

ITEM 3

DRAFT WEST DAPTO SECTION 94 DEVELOPMENT CONTRIBUTIONS PLAN 2017 FOR ADOPTION

On 3 April 2017, Council endorsed the updated draft West Dapto Section 94 Development Contributions Plan (2017) following its review by the Independent Pricing and Regulatory Tribunal (IPART) for submission and approval by the Minister for Planning.

The Minister for Planning and the NSW Department of Planning & Environment have now (conditionally) approved the Plan. This enables Council to adopt the Plan and access available Local Infrastructure Growth Scheme (LIGS) funding to support the West Dapto urban land release. It is recommended that Council adopt the Section 94 Development Contributions Plan with the minor amendments required by the NSW Department of Planning & Environment.

It should be noted that on 1 June 2017, the Minister for Planning announced new arrangements for Section 94 local infrastructure contributions and the LIGS. In recent years, the state government has used LIGS funding in approved greenfield areas to make up the difference between the \$30,000 per dwelling cap on development contributions and the full cost of local infrastructure in the relevant council contributions plan. The Minister's announcement that LIGS funding will be phased out over a 3 year period has direct implications for West Dapto. During this period, and starting on 1 January 2018, the cap on development contributions in approved plans will be incrementally lifted and LIGS funding incrementally reduced until 1 July 2020 at which time LIGS funding will no longer be available. As a result, the full cost of local infrastructure included within the West Dapto Section 94 Development Contributions Plan will be incrementally transferred to developers, as set out in the State Planning Circular PS17-002 (Attachment 1).

RECOMMENDATION

- 1 The advice from the Minister for Planning dated 21 September 2017 and the NSW Department of Planning & Environment letter dated 24 November 2017 be noted.
- 2 The revised draft West Dapto Section 94 Development Contributions Plan (2017) which incorporates the NSW Department of Planning & Environment requirements and other minor amendments, be adopted and the Plan publically notified.
- 3 Council note that the Yallah-Marshall Mount Planning Proposal has been forwarded to the NSW Department of Planning & Environment for review, finalisation and notification.

REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Urban Release Manager (Acting)

Authorised by: Andrew Carfield, Director Planning and Environment - Future City and Neighbourhoods

ATTACHMENTS

- 1 Planning Circular PS17-002 - Changes to Section 94 Local Infrastructure Contributions
- 2 Letter from the Minister for Planning dated 21 September 2017
- 3 Letter from NSW Department of Planning & Environment dated 24 November 2017
- 4 Revised Draft West Dapto Section 94 Development Contributions Plan 2017

BACKGROUND

The current West Dapto Section 94 Development Contributions Plan has been in place since 23 December 2010 and was most recently updated in 2015. This Plan is a key document for the West Dapto Urban Release Area as it provides the mechanism to collect development contributions to fund the local infrastructure required to support new development in the future communities. On 30 November 2015, Council resolved to exhibit a new draft Plan that more accurately captures the cost

of local infrastructure in West Dapto that surpasses the current state imposed \$30,000 per dwelling cap, and submit the Plan to the Independent Pricing and Regulatory Tribunal (IPART) if no significant issues were raised during the exhibition period.

The draft Plan was exhibited from 9 December 2015 to 10 February 2016 and submitted to IPART on 29 February 2016. IPART reviewed the draft Plan and published their assessment on 11 October 2016. The Draft West Dapto Section 94 Development Contributions Plan was modified in response to IPART's findings and reported back to Council on 3 April 2017. The Council report outlined the findings of IPART's assessment and the impact of their recommendations on the draft Plan and the changes made by Council staff in line with those recommendations. There were a number of notable changes made to the draft Plan (2016) to bring the draft Plan in alignment with the recommendations including:

- 1 Remove Community Centres (buildings) - land for community centres remains in the Plan, however buildings cannot be funded by Section 94 income and will need to be separately funded.
- 2 Remove the multi-modal interchange at Dapto Station – this remains an important component to the transport infrastructure and will need to be delivered to achieve mode shift targets and road network legibility – as highlighted within the AECOM West Dapto Urban Release Area Integrated Transport Plan 2010. However, state funding sources need further exploration.
- 3 Remove riparian land for purpose of stormwater management – requires further work as Council's supporting documents highlighted the environmental benefits, rather than drainage management functions.
- 4 Remove Home of Football (open space No. 14 on maps, and Stage 3 Cleveland Item 1 in Table 3.3 of Plan) – not adequately justified by the West Dapto Social, Cultural Recreation Needs Study (2007) as it predates the proposal.
- 5 Remove one Neighbourhood Park and one Local Park (Neighbourhood Park No.7 and Local Park No.11) – not adequately justified by the West Dapto Social, Cultural Recreation Needs Study (2007).
- 6 Remove the detention basins in Duck Creek as the stormwater infrastructure costs in Yallah-Marshall Mount were not considered to be adequately justified with supporting documentation. Additional technical studies are needed.
- 7 Revised apportions for transport, stormwater and administration costs between residential, commercial and industrial development which removes the 90% discount for employment lands.

It is noted that some of these items may be included in future version/s of the Plan following the preparation of additional supporting documentation and following decisions around the state infrastructure inclusions.

On 3 April 2017, Council resolved in part that:

2 Council:

- a *Following adoption of the West Dapto Section 94 Plan by the Department, expedite zoning of those lands with adopted structure plans, including Marshall Mount, which includes medium density housing and housing on smaller lots;*
- b *Develop, concurrently with all of Part 1 (above), a Development Control Plan (DCP) that reflects the adopted structure plan and facilitates the targeted medium density and smaller lots at Marshall Mount as above, contributing to the diversity of choice of new housing stock in West Dapto;*
- c *Following or in conjunction with the forthcoming Wollongong Housing Discussion Paper, a report be prepared that identifies the potential for Council to play a best practice role in the facilitation and delivery of suitable green-field and infill housing utilising Council-owned land*

in partnership with housing providers to increase the local supply for sale and the local rental market of affordable and adaptable housing;

- d Following or in conjunction with the forthcoming Wollongong Housing Discussion Paper, a report be prepared that considers the pros and cons for the Wollongong LGA to be included in the amendments to SEPP 70.*

- 3 The submissions received during the exhibition of the draft West Dapto Section 94 Development Contributions Plan 2016 be noted.*
- 4 The changes made to the draft West Dapto Section 94 Development Contributions Plan to address the recommendations made by IPART, as outlined in the report, be endorsed.*
- 5 The revised draft West Dapto Section 94 Development Contributions Plan 2017 be forwarded to the NSW Minister for Planning and Secretary of the NSW Department of Planning & Environment, to approve the Plan and determine how the funding will be met for infrastructure costs above the state imposed cap in the West Dapto Urban Release Area.*
- 6 The revised draft West Dapto Section 94 Development Contributions Plan 2017 be adopted (and publicly notified) following approval by the Minister.*

The updated draft West Dapto Section 94 Development Contributions Plan 2017 was forwarded to the Minister for Planning and the Secretary of NSW Department of Planning & Environment on 6 April 2017 for consideration. Accompanying the draft Plan (2017) was a letter outlining some key remaining issues facing Council relating to financial contribution requirements associated with the West Dapto Urban Release Area. These included:

- Addressing the IPART recommendations, the NSW Department of Planning & Environment's advice and determination of the draft West Dapto Section 94 Contributions Plan.
- Promoting the division of local and state responsibilities for West Dapto's major internal roads and commitment to funding for costs above the \$30,000 developer contributions cap.
- Requesting access to the LIGS or future funding equivalent.
- Identifying the need for the NSW Department of Planning & Environment to undertake further work reviewing and drafting the Special Infrastructure Contributions Plan to include items of regional importance and essential for the urban release area such as:
 - Upgraded connection of Yallah Road and the Princes Highway / M1.
 - Multi-modal Interchange – Dapto Station Multimodal interchange was removed from the West Dapto Section 94 Plan in response to IPART Recommendation 1 as it is considered to play a crucial role in future public transport facilities for the region.
 - Internal major spine roads connecting through stages of West Dapto and Calderwood.
 - Biodiversity Certification to ensure there is a fair and equitable strategic effort in conservation outcomes to protect threatened ecology across the West Dapto Urban Release Area with all developers and landowners.

On 11 May 2017, Council met with representatives of the NSW Department of Planning & Environment and the Minister for Planning's staff to discuss Council's concerns with local infrastructure funding arrangements to explain the changes to the Contributions Plan made by Council in response to IPART's assessment.

On 21 September 2017, the Minister for Planning responded and outlined support for Council to access the LIGS funding for development approvals in the Plan area on the proviso that Council has met and addressed 31 recommendations of IPART in the Plan (Attachment 2). Funding access will be granted from the date of the letter to the 30 June 2019 with the remaining nine IPART recommendations which need to be addressed by this date also (or in line with Council's review of the Plan, to be undertaken every two years as part of the regular review schedule recommended by IPART Recommendation 40).

On 9 November 2017, Council met with the Secretary of the NSW Department of Planning & Environment to confirm their correspondence and seek advice on any remaining concerns regarding Council's efforts to address IPART's recommendations from the Department's perspective.

On 24 November 2017, Council received advice from the NSW Department of Planning & Environment that the draft West Dapto Section 94 Development Contributions Plan could be adopted and confirming how the future funding shortfall would be met (Attachment 3).

The draft West Dapto Section 94 Development Contributions Plan 2017

The initial Draft Section 94 Development Contributions Plan submitted to IPART was the first step in addressing a significant funding shortfall for essential infrastructure required to support development of the Urban Release Area. It was a priority for Council to amend the draft Plan in line with the independent assessment and produce a draft Plan that would be supported by the NSW Department of Planning & Environment, aligned with all legal requirements and gave Council the ability to manage its financial risk associated with the release areas infrastructure costs.

The Plan estimates some \$950,802,797 in development contributions towards the local infrastructure planned. This includes community and recreation, traffic and transport, stormwater infrastructure and administration of the Plan. Assuming there will be approximately 19,790 dwellings / lots, the Plan equates to around \$48,168 per lot / dwelling. In the short term, this amount will be split between developers (to the \$30,000 capped amount currently) with the LIGS funding making up the remaining contribution.

On 1 June 2017, the Minister for Planning announced the staged increase in Section 94 contributions above the \$30,000 per dwelling cap in Greenfield areas and the phasing out of the LIGs funding over a 3 year period. From 1 January 2018, the cap will increase to \$35,000 and the LIGs funding reduced by \$5,000. From 1 July 2018, the cap will increase to \$40,000. From 1 July 2019, the cap will increase to \$45,000 and from 1 July 2020, the cap will be removed altogether.

The implications of this change is that the full cost of local infrastructure changes above the \$30,000 cap will no longer be subsidised by the state government, but will need to be paid in full by developers.

PROPOSAL

There has been lengthy delay since Council last considered the amended draft Plan (2017) on 3 April 2017. During this time, the NSW Department of Planning & Environment has reviewed IPART's Assessment report (published and released on 11 October 2016) and Council's draft West Dapto Section 94 Development Contributions Plan 2017.

The correspondence received from the Minister for Planning on 21 September 2017 confirmed Council would have access to LIGS funding subject to 31 recommendations being met. The letter also acknowledged that the adopted version by Council on 3 April 2017 (draft Plan 2017) addressed most of these recommendations. On 9 November 2017, the Secretary of the NSW Department of Planning & Environment confirmed that there were only some minor changes required to be made by Council centred on recommendation 38 and 39 following their review. The need for these minor changes was formalised by the NSW Department of Planning & Department in their subsequent letter of 24 November 2017. These minor changes to the draft Plan have now been made by Council staff. The changes are shown in yellow highlight text on pages 2, 3, 4, 12 and 42 of the Contributions Plan (Attachment 4). These changes included:

- Update to the contents list to include figure numbers to help the reader find relevant mapped infrastructure inclusions.
- Additional wording added to *Section 2.21 Exemptions* in order to include contributions from Crown Development (schools) for stormwater management infrastructure contributions (in line with the

NSW Department of Planning & Environment's advice and in accordance with Circular D6 - Crown Development Applications and Conditions of Consent, 1995).

- Additional figure references added within the document.
- Additional figure labelling for the Section 94 Contributions Plan Infrastructure Items Map (p 44).

As reported to Council on 3 April 2017, Council was not in a position to adopt and implement a plan that resulted in greater contributions than the imposed \$30,000 per lot cap. The Plan was subject to the Minister for Planning's approval for Council to seek additional funding above the capped amount and to provide direction as to where the funds would be sourced.

It is recommended that Council note the comments made by the Minister for Planning in his letter of 21 September 2017 and clarifications made by the Department in their letter of 24 November 2017, adopt the minor changes made in response to the Minister and the Department's comments to the draft West Dapto Section 94 Development Contributions Plan (2017) (Attachment 4) and authorise Council staff to give public notice of Council's decision.

It is noted that a number of other minor changes have been made to the Plan, including removing the track changes, correcting grammar, improving the readability and clarity.

This report is to satisfy requirements for Council to have adopted the Plan prior to formalisation with public notification of this within 28 days. This will ensure Council has addressed and delivered a Section 94 Plan in line with the Environment Planning and Assessment Act 1979 and the supporting Environment Planning and Assessment Regulation 2000.

Following Council's adoption of the draft West Dapto Section 94 Development Contributions Plan 2017 the Plan can be publicly notified and implemented.

Yallah-Marshall Mount Planning Proposal

On 19 October 2015, Council resolved (in part) to:

Proceed with finalisation of the Yallah-Marshall Mount Planning Proposal once IPART and the NSW Government determine how the shortfall in funding for required local infrastructure across the West Dapto land release will be met.

On 3 April 2017, Council resolved (in part) that:

Council following adoption of the West Dapto Section 94 Development Contributions Plan by the Department, expedite zoning of those lands with adopted infrastructure plans, including Yallah-Marshall Mount, which involves medium density housing and housing on smaller lots.

On 27 November 2017, following receipt of the NSW Department of Planning & Environment's letter of 24 November 2017 advising that the West Dapto Section 94 Development Contributions Plan could be adopted, the Yallah-Marshall Mount Planning Proposal was forwarded to the NSW Department of Planning & Environment. The Department will now review the Planning Proposal, organise for an amending Local Environmental Plan to be prepared and finalise and notify the amendment. Once notified, the Yallah-Marshall Mount precinct will be rezoned to permit urban development. Similar to other parts of West Dapto, landowners will be required to get together to prepare Neighbourhood Plans to guide future development in accordance with Chapter D16 West Dapto Release Area, of Wollongong Development Control Plan, 2009 (DCP). The DCP will then need to be amended to adopt the Neighbourhood Plan. This process will include public exhibition and consideration of public submissions prior to Council adoption.

CONSULTATION AND COMMUNICATION

Public consultation on the draft Contributions Plan was carried out prior to Council submitting the Plan to IPART. Since then, Council has periodically updated key stakeholders through information, community forums in West Dapto, Developer Forums held at Council between January 2016 and October 2017. Councillor Briefings have occurred on 19 September 2016, 27 March 2017 and 23 October 2017.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goals “We value and protect our environment”, “We have an innovative and sustainable community” and “We have sustainable, affordable and accessible transport”.

It specifically delivers on core business activities as detailed in the Land Use Planning Annual Service Plan 2017-18.

Illawarra-Shoalhaven Regional Plan (2015): The West Dapto Release Area is identified in the Illawarra-Shoalhaven Regional Plan as a regionally significant urban release area. Wollongong City Council has commitments to fulfil in providing housing for the Illawarra. This updated Section 94 Development Contributions Plan will assist in the delivery of that housing and Council’s letter to the Minister for Planning and the NSW Department of Planning & Environment, is an important contribution and update to state government representatives working in collaboration with Council to plan and deliver the required growth infrastructure.

RISK ASSESSMENT

There is significant financial risk to Council without the progression of this Plan and its additional funding source above the Section 94 development contributions cap of \$30,000 / dwelling. The shortfall in funding essential local infrastructure to support West Dapto has been estimated by IPART to be \$428 million. Finalising this draft Plan will assist in addressing the risk by ensuring that the full cost of local infrastructure as estimated in the draft Plan can be included in future development levies and / or LIGS funding.

However, given the announcement that the contributions cap is to be repealed over the next three years and the LIGS funding will be phased out, Council will need to closely monitor a new risk that development (subject to the higher levies) may not remain feasible. This risk is also connected to the uncertainty of the draft West Lake Illawarra Special Infrastructure Contributions Plan (SIC), which is currently under review by the NSW Department of Planning & Environment.

