

Staging Plan - Condition 1.14 Concept Approval 10_0089 Catherine Hill Bay (Middle Camp) 14 December 2020							
Item		Description	Detailed description	\$ Estimated Amount (Concept Plan/SoC)	Payment/Construction Delivery Timing	Land Dedication Timing	Agreed Outcome between Proponent and Council
1.14	A staging plan prepared in consultation with council and to the satisfaction of the Director General is to be submitted prior to the first subdivision application that details the schedule for delivery of (and dedication where relevant) the following contributions:						
a.	Provision of roads, stormwater and other service infrastructure		Construction of new roads and services to service new development.	\$ -	Following Subdivision Works Certificate and servicing approvals for each Construction Stage.	Upon Registration with Land Registry Services NSW (LRS) for each Construction Stage. Roads associated infrastructure and, stormwater infrastructure will be dedicated to Council and the relevant service authority (water, sewer electrical) as part of the registration process.	Provision of this item will be upon registration with Land Registry Services NSW (LRS) for each Construction Stage.
b.	The proposed heritage walkway						
	i.		Construction of a total of 1.65km of new Heritage Walkway, comprising of approximately 930m in Lot 1 DP 1180181 ; 100m in Lot 2 DP 1180181 ; and 620m in Lot 4 DP 1180181 .	\$ -	Construction of approximately 1.65km of Heritage Walkway will be completed with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first. Note: The Heritage Walkway will constructed as a shared pathway to accommodate both pedestrians and cyclists.	The construction of approximately 1.65km of the walkway will be completed with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first. The dedication of the walkway to Council will occur upon the release of the Subdivision Certificate for the third construction stage or the stage that delivers the 100th lot, whichever occurs first.	<p>The heritage walkway works are not identified in Council’s current contributions plan, Lake Macquarie City Council Development Contributions Plan Belmont Contributions Catchment - 2017, but “cycle paths or similar” generally are included in the 2004 Citywide Plan. Council via its email response to the draft Staging plan, dated 16/07/2020, advised the following "..... it is reasonable to provide a discount on payable contributions equivalent to the “pathways” component in the Citywide plan. The “Pathways” component of Recreation facilities in the Contributions Plan is approximately 8%. This currently equates an approximate offset of just over \$124,000 in recognition of the installation / construction of the heritage walkway."</p> <p>Details and explanation of the calculation of the Pathways component, , is included in Council’s email dated 20/10/2020. The email refers to attachments including current and past Contributions Plans and a spreadsheet. Council's email and referred attachments are included as Attachments 1, 1.1, 1.2 and 1.3 respectively.</p> <p>The construction of the walkway will be completed with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first. The dedication of the walkway to Council will occur upon the release of the Subdivision Certificate for the third construction stage or the stage that delivers the 100th lot, whichever occurs first.</p>
	ii.		Construction of 0.35km new Heritage walkway within Lot 3 DP 1180181 only.	\$ -	Construction of approximately 0.35km of Heritage Walkway will be completed with the fourth construction stage or with the stage that delivers the 150th lot, whichever occurs first. Note: The Heritage Walkway will constructed as a shared pathway to accommodate both pedestrians and cyclists.	The dedication of approximately 0.35km of the walkway to Council will occur upon the release of the Subdivision Certificate for the fourth construction stage or the stage that delivers the 150th lot, whichever occurs first.	<p>The dedication of the heritage walkway and Lot 3 DP1180181 to Council will occur upon the release of the Subdivision Certificate for the fourth construction stage or the stage that delivers the 150th lot, whichever occurs first.</p> <p>Please refer to Attachment 2 – Condition 1.14 Indicative Staging Plan which shows Lot 3 DP1180181 and the location of the heritage walkway through it.</p> <p>With regards to timing of dedication of the heritage walkway through Lot 3 DP 1180181, Council in its response to the Condition 1.14 Staging plan, via email dated 16/07/2020, stated the following in point no.5, “The proposed staging of the construction of the Heritage Pathway at 100 and 150 lots respectively is appropriate.”</p> <p>Council’s email dated 16/07/2020 is included as Attachment 3.</p>
	Items identified for Middle Camp in the \$5million allocated to the Coal & Allied Southern Estates						
