

ITEM 3

POST EXHIBITION - WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2020

Development Contributions are collected to fund infrastructure required as a direct or indirect result of development. The current adopted *Wollongong City-Wide Development Contributions Plan (2019)* (the Plan) came into force on 23 November 2019. The Plan is reviewed annually to reflect Council's updated works program and any other required changes. The 2020 review incorporates housekeeping and some policy updates.

On 20 July 2020, Council resolved to exhibit the draft 2020 Plan for public comment. The draft 2020 Plan was exhibited from 5 August to 4 September 2020. No submissions were received.

RECOMMENDATION

The Wollongong City-Wide Development Contributions Plan (2020) be adopted.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Draft Wollongong City-Wide Development Contributions Plan (2020)

BACKGROUND

Development Contributions

The *Environmental Planning and Assessment Act 1979* (the Act) establishes various mechanisms through which a Council can collect development contributions.

Section 7.12 Contributions

Section 7.12 contributions are 'fixed development consent levies' calculated on a percentage of the cost of development. Council has approval under Clause 25K of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) to levy the following contributions:

Where the proposed cost of carrying out the development is -

- Up to and including \$100,000 – Nil
- More than \$100,000 and up to and including \$200,000 - 0.5% of the construction cost
- More than \$200,001 - 1% of the construction cost

For land within the Wollongong City Centre B3 Commercial Core zone -

- Up to and including \$250,000 – Nil
- More than \$250,001 – 2% of the construction cost

Contributions are applied towards the provision, extension or augmentation of public infrastructure across the contribution area, or towards the recoupment of these costs.

Wollongong City-Wide Contributions Plan

The Wollongong Section 94A Development Contributions Plan initially came into force on 14 June 2006 when it repealed various Section 94 Contributions Plans. The Plan has been updated annually to reflect changes to Council's works program and any other required changes. Projects to be fully or partially funded through the Plan are listed in Schedule 5 and 6 and mapped in Schedule 7 of the Plan.

On 1 March 2018, the Act was amended, including a restructure and all sections were renumbered. Section 94A was renumbered to section 7.12.

The current Wollongong City-Wide Development Contributions Plan (2019) was adopted on 18 November 2019. The Plan applies to the majority of the Wollongong City Council LGA, excluding the West Dapto Urban Release Area, where the West Dapto Development Contribution Plan (2017) currently applies.

On 20 July 2020, Council resolved that the draft 2020 Plan be exhibition for a minimum period of 28 days.

PROPOSAL

The draft 2020 Plan has been updated to reflect Council's Operational and Capital Budget 2020-2023 adopted on 29 June 2020 as well as other amendments as outlined below:

- 1 Replacement of the cover page image to assist in distinguishing the new 2020 Plan from the current 2019 version.
- 2 Update of the list of proposed projects including proposed expenditure from the Wollongong City-Wide Contributions account
- 3 New maps identifying the location of the proposed projects (projects with no specific location are not identified on the maps)
- 4 Update to the list of completed projects and actual expenditure from the Wollongong City-Wide Contributions account
- 5 Addition of Ministerial Direction relating to the timing of development contributions payments for identified projects (discussed below under Financial Implications)

Contributions are allocated to a range of new infrastructure projects across seven (7) categories, as summarised in Table 1 below –

Table 1: Summary of Schedule 5 of the draft 2020 Plan

Category	2020-21	2021-22	2022-23	2023-24	Total	%
Roads and Bridges	\$270,000	\$620,000	\$300,000	\$240,000	\$1,430,000	7.9
Footpaths and Cycleways	\$1,497,000	\$1,020,000	\$1,500,000	\$1,600,000	\$5,617,000	31.1
Car parks	\$200,000	\$200,000	\$0	\$300,000	\$700,000	3.9
Non-commercial buildings (eg community centres)	\$500,000	\$2,700,000	\$600,000	\$2,000,000	\$5,800,000	32.1
Parks, Gardens and sports fields	\$125,000	\$2,629,000	\$0	\$300,000	\$3,054,000	16.9
Land acquisition	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000	5.5
Administration	\$114,000	\$117,000	\$120,000	\$124,000	\$475,000	2.6
Total	\$2,956,000	\$7,536,000	\$2,770,000	\$4,814,000	\$18,076,000	100

The following minor changes are proposed to the exhibited document to reflect updated information and ensure alignment with State Government guidelines -

- 1 Updates to the Works Schedule Summary (Schedule 3) and the Detailed Works Schedule (Schedule 6) in line with updates on actual expenditure figures
- 2 Clarification that the Ministerial Direction issued on 25 June 2020 is valid until 25 March 2021 unless amended by the State Government.

- 3 Any instance of negative rate of the Consumer Price Index will result in a period of no adjustment to the indexation rate for development contributions. This will mirror the draft West Dapto Development Contributions Plan (2020) and Guidelines issued by the NSW Department of Planning, Industry and Environment.