FINANCIAL IMPLICATIONS

This report provides information and detail around the revisions to the proposed Section 94 Plan for West Dapto based on final recommendations of the Minister for Planning and NSW Department of Planning & Environment. The revisions are in addition to those made to the Draft West Dapto Section 94 Plan in response to IPART’s findings reported to Council on 3 April 2017. The initial draft Plan submitted to IPART was the first step in bridging the significant gap between the proposed works required at West Dapto and the potential developer funding available that is restricted in Council’s current Plan by the \$30,000 per lot contribution rate.

The initial proposal sought to increase the value of works that are managed and partly funded through the Section 94 Plan from \$817M to \$1,430M. The Plan supported by IPART has a total works value of \$1,123M with contributions of \$951M, an additional \$428M over and above the current Plan. IPART has also acknowledged that there is potential for further revisions of these numbers in conjunction with additional supporting information that can be addressed through future reviews of the Section 94 Plan.

While the figures referred to above have not changed since the Council adopted 3 April 2017 report, the Minister for Planning and the NSW Department of Planning & Environment’s commitment to LIGS funding access has changed as outlined in the 21 September 2017 and 24 November 2017 letters.

CONCLUSION

The revised draft West Dapto Section 94 Development Contributions Plan (2017) has been assessed by IPART and considered by the Minister for Planning and the NSW Department of Planning & Environment to be acceptable. Minor changes have been made to the draft Plan (2017) (Attachment 4) to ensure it is in line with the Minister for Planning's requirements and agency advice. The report recommends that Council adopt the draft West Dapto Section 94 Development Contributions Plan (2017) for finalisation and public notification, as required in the Environment Planning and Assessment Act 1979 and the Environment Planning and Assessment Regulation 2000. Council will continue to work with the NSW Department of Planning & Environment regarding future reviews of Special Infrastructure Contribution Plans to fund state infrastructure across the region.



**Planning &
Environment**

Planning circular

PLANNING SYSTEM

Changes to section 94 local infrastructure contributions

Circular	PS 17-002
Issued	27 July 2017
Related	PS 11-012 (15 Mar 2011), PS 10-025 (23 Nov 2010)

Changes to section 94 local infrastructure contributions

This circular is to advise councils, industry and the community of changes to arrangements for section 94 local infrastructure contributions and the Local Infrastructure Growth Scheme.

Introduction

On 1 June 2017, the Premier announced a \$4.3 billion Housing Affordability Strategy for NSW. The Strategy will facilitate the delivery of state and local infrastructure critical to deliver housing and give first home buyers more support to enter the housing market.

Commitment to funding the Local Infrastructure Growth Scheme

As part of the Housing Affordability Strategy the Government has committed \$369 million to the Local Infrastructure Growth Scheme (LIGS) over the next three years. This funding is in addition to \$239 million already provided by the Government to help fund essential local infrastructure since 2012 to unlock housing.

The LIGS will continue to support the cost of essential local infrastructure in the following eligible areas (the 'LIGS transition areas'):

- precincts in Blacktown (Alex Avenue, Area 20, Marsden Park Industrial, Riverstone, and Schofields) and The Hills (Balmoral Road, Box Hill, Box Hill North, and North Kellyville) local government areas (LGAs) where LIGS funding is currently in place;
- precincts in Wollongong (West Dapto), Bayside (Rockdale Urban Renewal), and Blacktown (Marsden Park) LGAs where contributions plans have been or are currently being reviewed by the Independent Pricing and Regulatory Tribunal (IPART) for LIGS funding; and
- rezoned precincts in the Priority Land Release Areas in Camden (Oran Park, Turner Road and Catherine Fields (Part)) and Liverpool (Austral, Edmondson Park, Leppington, East Leppington, and Leppington North) which have not yet sought IPART review or LIGS funding.

The contributions plans identified in the Ministerial direction and their relationship to relevant development precincts are listed in the table attached to this circular.

Changes to the cap on local infrastructure contributions

Under the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012* dated 28 August 2012, section 94 infrastructure contributions are capped at \$30,000 per dwelling in identified greenfield areas and \$20,000 per dwelling across the rest of NSW (with some identified exemptions). These cap amounts have been fixed since September 2010.

The Minister for Planning has issued a new direction that amends the 2012 direction to put in place new thresholds for contribution rates both in the LIGS transition areas and across the rest of NSW.

LIGS transition areas

In the LIGS transition areas listed above, the caps will be lifted over the next three years to:

- \$35,000 in greenfield areas and \$25,000 in infill areas on 1 January 2018;
- \$40,000 in greenfield areas and \$30,000 in infill areas on 1 July 2018;
- \$45,000 in greenfield areas and \$35,000 in infill areas on 1 July 2019; and
- Lifted entirely on 1 July 2020.

The application of the cap is determined by the date of development consent being granted by a council or planning panel.

Precincts in the LIGS transition areas will only be able to charge the escalated cap once the relevant contributions plan has been assessed by IPART and the Minister has given advice on the outcome.

For precincts where LIGS funding is currently in place, this process has already been completed.

Other areas

In other areas, a threshold will be established consistent with the existing caps at \$30,000 in greenfield areas and \$20,000 in infill areas. In areas where a contributions plan is proposed that exceeds the thresholds, the council will be able to have the plan assessed by IPART in accordance with the Department's Development Contributions Practice Note (February 2014) to ensure the plan only contains essential local infrastructure. Once the assessment is finalised, council has adopted a final plan, and the Minister for Planning (or the Minister's delegate) has advised the council of the outcome, a council will be able to charge the full contribution amount as a condition of development consent.

This process will be detailed in the Ministerial direction and in further advice to be prepared by the Department in consultation with IPART.

Areas exempted from the cap

There will be no changes to arrangements for areas exempted from contribution caps in Schedule 1 of the 2012 direction.

Effect of the direction

The Ministerial direction will take effect on and from its date of publication in the NSW Government Gazette.

Councils will be able to seek assessment of contributions plans exceeding the cap amounts immediately (pending further process advice to be issued by the Department).

The direction will not apply to:

- section 94 contribution conditions imposed prior to the direction coming into effect;
- monetary contributions required under section 94A (fixed percentage levies) of the EP&A Act;
- affordable housing contributions under section 94F (affordable housing contributions) of the EP&A Act; and
- conditions requiring the dedication of land free of cost (section 94(1)(a)).

This direction does not affect the ability of councils to accept the dedication of land or provision of material public benefits in lieu of monetary contributions (section 94(5)).

Further Information

More information on the NSW Government's comprehensive package to improve housing affordability is available at <https://www.nsw.gov.au/housingaffordability>.

For further information please contact Service NSW on 13 77 18.

Department of Planning and Environment circulars are available from planning.nsw.gov.au/circulars

Authorised by:

Marcus Ray
Acting Secretary

Important note: This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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Attachment – Lands included in the LIGS Transition Areas

Contributions plan as identified in the Ministerial direction	Precinct name	Precinct name identified in in the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> (if applicable)
Precincts where LIGS funding is currently in place		
The Hills Section 94 Contributions Plan (CP) No.13 – North Kellyville Precinct	North Kellyville	The precinct identified as North Kellyville in the Growth Centres SEPP
The Hills Section 94 Contributions Plan (CP) No.15 – Box Hill Precinct	Box Hill	The precinct identified as Box Hill in the Growth Centres SEPP
	Box Hill Industrial	The precinct identified as Box Hill Industrial in the Growth Centres SEPP
Contributions Plan No.12 – Balmoral Road Release Area	Balmoral Road Release Area	n/a
The Hills Section 94 Contributions Plan (CP) No.16 – Box Hill North Precinct	Box Hill North	n/a
Section 94 Contributions Plan No.20 – Riverstone & Alex Avenue Precincts	Riverstone	The precinct identified as Riverstone in the Growth Centres SEPP
	Alex Avenue	The precinct identified as Alex Avenue in the Growth Centres SEPP
Section 94 Contributions Plan No.24 – Schofields Precinct	Schofields	The precinct identified as Schofields in the Growth Centres SEPP
Section 94 Contributions Plan No.22 – Area 20 Precinct	Area 20	The precinct identified as Area 20 in the Growth Centres SEPP
Section 94 Contributions Plan No.21 – Marsden Park	Marsden Park Industrial	The precinct identified as Marsden Park Industrial in the Growth Centres SEPP
Precincts that have been or are currently being reviewed by IPART		
Draft West Dapto Release Area Section 94 Development Contributions Plan (2017)	West Dapto	n/a
Draft Rockdale Contributions Plan 2016 – Urban Renewal Area	Rockdale Urban Renewal Area	n/a
Section 94 Contributions Plan No.21 – Marsden Park	Marsden Park	The precinct identified as Marsden Park in the Growth Centres SEPP
Zoned precincts in the Priority Land Release Areas which have not yet sought IPART review or LIGS funding		
Liverpool Contributions Plan 2008 (Edmondson Park)	Edmondson Park	The precinct identified as Edmondson Park in the Growth Centres SEPP within the Liverpool LGA
Liverpool Contributions Plan 2014 Austral and Leppington North Precincts	Austral	The precinct identified as Austral in the Growth Centres SEPP
	Leppington North	The precinct identified as Leppington North in the Growth Centres SEPP within the Liverpool LGA
Liverpool Contributions Plan 2014 – East Leppington Precinct	East Leppington	The precinct identified as East Leppington in the Growth Centres SEPP within the Liverpool LGA
Oran Park and Turner Road Precincts Section 94 Contributions Plan	Oran Park	The precinct identified as Oran Park in the Growth Centres SEPP
	Turner Road	The precinct identified as Turner Road in the Growth Centres SEPP
Camden Growth Areas Contributions Plan	Leppington	The precinct identified as Leppington in the Growth Centres SEPP
	Leppington North	The precinct identified as Leppington North in the Growth Centres SEPP within the Camden LGA
Catherine Fields (Part) Precinct Section 94 Contributions Plan	Catherine Fields (Part)	Part of the precinct identified as Catherine Fields in the Growth Centres as released by the Minister for Planning and Infrastructure in the NSW Government Gazette No 79 on 5 Aug 2011



Anthony Roberts MP

Minister for Planning, Minister for Housing, Special Minister of State

Our ref: 16/14317

Mr David Farmer
General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG NSW 2500

Dear Mr Farmer 

I refer to the assessment undertaken by the Independent Pricing and Regulatory Tribunal (IPART) of Wollongong City Council's *Draft West Dapto Section 94 Development Contributions Plan 2016*.

Upon completing their assessment, IPART has recommended thirty-nine amendments to the contributions plan. I have considered these recommendations and request that Council address thirty-one of them before it is eligible to access the Local Infrastructure Growth Scheme, and the remaining eight by 30 June 2019. Please refer to the attachment for details.

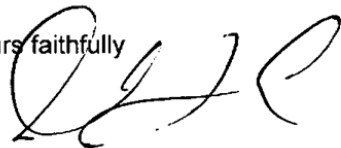
I am advised that Council adopted a revised *West Dapto Section 94 Development Contributions Plan* in April 2017 that addresses most of the thirty-one amendments described above. Subject to the thirty-one of these amendments being made, you will be able to access LIGS funding for development approvals issued in the plan area from the date of this letter until 30 June 2019.

The remaining eight recommendations must be addressed by 30 June 2019 before to be eligible to apply for further LIGS funding after that date.

When the required amendments have been made I would be grateful if you could provide a copy of the revised plan to the Department of Planning and Environment.

Should you have any questions in relation to this matter, please contact Mr Martin Reason, Acting Executive Director, Infrastructure and Delivery at the Department on 8217 2065.

Yours faithfully



Anthony Roberts MP
Minister for Planning
Minister for Housing
Special Minister of State

21 SEP 2017

Encl: Amendments to Contributions Plan to be eligible for LIGS funding

Attachment – Amendments to West Dapto Section 94 Contributions Plan to be eligible for Local Infrastructure Growth Scheme (LIGS) funding (includes page number from IPART Assessment)

Recommendations to be addressed before Council is eligible to access LIGS

IPART No.	Recommendation
1	WCC remove the apportioned cost of works for the upgrade to the multimodal interchange including car parking (\$3,304,738) from the cost of essential works in the Draft West Dapto CP. p40
2	WCC remove the cost of the riparian land (\$14,510,000) from the cost of essential works in the Draft West Dapto CP and review the need to acquire all of such land, in consultation with the Department of Planning and Environment (DPE). p40
3	WCC remove the apportioned cost of the community recreation and leisure centre (\$8,573,318) from the cost of essential works in the Draft West Dapto CP, but include the apportioned cost of an outdoor tennis/netball court complex (minimum 12 courts) once it has estimated the reasonable cost for this such facility. p40
4	WCC remove the cost of capital works for three new multi-purpose community centres and for the enhancement of an existing community centre (\$21,344,457) from the cost of essential works in the Draft West Dapto CP. p40 Capital works for: - a new multi-purpose community centre and children's centre in Darkes Town Centre - a new multi-purpose community centre including library (technology centre) in Cleveland Precinct - a new multi-purpose children's centre including community hall in Yallah-Marshall Mount, and - an enhancement to Wongawilli Community Hall. p41
6	WCC identify the cycleway network as transport infrastructure in the Draft West Dapto CP, rather than open space and recreation, to ensure that the planning for the cycleways forms an integrated part of the transport network. p40
7	WCC remove from the cost of essential works in the Draft West Dapto CP the local road works for: - the upgrade of the western section of Sheaffes Road (\$2,585,000) - the upgrade of Paynes Road (\$2,303,000) and bridge B52 (\$393,211), and - new road NR100-NR103 (\$11,084,020). p51
8	WCC reduce (by \$19,365,854) the cost of the upgrade of Marshall Mount Road in the Draft West Dapto CP to reflect a 2-lane, rather than a 4-lane upgrade. p51
10	WCC review the number of bus stops needed for unidirectional services with a view to reducing the number and costs in the Draft West Dapto CP. p51
11	WCC remove the cost of the four duplicated enhanced storage areas (\$17,559,419) from the cost of essential works in the Draft West Dapto CP. p58
12	WCC remove the cost of six detention basins in Yallah-Marshall Mount (\$8,917,630) from the cost of essential works in the Draft West Dapto CP, until it can establish nexus for the stormwater management needs of this subprecinct by means of a technical study. Once done, WCC can include the reasonable costs of the necessary infrastructure (including GPTs) in the plan. p58
13	WCC remove the cost of ten gross pollutant traps (\$550,000) from the cost of essential works in the Draft West Dapto CP. p58 - four GPTs from the plan, consistent with our recommendation to remove four double-counted detention basins; and - six GPTs associated with the six detention basin in Yallah-Marshall Mount for which nexus has not been established. p62
14	WCC remove \$8,826,040 from the cost of essential works in the Draft West Dapto CP, being the cost for 15.56 hectares of excess open space land and its embellishment, comprising amounts of: - \$2,409,112 for one sports park plus playground with an area of 9.56 hectares (50% of cost apportioned to the plan)

	<ul style="list-style-type: none"> – \$4,066,816 for one neighbourhood park plus playground with an area of four hectares, and – \$2,350,112 for one local park with an area of two hectares. p63
15	<p>WCC remove \$173,104,776 in costs from the transport essential works in the Draft West Dapto CP in line with the recommended adjustments in Table 3.9. 72</p> <ul style="list-style-type: none"> - \$2,565,579 for the upgrade of Bong Bong Road; - \$5,499,086 for the upgrade of West Dapto, Sheaffes, Wongawilli, Darkes, Avondale and Cleveland Roads; - \$2,387,783 for the upgrade of West Dapto, Avondale, Cleveland, Huntley and Reddalls Roads; - \$29,834,764 for the Fowlers Road extension; - \$22,050,000 for bridges B9A, B9B and B9C on West Dapto Road; - \$3,108,000 for bridge B1 on Bong Bong Road; - \$8,211,000 for bridges B26A, B26B, B27, B28, B29A, B29B, B29C on road NR40-NR47A; - \$57,023,959 for roadwork cost estimates in Stages 1-4; - \$4,760,150 for roadwork estimates in Stage 5; - \$12,680,814 for Stage 5 contingencies; and - \$15,787,485 for Stages 1-4 contingencies; - \$9,196,155 for Stage 5 indexing. p73
19	WCC rectify the discrepancies identified in Table 3.10 in relation to transport items so that relevant costs and descriptions in the Draft West Dapto CP and the West Dapto S94 Work Schedule are aligned. p72
20	WCC include in the West Dapto CP estimates for the cost of land acquisition for transport infrastructure in Stage 5, relying on up-to-date advice from a registered valuer. p72
22	WCC remove \$2,795,594 from the cost of essential works in the Draft West Dapto CP for the unnecessary indexation of land acquisition estimates for the Mullet Creek basins. p80
23	WCC remove \$2,539,484 for the unnecessary indexation of the cost of trunk drainage. p78
24	WCC remove the cost of 1.99 hectares of land for cycleways in the Cleveland precinct (\$177,785) from costs in the Draft West Dapto CP. p83
25	WCC review the estimate for plan administration costs in the Draft West Dapto CP. 85 Administration costs are 0.7% of infrastructure costs (excluding land costs) in the draft plan. Local infrastructure benchmark administration costs are 1.5% p85
26	<p>To index capital works estimates (but not actual costs) to current dollars, WCC apply more cost-reflective PPIs to the most recent period, as follows:</p> <ul style="list-style-type: none"> – ABS PPI (Road and Bridge Construction) for transport and stormwater costs, and – ABS PPI (Non Building Construction) for open space costs. p86
28	WCC prioritise infrastructure delivery for each of the development stages beyond the 10-year capital works program, setting out in the Draft West Dapto CP and work schedules an indicative timetable for infrastructure provision in tranches of five or ten years. p89
30	<p>WCC apportion costs for transport, stormwater and plan administration between residential and industrial development based on the relative NDA of the development type (currently a 91:9 split) such that 9% of contributions revenue for this infrastructure comes from industrial development and 91% comes from residential development. p103</p> <p>IPART estimate the cost impact for industrial development, significant increase in the contribution rate from \$68,499/ha of NDA to \$433,259/ha of NDA. p103</p>
31	WCC apportion costs to retail, office and business premises development (ie, in land zoned B1, B2 or B4) to represent its fair share of demand for infrastructure in the calculation of contribution rates for non-residential development. p103
32	WCC include an additional \$17,040,037 in the Draft West Dapto CP for the cost of road NR1-NR3 which should be apportioned 64% rather than 50% to the WDURA. p107
33	WCC remove \$1,407,158 from the Draft West Dapto CP for the combined costs of the signalised intersections on Cleveland Road (In23 and Int25), until it has assessed the benefits accruing to WDURA residents compared with outside precincts, so that it can then apportion a more reasonable share of their costs to development in West Dapto. p107