	i.	Employment Generation	Contribute towards the funding of a Department of State and Regional Development project to identify employment opportunities in the Swansea area.	\$ 5,000.00	The contribution will be reallocated in consultation with Council prior to the commencement of the first construction stage and paid prior to the completion of the first construction Stage.	NA as this is a cash contribution, not related to dedication of land.	<p>Details of the document identifying employment opportunities in the Swansea area are contained within Lake Macquarie Council's "<i>Development Contribution Plan Belmont Contributions Catchment Residential and Employment Generating Development Projections 2015 - 2030</i>". This is included as Attachment 4.</p> <p>Unfortunately, neither the current owner nor Council have access or the ability to provide a copy of the past receipt for this. Therefore it is proposed that the proponent will negotiate a suitable mechanism for the \$5,000 to be re-allocated in consultation with Council prior to commencement of works of the first construction Stage. The contribution will then be paid prior to the completion of the first construction stage..</p>

C.	ii.	Heritage Walkway	<p>The Heritage Railway Line Walk extension from the land being transferred to LMCC by C&A for beach access and car park, to beach car park south of 4 Pines House including a heritage interpretation strategy to guide the provision of on-site interpretation. The proposed extension south of the oval to the Catherine Hill Bay beach carpark will be subject to the approval of Lot 7 DP 1180181.</p>	\$440,000.00	<p>Lot 7 DP1180181 was dedicated to National Parks and Wildlife Services (NPWS) on 21/06/2013. Please refer to Attachment 5 for a copy of the Certificate of Title for evidence of current ownership by NPWS. The subject Lot was dedicated to NWPS in accordance with Table 2 of Schedule 3 -Other Contributions as part of the Environmental Offset Land Contribution of the VPA for the site dated March 2012. The VPA is included as Attachment 6. The Minister administering the National Parks and Wildlife Act 1974 (i.e. the Minister for the Environment) was a signatory to the VPA.</p> <p>NPWS is the current owner of Lot 7 DP1180181. As NPWS have not yet concurred with walking paths through the conservation area, however, Lake Macquarie City Council is in the process of preparing a Masterplan for Recreational areas and facilities within the Catherine Hill Bay area. Council will be considering options for the heritage walkway through Lot 7 DP1180181 during the Masterplan process.</p> <p>It is appropriate that this contribution is provided to the Council for recreational facilities within the Catherine Hill Bay Area, in accordance with future outcomes of the Masterplan. The Masterplan process is likely to take 12-18 months to complete. The proponent will work with Council and NPWS to ensure this contribution is adequately accounted for.</p> <p>The allocation of this contribution will be finalised with Council with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first. The payment to Council will occur upon the release of the Subdivision Certificate for the fourth construction stage or the stage that delivers the 150th lot, whichever occurs first.</p>	<p>Lot 7 DP1180181 was dedicated to National Parks and Wildlife Services (NPWS) on 21/06/2013. Please refer to Attachment 5 for a copy of the Certificate of Title for evidence of current ownership by NPWS. The subject Lot was dedicated to NWPS in accordance with Table 2 of Schedule 3 -Other Contributions as part of the Environmental Offset Land Contribution of the VPA for the site dated March 2012. The VPA is included as Attachment 6. The Minister administering the National Parks and Wildlife Act 1974 (i.e. the Minister for the Environment) was a signatory to the VPA.</p> <p>NPWS is the current owner of lot 7 DP1180181. As NPWS have not yet concurred with walking paths through the conservation area, however, Lake Macquarie City Council is in the process of preparing a Masterplan for Recreational areas and facilities within the Catherine Hill Bay area. Council will be considering options for the heritage walkway through Lot 7 DP1180181 during the Masterplan process.</p> <p>It is appropriate that this contribution is provided to the Council for recreational facilities within the Catherine Hill Bay Area, in accordance with future outcomes of the Masterplan. The Masterplan process is likely to take 12-18 months to complete. The proponent will work with Council to ensure this contribution is adequately accounted for.</p> <p>The allocation of this contribution will be finalised with Council with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first.</p> <p>The payment to Council will occur upon the release of the Subdivision Certificate for the fourth construction stage or the stage that delivers the 150th lot, whichever occurs first.</p>	<p>Lot 7 DP1180181 was dedicated to National Parks and Wildlife Services (NPWS) on 21/06/2013. Please refer to Attachment 5 for a copy of the Certificate of Title for evidence of current ownership by NPWS. The subject Lot was dedicated to NWPS in accordance with Table 2 of Schedule 3 -Other Contributions as part of the Environmental Offset Land Contribution of the VPA for the site dated March 2012. The VPA is included as Attachment 6. The Minister administering the National Parks and Wildlife Act 1974 (i.e. the Minister for the Environment) was a signatory to the VPA.