The revised draft 2020 Plan is provided as Attachment 1.

CONSULTATION AND COMMUNICATION

The draft 2020 Plan was exhibited from 5 August to 4 September 2020. Copies were available on Council's website and at Council's Administration Centre and libraries.

In accordance with legislative requirements, an advertisement was placed in the Illawarra Mercury on 5 August 2020. Notification emails outlining the public exhibition and methods of making a submission were sent to relevant stakeholders on 5 August 2020.

Council's Our Wollongong exhibition webpage was viewed 73 times with 25 documents downloaded.

No submissions were received.

The Works Schedule in the Contributions Plan has been updated in consultation with the Infrastructure Strategy and Planning Division. The update of the Plan has been discussed at the internal Development Contributions Coordination Group meetings. Internal feedback shaped the Plan.

PLANNING AND POLICY IMPACT

The Plan is linked to the Our Wollongong 2028 Community Strategic Plan and the Delivery Program 2018-2022 and Operational Plan 2020-2021 which was adopted by Council on 29 June 2020. Specifically, the contributions are used to fund or part fund infrastructure projects in the Infrastructure Delivery Plan. As the projects listed in the Infrastructure Delivery Plan are updated annually, the City-Wide Development Contributions Plan also needs to be updated annually. The Plan does include a four (4) year work schedule that provides flexibility for infrastructure projects to either be brought forward or delayed, depending on other issues such as the timing of approvals.

The report contributes to a number of Wollongong 2028 objectives as the Plan is aligned with the Infrastructure Delivery Plan and contributes to the funding required to implement the Delivery Program.

It also delivers on core business activities as detailed in the Land Use Planning Service Plan 2020-21.

FINANCIAL IMPLICATIONS

As at 30 June 2020, the net balance of Section 7.12 contributions held by Council was \$22.54 million. This includes \$20.67 million held in the City-Wide restricted account and a balance of \$1.87 million in the City Centre restricted account.

Income is forecast at an average of approximately \$1.2 million per annum, although this estimate fluctuates depending on the commencement of development. The proposed 2020-21 Works Schedule in the draft 2020 Plan includes approximately \$2.956 million of expenditure, with an additional \$15.120 million allocated over the following three years.

The income and expenditure will continue to be monitored and reviewed as needed in order to respond to current community needs.

Since 2006, Council has allocated \$43.8m of developer contributions to a range of projects, as summarised in Table 2 below –

Table 2: Summary of Schedule 6 of the draft 2020 Plan

Category	Total	%
Roads and Bridges	\$5,898,764	13.5
Footpaths and Cycleways	\$12,349,415	28.2
Car parks	\$2,450,270	5.6
Non-commercial buildings	\$14,055,419	32.1
Category	Total	%
Parks, Gardens and sports fields	\$5,550,615	12.7
Land acquisition	\$2,201,500	5.0
Administration	\$1,302,548	3.0
Total	\$43,808,531	100

On 25 June 2020, a new Ministerial Direction was issued stipulating that payment of contributions (including State Infrastructure Contributions) is not required until prior to the issue of an Occupation Certificate for development with an estimated construction cost of \$10 million or more. Developers were previously required to make contribution payment prior to issue of any Construction Certificate being issued. This change may lead to a delay in the payment of contributions compared to when previously expected.

CONCLUSION

The Wollongong City-Wide Development Contributions Plan is an important mechanism to assist with funding public infrastructure within the City. This report outlines the proposal to update the existing Plan to reflect changes in legislation and Council's Infrastructure Delivery Program, as well as other minor amendments.

It is recommended that the Wollongong City-Wide Development Contribution Plan (2020) (Attachment 1) be adopted.



WOLLONGONG CITY COUNCIL

WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN

2020



Wollongong City-Wide Development Contributions Plan (2020)