34	WCC include more information in the Draft West Dapto CP and work schedules to justify the specific apportionment of costs for various transport works to the WDURA, based on the estimated demand for the infrastructure (linked to its traffic modelling). 107 IPART recommend the inclusion of vehicle trip information (in line with the TRACKS model). p110
35	WCC apportion stormwater infrastructure costs to residential development on a per hectare basis rather than a per person basis, to better reflect the source of demand for the facilities. p111
36	WCC apportion only 25% (or \$1,660,806) of the cost of a sports park in Darkes Town Centre to the Draft West Dapto CP. p112
37	WCC apportion only 50% of the cost of outdoor recreation facilities at the Community Leisure and Recreation Centre in Cleveland (being only that component of the centre which is on the Essential Works List), based on the estimated share of demand for the district-wide facilities from within the WDURA. p112
38	WCC exclude land from the precincts' NDA for development contribution purposes only where there is a Ministerial direction to that effect, reinstate 30 hectares of land for State schools into the precincts' NDA for the purpose of calculating development contributions and request the Department of Education to pay the relevant contribution when school development is approved. p114
39	WCC amend the Draft West Dapto CP to provide information in a way that more fully complies with the requirements of the Environmental Planning and Assessment Regulation 2000. p116 Improvements to be made to the plan: - Maps showing the proposed public amenities and services. - Apportionment of costs between residential, industrial and other non-residential development. - Apportionment to areas outside WDURA. - How projected employment figure was determined. - Timeframes for proposed infrastructure that demonstrate clear priorities for expenditure beyond council's 10 year capital works program. p117

Recommendations to be addressed prior to 30 June 2019

IPART No.	Recommendation
9	WCC remove Rail Bridge A (\$7,955,472) on Marshall Mount Road from the cost of essential works in the Draft West Dapto CP. p51
15	WCC review the need to acquire 11.81 hectares of land for cycleways (a cost of \$590,638) and consider opportunities to locate them on land that would be used for other infrastructure purposes (eg, open space or drainage land), thereby reducing costs in the plan. p63
16	WCC update the estimated costs of capital works in the plan, where outdated, with the assistance of a quantity surveyor if necessary. p69
18	Where possible, WCC replace the cost estimates for completed roadworks with the actual capital expenditure, indexed annually by CPI. p72 The relevant road works are: - Shone Ave upgrade, including intersection Int14 - Bong Bong Rd upgrade, including intersection Int16 - Cleveland Rd, including intersections Int23 and Int25 - Fairwater Dr upgrade, including intersections Int26 and Int42 and bridge B33, and - new roads NR14A and NR14B as 2-lane roads. Once the cost estimates have been updated to reflect the actual capital work completed, the cost estimate for the remaining work in the plan should not be based on a new build rate p78
21	WCC refine the estimates for land values and cost of facilities for stormwater infrastructure, once the locations of the basins are known. p80
27	To index land acquisition cost estimates between valuation years, WCC apply the NSW Valuer Generals' land valuation data for the Wollongong to derive an index for land acquisition cost estimates in the plan, and state this method in the plan. p87
29	To improve the links between demand for infrastructure and contributions in different stages in the plan, WCC consider either:

	<ul style="list-style-type: none"> – removing Stages 4 and 5 from the plan for inclusion in a new or another section 94 contributions plan, or – introducing separate contributions in the Draft West Dapto CP for developments in Stages 1 to 3 and developments in Stages 4 and 5, that are more reflective of the cost of facilities to meet demand from the new development in each of the stages. p98
40	<p>WCC review the West Dapto CP, at least every two years during the next 10 years of the plan, to take account of:</p> <ul style="list-style-type: none"> – changes to the expected provision of infrastructure resulting from the neighbourhood planning process and resulting revisions to the capital works program – outcomes from the rezoning process for Stages 3 to 5 (if relevant), including any flow-on effects to the facility requirements in relevant areas, and – reconciliation of actual costs to forward cost estimates, such that any cost efficiencies can result in lower contribution rates. p118



Your ref: IRF17/72

Mr David Farmer
The General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

Dear Mr ~~Farmer~~ **DAVID**

Thank you for writing to the Hon Anthony Roberts MP, Minister for Planning, about Wollongong City Council's Draft West Dapto Section 94 Development Contributions Plan 2016 and funding under the Local Infrastructure Growth Scheme (LIGS). The Minister has asked me to respond on his behalf.

I note that the Minister advised you on 21 September 2017 that Council will be able to access LIGS funding from that date subject to Draft West Dapto S94 Plan being amended as required by the Minister. I can confirm that the only changes to the Plan which remain relate to IPART Recommendations 38 and 39.

In relation to Recommendation No. 38 Council is required to include 30 hectares of land for State schools in the total NDA of contributions plan for cost apportionment purposes. However, in accordance with the Department's Circular D6 – Crown Development Applications and Conditions of Consent, Council needs to amend the contributions formula for non-residential development to consider school land and apportion infrastructure costs for stormwater management only.

Recommendation No. 39 is about the way in which the West Dapto Contributions Plan addresses the statutory requirements in relation to providing information. This recommendation has been partially addressed by Council. However, there is the need for Council to provide additional information in relation to the basis of the apportionment of costs between residential, industrial and commercial development.

Once Council has approved the Contribution Plan with the necessary changes it will be able to claim LIGS funding for Development Approvals granted from 17 September 2017 onwards. This approval in relation to LIGS funding also gives Council permission to apply the contributions rates outlined in the Department's Circular PS 17-002 of 27 July 2017.

The Department appreciates your initiative in planning for the growth of the West Dapto community. I trust this advice is helpful and clarifies any outstanding issues for Council as it works to support the increasing demands on infrastructure in the area.

Should you have any further questions about this matter, please contact Mr Martin Reason, Executive Director, Infrastructure and Delivery, at the Department on 8217-2065.

Yours sincerely



Brendan Nelson 24/11/17
Deputy Secretary
Growth, Design and Programs



WOLLONGONG CITY COUNCIL

WEST DAPTO SECTION 94 DEVELOPMENT CONTRIBUTIONS PLAN 2017



WEST DAPTO RELEASE AREA
SECTION 94 CONTRIBUTIONS PLAN (2017)
WOLLONGONG CITY COUNCIL

Document Control						
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Rev No	Date	Revision Details	Typist	Author	Verifier	Approver
1	Apr 2010	Draft for exhibition	DG	DG	DG	DG
2	Oct 2010	2 nd Draft for exhibition	DH	DH	DG	DG
3	Dec 2010	In force (2010 version)	DH	DH	DG	DG
4	Aug 2011	Draft for exhibition (2011 version)	DH	DH	DG	DG
6	Dec 2011	In force (2011 version)	DH	DH	DG	DG
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8	26 Oct 2015	In force (2015 version)	JP	MH	MH	DG
9	Nov 2015	Draft for Exhibition	EB	EB		
10	Mar 2017	Post IPART for reporting and DPE	EB/ES	EB/ES	DG	Council
11	Nov 2017	Post DPE, In force (2017 version)	EB/ES	EB/ES	DF	DF

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Part 1 – Summary Schedules

This Plan is the West Dapto Release Area Section 94 Development Contributions Plan (2017).

The contributions received from this Plan will provide for active and passive open space pedestrian/cycle links, parks, playgrounds, roads, bridges, stormwater management drainage and administration costs.

The open space, road works and stormwater management to be provided will contribute toward satisfying the needs of the incoming population of the West Dapto Urban Release Area. The net developable area of the plan is 1981 hectares of residential land including 180 hectares of industrial land. The expected population is 57,433 persons and approximately 19,794 dwellings.

The cost of required open space, road works, stormwater management drainage and administration tasks are summarised below.

Table: 1.1 Work Schedule: Cost Per Category (base cost)

Community & Recreation	Amount \$
Land	\$45,452,750
Works	\$27,815,683
Sub Total	\$73,268,433

Transport & Traffic	Amount \$
Land	\$29,634,062
Works	\$723,592,648
Sub Total	\$753,226,710

Stormwater Management	Amount \$
Land	\$29,813,648
Works	\$80,442,733
Sub Total	\$110,256,381

Administration	Amount \$
Sub Total	\$14,051,273

Development Timetable

It is anticipated that the expenditure will occur on a pro-rata basis over the life of the development for the West Dapto release area.

Table 1.2 Development Timetable

Years	% of Development
2010-2019	9.18%
2020-2029	19.45%
2030-2039	29.00%
2040-2049	30.52%
2050-2059	9.89%
2060-2069	1.97%

Contribution Summary

The following tables 1.3, 1.4, 1.5 and 1.6 demonstrate the breakdown of contributions into rates. Although there are a number of ways to distribute the costs, the West Dapto Section 94 Contributions for residential development will be collected on a **per-dwelling or per-lot** basis and for all non-residential uses, a per hectare rate will be applied.

The transport, stormwater management and administration costs are apportioned in this Plan to residential, commercial and industrial development based on the percentage of the total developable area within each land use area. The community facilities and open space costs are 100% apportioned to residential development. Although commercial development represents 0.33% of the total developable area and Industrial represents 9.11% of the total developable area, the percentage of costs is lower due to the open space and community facilities costs only being recovered from residential development.

Table 1.3 - Contribution by Category – Per Person (Residential Development)

Facility Type	Contribution per person
Community & Recreation - Land	\$788.21
Community & Recreation - Capital	\$482.36
Transport - Land	\$465.41
Transport - Capital	\$11,364.17
Stormwater Management - Land	\$468.23
Stormwater Management - Capital	\$1,263.37
Administration	\$220.68
Total	\$15,052.42

Table 1.4 - Contribution Rate: Residential, Commercial and Industrial Development

Zoning	Contribution per Hectare
Residential	
R3 Medium Density	\$1,240,932
R2 Low Density	\$611,290
R5 Large Lot Residential	\$240,839
RU2 Rural Landscape	\$8,128
E3 Environmental Management	\$3,131
E4 Environmental Living	\$123,384
B2 Local Centre	\$583,962
B1 Neighbourhood Centre	\$383,837
B4 Mixed Use	\$1,535,347
Commercial	
B2 Local Centre	\$440,948
B1 Neighbourhood Centre	\$440,948
B4 Mixed Use	\$440,948
Industrial	
IN3 Heavy Industry	\$440,948
IN2 Light Industry	\$440,948

Table 1.5 - Contribution by Development Type (Residential Development)

Development Type	Contribution per Dwelling or Lot	Average Occupancy Rate
Subdivision, Dwelling House, Dual Occupancies	\$48,167.74	3.2
Multi-Unit Housing 4+ Bedrooms	\$43,652.02	2.9
Multi-Unit Housing 3 Bedrooms	\$37,631.05	2.5
Multi-Unit Housing 2 Bedrooms	\$33,115.32	2.2
Multi-Unit Housing 1 Bedrooms	\$25,589.11	1.7

Table 1.6 - Contribution Rate: Crown Development Educational Establishments

Crown Development	Contribution per Hectare
Crown Development (Schools)	\$55,647.17*

*The rate is based on the per Hectare contribution rate required for stormwater management consistent with the Department of Planning and Environment Circular No.D6 – Crown Development Applications and Conditions of Consent

Part 2 – Administration and Operation of the Plan

2. INTRODUCTION

2.1. What is a Section 94 Development Contribution?

Development contributions are contributions made for the purpose of public amenities and services required because of development and are paid by those undertaking development.

Section 94 of the Environmental Planning and Assessment Act 1979 (EP&A Act) enables Councils to seek contributions from developers where development is likely to increase the demand for public facilities. These are levied at the time of development consent.

The EP&A Act establishes that a Council can only require a Section 94 contribution if:

- The development will or is likely to require the provision or increase the demand for public amenities and services within the area;
- There is an adopted contributions plan; and
- The contribution is reasonable.

The contribution can either be:

- Land dedication;
- Monetary contribution for the cost of works or facilities to be provided in the future;
- Monetary contribution for the cost of works or facilities already provided in anticipation of development;
- Material public benefit (works in kind); or
- A combination of the above.

The ability to levy and recoup costs for the provision of public amenities and services is critical in the West Dapto Urban Release Area as the land is being transitioned from rural to residential. West Dapto will support a population of approximately 57,433 and the levy system will significantly reduce the financial burden on Council and existing residents.

It is therefore important that the contributions levied are reasonable and are a direct consequence of the development. These contributions are therefore limited to the essential works and facilities considered necessary by Council and IPART in accordance with the IPART benchmarks.

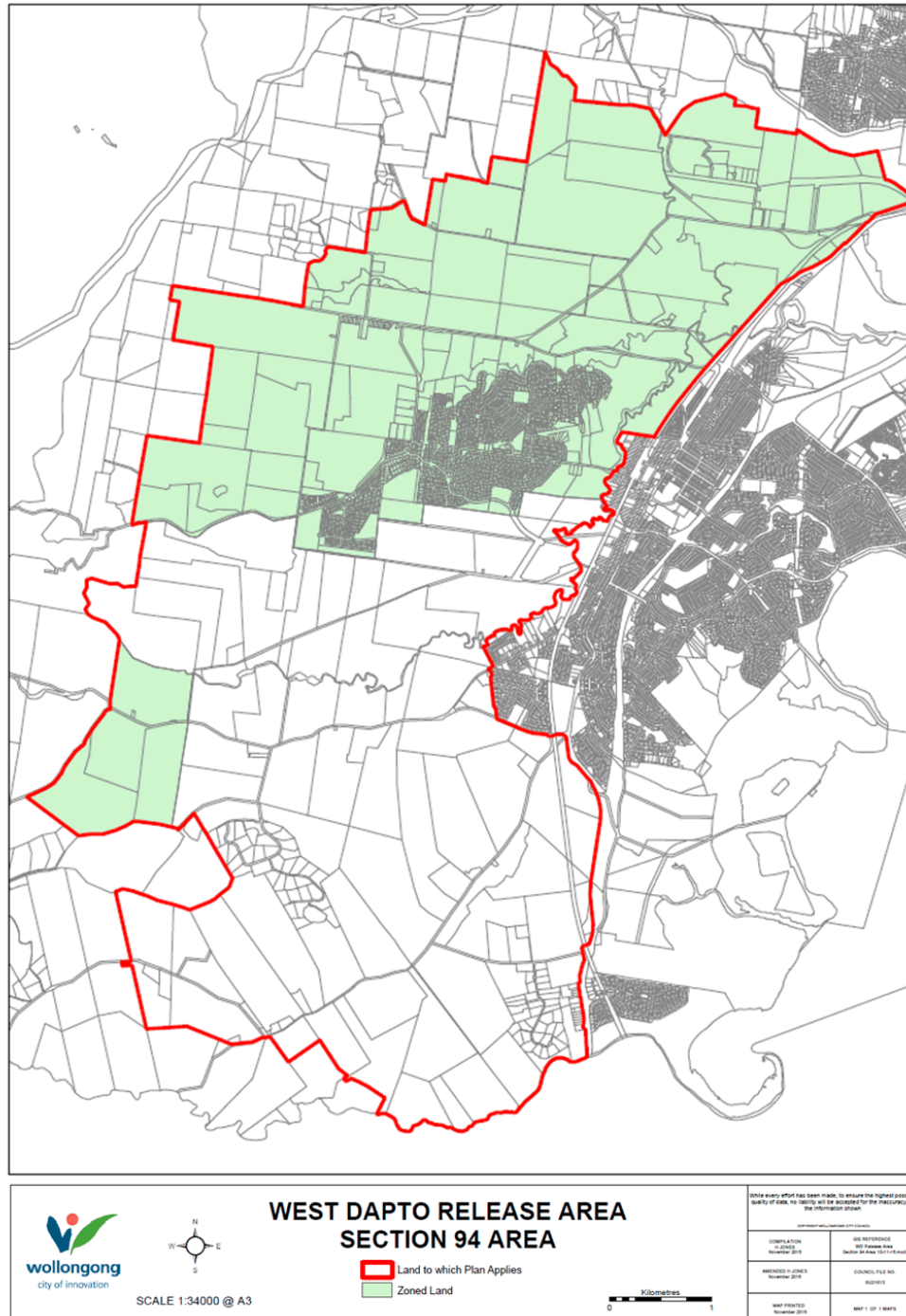
2.2. What is the Name of this Plan?