</p> <p>NPWS is the current owner of Lot 7 DP1180181. As NPWS have not yet concurred with walking paths through the conservation area, however, Lake Macquarie City Council is in the process of preparing a Masterplan for Recreational areas and facilities within the Catherine Hill Bay area. Council will be considering options for the heritage walkway through Lot 7 DP1180181 during the Masterplan process. It is appropriate that this contribution is provided to the Council for recreational facilities within the Catherine Hill Bay Area, in accordance with future outcomes of the Masterplan. The Masterplan process is likely to take 12-18 months to complete. The proponent will work with Council to ensure this contribution is adequately accounted for.</p> <p>The allocation of this contribution will be finalised with Council with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first.</p> <p>The payment to Council will occur upon the release of the Subdivision Certificate for the fourth construction stage or the stage that delivers the 150th lot, whichever occurs first.</p>
		Coal & Allied commits to procure an easement over the heritage rail corridor in Lot 4 DP 1180181.			<p>Construction will be completed with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first.</p>	<p>The dedication of the heritage walkway to Council over Lot 4 DP1180181 will occur upon the release of the Subdivision Certificate for the third construction stage or the stage that delivers the 100th lot, whichever occurs first.</p>	<p>AMENDED RESPONSE: The dedication of the heritage walkway to Council over Lot 4 DP1180181 will occur upon the release of the Subdivision Certificate for the third construction stage or the stage that delivers the 100th lot, whichever occurs first.</p> <p>COMMENT: The detailed description in Appendix C of the Statement of Commitments requires C&A to ‘procure’ as easement of the heritage rail corridor of Lot 4 DP1180181.</p> <p>ToA 1.15, in part states “The heritage pathway is to be offered for dedication to council...”. In accordance with ToA 1.15, consultation was undertaken with Council for dedication of the heritage pathway through Lots 1 and 2 DP 1180181 The heritage pathway through Lot 4 DP1180181 was also offered for dedication to Council in lieu of creation of an easement. Note, there is a separate DA (DA/1199/2017) for the subdivision of Lot 4 DP 1180181 of one into four lots, Item 8 in Council’s Request for Further Information dated 8/04/2020, (attached as Attachment 7), states the following:</p> <p>“8.0condition 1.15 – Contributions. The application proposes to dedicate the heritage walk within the footprint of this application to Council after construction. Council also notes that the portion through the adjacent land covered by DA/1199/2017 is proposed to be constructed and dedicated to Council. Council is satisfied with this outcome.”</p>
	iii.	Sustainability Initiatives	<p>Promote sustainability through:</p> <ul style="list-style-type: none">• On-lot Rainwater harvesting (potential grant scheme for individual rainwater tanks).• Reduced power demand for proposed dwellings (to be offered as option).• Introduction of a sustainable education program for existing and new residents.• Exceed Local & State Government criteria for sustainable development	\$444,000.00	<p>At time of settlement of each lot that promotes sustainability as required, upon Registration with LRS for each Lot.</p>	<p>At time of settlement of each lot that promotes sustainability as required, following Registration with LRS for each Lot.</p>	<p>At time of settlement of each lot that promotes sustainability as required, following Registration with LRS for each Lot.</p>
	iv.	Community Infrastructure	<p>Contribute to the Funding of the Catherine Hill Bay Surf Club.</p>	\$100,000.00	<p>N/A</p>	<p>Upgrade of the Catherine Hill Bay Surf Club is included in the current \$7.11 Contributions Plan. The current plan being, Lake Macquarie City Council Development Contributions Plan Belmont Contributions Catchment - 2017. Local and Open Space and Recreation Facilities - works schedule Fac Ref. OS028</p>	<p>The current section 7.11 plan allocates money to the Surf Club and surrounding Land under OS-006, OS-0028 and CF-002. Monies collected for this development will be levied under the 2004 Citywide plan, which will then be apportioned to the categories within the current plan. This payment is no longer required as it is now included in Council’s current Contributions Plan, which has been updated since this commitment was made.</p>
