to correctly reflect the CCP Determination and previous versions of the Local Development Schedules in nominating those items which are not ‘required local infrastructure’ and/or not to be considered under the S94 framework, now s7.11 under the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

This will help ensure that development consents granted by Shellharbour City Council (**Council**) are generally consistent with the CCP, rather than merely the preferred position of the lead developer, LendLease.

For reference Consolidated Concept Plan Appendix I is attached, together with a mark-up of Mod 4 RTS Appendix M, nominating which items should be marked clearly as 'LL Preferred Items', consistent with the CCP Determination.

Approval status of RBWI's DA0569/2017

In Ethos Urban's "Response to Submissions and Preferred Project Report_31 May 2019", it is suggested that development on the non-core lands as proposed in the development applications that have been lodged with Shellharbour City Council cannot be approved unless Mod 4 is approved - see §2.1.8 (p.17). They offer no explanation however why they hold this view, which would seem to be unfounded from RBWI's perspective.

It is contended that a determination of a Development Application within the Calderwood Concept Plan Area, including DA0569/2017 (RBWI Pty Ltd), is to be reviewed and determined by the relevant consent authority, in this case Council, 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. It is therefore a matter for Council to determine whether a non-core DA is generally consistent with the concept plan and is not a matter for the assessment of Mod 4 Modification by Lendlease.

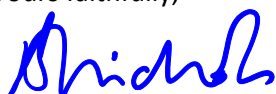
There is nothing preventing Council from determining the development applications before it, notwithstanding the outcome of Mod 4. A development application must be determined based on the law and the circumstances that apply to the proposed development, as at the date of determination (see *Nalor Pty Limited v Bankstown City Council* [1980] 2 NSWLR 630; see also *Baker v Gosford City Council* [2004] NSWLEC 167). Accordingly, if Council determines an application prior to Mod 4 being approved, then the consent will not be inconsistent with the CCP, even if Mod 4 is later approved. Alternatively, if Council determines the application after Mod 4 is approved (if approved) then Mod 4 will apply to the development and any development consent granted.

In short, Ethos Urban's assertion in this regard should have no bearing on the Department's determination of Mod 4.

Conclusion

Once Appendix M is appropriately updated to reflect the terms of the CCP, then RBWI's concerns are likely to be resolved, particularly with respect to certainty over required contributions. This issue is critical to RBWI and we would request confirmation of the relevant updates to Appendix M prior to determination of Mod 4. Alternatively, to ensure timely Development Application assessment by Council, we would request that determination of the Mod 4 application is delayed until current non-core DAs are determined.

Yours faithfully,



Paul Nichols

Project Manager

RBWI Pty Ltd

M: 0402 752 042

Attachment (1) - CCP Appendix I "Local Development Schedules"

HUMAN SERVICES WORKS – SHELLHARBOUR CITY COUNCIL

| Item | Facility and Requirements | Timing | Scope | Estimated Value |
|------|--|---|--|--|
| 1 | Temporary Neighbourhood Centre 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. Better Outcomes Provision: Option for earlier provision in space within initial Sales and Information Centre. | Baseline provision: Stand alone facility of approximately 120 to 150sqm space to be provided in stages in mutually agreed central location. Better Outcomes Provision: 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 | Multi-purpose community resource centre (co-located with branch library) 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 th 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. | \$3,150,000 (approx. \$3,500/sqm for building. \$1,232,000 for land Total value = \$4,382,000 |
| 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 th 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. | \$2,200,000 000 (approx. \$3500/sqm Nil for land as co-located with Community Resource Hub. |
| 4 | Community Development Worker 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. Better Outcomes Provision: 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 | 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 | \$41,000 \$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 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 | 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 | \$94,500 3% capital cost of multi-purpose community centre |
| | TOTAL HUMAN SERVICES | | | 7,932,000 |