This Contribution Plan is called West Dapto Section 94 Development Contribution Plan 2017.

2.3. Where does this Plan Apply

The plan applies to all land with West Dapto Release Area as identified in [Figure 1](#).

Figure 1. Where this Plan Applies



2.4. What is the Purpose of this Plan?

The purpose of the Plan is to:

- a. Authorise Council to impose conditions under Section 94 of the EP&A Act for a contribution to the provision, extension or augmentation of public amenities and services, when granting consent to development on land to which this Plan applies.
- b. Outline the anticipated demand for public facilities and servicing as a result of new development in West Dapto.
- c. Provide a framework for the efficient and equitable determination, collection and management of development contributions.
- d. Ensure that development makes a reasonable contribution towards the provision of services and facilities.
- e. Ensure existing community is not burdened by the provision of amenities and public services required as a result of future development.
- f. Ensure Council's management of development contributions complies with relevant legislation and guidelines.

2.5. Application of This Plan

When a development application is lodged and relates to land to which this plan applies, Council shall levy contributions on development in accordance with the provisions of this Plan.

A Contributions Plan becomes part of the development control process under the EP&A Act by virtue of Sections 80A and 94. The provisions of this plan are one of a number of considerations that are relevant when Council determines a development application in accordance with Section 80 of the Act.

2.6. Development to which this Plan Applies

The following types of development are required to make a contribution:

- Subdivision for residential purposes; construction of a dwelling, a dual occupancy, multiple dwelling housing, multi-unit housing, seniors housing or any other dwellings; and
- Development of Industrial land, including subdivisions, and other industrial or commercial development.

2.7. Commencement of the Plan

This development contributions plan has been prepared pursuant to the provisions of Section 94 of the EP&A Act and Part 4 of the EP&A Regulation 2000 and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

2.8. Relationship to Other Plans and Policies

This plan repeals the following section 94 / 94A contributions plans applying in that part of the Wollongong local government area as referred to in section 2.3:

- West Dapto Release Area Section 94 Development Contributions Plan (2015) – this plan repealed the following plan:
- West Dapto Release Area Section 94 Development Contributions Plan (2011) – this plan repealed the following plan:
- West Dapto Release Area Section 94 Development Contributions Plan (2010) – this plan repealed the following plan:
- Wollongong Section 94A Contributions Plan (2010 version) – this plan repealed the following plan:
- Horsley Section 94 Contributions Plan.

Any other contributions plan approved by Council (and in force under Division 6 or Part 4 of the EP&A Act at the time this Plan commenced) does not apply to development that is subject to a requirement to pay a contribution under this Section 94 Plan.

2.9. Relationship to Special Infrastructure Contribution

This Plan does not affect the determination, collection or administration of any special infrastructure contribution levied under section 94EF of the EP&A Act in respect to development on land to which this Plan applies.

Applicants should refer to details of Special Infrastructure Contributions issued by the Department of Planning in relation to the West Dapto release area.

DEVELOPER CONTRIBUTIONS

2.10. Policies and Procedures on the Levying and Payment of Contributions

The following sections describe the policies and procedures involved in levying and payment of developer contributions under this plan including method/timing of payment, planning agreements, deferred/periodic payment, obligations of accredited certifier with respect to construction certificates/complying development, savings and transitional provisions, credits/offsets for works-in kind, calculation of contributions rates and the review and monitoring process of the plan.

2.11. Method of Payment

Council will accept Section 94 payments in one or a combination of the following methods:

Monetary Contribution:

This is the most common method. However it can be offset by providing a material public benefit as identified in the Contributions Plan.

Material Public Benefit (Works-in-Kind):

Where an applicant makes a request and Council in its absolute discretion determines that it is appropriate, an applicant may provide a material public benefit (commonly referred to as works-in-kind) in part, or full, satisfaction of a monetary contribution.

Any request must demonstrate that the works in kind are of equivalent or greater benefit to the community compared to what has been identified under this Contributions Plan. The proposed works in kind offset must be included in the conditions of consent or a S96 modification of the consent, to reflect the proposed offset.

The works must be included in the works schedule as set out in Section 4. The cost of the work will be offset against the contribution required for the same facility category only.

The amount of the offset will be as agreed by Council and will not exceed the cost allocation for the works included in the Contributions Plan.

In assessing such a request, Council will generally take into account the following:

- whether the proposed work in kind will be to a suitable standard for Council to eventually accept;
- finalisation of, or consistency with, the detailed design of the facilities;
- the submission of plans and cost estimates to Council of the proposed works to be undertaken by the applicant;
- whether the location, siting and design of the proposed works has regard to the Development Control Plan that applies to the West Dapto Urban Release Area and this Contributions Plan;

- the timing of completion and future recurrent costs including staffing and maintenance and future management (particularly if work to a higher standard is proposed);
- Council may consider works to a higher standard than the Contributions Plan allowance, however no reimbursement of additional costs will be provided;
- the financial implications for cash flow and whether the proposed works pre-empt the future orderly implementation of works as identified in the works schedule; and
- future dedication, handover and management arrangements.

All agreements will include, but not limited to, the following:

- the works to be undertaken;
- the timing of the works;
- the quality of the works;
- the cost of the works;
- the applicant's rights and responsibilities; and
- Council's rights and responsibilities.

Dedication of Land:

Council may accept the dedication of land (identified for public purposes under this plan) to offset the required monetary contribution. The value of land will be negotiated between the applicant and Council, and any monetary contributions payable will be reduced by the value of the land formally agreed upon. An appropriate condition will be included in any consent applying to land identified for public purposes to ensure that the land is transferred to Council at no cost.

Value of Works:

The value of works will be determined utilising the following method:

- a. Any Credit will be calculated based on the actual cost of works or the agreed cost estimate, whichever is the lesser. The agreed cost estimate will be determined by a review of the costs submitted by the applicant via Council's Infrastructure Team or a Registered Quantity Surveyor at Council's discretion;
- b. The agreed cost estimate can be amended by submission of a variation request by the applicant which will be reviewed and certified by a registered Quantity Surveyor;
- c. The actual cost of works is required to be evidenced and verified by a registered Quantity Surveyor;
- d. The Quantity Surveyor to act on the project will be chosen by Council from a list of 3 recommended by the applicant all of whom are to be members of Panels for The NSW Department of Commerce or Local Government Procurement; and
- e. Quantity Surveyor service costs are to be borne by the applicant.

Value of Land:

Developers of land to which this Plan applies will be required to provide either:

- sufficient, usable and (where appropriate) embellished land for the particular facilities identified in this Plan to meet the needs of the population attributable to the proposed development; or, alternatively
- an equivalent monetary contribution to Council for the acquisition and embellishment of land for the particular facilities identified in this Plan.

Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this Plan. Where the development does not, or cannot provide the full land area required as a contribution the shortfall will be required as a monetary

contribution. The contribution rates included in this Plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the contribution required is by way of dedication free of cost, the land:

- is to have an associated draft plan of management prepared in accordance with Part 2, Division 2 of the Local Government Act 1993 and Part 4, Division 2 of the Local Government (General) Regulation 2005 and prepared at full cost to the developer (This applies only where the dedication relates to the provision of community or open space and recreation facilities); and
- The value is determined in accordance with either section 2.13, the Land Acquisition (Just Terms Compensation) Act 1991 or if listed for sale on the open market potentially by way of negotiation in accordance with Council's obligations and policies. This will be offset against monetary contributions required under this Plan.

2.12. Planning Agreements

In accordance with Section 93F(1) of the EP&A Act, a planning agreement is a voluntary agreement or arrangement between a planning authority and a developer under which the developer agrees to make contributions towards a public purpose. A planning agreement may wholly or partly exclude the application of Section 94 to the development that is subject of the agreement.

This offer may include a monetary contribution, dedication of land, the carrying out of works, or another material public benefit for public purposes. Those purposes need not wholly relate to the impacts of the applicant's development but need to be consistent with the items listed in Section 4.

The provisions of Sections 93F to 93L of the EP&A Act and accompanying Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Any person seeking to enter into a planning agreement should refer to Council's policy on Planning Agreements and in the first instance submit a proposal in writing to Council, documenting the planning benefits and how the proposal would address the demands created by development for new public infrastructure, amenities and services. The submission may include a copy of the draft agreement.

Public purposes are defined in the EP&A Act as (without limitation) the provision or recoupment of the cost for providing:

- public amenities or public services;
- affordable housing;
- affordable housing or transport or other infrastructure;
- transport or other infrastructure relating to land;
- funding of recurrent expenditure relating to the provision of public amenities or public services;
- monitoring of the planning impacts of development; and
- conservation or enhancement of the natural environment.

2.13. When must a Contribution be paid?

A contribution must be paid to the Council at the time specified in the condition that imposes the contribution. It would be outlined as a condition to a development consent, complying development certificate, subdivision certificate or construction certificate. If no such time is specified, the contribution must be paid prior to the issue of a subdivision certificate, construction certificate or complying development certificate.

2.14. Deferred or Periodic Payment

Council will only permit deferred or periodic payment where development is staged and only with approval of the Council Officer(s) whose position(s) holds the required Council delegations.

The stages of development and relevant contribution payment for each stage must be clearly documented in the conditions of consent. In this regard a Section 96 modification of consent is required if proposed staging of development is not reflected in the original consent.

For development which is staged, Section 94 contributions must be paid at the rate applicable at the time of subdivision or construction certificate, for at least the number of additional lots/dwellings for which subdivision or construction certificate release is sought.

For each stage, the calculation of the number of lots/dwellings for which contributions are payable will count any residue lot as a single lot.

The circumstances for deferred or periodic payments are as follows:

- Compliance with the provisions is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- Where the applicant intends to make a contribution by way of a planning agreement, works in kind or land dedication in lieu of a cash contribution, and Council and the applicant have a legally binding agreement for the provision of the works or land dedication.
- There are circumstances justifying the deferred or periodic payment of the contribution.

If Council does accept a deferred or periodic payment Council may require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance. The conditions for deferred or periodic payment and the requirements of the bank guarantee will be set in the conditions of consent.

2.15. Construction certificates and the obligation of accredited certifiers

In accordance with Section 94EC of the EP&A Act and clause 146 of the EP&A Regulation 2000, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides receipts confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation 2000. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land, or deferred payment arrangement has been agreed by the Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.16. Complying development and the obligation of accredited certifiers

In accordance with Section 94EC of the EP&A Act and Part 7, Division 2A of EP&A Regulations 2000, accredited certifiers must impose a condition requiring monetary contributions in accordance with this Contributions Plan for the following development types:

- Dwelling houses on an allotment where no previous contribution under Section 94 has been made.

The conditions imposed must be consistent with Council's standard Section 94 consent conditions and be strictly in accordance with this Contributions Plan. It is the professional responsibility of the accredited certifiers to accurately calculate the contribution and to apply the Section 94 condition correctly.

2.17. Credit and Offsets for Works in Kind

There may be cases where an applicant carries out works in kind, which are included in the Schedule of Works in this Contributions Plan but the cost of which exceeds the contribution required for that facility category. In these situations the applicant will be reimbursed for the cost of the works that:

- exceed the contribution due within that facility category, and
- have been approved by Council as being consistent with the contributions plan.

2.18. Credit for Existing Development

Council will determine any applicable credit(s) based on the number & type of lawful existing development i.e. Residential Lot or Dwelling and Industrial Land area.

2.19. Savings and Transitional Arrangements

A development application which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

2.20. Pooling of Contributions

This plan authorises monetary Section 94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of levies are shown in the works schedule.

2.21. Exemptions

The only exemptions allowed are:

- a. Those that are subject to a Direction from the Minister for Planning under Section 94E of the EP&A Act 1979;
- b. An application by or on behalf of the Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas, recreational facilities or car parks;
- c. An application by, or on behalf of, the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations, educational facilities and public transport infrastructure, if supported by a comprehensive submission; and
- d. Any other development for which Council considers an exemption is warranted, where the decision is made by formal ratification of the Council at a Council meeting, if supported by a comprehensive submission.

For an exemption to be considered where a comprehensive submission is required, any such development will need to submit a comprehensive submission to justify the exemption and providing a case for the exemption by including, but not limited to, the following information:

- Justification for the exemption;
- The mechanism ensuring that such development will remain in the form proposed in the future (ie not to increase future demand on public amenities and services), note: where a further development application or application for complying development

under the EP&A Act is required for any changes to the development no mechanism is required. However, if a change of use is available by way of exempt development then the requirements for a mechanism remains;

- Part exemption is also available for Crown Development Educational Establishments in accordance with Department of Planning and Environment Circular No. D6 – Crown Development Applications and Conditions of Consent. Detail of the part exemption is provided at Table 1.6;
- Other items if applicable:
 - How the Development will incorporate the maintenance of the item of heritage significance;
 - How the development will contribute to the public benefit of the community;
 - Works in the public domain included in the development; and
 - How the residents/users will utilise existing private facilities attached to the development that replicate those types provided by Council.

Exemptions (part or full) as outlined above will only to be granted with the approval of the Council Officer(s) whose position(s) holds the required Council delegations.

2.22. Calculation of Contributions

2.22.1. Contribution Formula

West Dapto covers a large area and is anticipated to be developed over a long period of time. It is extremely difficult for Council to accurately determine the staging and provision of infrastructure over such a large area with potential multiple development fronts. This uncertainty makes it difficult to assign inflation and discounting rates to specific infrastructure items. Therefore, Council will be utilising the traditional 'nominal' dollar value approach for the West Dapto release area Section 94 Plan.

2.22.2. Land Acquisition Index

Contribution rates for land acquisition will be indexed based on the average of the annual percentage change in the Established House Price Index for Sydney, published by the Australian Bureau of Statistics.

Land specifically identified within the Plan for infrastructure and facility requirements that have already been acquired by Council will be indexed quarterly in accordance with the Consumer Price Index – All groups Sydney (CPI). This index is published by the Australian Bureau of Statistics on a quarterly basis.

2.22.3. Capital Expenditure and Administrative Cost Index

Contribution rates for capital expenditure and administrative costs will be indexed quarterly in accordance with the Producer Price Index (PPI). This index is published by the Australian Bureau of Statistics on a quarterly basis.

Contributions towards transport and stormwater costs will be indexed in accordance with PPI (Road and Bridge Construction). Contributions towards open space costs will be indexed in accordance with PPI (Non Building Construction).

The method of indexing the contribution rates is to multiply the base contribution rate by the most recently published PPI at the time of payment.

2.22.4. Formula

2.22.4.1. Contribution rates for all Capital Expenditure, Land already acquired and Administrative Costs

For changes to the ABS PPI (Road and Bridge Construction), the contribution rates within the Plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\$C_A + \frac{\$C_A \times ((\text{Current Index} - \text{Base Index}))}{[\text{Base Index}]}$$

where:

$\$C_A$	is the contribution at the time of adoption of the plan expressed in dollars
Current Index	is the ABS PPI (Road and Bridge Construction) as published by the Australian Bureau of Statistics available at the time of review of the contribution rate
Base Index	is the ABS PPI (Road and Bridge Construction) as published by the Australian Bureau of Statistics at the date of adoption of this plan.

Note: In the event that the current PPI is less than the base PPI, the current PPI shall be taken as not less than the previous PPI.