		Assist Dune Care Group & Lake Macquarie City Council in the implementation of a plan of management for the coastal area.		\$25,000.00	<p>N/A</p>	<p>The Lake Macquarie Coastal Zone Management Plan was completed in 2015 Web Link to Lake Macquarie Coastal Zone Management Plan: https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/7eac4702756a7b7e36aed43b8a5b4bf4b54c46a7/documents/attachments/000/020/517/original/D07364878_Final_Draft_-_Lake_Macquarie_Coastal_Zone_Management_Plan_Part_D.pdf?1427432067</p> <p>Outcomes from the plan have been implemented through subsequent Council Operational Plans</p>	<p>The Lake Macquarie Coastal Zone Management Plan was completed in 2015 Web Link to Lake Macquarie Coastal Zone Management Plan: https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/7eac4702756a7b7e36aed43b8a5b4bf4b54c46a7/documents/attachments/000/020/517/original/D07364878_Final_Draft_-_Lake_Macquarie_Coastal_Zone_Management_Plan_Part_D.pdf?1427432067</p> <p>Outcomes from the plan have been implemented through subsequent Council Operational Plans.</p>

	v.	Aboriginal Community	Establish scholarships for archaeology students from the Aboriginal community, linked to local schools.	\$25,000.00	<p>The developer will donate \$5000 per construction stage to Aboriginal Students studying archaeology when carrying out work in accordance with the Aboriginal Cultural Heritage Management Plan (ACHMP).</p> <p>The ACHMP requires that this contribution be established as “scholarships for Aboriginal students as determined by the Aboriginal advisory Committee (AAC).” The timing will be following the formation of the AAC and prior to the commencement of construction works.</p> <p>The ACHMP is included as Attachment 8.</p>	<p>The developer will donate \$5000 per construction stage to Aboriginal Students studying archaeology when carrying out work in accordance with the Aboriginal Cultural Heritage Management Plan (ACHMP).</p> <p>The ACHMP requires that this contribution be established as “scholarships for Aboriginal students as determined by the Aboriginal advisory Committee (AAC).” The timing will be following the formation of the AAC and prior to the commencement of construction works.</p> <p>The ACHMP is included as Attachment 8.</p>	<p>The developer will donate \$5000 per construction stage to Aboriginal Students studying archaeology when carrying out work in accordance with the Aboriginal Cultural Heritage Management Plan (ACHMP).</p> <p>The ACHMP requires that this contribution be established as “scholarships for Aboriginal students as determined by the Aboriginal advisory Committee (AAC).” The timing will be following the formation of the AAC and prior to the commencement of construction works.</p> <p>The ACHMP is included as Attachment 8.</p>
	vi.	Walkways DECCW Approval Dependant	<p>Provision for walking paths external to C & A land proposed by the community between Catherine Hill Bay and Nords Wharf (subject to application to DECCW).</p> <p>If approval cannot be reached with DECC the contribution will be re-allocated. Alternative options for this allocation will be identified through discussion with the local community.</p>	\$500,000.00	<p>NPWS is the current owner of the conservation lands being the lands “<i>external to C&A land....between Catherine Hill Bay and Nords Wharf</i>” As NPWS have not yet concurred with walking paths through the conservation area, there has been no detail regarding proposed location or timing of the provision of the pathway. However, Lake Macquarie City Council is in the process of preparing a Masterplan for Recreational areas and facilities within the Catherine Hill Bay area. In accordance with the detailed description as per Appendix C, Council will be considering options for walkways within the conservation area as well as alternative options for recreational facilities during the Masterplan process.</p> <p>It is appropriate that this contribution is provided to the Council for recreational facilities within the Catherine Hill bay Area, in accordance with future outcomes of the Masterplan. The Masterplan process is likely to take 12-18 months to complete. The proponent will work with Council and NPWS to ensure this contribution is adequately accounted for.</p> <p>The allocation/reallocation of this contribution will be finalised with Council with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first.</p> <p>The payment to Council will occur upon the release of the Subdivision Certificate for the fourth construction stage or the stage that delivers the 150th lot, whichever occurs first.</p>	<p>It is appropriate that this contribution is provided to the Council for recreational facilities within the Catherine Hill bay Area, in accordance with future outcomes of the Masterplan. The Masterplan process is likely to take 12-18 months to complete. The proponent will work with Council to ensure this contribution is adequately accounted for.</p> <p>The allocation/reallocation of this contribution will be finalised with Council with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first.</p> <p>The payment to Council will occur upon the release of the Subdivision Certificate for the fourth construction stage or the stage that delivers the 150th lot, whichever occurs first.</p>	<p>NPWS is the current owner of the conservation lands being the lands “<i>external to C&A land....between Catherine Hill Bay and Nords Wharf</i>” As NPWS have not yet concurred with walking paths through the conservation area, there has been no detail regarding proposed location or timing of the provision of the pathway. However, Lake Macquarie City Council is in the process of preparing a Masterplan for Recreational areas and facilities within the Catherine Hill Bay area. In accordance with the detailed description as per Appendix C, Council will be considering options for walkways within the conservation area as well as alternative options for recreational facilities during the Masterplan process.