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 | Local Park in R1 Zone Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •landscape improvements •playspace (informal play area) •signage •basic seating, bins, tables | 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 |
| | Local Park sub totals | 2.00 | | \$7,820,000 |
| D2 | District Park in R1 and E3 Zones Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 1.00 | No later than occupation of 3,750 th 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 | District Park in R1 Zone Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 1.00 | No later than occupation of 1000 th 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 | District Park in RE1, E2, E3, B4 Zones Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 3.80 | No later than occupation of 500 th 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 | District Park in RE1 Zone Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 1.00 | No later than occupation of 2,000 th 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 |
| | District Park sub totals | 6.72 | | \$17,149,200 |
| CW2 | Citywide Park (Urban) in RE1 and B4 Zones Lakeside urban parkland. Range of facilities to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •signage •combined seating, bins, tables •outdoor artworks | 2.00 | No later than occupation of 3,500 th 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 @ \$50,000 per hectare in E2, RE 1Zone) dedicated at no cost to Council | | | \$3,887,500 |
| CW3 | Citywide Park (Johnston's Spur) in E2 Zone Level of embellishment as CW2 above | 2.74 | No later than occupation of 3,000 th 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 |
| | Citywide Park sub totals | 4.74 | | \$7,672,500 |
| S1 | Sports Fields RE1 Zone Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •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. Stage1 to be delivered by occupation of 2,000 th dwelling or opening of first primary school whichever is earliest; Stage 2 to be delivered by occupation of 3,000 th 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 | |
| | Sports field sub totals | | | \$8,377,500 |
| PO3 | Primary paths in Open Space (2.5m sealed)linear meters (assume RE1, E2, E3 Zones) | 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 (assume RE1, E2, E3 Zones) | 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 |
| | Path sub totals | | | \$2,565,170 |
| | TOTAL SHELLHARBOUR LGA | 34.01 | | \$43,614,370 |

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) | Corridor Open Space in E3, RE1 Zone 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 | Environmental Reserve in E3 Zone 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 |
| | Total Ancillary Open Space in Shellharbour LGA | 58.13 | | |

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 (\$) |
|---|---------------------------|------------------------------------|---------------------------------|---|----------------------------|
| General: 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 development | Not applicable |
| TMAP Item 14: Tripoli Way from Illawarra Highway/Broughton Avenue to Calderwood Road 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) |
| TMAP Item 15: Tripoli Way from Calderwood Road to Illawarra Highway East 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 |
| TMAP Item 16: Tripoli Way complementary measures Install LATM treatments along Illawarra Highway/Tongarra Road between Tripoli Way limits | 500,000 | 34% | 170,000 | Not applicable | Nil |
| TMAP Item 30: Tripoli Way/Calderwood Road New roundabout intersection | 500,000 | 59% | 295,000 | Not applicable | Nil |
| TMAP Item 32: Calderwood Road from Project boundary to Tripoli Way 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) |
| TMAP Item 33: North-South route – southern section 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 |
| TMAP Item 34: North-South route – central section 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 |
| TMAP Item 35: North-South route – southern section 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 |
| Total Shellharbour LGA | 48,210,000 | 71% | 34,447,400 | | 35,000,000 |

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 | Temporary Neighbourhood Centre Not required as permanent Centre in operation by the time development commences in Wollongong LGA. | Not applicable | Not applicable | Not applicable |
| 2 | Multi-purpose community resource centre (co-located with branch library) 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 th 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 th 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 | Local Park in R1 Zone Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •landscape improvements •playspace (informal play area) •signage •basic seating, bins, tables | 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 |
| | Local Park sub totals | 2.00 | | \$3,220,000 |
| D1 | District Park in R1, RE1, E2 Zone Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 1.00 | No later than occupation of 4,200 th 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 |
| | District Park sub total | 1.00 | | \$2,133,200 |
| CW1 | Citywide Park (Urban) R1 Zone Lakeside urban parkland. Range of facilities to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •signage •combined seating, bins, tables •outdoor artworks | 1.31 | No later than occupation of 4,700 th 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 |
| | Citywide Park sub total | 1.31 | | \$5,063,900 |
| PO3 | Primary paths in Open Space (2.5m sealed)linear meters in Various Zones | 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 Various Zones | 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 |
| | Paths sub totals | 3.71 | | \$437,000 |
| | TOTAL WOLLONGONG LGA | 34.01 | | \$10,854,100 |

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) | Corridor 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 |
| | Total Ancillary Open Space in Wollongong LGA | 21.77 | | |

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 (\$) |
|--|---------------------------------|--|-------------------------------------|---|----------------------------------|
| General: 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 |
| TMAP Item 22: Marshall Mount Road from Calderwood North South Road to Yallah Road 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) |
| TMAP Item 23: Marshall Mount Road from Yallah Road to TAFE 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 |
| TMAP Item 24: Marshall Mount Road from TAFE to Huntley Road 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 |
| TMAP Item 36: Marshall Mount Road/Yallah Road 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 |
| Total Wollongong LGA | 17,910,000 | 37% | 6,689,398 | | 6,700,000 |

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.