2.22.4.2. Contribution rates for works schedule items involving land yet to be acquired

For changes to land values, the Council will publish at least on an annual basis the revised land index values that are to be used to change the base land values contained in the Plan which will be determined in accordance with the following formula:

$$\$C_{LV} + \frac{\$C_{LV} \times ((\text{Current LV} - \text{Base LV Index}))}{[\text{Base Index}]}$$

where:

$\$C_{LV}$	is the land values within the plan at the time of adoption of the plan expressed in dollars
Current LV Index	is the land value index as published by the Council available at the time of review of the contribution rate
Base LV Index	is the land value index as published by the Council at the date of adoption of this plan.

Note: This clause does not cover the adjustment of a contribution between the time of consent and the time payment is made. This is covered by clause 2.21.4.3.

2.22.4.3. How are contributions adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the section 94 contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

$$\$C_P = \$C_{DC} + [\$C_{DC} \times \{(\$C_Q - \$C_C) / \$C_C\}]$$

where:

$\$ C_p$	is the amount of the contribution calculated at the time of payment
$\$ C_{DC}$	is the amount of the original contribution as set out in the development consent
$\$ C_Q$	is the contribution rate applicable at the time of payment
$\$ C_c$	is the contribution rate applicable at the time of the original consent

The current contributions are published by Council and are available from Council offices. Should the Council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the previous year.

2.23. Review and Monitoring of Plan

This plan will be subject to regular review by Council in accordance with the provisions of the EP&A Regulation. The purpose of such a review is to ensure that:

- levels of public service and amenity provisions are consistent with population trends and community needs;
- contribution levels reflect changes to construction costs and land values;
- the works program can be amended if the rate of development differs from current expectations.

The contribution rates and works program for this plan have been formulated using information available at the time of writing. A number of variables will be monitored to facilitate the review process. Some of these variables include:

- lot production and dwelling construction;
- construction costs;
- land costs; and
- anticipated population.

The contribution rates will be reviewed by reference to the following specific indices:

- construction costs by reference to the Australian Bureau of Statistics Producer Price Index.
- land acquisition costs by reference to the Australian Bureau of Statistics Established House Price index for Sydney.
- changes in the capital costs of various studies and activities required to support the strategies in the plan by reference to the actual costs incurred by council in obtaining these studies.

Any changes to the Contributions Plan, apart from indexing and minor typographical corrections, will be placed on public exhibition in accordance with the requirements of the EP&A Act and Regulation.

2.24. Contributions Register

A Contributions Register will also be maintained for this Contributions Plan in accordance with the EP&A Regulation and may be inspected on request. This Register will include:

- (1) details of each consent for which a Section 94 condition has been imposed;
- (2) the nature and extent of the contribution required by the condition for each facility category;
- (3) the name of the Contributions Plan the condition was imposed under; and
- (4) the date any contribution was received and its nature and extent.

At the end of the each financial year, the Council is required to make an annual statement within the yearly budget. This statement must include the following:

- (1) Opening and closing balances of money held in the Section 94 Contributions Plan by the Council for the accounting period;
- (2) Total amounts received by way of monetary contribution under this Plan;
- (3) Total amount spent in accordance with this Plan; and
- (4) Outstanding obligations of the Council to provide works for which contributions have been received.

2.25. Inforce Date of Plan

This Plan was adopted by Council and came into force on **XX/XX/XXXX.**

Part 3 - Strategy Plans

This section sets out the strategies that Council intends to follow to cater to the needs of future population growth and development in the West Dapto release area. It identifies the resulting demand for public services and public facilities and the costs and timing of provision of the works that the Council intends to provide to cater to that demand.

It is important to note that the West Dapto area will develop over many years and planning for facilities at this stage of the development must recognise that population demands will vary over time, and may possibly vary from the assumptions that are used to determine the contributions that are set out in this plan. The Council will continually monitor population growth and demand, and where necessary, will appropriately adjust the timing and provision of the infrastructure to ensure it is delivered to meet the demands of the population.

3. Residential Development Nexus

Anticipated development: dwelling structure and population

Table 3.1 – Anticipated Dwelling Structure and associated Population

	Developable Area (ha)	Average Density	Yield	Average Occupancy Rate	Estimated Population
Residential					
B1 Neighbourhood Centre	4	15	60	1.7	101
B2 Local Centre	10	19	176	2.1	387
B4 Mixed Use	2	60	135	1.7	230
E4 Environmental Living	229	3	585	3.2	1,873
R2 Low Density	1,132	14	15,330	3.0	45,972
R3 Medium Density	102	28	3,365	2.5	8,412
R5 Large Lot Residential	24	5	120	3.2	384
E3 Environmental management	251	0	16	3.2	52
RU2 Rural Landscape	40	0	7	3.0	22
Residential Total	1,794	15	19,794	2.7	57,433
Industrial					
IN2 Light Industry	136		-		
IN3 Heavy Industry	44		-		
Industrial Total	180		-		
Commercial					
B1 Neighbourhood Centre	4				
B2 Local Centre	2				
B4 Mixed Use	0				
Commercial Total	6				
Grand Total	1,981	15	19,794	3	57,433

Demography:

Existing Characteristics

The following is a snapshot of relevant statistics for the Wollongong area from the 2006 Census.

- Lower rates of population growth compared to Sydney but comparable to other LGAs in the Illawarra region.
- An increasingly older population, with the proportion of children and young adults decreasing as a percentage of the overall population.
- A higher proportion of family households with children (62%) as compared to other household types.
- An average household size of 2.5 persons per dwelling (occupancy rate).
- Low proportions of indigenous people and people from non-English speaking backgrounds as compared to the rest of NSW.
- Relatively high proportions of residents in low to middle income brackets as compared to the rest of NSW and higher rates of unemployment.
- Similar proportions of people employed in professional occupations, with higher rates working in trades and lower rates in managerial positions.
- Higher rates of home and car ownership but similar rates of renters to the rest of NSW.

The current population of Dapto has characteristics which differ from the wider Wollongong area. The characteristics of the population living in the Precincts may be summarised as follows:

Dapto Precinct

- Negative population growth.
- An older age profile to that of Wollongong, with a small increase in people between the ages of 65 and 84.
- The instance of home ownership has dropped 7.6% between 2006 and 2001.
- Weekly household income levels have high levels of occurrence at both the lower brackets (\$0-699) and the highest bracket (\$2000+).
- In 2006 the unemployment in Dapto was 2.8% above the National average.

Horsley Precinct

- A high population growth rate, with a 24.3% increase in population between 2001 and 2006.
- There has been a 1.5% increase in population aged between 65 and 84
- There has been a minor drop in population between the ages of 0 and 17.
- A 5% drop in home ownership is seen across 2001 to 2006, with a minor increase in those with mortgages.

Future Characteristics

Features of projected population change and future characteristics of the West Dapto resident populations are summarised below and generally reflective of new release areas. The characteristics are indicative in nature and should be read with some caution.

- The existing predominantly rural populations of West Dapto are likely to be displaced by the population attributable to the expected development in those precincts.
- In the early stages a high proportion of first and second time buyers in their late 20s and 30s, with young children or about to start a family.
- Projected future occupancy rates¹ at five years after dwelling occupation of:
 - 3.2 persons per dwelling for large houses on lots greater than 600m²;
 - 2.9 persons per dwelling for standard houses on lots 450-600m²;
 - 2.5 persons per dwelling for small houses on lots 350-450m²;
 - 2.2 persons per dwelling for townhouse/villas;
 - 1.7 persons per dwelling for apartment dwellings.

¹ Elton (2007), p. 9

- A proportion of empty nesters can be expected which will build up over time given the proposed diversity in housing stock and once district wide services and public transport become well established.
- Over time, the peaks in the age distribution associated with a predominance of young families will reduce and the population will become more diverse.
- Low levels of single person households and group households are estimated.
- Most dwellings are likely to be owner-occupied (around 90%) with well over half being mortgaged
- The numbers of young children aged 0-4 are likely to build up over the first ten years of each major stage to an anticipated maximum of 12% of overall population and then decline. The number of children aged 5-11 are likely to be higher than the number of 0-4 year olds, building up to about 14%, whereas the proportion of 12-17 year olds is likely to be less than younger age groups, building up to around 11% after about 15 years.
- Adults aged 25-39 are likely to be the biggest age group, around 30%.
- The proportion of older people is likely to be low for the first ten years or so, but will rise over time.
- Over time, it can be expected that the population profile will come to more closely approximate that of an established area with a variety of age and household characteristics, particularly if there are a range of housing types and affordability available in the release area.

3.1. Rationale for New Facilities and Services

A key principle of Section 94 is to demonstrate a relationship between the anticipated development and the demand for additional open space, community facilities, drainage and road works. The demonstration of a relationship between new development and such demand is a core requirement of a valid Contributions Plan.

The expected development and resulting population and employment workforce within the West Dapto Release Area will create an increased demand for various public facilities and services.

The estimated increase in population at West Dapto to some 57,433 people will increase Wollongong's overall population from the current 206,794 (Estimated Resident Population as at 30 June 2014 from Community Profile – www.wollongong.nsw.gov.au) to 264,227.

Existing recreation and community facilities in Dapto and Horsley do not have the capacity to serve the future population growth and new facilities are required to service the new population.

The studies listed in Section 4 of this plan have identified that the expected development in the West Dapto Release Area will generate the following impacts on public services and public amenities:

- increased demand for local active and passive recreation facilities, such as playing fields, playgrounds, and bike paths;
- increased demand for facilities that will support safe and convenient travel such as new roads and public transport facilities; and
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.

A range of facilities and services have been identified as being required to address the impacts of the expected development, including:

- traffic and transport management facilities;
- water cycle management facilities;
- open space and recreation facilities; and
- community facilities.

The following section of the Contributions Plan identifies the nexus between the proposed urban release and the facilities or services listed above, specifies the appropriate level of apportionment (if any), and provides a brief description of the proposed works and their timing.

3.2. Cost of Facilities

Costs for facilities included in this Plan were derived from the services of a qualified quantity surveyor and/or from Council's experience of facility costs in other areas. Assumptions used to derive estimated costs of facilities included in this Plan are detailed in the following Sections.

At the time this Plan was prepared, the planning of facilities was carried out at a strategic level. That is there were few, if any, facility concept plans upon which estimated costs could be based. As a result, a contingency allowance equivalent to 20 percent of the base cost in stage 1-4 and 15 percent of the base cost in Stage 5 was added to all works included in this Plan (excluding land acquisition).

The contingency allowance is considered reasonable given the early stage of planning of most facilities included in the Plan.

For an item of work that is to be provided through a works-in-kind agreement or a planning agreement, the credit for the item will include any contingency amount provided for in the plan.

3.3. Timing of Infrastructure

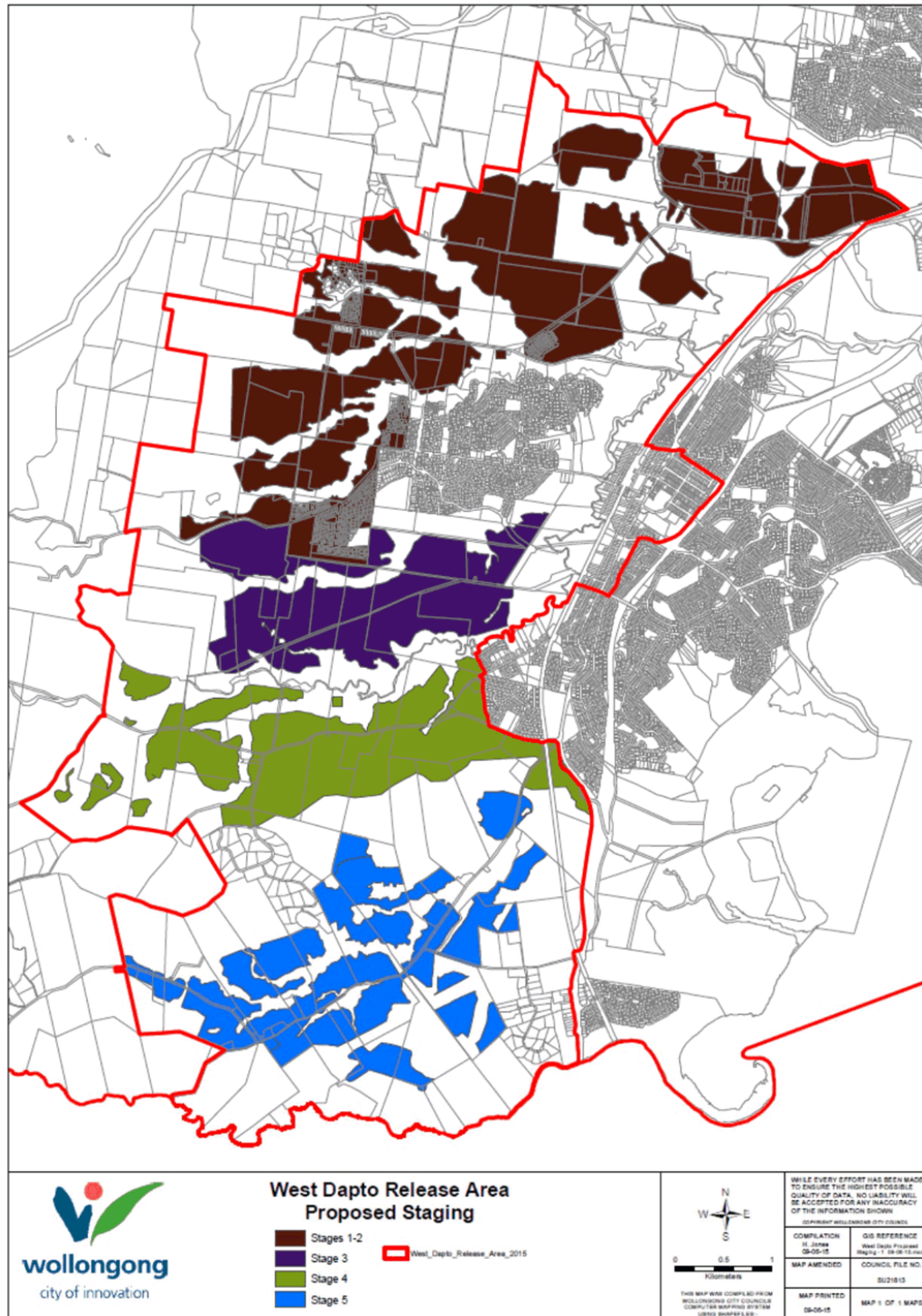
The West Dapto Urban Release Area has been divided into five development area stages. Stages 1 and 2 have been zoned for development. These stages are the current focus for infrastructure development in line with preparing the area for increasing residential occupation. Table 3.2 provides an estimated guide to timing of infrastructure in the Plan. [Figure 2](#) shows the development stages of West Dapto Urban Release Area. The locations of infrastructure items included in the Plan are shown on the map in [Figure 3](#).

Table – 3.2 – anticipated timing of infrastructure (Indicative only)

Year	Stage	Road Sections	Land Open Space/Community
2011-16	1-2		
2016-21	1-2	<ul style="list-style-type: none"> - Wongawilli Rd - Fowlers to Fairwater Drive - West Dapto Road(part) - Hayes Lane (likely VPA) - Shone Avenue 	Ridge Top Park Land – 10ha
2021-26	1-2	<ul style="list-style-type: none"> - West Dapto Rd - Sheaffes Rd - Darkes Rd - (NR4-NR9) North/South Link between Bong Bong Rd and Cleveland Rd 	
2026-31	1-2 & 3	<ul style="list-style-type: none"> - Cleveland Rd - Northcliffe Drive Extension - Reddalls Rd 	Darkes Town Centre Sports Park and Community Centre - 9.8ha plus 0.6 ha in the town centre
2031-36	1-2 &	<ul style="list-style-type: none"> - Marshall Mount Road 	Cleveland Community Centre

	5	- (NR40-NR43) Jersey Farm Road between Wongawilli and Bong Bong Rd	- 1 ha
2036-41	1-2	- (NR43-NR47) Jersey Farm Road cont. - (NR19-NR22) North South Link Road between Bong Bong Rd to Darkes Rd	Bong Bong Town Centre Park - 3 ha in the town centre
2041-46	4-5	- Avondale Road - Yallah Road	
2046-51	4-5	- Stage 4 and 5 Link Road - (NR12-NR15) North South Link Road between Avondale and Bong Bong Road	
2051-56	5	- NR45/46/47 - Marshall Mount M4 to M5	
2056-61			YMM Community Centre Land 0.6ha

Figure 2. Stages of the West Dapto Urban Release Area



3.4. Community Facilities

3.4.1. Community Facilities Demand

The residential development in the West Dapto Release Area will result in additional demands for community facilities. Council will need to facilitate the provision of a range of community facilities to meet the expected population, including:

- child care centres and facilities;
- meeting rooms;
- library; and
- spaces for organised activities, cultural events and private functions.