</p> <p>It is appropriate that this contribution is provided to the Council for recreational facilities within the Catherine Hill bay Area, in accordance with future outcomes of the Masterplan. The Masterplan process is likely to take 12-18 months to complete. The proponent will work with Council to ensure this contribution is adequately accounted for.</p> <p>The allocation/reallocation of this contribution will be finalised with Council with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first.</p> <p>The payment to Council will occur upon the release of the Subdivision Certificate for the fourth construction stage or the stage that delivers the 150th lot, whichever occurs first.</p>
d.	Section 94 Contributions		S94 - Contribution Amount \$16,576/lot	\$3,679,872.00	<p>Timing of payments will be in accordance with Council’s Contribution Plan being prior to the issue of the Subdivision Certificate for each stage.</p> <p>In accordance with Council's email response to the draft Staging plan, dated 16/07/2020, the development would be levied under the Citywide 2004 Contributions Plan (Belmont Catchment) as per the Concept Approval and the details contained in page 1 of the Statement of Commitments.</p> <p>Also stated in Council's email dated 16/07/2020, referred to above is the following, "<i>it would reasonable to provide a discount on payable contributions equivalent to the “pathways” component in the Citywide plan</i>". The email also states " <i>This currently equates an approximate offset of just over \$124,000 in recognition of the installation / construction of the Heritage Pathway.</i>"</p> <p>Council’s email dated 16/07/2020 is included as Attachment 3.</p>	<p>Timing of payments will be in accordance with Council’s Contribution Plan being prior to the issue of the Subdivision Certificate for each stage.</p> <p>In accordance with Council's email response to the draft Staging plan, dated 16/07/2020, the development would be levied under the Citywide 2004 Contributions Plan (Belmont Catchment) as per the Concept Approval and the details contained in page 1 of the Statement of Commitments.</p> <p>Also stated in Council's email dated 16/07/2020, referred to above is the following, "<i>it would reasonable to provide a discount on payable contributions equivalent to the “pathways” component in the Citywide plan</i>". The email also states " <i>This currently equates an approximate offset of just over \$124,000 in recognition of the installation / construction of the Heritage Pathway.</i>"</p> <p>Council’s email dated 16/07/2020 is included as Attachment 3.</p>	<p>Timing of payments will be in accordance with Council’s Contribution Plan being prior to the issue of the Subdivision Certificate for each stage.</p> <p>In accordance with Council's email response to the draft Staging plan, dated 16/07/2020, the development would be levied under the Citywide 2004 Contributions Plan (Belmont Catchment) as per the Concept Approval and the details contained in page 1 of the Statement of Commitments.</p> <p>Also stated in Council's email dated 16/07/2020, referred to above is the following, "<i>it would reasonable to provide a discount on payable contributions equivalent to the “pathways” component in the Citywide plan</i>". The email also states " <i>This currently equates an approximate offset of just over \$124,000 in recognition of the installation / construction of the Heritage Pathway.</i>"</p> <p>Council’s email dated 16/07/2020 is included as Attachment 3.</p>
e.	State Infrastructure Contributions						
	i.	Intersection Flowers Drive	<p>The Landowner is to upgrade the intersection at Flowers Drive and Pacific Highway, Middle Camp. The intersection is to be designed and constructed to restrict Flowers Drive traffic movements to left in / left out only.</p> <p>Physical barriers are to be designed and constructed to implement a right turn ban from Cams Wharf Road into the Pacific Highway. A U-turn facility is to be provided on the Pacific Highway or at Nords Wharf Road to accommodate northbound vehicles exiting Flowers Drive.</p>	\$1,478,847.00	<p>In accordance with the VPA, being, on or prior to the issue of the first subdivision certificate that creates the first Urban Lot within the area the subject of the Concept Plan Approval and to the Transport for NSW's (formerly RTA's) satisfaction.</p> <p>The VPA is included as Attachment 6.</p>	<p>In accordance with the VPA, being, on or prior to the issue of the first subdivision certificate that creates the first Urban Lot within the area the subject of the Concept Plan Approval and to the Transport for NSW's (formerly RTA's) satisfaction.</p> <p>The VPA is included as Attachment 6.</p>	<p>This contribution will be paid in accordance with the terms of the VPA being on or prior to the issue of the first subdivision certificate and to Transport for NSW's (formerly RTA) satisfaction.</p>