Attachment (2) Mod 4 RTS Appendix M

"Updated Schedule of Local Contributions"

- anoted by RBWI

HUMAN SERVICES WORKS – SHELLHARBOUR CITY COUNCIL

| Item | Facility and Requirements | Timing | Scope | Status |
|------|---|---|--|--|
| 1 | Temporary Neighbourhood Centre 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. Better Outcomes Provision: Option for earlier provision in space within initial Sales and Information Centre. | Baseline provision: Stand alone facility of approximately 120 to 150sqm space to be provided in stages in mutually agreed central location. Better Outcomes Provision: 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 | Multi-purpose community resource centre 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). Better Outcomes Provision: Option for earlier delivery if development of Town Centre commences earlier than expected. | Baseline provision: Centre comprising approximately 900 sqm (GFA) building consistent with the SHCC VPA. Better Outcomes Provision: Incorporation of other human services provider requirements. | VPA with SHCC |
| 3 | Branch library Monetary contribution in accordance with Shellharbour City Council VPA | Contributions towards the Albion Park library, consistent with the SHCC VPA. | Baseline provision: approximately 625sqm for 12,400 persons | VPA with SHCC |
| | Multi-purpose community resource centre 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. | Baseline provision: approximately 220sqm (GFA) for additional 3,100 people or overall population of some 15,500 people. | Proposed |
| | Branch library Additional contributions for the branch library at Albion Park. | Contributions towards the Albion Park library. | Baseline provision: approximately 155sqm for additional 3,100 people or overall population of some 15,500 people. | Proposed |



Items identified in CCP Appendix I as "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."

| Item | Facility and Requirements | Timing | Scope | Status |
|------|---|---|--|---|
| 4 | Community Development Worker 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. Better Outcomes Provision: 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 | 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 | Residents are provided with general information in settlement letters. Residents are updated via electronic direct mail, website news and Facebook/social media. |
| 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 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 | 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. | Details to be determined through Better Outcomes clause | Public Art Strategy prepared for SHCC, but not yet approved. Continuing to develop with SHCC. |

SHELLHARBOUR CITY COUNCIL LOCAL OPEN SPACE SCHEDULE

| OPEN SPACE NUMBER | TYPE AND DETAIL | AREA (HA) | TIMING | STATUS |
|---------------------|--|-------------|--|--|
| L4 to L13 Inclusive | Local Park in R1, E3, E2 and B4 Zones Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •landscape improvements •playspace (informal play area) •signage •basic seating, bins, tables | 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 | |
| | Local Park sub totals | 2.00 | | |
| D2 | District Park in R1 and E2/E3 Zones Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 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 | District Park in R1 Zone Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 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 | District Park in RE1, E2, E3, B4 Zones Recreation range and facilities provision to be considered for provision at detailed design: •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 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 | District Park in RE1, E2/E3 Zone Recreation range and facilities provision to be considered for provision at detailed design: •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 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 | |
| | District Park sub totals | 6.8 | | |
| CW2 | Citywide Park (Urban) in B4 and E2/E3 Zones Lakeside urban parkland. Range of facilities to be considered for provision at detailed design: •walk / cycle pathways •high quality landscape improvements •signage •combined seating, bins, tables •outdoor artworks | 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 | Citywide Park (Johnston's Spur) in E2/E3 Zone Level of embellishment as CW2 above | 3.43 | Consistent with SHCC VPA | Amendment proposed to be consistent with VPA |


 = Items identified in CCP Appendix I as "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."

| 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 | |
| | Citywide Park sub totals | 5.43 | | |
| S1 | Sports Fields RE1 & E3 Zone Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •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 | |
| | Sports field sub totals | 15.84ha | | |
| PO3 | Primary paths in Open Space (2.5m sealed) linear meters (assume RE1, E2, E3 Zones) | 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 (assume RE1, E2, E3 Zones) | 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 |
| | Additional open space sub total | 8.5735ha | | |
| | TOTAL SHELLHARBOUR LGA (excl paths) | 38.64HA | | |







Items identified in CCP Appendix I as "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 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) | Corridor Open Space in E3, RE1 Zone 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 | Environmental Reserve in E3 Zone 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. |
| | Total Ancillary Open Space in Shellharbour LGA | 58.13 | |