These uses are best provided for in a multipurpose community centre which can incorporate a variety of large and smaller spaces suitable for a range of social, leisure and cultural activities. While this Plan documents the community facilities requirements pertaining to expected development of the release area, the Plan only recoup money for the land component of the community centres. This is in line with the items on the Essential Works List prepared by the Department of Planning and Environment.

3.4.2. Summary of Existing Facilities

The following existing community facilities and services are currently provided in the area covered by the Plan:

- Horsley Community Hall (Bong Bong Road, Horsley), was constructed to serve the Horsley community, and cannot be expanded to serve the future population.
- The Wongawilli Community Hall (Wongawilli road, Wongawilli) is a small facility that serves the local population. It is proposed to be expanded as part of the development of stages 1 & 2.
- Marshall Mount Progress Association Hall (Marshall Mount Road, Marshall Mount) is a small privately owned facility.

3.4.3. Proposed Community Facilities

The key strategies to provide for the incoming community needs of the West Dapto Release Area are as follows:

- Medium sized multipurpose community centres are to be located in Stages 1 and 3;
- Each of these multipurpose community centres to have a different focus such as art, recreation, technology or health, with the specific focus to be determined when emerging community characteristics and needs are more clearly recognised;
- A smaller Neighbourhood Centre type facility is proposed for the smaller, more local neighbourhood centres (Stages 2 and 4);
- The multipurpose community centres would act as community resource hubs in the larger centres, while the neighbourhood centres, combined with multipurpose children's centres, would serve the same function in the smaller centres;
- Although a specifically focused cultural facility could also be justified (Elton Consulting, 2007), it is proposed that each of the community and neighbourhood centres include cultural components within them.
- Multipurpose Children's Centres are proposed for the main centres to contain a full range of child care options from long day care, pre-school, occasional care and playgroup in a one stop shop.

Table 3.2 – Community Facilities

Stage	Facility	Floor Area (m ²)	Land Area (ha)
Stage 1/2 – Darkes Town Centre	Multipurpose Community Centre and Children's Centre	1500	0.6
Stage 1/2 – Wongawilli	Enhancements to Wongawilli Community Hall	200	NA
Stage 3 – Cleveland Precinct	Multipurpose Community Centre including Library and Technology Centre	2500	1
Stage 5 – Yallah-Marshall Mount	Multipurpose Community Hall with Children's Centre	2500	0.6
Total		6700	2.2

The requirements for community facilities above were determined as part of the Social, Cultural and Recreational Needs Study for the West Dapto New Release Area prepared by Elton Consulting (July 2007). Further revision of community facility needs of the release area was also undertaken by the Growth Centres Commission.

It is important for Council to plan for and deliver these centres despite the capital cost of these centres not being included in the Section 94 Plan. The planning for the specific location of facilities is yet to be finalised although each multipurpose facility is to be located within a local or town centre. Council will prepare design concepts for the facilities as they are required. An Indication of general locations for facilities to service the different stages is shown in [Figure 3](#).

3.4.4. Apportionment:

The need to provide a community facility identified in this part of the plan is generated by the residential development of the West Dapto Release Area. It is therefore appropriate that residential development within the Release Area be subject to the full cost of providing the land that these centres will occupy.

3.4.5. Schedule of Works and Cost Estimates:

A schedule of community facilities to be levied under this plan is included in Table 4.1 – Works Schedules. Cost estimates included area for land acquisition associated with the community facility.

3.4.6. Contributions Formula:

The method used to calculate the contributions rates required for the community facilities is set out in Section 2.22.4. The land acquisition costs for community facilities are set out in Table 4.1.

3.5. Open Space Facilities

3.5.1. Demand for Open Space

The residential development in the West Dapto release area will result in additional demands for open space and recreation facilities. Council will need to facilitate the provision of a range of open space and recreation facilities to meet the expected population, including:

- playgrounds;
- ovals and fields for a variety of sports;
- passive open space areas, including bushland; and
- recreation centres.

This Plan identifies the facilities requirements pertaining to expected development of the release area.

3.5.2. Summary of Existing Facilities

Within the Horsley/West Dapto area, there are currently 176.2 ha of open space which equates to 33 ha per 1,000 people. The following facilities existing within Horsley are not part of this Section 94 Plan:

- Reed Park (Bong Bong Road), which contains 4 cricket fields / rugby league fields and 3 tennis courts;
- Dimond Bros Park (Bong Bong Road) which contains a skate park;
- Horsley Park (Homestead Drive) which contains a basketball court
- Purrungully Woodland Reserve – bushland reserve for passive open space;
- Integral Energy Recreation Park which contains a running track for Kembla Joggers, passive recreation bushland, picnic facilities and a motor museum;
- The land surrounding the detention basins at Fairwater Drive, Glen-Ayre Avenue and Glenwood Grove provide for passive open space;

A network of cycle paths was developed in Horsley through the Horsley Section 94 Plan.

3.5.3. Proposed Open Space Facilities

The Social, Cultural and Recreational Needs Study for the West Dapto New Release Area prepared by Elton Consulting (July 2007) sets the requirements for open space and recreation facilities as a result of the expected development of West Dapto. While Wollongong Planning People Places – A Strategic Framework for Open Space, Recreation Facilities and Community Facilities (Suter & Associates, April 2006) provides an overall assessment of existing open space and recreation facilities currently provided in the wider area, future demand for facilities has implications for planning of open space. Further analysis of open space needs of the release area was also undertaken by the Growth Centres Commission.

Planning People Places makes the following comments with respect to open space provision in the Horsley/West Dapto area:

- The number of sporting fields is greater than the average provision for Wollongong but not significantly greater. Also, demand could be higher than the average due to the family focus in the area. This highlights the need for adequate fields to be provided for the new population.
- There is a good supply of playgrounds in the area although demand could be higher than the estimate due to the family focus in the area;

- There are no netball courts in the area, although there is regional provision of 48 courts in Fred Finch Park, Berkeley.
- There is no swimming pool in the area, although there is a 50m outdoor pool in Dapto located on the eastern side of the Freeway.

In terms of demand for open space, the Social, Cultural and Recreational Needs Study (Elton Consulting, 2007) found the following demand patterns:

- High demand for recreation programs for all age groups;
- A need for recreation opportunities that complement rather than replicate existing opportunities;
- A need for opportunities to increase incidental exercise through design of footpaths and street networks as well as accessible, safe, well-lit walking and cycling tracks (Infrastructure included in Section 3.6 Transport Facilities to ensure integrated planning);
- Adequate public transport to facilities is important especially for youth;
- Quality of facilities and open space is as important as quantity;
- Need for flexibility in design to allow for community maturation, changing needs, priorities and preferences;
- Need for more multipurpose indoor facilities that combine community and recreation opportunities;
- High demand for walking and cycle networks, especially linking into the Lake Illawarra foreshore pathways and the Escarpment, and
- Demand for more recreation opportunities for young people beyond skate parks and BMX facilities. There is also demand for entertainment opportunities (including commercial) programs and events that target young people (including arts and culture) and public spaces that are safe and welcoming to young people (beyond shopping malls). (Elton Consulting, 2007, p.32)

The amount of land proposed for local open space and recreation facilities in West Dapto has been determined taking account of the following issues:

- the extent of existing open space in the area;
- increasing difficulties faced by Council in maintaining parks to a standard that meets community expectations;
- the need to plan for fewer but larger neighbourhood and local parks; and
- the need for accessible open space within 400 to 600 metre walking distance from most residential areas.

The facilities listed will be complemented by the provision of existing natural passive open space areas and along and adjacent to riparian corridors in the release area. Indication of facility locations is shown in [Figure 3](#), although depending on stage, there is some flexibility in these locations and will be subject to further planning and design.

There is a need for a total additional 68.0 ha of open space at West Dapto. This is in addition to the existing 176.2ha (including 106ha of natural areas), bringing the total provision of open space in West Dapto to 244.2ha. Based on an estimated ultimate population this equates to 3.9ha per 1,000 population.

The quantum of additional open space proposed for the West Dapto area population is 61 ha, this allows for 50% of the 2 proposed sports parks being city wide shared facilities. Therefore the total estimated open space for West Dapto is 237.2ha which equates to 3.8ha per 1,000 population, an addition of 1.3ha per 1000 people. Notwithstanding the very high rate of open space provision in Wollongong as a whole, the rate of 3.9ha per 1,000 at West Dapto is considered appropriate given that:

- the generally accepted standard rate of open space provision is 2.83 ha per 1,000 people;
- it is Council's objective to focus on the quality rather than quantity of open space; and
- 45% of total final open space consists of natural areas & the additional open space proposed equates to only 26%.

Table 3.3 – Open Space and Recreation Facilities

Map No.	Facility	Location	Description	Area
Stage 1-2 Darkes Town Centre				
1	Sports park plus playground (district level)	Adjacent to Darkes Town Centre and adjacent to conservation land	Provides city wide competitive sporting facilities including AFL, rugby and cricket fields (Apportionment = 50%)	9.4ha
2	Ridge park	On Ridge opposite Darkes Town Centre	Passive open space	9.75ha
3	Local park	Within residential area	1 field	2ha
Stage 1-2 Sheaffes - Wongawilli				
4	Neighbourhood park plus playground at neighbourhood level	Adjacent to Village centre	2ha Active (fields) and 2ha passive	4ha
5	Local park	Within residential area	1 field	2ha
6	Local park	Within residential area	1 field	2ha
8	Local park	Within residential area	1 field	2ha
Stage 1-2 West Horsley				
9	Local park	Within residential area	1 field	2ha
10	Neighbourhood park plus playground at neighbourhood level	Adjacent to Village centre	2ha Active (fields) and 2ha passive	4ha
12	Local park	Within residential area	1 field	2ha
13	Town Centre park plus playground at neighbourhood level	Bong Bong Town centre	1 field plus passive	3ha
Stage 3 Cleveland				
15	Community Leisure Recreation Centre (outdoor component only apportionment 50%)	North west of E3 adjoining Reed Park	Provide district level indoor and outdoor recreation facilities, indoor sports hall, basketball courts, outdoor tennis/netball courts (minimum of 12 tennis court complex) plus a Community meeting space (outdoor component only apportionment 50%)	
	Neighbourhood park with a playground at neighbourhood level	Adjacent to town centre		4ha
	Local Park	Within residential area	1 field	2ha
	Local Park	Within residential area	1 field	2ha
Stage 4 Avondale				
	Neighbourhood park with	Adjacent to town centre	2ha Active (fields) and 2ha	4ha

	a playground at neighbourhood level		passive	
	Neighbourhood park with a playground at neighbourhood level	Within residential area	2ha Active (fields) and 2ha passive	4ha
	Local park	Within residential area	1 field	2ha
	Local park	Within residential area	1 field	2ha
Stage 5 Yallah Marshall Mount				
16	Neighbourhood park with a playground at neighbourhood level	Adjacent to town centre	2ha Active (fields) and 2ha passive	7.71ha
17	Local park	Within residential area	1 field	1.45ha

3.5.4. Neighbourhood Parks

It is expected that the Neighbourhood Parks will contain a mix of hard and soft landscapes and may offer areas for performance, community events and celebrations, occasional markets and informal ball game areas. Located to maximise access especially for pedestrians and cyclists and take advantage of the Conservation Areas.

The parks would be evenly split between active and passive recreational uses. The active component would be in the form of sports fields to accommodate demand for local sport training and competition including multipurpose fields, amenities including toilets, and parking.

The playgrounds will be integrated into the neighbourhood parks with 1 playground located in the sports park in Stage 1 as well as one located in the town centre park in Stage 2. The play areas should cater for children of 2-10 years.

Seating, water and shade need to be an integral part of the design consideration for the comfort of children and carers. Access to the playground should be universal to allow ease of access for people with disabilities and carers with prams/strollers.

3.5.5. Local Parks

It is expected that the Local Parks will provide locally available open space. These parks, in accordance with Council's requirements, will be a minimum of 2 hectares in size and provide both active and passive recreation. They have been planned based on a 400-600 metre walking distance to enable most residents within West Dapto to walk to a park.

Basic amenities such as toilets (including disabled access toilets) will be required in all parks. The design of local parks should be flexible and provide an area suitable for 1 field.

3.5.6. Apportionment

All Neighbourhood Parks and Local Parks are 100% apportioned to West Dapto with the exception of the following:

- Darkes Road Sports Park – apportionment 25%
- Community Leisure and Recreation Centre – outdoor component only apportionment 50%

The need for open space facilities is generated by residential development. Therefore, Residential development within the Release Area will be subject to the full cost of providing the open space facilities apportioned to the plan.

3.5.7. Schedule of Works and Costs Estimates

A schedule of recreation facilities to be levied under this plan is included in Table 4.2 – Works Schedules.

3.5.8. Contributions Formula

The method used to calculate the contributions rate required for the open space facilities are set out in Section 2.22.4.

The contributions for open space facilities are set out in Table 4.2.

3.6. Transport Facilities

3.6.1. Transport Facilities Demand

Wollongong City Council has developed a LGA wide traffic model to assist in establishing the required road network to service the future population of West Dapto and adjoining Release Areas. This model, combined with practical planning experience establishes the need for infrastructure works resulting from the development of the West Dapto Release Area, namely:

- Capacity improvements to existing road and intersection infrastructure;
- Intersection treatment upgrades (i.e. priority controls, roundabouts, or traffic signals);
- Road widening, and condition improvements;
- Bridging structures over creek lines, railway corridors and major roads;
- Bus accessible routes through West Dapto and connections to Dapto, and bus stop facilities; and
- Optimising of public transport routes and infrastructure.

The majority of the existing road network in the West Dapto release area is dominated by east west road alignments (following topographic ridgelines) and was largely developed to cater for rural traffic volumes only. The works are considered necessary to facilitate development, whilst ensuring an acceptable level of access, safety and convenience for all road users within the release area.

Based on the traffic modelling, the major road network proposed for the West Dapto Release Area consists of two road types, being major and minor collectors. Both these road types are suitable to cater for bus routes. The proposed road network has taken into consideration the heavily constrained nature of the release area, including flooding, and road and rail corridor infrastructure. The road network therefore needs to provide flood accessible route for the residential areas, bridging structure over creek lines, railway corridors and major roads.

3.6.2. Proposed Transport Facilities

Indication of proposed transport facility locations is shown in [Figure 3](#). Please note, the locations are indicative only and exact alignments will be subject to further planning and design work. The following infrastructure works will be required to facilitate the development of the West Dapto Release Area:

3.6.2.1. Roads

This Plan includes a total of fifty one (51) km of funded collector roads.

Transport Facilities				
Item	Item Identification	Description	Quantity (lin m)	24HR volume range
				Apportion to Plan

			(vehicles per day)	
Existing local roads				
West Dapto Rd	2 lanes/4 lanes	5066	335 - 19789	100%
Sheaffes Rd	2 lanes	2005	1520 - 10595	100%
Smiths Lane	2 lane	93	5346	100%
Wongawilli Rd	2 lanes/4 lanes	590	6661 - 11756	100%
Darkes Road	2 lanes	1476	0 - 9124	100%
Shone Ave	2 lanes	1256	3408 - 5898	98%
Bong Bong Rd rail crossing	2 lanes	20	8296	100%
Bong Bong Rd	2 lanes	1450	8296 - 12456	100%
Avondale Rd	2 lanes	3436	2849 - 13845	100%
Cleveland Rd	2 lanes/4 lanes	5080	2845 - 25380	100%
Huntley Road	4 lanes	1144	12728 - 28720	100%
Yallah Road (15% construction contingency)	4 lane	1200	10947 - 20433	79%
Marshall Mount Road (15% construction contingency)	2 lanes	5600	6428 - 19711	46%
Paynes Rd	2 lanes	937	2267	100%
New local roads				
Northcliffe Dr - Reddalls Rd - West Dapto Rd extension	4 lanes	3482	19468 - 21972	43%
Fairwater Drive	2 lanes	758	6396 - 11605	100%
Fowlers Rd (20% construction contingency in new table for designed Road)	4 lanes	795	30184 - 37031	76%
NR12-NR22	2 lanes	3942	9910 - 23405	100%
NR40-NR47A	4 lanes	4947	10862 - 19161	99%
NR4-NR9	2 lanes	2290	6733 - 12418	100%
NR49-NR50	2 lanes	500	4944 - 5196	100%
NR1-NR3 (with 15% construction contingency)	4 lanes	2500	6318 - 15537	77%
Town Centre Bypass Road (with 15% construction contingency)	2 lanes	2300	7115	24%
Design and Project Management		10%		
Construction Contingency		20%		

Note: Council has received the following funds:

- Grant of \$600,000 from Department of Planning towards the design of Fowlers – Fairwater link.
- Grant of \$22.5 million from Restart NSW towards the construction of the Fowlers – Fairwater link.

3.6.2.2. Bridge Crossings

This Plan includes sixty one (61) funded crossings.

