



Imagine
Create

CALDERWOOD URBAN DEVELOPMENT PROJECT

LOCAL DEVELOPMENT CONTRIBUTIONS

Local Contributions Schedules

Concept Plan and State Significant Site Listing

Delfin Lend Lease

August 2010

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 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) 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 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: 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	Notionally, to commence 18 months after the issue of the first occupancy certificate for	Details to be determined through Better Outcomes provision. Based on \$80K plus 30% on-	\$520,000

Item	Facility and Requirements	Timing	Scope	Estimated Value
	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	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 taking into account the pace of development and the most efficient use of the CDW allocation.	costs per year for 5 years	
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

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

**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		

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

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.

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) 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 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: 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	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
		account the pace of 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

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

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

OPEN SPACE NUMBER	DETAIL	AREA (HA)	TIMING	VALUE
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 sub division 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.	Not applicable
	Total Ancillary Open Space in Wollongong LGA	21.77		

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.