	ii.	Emergency Service Contribution	<p>The Landowner is to provide a monetary contribution to the Planning Minister, totalling \$29,006.52 (subject to indexation) towards the proposed acquisition of a 3,000 square metre site for location of emergency services, amounting to a per lot contribution of \$130.66 if the contribution is paid on or prior to 30 June 2012.</p> <p>The monetary contribution if paid after 30 June2012 (subject to indexation) is \$43,509.78 amounting to a contribution of \$195.99 per urban lot.</p>	\$43,509.78	<p>In accordance with the VPA, being, on or prior to the issue of the first subdivision certificate that creates the first Urban Lot within the area the subject of the Concept Plan Approval .</p> <p>The VPA is included as Attachment 6.</p>	<p>In accordance with the VPA, being, on or prior to the issue of the first subdivision certificate that creates the first Urban Lot within the area the subject of the Concept Plan Approval .</p> <p>The VPA is included as Attachment 6.</p>	<p>This contribution will be paid in accordance with the terms of the VPA being on or prior to the issue of the first subdivision certificate.</p>

f.	Management arrangements for the Heritage Walkway, Linear Park and Gateway Park, and if required Lemon Tree Park and Workshop Park						
	i.	Heritage Walkway	To be dedicated to and managed by Council.		Construction will be completed with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first. .	The construction of the walkway will be completed with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first. The dedication of the walkway to Council will occur upon the release of the Subdivision Certificate for the third construction stage or the stage that delivers the 100th lot, whichever occurs first.	The construction of the walkway will be completed with the third construction stage or with the stage that delivers the 100th lot, whichever occurs first. The dedication of the walkway to Council will occur upon the release of the Subdivision Certificate for the third construction stage or the stage that delivers the 100th lot, whichever occurs first.
	ii.	Linear Park	To be dedicated to and managed by Council.		To be dedicated to and managed by Council, with the relevant construction stage (i.e. Stages 2, 3, and 4). Refer to Indicative Staging Plan (Attachment 2).	Upon registration of the Deposited Plan registering Stage 2,3 and 4 of the development. Refer to Indicative Staging Plan (Attachment 2).	The “Linear Park” and “Gateway Park” that contain the heritage walkway and other stormwater management facilities will be accepted by Council as reserve areas but no offset will be given against developer Contribution. The Reserves would need to be appropriately landscaped and require little maintenance obligation by Council.
	iii.	Gateway Park	To be dedicated to and managed by Council.		To be dedicated to and managed by Council with the delivery of construction Stage 2, Refer to Indicative Staging Plan (Attachment 2).	Upon registration of the Deposited Plan registering Stage 2 of the development. Refer to Indicative Staging Plan (Attachment 2).	The “Linear Park” and “Gateway Park” that contain the heritage walkway and other stormwater management facilities will be accepted by Council as reserve areas but no offset will be given against developer Contribution. The Reserves would need to be appropriately landscaped and require little maintenance obligation by Council.
	iv.	Lemon Tree Park	Lemon Tree Park will be owned, managed and maintained by the proponent.		Lemon Tree Park will be constructed as part of Stage 4 works, in accordance with the Indicative Staging Plan (Attachment 2).	Lemon Tree Park will be owned and managed by the proponent. Future management arrangements will be formalised in a Plan of Management or similar to be prepared in consultation with Council prior to release of the Subdivision Certificate for the fourth construction stage.	Lemon Tree Park will be constructed with Stage 4 works and will be owned, managed and maintained by the proponent. A Draft schedule of Management Arrangements is included as Attachment 9 and will be formalised in a Plan of Management to be prepared prior to release of the Subdivision Certificate for the fourth construction stage.
	v.	Workshop Park	Workshop Park will be owned, managed and maintained by the proponent.		Workshop Park will be constructed as part of Stage 4 works, in accordance with the Indicative Staging Plan (Attachment 2).	Workshop Park will be owned and managed by the proponent. Future management arrangements will be formalised in a Plan of Management or similar to be prepared in consultation with Council prior to release of the Subdivision Certificate for the fourth construction stage.	Workshop Park will be constructed with Stage 4 works and will be owned, managed and maintained by the proponent. A Draft schedule of Management Arrangements is included as Attachment 9 and will be formalised in a Plan of Management to be prepared prior to release of the Subdivision Certificate for the fourth construction stage.
			\$	6,741,228.78			