Bridge Crossings						
	Road No &/or name	Link Description	Link Length (m)	Link Lane s	Width (m)	Type

Watercourse Bridges						
B1	Bong Bong Road	Between Horsley & Dapto	60	2	14	super T over 20m upgrade
B2	Darkes Rd (Mullet Ck western tributary)	Road No.1 to Princes Hwy	30	4	21	super T over 20m upgrade
B3	Darkes Rd (Mullet Ck eastern tributary)	Road No.1 to Princes Hwy	20	4	21	super T over 20m upgrade
B6A	West Dapto Rd (between WD6-WD7)	West Dapto Rd to Northcliffe Dr ext	25	2	14	super T over 20m upgrade
B6B	West Dapto Rd (between WD5-WD6)	West Dapto Rd to Northcliffe Dr ext	15	2	14	plank up to 20m upgrade
B7	West Dapto Rd (tributary n/o Sheaffs Rd)	east of Catholic Cemetery to rail line	10	4	21	plank up to 20m upgrade
B8	West Dapto Rd (tributary n/o rail line)	east of Catholic Cemetery to rail line	10	4	21	plank up to 20m upgrade
B9A	West Dapto Rd (3 x Mullet Ck tributaries)	rail line to Jersey Farm Rd	150	2	14	super T over 20m upgrade
B9B	West Dapto Rd (3 x Mullet Ck tributaries)	rail line to Jersey Farm Rd	150	2	14	super T over 20m upgrade
B9C	West Dapto Rd (3 x Mullet Ck tributaries)	rail line to Jersey Farm Rd	50	2	14	super T over 20m upgrade
B10A	West Dapto Rd (2 x Mullet Ck tributaries)	Reddalls Rd to Northcliffe Dr ext	15	2	14	plank up to 20m upgrade
B10B	West Dapto Rd (2 x Mullet Ck tributaries)	Reddalls Rd to Northcliffe Dr ext	45	2	14	super T over 20m upgrade
B42	Wongawilli Rd	Shone Ave to Smiths Lane	30	4	21	plank up to 20m upgrade
B43	Smiths Lane	West Dapto Rd to Wongawilli Rd		2	14	super T over 20m new
B11	Shone Ave (Mullet Ck northern tributary)	West Dapto Rd to Bong Bong Rd	45	2	14	super T over 20m upgrade
B12	Shone Ave (Mullet Ck southern tributary)	West Dapto Rd to Bong Bong Rd	75	2	14	plank up to 20m upgrade
B13A	Cleveland Rd (2 x Mullet Ck tributaries)	Princes Hwy to Road No.1	50	2	14	plank up to 20m upgrade
B13B	Cleveland Rd (2 x Mullet Ck tributaries)	Princes Hwy to Road No.1	6	2	14	super T over 20m upgrade
B14A	Cleveland Rd (2 x Mullet Ck tributaries)	Road No.5 to Road No.8	6	2	14	plank up to 20m upgrade
B14B	Cleveland Rd (2 x Mullet Ck tributaries)	Road No.5 to Road No.8	6	2	14	plank up to 20m upgrade
B15	Cleveland Rd (Mullet Ck tributary)	Cleveland Rd to Avondale Rd	32	2	14	plank up to 20m upgrade
B16	Avondale Rd (Mullet Ck tributary)	Road No.8 to Road No.9	20	2	14	plank up to 20m upgrade
B17	Avondale Rd (Mullet Ck tributary)	Road No.9 to Road No.5	6	2	14	plank up to 20m upgrade
B18A	Marshall Mt Rd (2 x Duck Ck tributaries)	Yallah Rd to Huntley Rd	62	2	14	plank up to 20m upgrade
B18B	Marshall Mt Rd (2 x Duck Ck tributaries)	Yallah Rd to Huntley Rd	125	2	14	super T over 20m upgrade
B19	Marshall Mt Rd	Yallah Rd to LGA boundary	62	2	14	plank up to 20m upgrade
B20A	Yallah Rd (3 x Duck Ck tributaries)	Marshall Mt Rd to F6 freeway	50	4	21	plank up to 20m upgrade
B20B	Yallah Rd (3 x Duck Ck tributaries)	Marshall Mt Rd to F6 freeway	16	4	21	plank up to 20m upgrade
B53	Paynes Rd	Paynes Rd to NR27	6	2	14	plank up to 20m upgrade
Bridges for New Roads						
B23A	Northcliffe Dr ext (2 x tributaries)	Reddalls Rd to Wylie Rd	6	4	21	plank up to 20m new
B23B	Northcliffe Dr ext (2 x tributaries)	Reddalls Rd to Wylie Rd	6	4	21	plank up to 20m new

B24	Northcliffe Dr ext (nthn tributary)	West end Reddalls Rd to West Dapto Rd	175	4	21	super T over 20m new
B25	Northcliffe Dr ext (sthn tributary)	West end Reddalls Rd to West Dapto Rd	150	4	21	super T over 20m new
B26A	Road No.5	West Dapto Road to Road No.7	6	2	21	super T over 20m new
B26B	Road No.5	West Dapto Road to Road No.7	40	2	14	plank up to 20m new
B27	Road No.5 (Mullet Ck tributary)	Road No.7 to Bong Bong Rd	60	2	14	super T over 20m new
B28	Road No.5 (Mullet Ck tributary)	Bong Bong Rd to Cleveland Rd	27	2	14	super T over 20m new
B29A	Road No.5 (3 x Mullet Ck tributaries)	Cleveland Rd to Avondale Rd	60	2	14	super T over 20m new
B29B	Road No.5 (3 x Mullet Ck tributaries)	Cleveland Rd to Avondale Rd	100	2	14	super T over 20m new
B29C	Road No.5 (3 x Mullet Ck tributaries)	Cleveland Rd to Avondale Rd	6	2	14	plank up to 20m new
B30A	Road No.8 (2x Duck Ck tributaries)	Avondale Rd to Marshall Mt Rd	125	4	21	super T over 20m new
B30B	Road No.8 (2x Duck Ck tributaries)	Avondale Rd to Marshall Mt Rd	16	4	21	Culverts
B30C	Road No. 8 (part of Duck Creek Catchment)	Avondale Rd to Marshall Mt Rd	75	5	21	super T over 20m new
B31	Road No.1 (Mullet Ck tributary)	Avondale Rd to Cleveland Rd	160	2	14	super T over 20m new
B32	Road No.1 (Mullet Ck tributary)	Cleveland Rd to Bong Bong Rd	60	2	14	super T over 20m new
B33	Fairwater Dr (Mullet Ck tributary)	Sierra Dr to Road No.1	48	2	14	super T over 20m new
B34	Road No.1 (2 x Mullet Ck tributaries)	Bong Bong Rd to Wongawilli railway line	80	2	14	super T over 20m new
B36	Road No.1 (Mullet Ck tributary)	Wongawilli rail line to Darkes Rd	60	2	14	super T over 20m new
B37	Road No.1	Fairwater Dr to Cleveland Rd	6	2	14	plank up to 20m new
B38	Road NR30	Sheaffes Rd to Smiths Lane	100	2	14	super T over 20m new
B39A	Road No. 6	Avondale Rd to Cleveland Rd to Road No.5 to Cleveland Road	46	2	14	super T over 20m new
B39B	Road No. 6	Avondale Rd to Cleveland Rd to Road No.5 to Cleveland Road	33	2	14	super T over 20m new
B39C	Road No. 6	Avondale Rd to Cleveland Rd to Road No.5 to Cleveland Road	75	2	14	super T over 20m new
B39D	Road No. 6	Avondale Rd to Cleveland Rd to Road No.5 to Cleveland Road	6	2	14	super T over 20m new
B39E	Road No. 6	Avondale Rd to Cleveland Rd to Road No.5 to Cleveland Road	20	2	14	super T over 20m new
B40	Road No. 7	Iredell Rd to Road No.5	100	2	14	super T over 20m new
B45	Fowlers Rd	NR14C	50			Inc. rail crossing.
B46	Local Rd	Marshall Mount Rd to Yallah Rd	12	2	14	Culverts
B47	Local Rd	Marshall Mount Rd to Yallah Rd	45			
Rail Bridges						
B41	Huntley Rd (rail bridge)	over rail line	30	4	21	rail 1
B21	Bong Bong Rd (switchback over rail line)	Mullet Ck to Station St	16	2	14	rail 3

B35	Road No.1 (bridge over railway line)	At Wongawilli railway line	16	2	14	rail 1
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3.6.2.3. Intersections

This Plan contains fifty two (52) funded intersections.

Site number	Road 1	Road 2	Facility
Int 1	Princes Hwy	Northcliffe Dr	large signals
Int 2	Northcliffe Dr extension	Wylie Rd	large signals
Int 3	Northcliffe Dr extension	Reddalls Rd	large signals
Int 4	Reddalls Rd	West Dapto Rd	small roundabout
Int 5	Wylie Rd	West Dapto Rd	small roundabout
Int 6	Northcliffe Dr extension	Reddalls Rd (west)	large roundabout
Int 7	Northcliffe Dr extension	West Dapto Rd	large roundabout
Int 8	Sheaffes Rd	West Dapto Rd	large signals
Int 9	Darkes Rd	West Dapto Rd	large signals
Int 9A	NR24	West Dapto Rd	large signals
Int 9B	NR23	West Dapto Rd	large signals
Int 10	Darkes Rd	Road No.1	large signals
Int 12	Shone Ave	West Dapto Rd	small signals
Int 13	Road No.2	West Dapto Rd	large signals
Int 14	Horsley Dr	Shone Ave	small roundabout
Int 15	Bong Bong Rd	Shone Ave	small signals
Int 16	Fairwater Dr (west)	Bong Bong Rd	small roundabout
Int 17	Road No.7	Road No.5	large roundabout
Int 18	Road No.1	Bong Bong Rd	small signals
Int 20	Bong Bong Rd	Station St	small signals
Int 21	Fowlers Rd extension	Marshall St	large roundabout
Int 22	Fowlers Rd extension	Princes Hwy	large signals
Int 26	Fairwater Dr (east)	Road No.1	small roundabout
Int 27	Cleveland Rd	Road No.1	small signals
Int 28	Cleveland Rd	Road No.6 (east)	small roundabout
Int 29	Bong Bong Rd (west)	Road No.5	large signals
Int 30	Road No.6	Road No.5	large signals
Int 31	Cleveland Rd	Road No.5	large signals
Int 32	Avondale Rd	Road No.1	small roundabout
Int 33	Cleveland Rd	Road No.6 (west)	small roundabout
Int 34	Cleveland Rd	Avondale Rd	small roundabout
Int 35	Avondale Rd	Road No.6	small signals
Int 36	Avondale Rd	Road No.8	large signals
Int 37	Avondale Rd	Huntley Rd	large signals
Int 38	Huntley Rd	Marshall Mount Rd	small signals
Int 39	Huntley Rd	Princes Hwy	large signals
Int 40	Marshall Mount Rd	Yallah Rd	large signals
Int 41	Princes Hwy	West Dapto Rd	large signals
Int 42	Fairwater Dr	Sierra Dr	small signals

Int 43	Bong Bong Rd	Marshall St / Osborne St	small signals
Int 100	S1 Sheaffes Rd	NR26	small roundabout
Int 101	S2 Sheaffes Rd	P1	small roundabout
Int 102	S3 Sheaffes Rd	NR29	small roundabout
Int 104	SL1 (Smiths Lane)	W2 (Wongawilli Rd)	small signals
Int 105	Bong Bong Rd	NR15	small signals
Int 106	Bong Bong Rd	Sierra Dr	mini roundabout
Int 107	Local Rd	MM2	small signals
Int 108	Local Rd	Y2	small signals
Int 109	MM1	NMM1	small signals
Int 111	Cleveland Rd	NR14A	small signals

3.6.2.4. Bus Shelters

Public Transport	No.
Bus shelters	214
Bus transport kiosks	7

3.6.3. Apportionment

The need to provide the traffic and transport facilities identified in this part of the Plan is predominately generated by the residential development of West Dapto. The future employment development within the proposed industrial and business zonings will also generate demand for this critical infrastructure.

It is therefore appropriate that the costs be apportioned between the land uses as follows:

Residential – 91.3%

Commercial – 0.3%

Industrial – 8.4%

3.6.4. Schedule of Works and Costs Estimates

A schedule of transport facilities to be levied under this plan is included in Table 4.3 – Works Schedules.

3.6.5. Contribution Formula

The formula used to calculate the contributions rate for transport facilities costs is set out in Section 2.22.4

The contribution for transport facilities costs are set out in Table 4.3.

3.7. Water Cycle Management

3.7.1. Water Cycle Facilities Demand

The urbanisation of the West Dapto Release Area will require significant investment in a new, comprehensive water cycle management system to cater for the increase of impervious surfaces which affect the hydrological cycle.

Bewsher Consulting have prepared a Water Cycle Management Strategy for the West Dapto Release Area to:

- Minimise the impact of flooding;
- Reduce the impacts of urbanisation on receiving streams, creeks and Lake Illawarra;
- Remove stormwater pollutants to improve overall storm water quality;
- Retain and enhance riparian habitats;
- Reduce potable water demand to conserve potable water supply; and
- Recognise the importance of stormwater as a valuable resource.

The stormwater management strategy proposed for the release area focuses on minimising the impacts of the development on the total water cycle and maximising the environmental, social and economic benefits achievable by utilising responsible and sustainable stormwater management practices.

3.7.2. Summary of Demand Existing Facilities

3.7.3. Proposed Drainage Facilities

To manage stormwater quantity and quality to acceptable levels, a multi treatment approach is proposed to detain and treat stormwater flows as a result of urbanisation. The devices that have been selected to mitigate the expected pollutant loads and stormwater volumes are conscious of land take requirements; the future maintenance requirements; and ensure water quality that discharges into Lake Illawarra meet the prescribed targets. Works to be provided under this Contributions Plan are set out below and indicated on the map in [Figure 3](#):

Table 3.4: Proposed Stormwater Treatments within West Dapto Release Area

Treatment Type	Description
Enhanced Storage Areas	<p>There are five proposed enhanced storage areas, which will be on-line and largely confined to land zoned for riparian corridor. The design will involve embankments across the floodplain to the tops of the banks of the existing low flow channel, so that the ecological connectivity of the low flow channel and its habitat would not be comprised. The location of the five enhanced storage areas are:</p> <ul style="list-style-type: none"> • Forest Creek (12 hectares) • Robins Creek (9 hectares) • Reed Creek (10.5 hectares) • Mullet Creek (14 hectares) • Duck Creek (19 hectares)
Detention Basins	<p>Detention basins will temporarily store floodwater from upper catchment areas during floods, releasing water the water at a controlled rate. This treatment reduces the peak flows and levels downstream of the basin sites. There are fifty four (54) detention basins to be constructed within the release area.</p> <p>Developers will be responsible for the construction, maintenance and ownership of any temporary detention basins required as a result of their development prior to provision of the overall stormwater cycle management network, including the 54 basins identified above.</p>
Gross Pollutant Traps (GPTs)	<p>GPT devices are to be provided at the outlet to stormwater pipes leading to stormwater basins. These systems operate as a primary treatment to remove litter, vegetative matter, free oils and grease and coarse sediment prior to discharge to downstream treatment devices. It is envisage each detention basin will contain one GPT to a total of fifty four (54) GPTs.</p>
Bio-retention Systems and Raingardens	<p>Bio-retention systems and raingardens are proposed within the release area. Raingardens are large scale, non-linear bio-retention systems. These systems will be appropriately sized to achieve the nutrient reduction targets. These systems will also attenuate first flush flows to reduce the risk of stream erosion within the watercourses.</p>

3.7.4. Apportionment

The need to provide the traffic and stormwater cycle management identified in this part of the Plan is predominately generated by the residential development of West Dapto. The future employment development within the proposed industrial and business zonings will also generate demand for this critical infrastructure.

It is therefore appropriate that the costs be apportioned between the land uses as follows:

Residential – 91.3%

Commercial – 0.3%

Industrial – 8.4%

3.7.5. Schedule of Works and Cost Estimates

The schedule of stormwater cycle management costs is included in Table 4.4 – Works Schedule.

3.7.6. Contribution Formula

The formula used to calculate the contributions rate for stormwater cycle management costs is set out in Section 2.22.4.

The contributions for stormwater cycle management costs are set out in Table 4.4.

3.8. Plan Administration

3.8.1. Administration and Plan Preparation

The preparation, on-going review, and implementation of this Contributions Plan requires significant Council resources. This includes allocation of time from strategic planning, services delivery and community development staff together with professional fees, to prepare and review the Contributions Plan.

Once the Plan is in place, further staff time will be required to manage the contributions system which includes the calculation and recording of contribution payments, monitoring development, population growth, works expenditure and indexation. The costs associated with the preparation and administration of this Plan will therefore be levied for under this Contributions Plan.