SHELLHARBOUR LGA – TRANSPORT CONTRIBUTIONS

| UPGRADE ITEM (TMAP) LOCATION AND DESCRIPTION | METHOD AND TIMING OF CONTRIBUTION | STATUS |
|--|---|--|
| General: Construct local internal Project transport works including roads, public domain, street furniture, bus stops, etc. | WIK to coincide with adjoining Calderwood development | |
| TMAP Item 14: Tripoli Way from Illawarra Highway/Broughton Avenue to Calderwood Road 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) |
| TMAP Item 15: Tripoli Way from Calderwood Road to Illawarra Highway East 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) |
| TMAP Item 16: Tripoli Way complementary measures Install LATM treatments along Illawarra Highway/Tongarra Road between Tripoli Way limits | VPA | VPA with SHCC (TMAP Items 14, 15, 16 and 30) |
| TMAP Item 30: Tripoli Way/Calderwood Road New signalised intersection | VPA | VPA with SHCC (TMAP Items 14, 15, 16 and 30) |
|  TMAP Item 32: Calderwood Road from Project boundary to Tripoli Way Upgrade road to undivided two way-two lane carriageway. | Note 1 | |
|  TMAP Item 33: North-South route – southern section 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"> • TMAP Items 33 is now complete, i.e. Escarpment Drive has been built from the Illawarra Highway to Calderwood Road. |
|  TMAP Item 34: North-South route – central section 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"> • TMAP Item 34 is now complete, i.e. Escarpment Drive has been built from the Illawarra Highway to Calderwood Road. |
|  TMAP Item 35: North-South route – northern section 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 | |
| Total Shellharbour LGA | | |

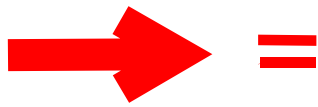
NOTE 1: Delivery of these works will be done in accordance with Condition C12(d) of the Concept Plan Approval dated 8th December 2010 and will coincide with the opening of the retail component of the Calderwood Town Centre and Tripoli Way works.



Items identified in CCP Appendix I as "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."

HUMAN SERVICES – WOLLONGONG CITY COUNCIL

| ITEM | FACILITY AND REQUIREMENTS | TIMING | SCOPE |
|------|---|--|--|
| 1 | Temporary Neighbourhood Centre 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. | |



Items identified in CCP Appendix I as "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 |
|--------------------|---|-------------|--|
| L1to L3 Inclusive | Local Park in R1 E2/E3 Zones Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •landscape improvements •playspace (informal play area) •signage •basic seating, bins, tables | 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 |
| | Local Park sub totals | 1.00 | |
| D1 | District Park in R1, E3 Zone Recreation range and facilities provision to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •playground •signage •combined seating, bins, tables, and shade structure | 1.00 | No later than occupation of 6,000 th 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 |
| | District Park sub total | 1.00 | |
| CW1 | Citywide Park (Urban) R1 Zone Urban parkland. Range of facilities to be considered for provision at detailed design: <ul style="list-style-type: none"> •walk / cycle pathways •high quality landscape improvements •signage •combined seating, bins, tables •outdoor artworks | 1.31 | No later than occupation of 6,000 th 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 |
| | Citywide Park sub total | 1.31 | |
| | Additional passive open space | 0.66 | |
| | Additional active open space | 0.9 | |
| | Additional open space sub total | 1.56 | |

| OPEN SPACE NUMBER | TYPE AND DETAIL | AREA (HA) | TIMING |
|-------------------|---|----------------|--|
| PO3 | Primary paths in Open Space (2.5m sealed) linear metres in Various Zones | 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 Various Zones | 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 | |
| | Paths sub totals | 3.71 | |
| | TOTAL WOLLONGONG LGA (excl paths) | 4.87 HA | |

