

HUMAN SERVICES WORKS – SHELLHARBOUR CITY COUNCIL

Note: all contributions are also subject to Mod 4 Condition C12.

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

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: <ul style="list-style-type: none"> •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: <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 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: <ul style="list-style-type: none"> •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

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: •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		

**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.

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.	

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	

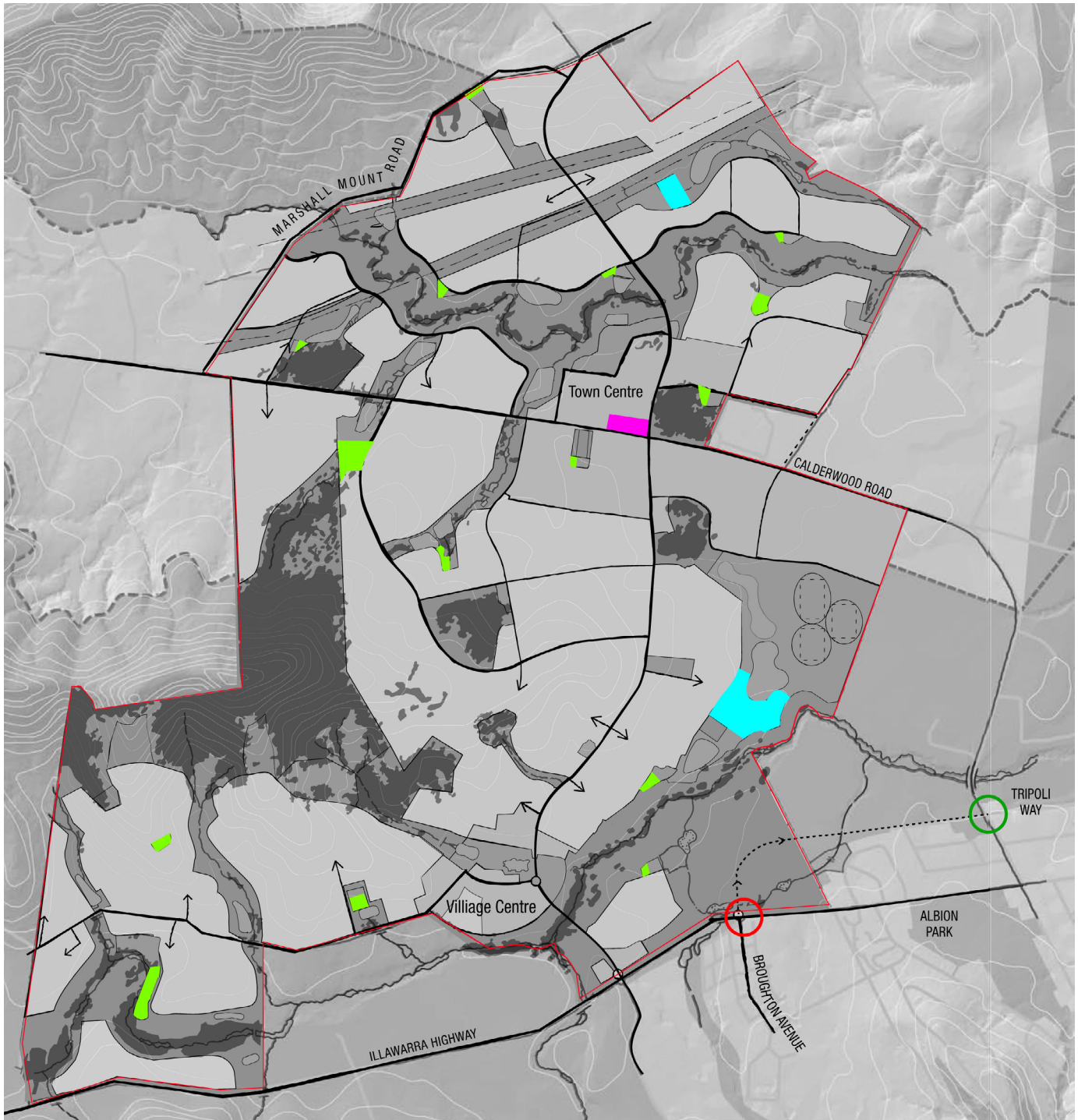
OPEN SPACE NUMBER	TYPE AND DETAIL	AREA (HA)	TIMING
PO3	Primary paths in Open Space (2.5m sealed) linear metres in Various Zones	1,155 linear m	No later than occupation of 75% of dwellings in the relevant adjoining neighbourhood
PO4	Secondary paths in Open Space (1.5m gravel) linear metres Various Zones	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)	<p>Corridor</p> <p>Open space embellishment subject to Landscape and Open Space Master Plan.</p> <p>Drainage works subject to subdivision detailed design.</p>	21.77	Contiguous with adjoining development and following completion of any relevant maintenance periods for works within area or at a time by mutual agreement.
	Total Ancillary Open Space in Wollongong LGA	21.77	

WOLLONGONG LGA – TRANSPORT CONTRIBUTIONS

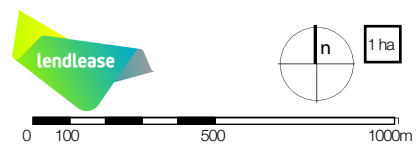
UPGRADE ITEM (TMAP)LOCATION AND DESCRIPTION	METHOD OF CONTRIBUTION	STATUS
General: Construct local internal Project transport works including roads, public domain, street furniture, bus stops, etc.	WIK to coincide with adjoining Calderwood residential development	
TMAP Item 22: Marshall Mount Road from 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