Administration and Plan preparation costs have been assumed at a rate of 1.5% of the total cost of the Plan.

3.8.2. Apportionment

The need for administration of the Contributions Plan is predominately generated by the residential development of West Dapto. The future employment development within the proposed industrial and business zonings will also generate demand for this critical infrastructure.

It is therefore appropriate that the costs be apportioned between the land uses as follows:

Residential – 91.3%

Commercial – 0.3%

Industrial – 8.4%

3.8.3. Contribution Formula

The formula used to calculate the contributions rate for administration costs is set out in Section 2.22.4.

The contributions for administration costs are set out in Table 1.1, a rate of 1.5% of the total cost of the plan.

Part 4 – Work Schedules

Table 4.1 Community Facilities (Land Only)

Ref	Facility	Stage	Quantity	Unit	Land Acquisition Cost	S94 Cost
	Darkes Town Centre					
a	Multi Purpose Community Centre and Childrens Centre	1/2	1,500	m²	420,000	420,000
	Wongawilli					
b	Enhancements to Wongawilli Community Hall	1/2	200	m²	-	-
	Cleveland precinct					
c	Multi Purpose Community Centre including Library (Technology centre)	3	2,500	m²	700,000	700,000
	Yallah - Marshall Mount					
d	Multi Purpose Childrens Centre including Community Hall	5	2,500	m²	420,000	420,000
					1,540,000	1,540,000

Table 4.2 Open Space and Recreation

Map No.	Facility	Location	Description	Stage	Quantity	Total Area (ha)	Acquisition Cost	Construction Cost	Total Cost	Section 94 Cost
Stage 1/2 Darkes Town Centre										
1	Sports park	Edge of centre and adjacent to conservation land	2 cricket/AFL or 4 fields	1/2	1	9.40	2,303,000	4,392,733	6,695,733	1,673,933
1	Playground - District level	Within Sports park	Playground within Sports park	1/2	1	-	-	448,750	448,750	448,750
2	Ridge Park (Local park)	On ridge opposite Darkes Town centre	Passive open space	1/2	1	9.75	6,825,000	1,089,821	7,914,821	7,914,821
3	Local park	Within residential area	2ha, 1 field	1/2	1	2.00	1,400,000	961,607	2,361,607	2,361,607
Stage 1/2 Sheaffes - Wongawilli										
4	Neighbourhood park	Adjacent to Village Centre	2ha Active (fields) + 2ha Passive	1/2	1	4.00	2,800,000	1,282,143	4,082,143	4,082,143
4	Playground - Neighbourhood level	Within neighbourhood park	Playground within park	1/2	1	-	-	256,429	256,429	256,429
5	Local park	Within residential areas	2ha, 1 field	1/2	1	2.00	1,400,000	961,607	2,361,607	2,361,607
8	Local park	Within residential areas	2ha, 1 field	1/2	1	2.00	1,400,000	961,607	2,361,607	2,361,607
6	Local park	Within residential areas	2ha, 1 field	1/2	1	2.00	1,400,000	961,607	2,361,607	2,361,607
Stage 1/2 West Horsley										
10	Neighbourhood park	Adjacent to Village Centre	2ha Active (fields) + 2ha Passive	1/2	1	4.00	2,800,000	1,282,143	4,082,143	4,082,143
10	Playground - Neighbourhood level	Within neighbourhood park	Playground within park	1/2	1	-	-	256,429	256,429	256,429
9	Local park	Within residential areas	2ha, 1 field	1/2	1	2.00	1,400,000	961,607	2,361,607	2,361,607
12	Local park	Within residential areas	2ha, 1 field	1/2	1	2.00	1,400,000	961,607	2,361,607	2,361,607
13	Town Centre Park	Bong Bong Town Centre	3ha, 1 field + passive	1/2	1	3.00	2,100,000	3,525,893	5,625,893	5,625,893
13	Playground - Neighbourhood Level	Within town centre park	Playground within park	1/2	1	-	-	256,429	256,429	256,429
Stage 3 Cleveland										
a	Netball & Tennis Courts	Community Leisure, Recreation Centre	6 Netball Courts + 6 Tennis Courts	3	12	-	-	1,380,000	1,380,000	690,000
b	Playground	Within neighbourhood park	Playground within park	3	1	-	-	384,643	384,643	384,643
c	Neighbourhood park	Within or adjacent to Town Centre	2ha Active (fields) + 2ha Passive	3	1	4.00	2,800,000	1,282,143	4,082,143	4,082,143
d	Playground	Within neighbourhood park	Playground within park	3	1	-	-	384,643	384,643	384,643
e	Local parks	Within residential areas	2ha, 1 field	3	2	4.00	2,800,000	1,923,214	4,723,214	4,723,214
Stage 4 Avondale										
f	Neighbourhood parks	Town Centre and within residential areas	2ha Active (fields) + 2ha Passive	4	2	8.00	5,600,000	2,564,286	8,164,286	8,164,286
g	Playgrounds	Within neighbourhood parks	Playground within park	4	2	-	-	769,286	769,286	769,286
h	Local parks	Within residential areas	2ha, 1 field	4	2	4.00	2,800,000	1,923,214	4,723,214	4,723,214
Stage 5 Yallah - Marshall Mount										
16	Neighbourhood park	Close to hamlet centre	2ha Active (fields) + 2ha Passive	5	1	7.71	5,397,000	1,282,143	6,679,143	6,679,143
16	Playground	Within neighbourhood park	Playground within park	5	1	-	-	384,643	384,643	384,643
17	Local park	Within residential areas	2ha, 1 field	5	1	1.45	1,015,000	961,607	1,976,607	1,976,607
							45,640,000	31,800,233	77,440,233	71,728,433
<i>Note: Ref 7 & 11 removed as per IPART recommendation 11/10/2016</i>										
<i>Home of football as well (15)</i>										

Table 4.3 Transport Facilities

Road	Section	Stage	Lanes	Quantity	Unit	Acquisition Cost	Pavement Cost	Intersection Cost	Bridge Cost	Rail Crossing Cost	Total Cost	Section 94 Cost
Existing Local Roads												
West Dapto Road		1/2	2 Lanes / 4 Lanes	5,066	Lin M	567,486	24,529,178	4,238,543	57,831,103	-	87,166,309	87,166,309
West Dapto Road Rail Crossing		1/2	2 Lanes	87	Lin M	-	482,044	892,412	-	-	1,374,455	1,374,455
Sheaffes Rd		1/2	2 Lanes	1,455	Lin M	1,141,920	7,375,658	490,178	-	-	9,007,756	9,007,756
Paynes Rd		1/2	2 Lanes	441	Lin M	316,992	2,410,219	-	463,548	-	3,190,759	3,190,759
Smiths Lane		1/2	2 Lanes	93	Lin M	2,046	-	613,489	4,380,807	-	4,996,342	4,996,342
Wongawilli Rd		1/2	2 Lanes	590	Lin M	94,440	2,838,741	-	4,901,780	-	7,834,962	7,834,962
Darkes Road		1/2	2 Lanes	1,476	Lin M	343,666	6,980,262	892,412	9,159,892	-	17,376,232	17,376,232
Shone Ave		1/2	2 Lanes	1,256	Lin M	107,072	6,787,398	1,390,370	13,665,569	-	21,950,409	21,498,017
Bong Bong Rd rail crossing		1/2	2 Lanes	20	Lin M	-	-	-	30,392,216	3,007,085	33,399,301	33,399,301
Bong Bong Rd		1/2	2 Lanes	1,450	Lin M	41,160	4,845,194	2,735,236	7,327,914	-	14,949,504	14,949,504
Avondale Rd		4	2 Lanes / 4 Lanes	3,436	Lin M	948,178	18,322,142	2,725,097	2,832,140	55,407	24,882,965	24,882,965
Cleveland Rd		3	2 Lanes / 4 Lanes	5,080	Lin M	1,722,280	25,888,190	2,446,175	10,972,066	-	41,028,710	41,028,710
Huntley Road		4	4 Lanes	1,144	Lin M	352,352	6,435,031	1,505,900	8,513,721	-	16,807,004	16,807,004
Yallah Road		5	4 Lanes	1,200	Lin M	624,700	11,762,049	-	4,703,305	-	17,090,054	13,483,796
Marshall Mount Road		5	2 Lanes	5,600	Lin M	3,794,599	35,115,923	1,809,377	14,359,882	-	55,079,782	25,178,926
New Local Roads												
NR29, 30 & 31 - Bridge Only		1/2	2 Lanes	100	Lin M	10,200	-	-	6,601,724	-	6,611,924	6,611,924
Northcliffe Dr - Reddalls Rd - West Dapto Rd extension		1/2	4 Lanes	3,482	Lin M	1,062,000	18,167,120	3,019,346	103,955,935	-	126,204,401	53,978,514
Fairwater Drive		3	2 Lanes	758	Lin M	-	4,436,123	776,881	3,168,828	-	8,381,832	8,381,832
Fowlers Rd Extension		3	4 Lanes	795	Lin M	128,800	17,235,797	1,234,522	55,031,278	-	73,630,397	55,959,102
NR12-NR22		3	2 Lanes	3,942	Lin M	5,798,292	20,637,461	-	26,542,232	-	52,977,985	52,977,985
NR40-NR47A		3	4 Lanes	4,947	Lin M	7,064,316	25,498,452	3,019,346	19,359,556	-	54,941,670	54,628,513
NR4-NR9		3	2 Lanes	2,290	Lin M	3,013,080	11,690,946	-	11,883,103	-	26,587,130	26,587,130
NR49-NR50		1/2	2 Lanes	500	Lin M	581,400	2,216,293	-	6,601,724	-	9,399,417	9,399,417
NR1-NR3		5	4 Lanes	2,500	Lin M	5,250,000	14,410,017	-	14,092,356	-	33,752,374	25,989,328
Town Centre Bypass		5	2 Lanes	2,300	Lin M	2,658,880	12,630,268	523,751	2,763,228	-	18,576,128	4,497,722
Design & Project Management			Stages 1- 5: 10%								11,217,016	6,273,396
Construction Contingency			Stages 1- 4: 20% Stage 5: 15%								126,005,961	104,175,460
Public Transport												
Bus Shelters				214	Item						3,748,210	3,748,210
Bus Transport Kiosk				7	Item						1,237,823	1,237,823
Cycleways												
Stage 1/2 Cycleways		1/2		20.25	km	253,138	6,863,627				7,116,764	7,116,764
Stage 3 Cycleways		3		10.00	km	125,000	3,389,278				3,514,278	3,514,278
Stage 4 Cycleways		4		10.00	km	125,000	3,389,278				3,514,278	3,514,278
Stage 5 Cycleways		5		7.00	km	87,500	2,372,495				2,459,995	2,459,995
TRANSPORT TOTALS						36,214,497	296,709,182	28,313,035	419,503,909	3,062,493	926,012,126	753,226,710

Table 4.4 Water Management

Item	Item Identification	Quantity	Unit	Acquisition Cost	Construction Cost	Total Cost	S94 Cost
	Detention Basins	37.9	ha	20,138,648	29,465,460	49,604,108	49,604,108
	Enhanced Storage Areas	64.5	ha	9,675,000	22,988,147	32,663,147	32,663,147
	Trunk Drainage	various	item		25,000,000	25,000,000	25,000,000
	Gross Pollutant Trap	54	item		2,989,126	2,989,126	2,989,126
				29,813,648	80,442,733	110,256,381	110,256,381

Part 5 – Supporting Material

The following documents were prepared for the original West Dapto Vision and Master Plan:

- West Dapto Local Environmental Study, WCC, 2007.
- Social, Cultural and Recreation Needs Study – Elton Consulting, 2007
- Energy and Communications Study - Maunsell Australia Pty Ltd, 2004
- Water Cycle Management Study - URS, 2004
- Transport Management and Access Plan - KBR Pty Ltd, 2007
- West Dapto T-Map extension Study – Connell Wagner 2008
- Infrastructure & Economic Assessment Report - GHD, 2006

The following documents were prepared as part of the NSW Growth Centres Commission Review:

- West Dapto Market Assessment and Demographics Peer Review - Colleen Coyne Property Research Pty Ltd, 2008
- West Dapto Land Value Assessment – Hill PDA, 2008
- West Dapto Release Area Urban Design Analysis – Urbis, 2008
- West Dapto Review – Flooding & Stormwater Strategy – Bewsher Consulting Pty Ltd, 2008
- West Dapto Retail Study Peer Review – SGS Economics & Planning, 2008
- West Dapto Masterplan Traffic & Transport Review – Urbanhorizon Pty Ltd, 2008
- West Dapto Release Area Access Review – Cardno, 2008
- West Dapto Transport Link Review – Cardno, 2008
- Peer Review – Urbanhorizon Traffic & Transport Report – Northrop, 2008
- Flood Access Strategy for West Dapto – Molino Stewart Pty Ltd, 2008
- Review of the West Dapto Section 94 Contributions Plan – Newplan, 2008

The following documents were completed after the adoption of the NSW Growth Centres Commission recommendation:

- Mullet Creek Flood Study – West Dapto Release Area (Bewsher 2009)
- Road Infrastructure (Section 94) Estimates Review (GHD 2010)
- Mullet Creek Flood Extension Investigations (Bewsher 2011)
- Marshall Mount and Yallah Road Upgrade – Strategic Concept design (SMEC 2015)
- West Dapto Development Area Mullet Creek Flood Modelling (Bewsher December 2009)
- TRACKS Land Use/Transport models
- West Dapto Urban Release Area – Integrated Transport Plan (Aecom, October 2010)
- West Dapto Urban Release Area Stages 1 & 2 – Road Network Infrastructure needs Study – Transport Modelling & Analysis (WCC, Oct 2010)
- Yallah Marshall Mount Precinct Draft Structure Plan and Infrastructure Costs Report (WCC 2015)

Part 6 –Definitions

In this Plan, the following words and phrases have the following meanings:

Applicant	means the person, company or organisation submitting a development application.
Attributable cost	means the estimated cost for each item in the works schedules set out in Part 4 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.
Contribution	means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in Section 94 of the EP&A Act.
Council	means the Council of the City of Wollongong.
CPI	means the All Groups Consumer Price Index (Sydney) as published by the Australian Bureau of Statistics.
Embellishment	means the enhancement of any public facility provided by the Council by the provision of services, facilities or works.
EP&A Act	means the <i>Environmental Planning and Assessment Act 1979</i> as amended.
EP & A Regulation	means the <i>Environmental Planning and Assessment Regulation 2000</i> as amended.
LEP	means a local environmental plan made by the Minister under Section 70 of the EP&A Act.
LGA	means local government area
Net developable land	means all land within West Dapto that can be used for economic purposes plus half the width of any adjoining access roads that provide vehicular access, but excluding land: <ul style="list-style-type: none"> • that has been identified by the [NSW Department of Planning] to be required for the provision of infrastructure utilising the special infrastructure contributions under section 94EF of the EP&A Act; • set aside for publicly owned community facilities and/or community services provided or to be provided under this Plan or another contributions plan prepared under section 94 of the EP&A Act; • set aside for roads provided or to be provided under this Plan or another contributions plan prepared under section 94 of the EP&A Act; • used as regional RTA roads; • used as existing roads to be included as part of the proposed road network; • identified in the Wollongong Development Control Plan 2009 Chapter D16 as being set aside for public open space; • that is flood affected, below the 1 in 100 year flood level; • that is located in a high hazard flood zone; • that is within a core riparian zone or riparian buffer area; • for public schools and TAFE colleges only where there is a Ministerial direction to that effect;

- for publicly owned health facilities;
- for ambulance stations, fire stations & police stations;
- for bus depots, bus/rail interchanges;
- for rail corridors, rail stations & associated parking facilities;
- and
- facilities provided by Sydney Water, Integral Energy or equivalent water, sewer or energy provider.

For the purposes of this Plan, economic purposes are residential purposes and retail, commercial, business, industrial, education and other employment purposes.

Planning Agreement

means a voluntary planning agreement referred to in Section 93F of the EP&A Act.

Public facility

means any public amenity or public service, as referred to in section 94 of the EP&A Act, the need for which has increased or been created by development.

Recoupment

means the payment of a monetary contribution to the Council to offset the cost (plus any interest) that the Council has already incurred in providing public facilities in anticipation of development.

Settlement

means the payment of a monetary contribution, the undertaking of a work in kind or the exchange of documents for the dedication of land required as a result of new development.

Special Infrastructure

means a contribution imposed as a condition of development consent in accordance with Section 94EF of the EP&A Act.

Contribution

Works in kind

means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Works schedule

means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources, as set out in this Plan.

Figure 3. Section 94 Contributions Plan Infrastructure Items Map