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

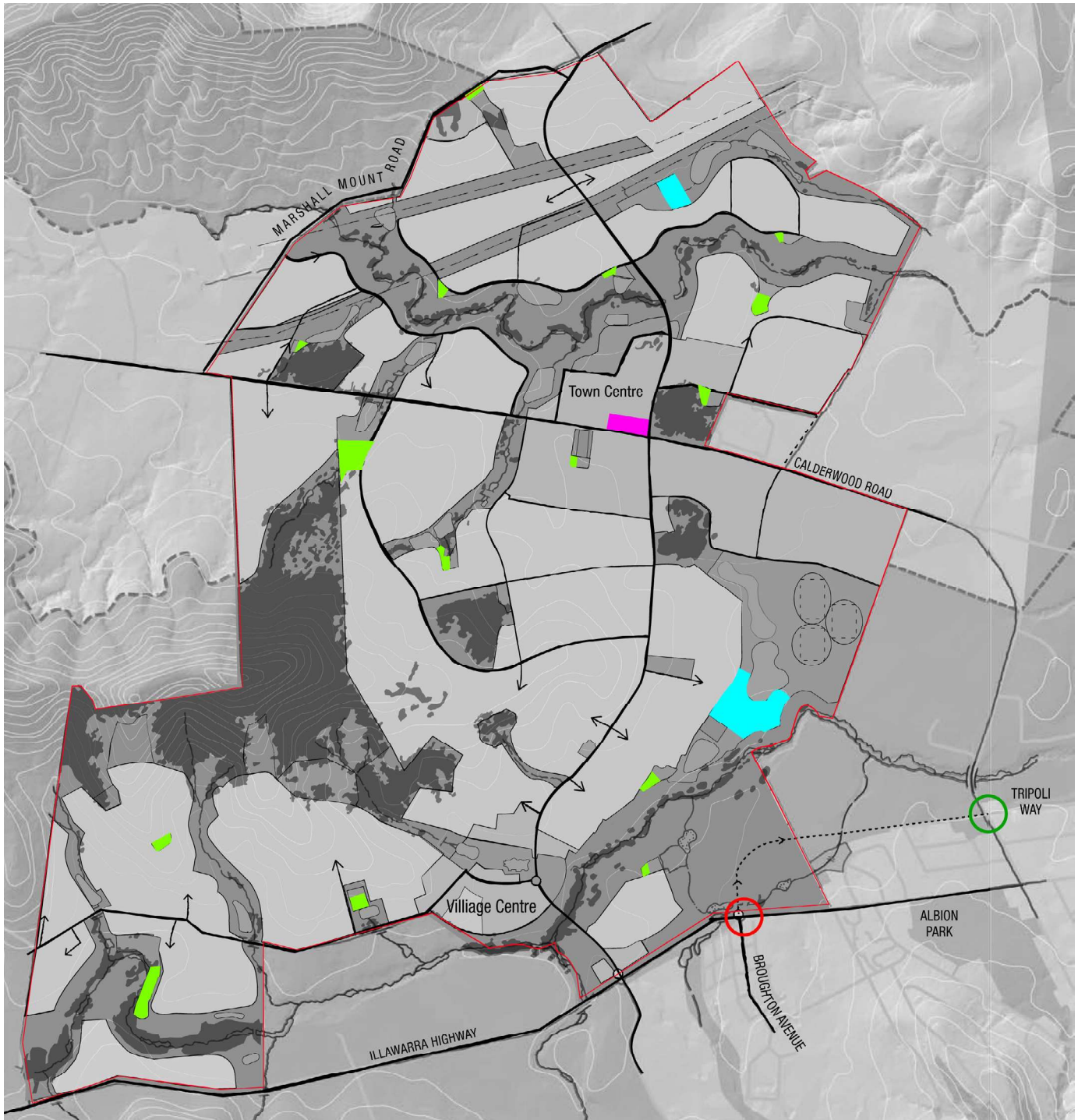
| OPEN SPACE NUMBER | DETAIL | AREA (HA) | TIMING |
|---------------------------|--|--------------|--|
| C1, C2, C3, C4, C5 (part) | Corridor Open space embellishment subject to Landscape and Open Space Master Plan. Drainage works subject to subdivision detailed design. | 21.77 | Contiguous with adjoining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



Items identified in CCP Appendix I as "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 LGA – TRANSPORT CONTRIBUTIONS

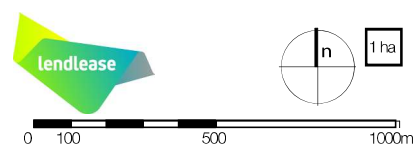
| UPGRADE ITEM (TMAP)LOCATION AND DESCRIPTION | METHOD OF CONTRIBUTION | STATUS |
|---|--|--------------|
| General: Construct local internal Project transport works including roads, public domain, street furniture, bus stops, etc. | WIK to coincide with adjoining Calderwood residential development | |
| TMAP Item 22: Marshall Mount Road from Calderwood North South Road to Yallah Road 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 |
| TMAP Item 23: Marshall Mount Road from Yallah Road to TAFE 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 |
| TMAP Item 24: Marshall Mount Road from TAFE to Huntley Road 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 |
| TMAP Item 36: Marshall Mount Road/Yallah Road 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 |
| Total Wollongong LGA | | |



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