Document Control						
Document ID: Wollongong City Council Section 94A Plan						
Rev No	Date	Revision Details	Typist	Author	Verifier	Approver
1	March 2006	Draft for exhibition (2006 version)	ZS	ZS	ZS	ZS
2	June 2006	In force (2006 version)	ZS	ZS	ZS	ZS
3	December 2006	Ministers Direction under S94E added	ZS	ZS	ZS	ZS
4	May 2007	Draft for exhibition (2007 version)	ZS	ZS	ZS	ZS
5	June 2007	In force (2007 version) Draft	ZS	ZS	ZS	ZS
6	May 2008	For exhibition (2008 version)	DG	DG	DG	DG
7	24 July 2008	In force (2008 version) Draft	DG	DG	DG	DG
8	28 July 2009	For exhibition (2009 version)	DG	DG	DG	DG
9	27 October 2009	Endorsed by Council	DG	DG	DG	DG
10	4 November 2009	In force (2009 version)	DG	DG	DG	DG
11	27 July 2010	Draft for exhibition (2010 version)	DH	DH	JB	RC
12	6 September 2010	In force (2010 version)	DH	DH	DG	DG
13	3 June 2011	Draft for exhibition (2011 version)	DH	DH	DG	DG
14	26 July 2011	In force (2011 version)	DH	DH	DG	DG
15	2 August 2012	Draft for exhibition (2012 version)	DH	DH	DG	DG
16	8 December 2012	In force (2012 version)	DH	DH	DG	DG
17	8 April 2013	Draft for exhibition (2013 version)	DH	DH	DG	DG
18	16 September 2013	In force (2013 version)	DH	DH	DG	DG
19	9 September 2014	Draft for exhibition (2014 version)	DG	DG	DG	DG
20	3 November 2014	In force (2014 version)	DG	DG	DG	DG
21	10 July 2015	Draft for exhibition (2015 version)	MH	MH	DG	DG
22	26 October 2015	In force (2015 version)	MH	MH	DG	DG
23	06 October 2016	Draft for Exhibition (2016 version)	BL	MH	DG	DG
24	19 December 2016	In force (2016 version)	BL	MH	DG	DG
25	8 May 2017	Draft for Exhibition (2017 version)	MB	MB	MH	DG
26	26 July 2017	In force (2017 version)	JP	MB	MB	DG
27	7 May 2018	Draft for exhibition (2018 version)	MB	MB	DG	DG
28	28 July 2018	In force (2018 version)	MB	MB	SH	DG
29	12 August 2019	Draft for exhibition (2019 version)	SH	SH	DG	DG
30	23 November 2019	In force (2019 version)	SH	SH	DG	DG
31	20 July 2020	Draft for exhibition (2020 version)	SH	SH	DG	DG

32	DATE	In force (2020 version)	SH	SH	DG	DG
----	------	-------------------------	----	----	----	----

DRAFT

Wollongong City-Wide Development Contributions Plan (2020)

Table of Contents

Part A - Schedules.....	5
1. Schedule 1 – City-Wide levy rates	5
2. Schedule 2 - Wollongong City Centre Commercial Core levy rates	5
3. Schedule 3 – Works schedule summary	6
Part B – Expected Development and Demand for Public Facilities.....	6
4. Expected Development and Demand for Public Facilities.....	6
Part C – Administration and Operation of the Plan	7
5. What is the name of this Contributions Plan?	7
6. Where does this Plan apply?.....	7
7. What is the purpose of this Plan?.....	7
8. When does this development contributions Plan commence?	7
9. Relationship with other development contribution Plans.....	7
10. What does Section 7.12 of the EP&A Act provide?.....	11
11. Council may require payment of the levy as a condition of development consent.....	11
12. How will the levy be calculated	11
13. Development to which this Plan applies.....	11
14. Section 7.17 Directions	11
15. Are there any exemptions to the levy?	12
16. Complying Development Certificates and the obligations of accredited certifiers.....	13
17. Construction certificates and the obligations of accredited certifiers.....	14
18. How is the proposed cost of carrying out development determined?.....	14
19. Cost estimate reports	14
20. How will the Council apply money obtained from the levy?	15
21. What are the funding priorities from levies authorised by this Plan?	15
22. Pooling of levies.....	15
23. The Goods and Services Tax (GST).....	15
24. When is the levy payable?	15
25. Can deferred or periodic payments of levies be made?.....	15
26. Planning Agreements.....	16
27. How will the levy be adjusted?	16
28. Savings and Transitional Arrangements	17
29. Are refunds for payments of levies possible?.....	17
Part D – References.....	17
30. What definitions apply?	17
31. Schedule 4 – Detailed Cost Report.....	18
32. Schedule 5 – Detailed Works Schedule – Projects proposed to utilise Section 7.12 funds	20
33. Schedule 6 – Detailed Works Schedule – Projects that have included Section 7.12 funds	22
34. Schedule 7 - Works Schedule – Maps	29

Wollongong City-Wide Development Contributions Plan (2020)

Part A - Schedules

1. Schedule 1 – City-Wide levy rates

In accordance with clause 25K(1)(a) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), the rate of the levy for development carried out on land to which this Plan applies (excluding Wollongong City Centre Commercial Core - see Schedule 2) is calculated as follows:

Proposed cost of carrying out development (Determined in accordance with Clause 18 of this Plan)	Levy Rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5%
More than \$200,000	1%

2. Schedule 2 - Wollongong City Centre Commercial Core levy rates

In accordance with clause 25K(1)(b) of the EP&A Regulation, the rate of the levy for development carried out on land within the B3 Commercial Core zone in the Wollongong City Centre, as shown at Figure 2, is calculated as follows:

Proposed cost of carrying out development (Determined in accordance with Clause 18 of this Plan)	Levy Rate
Up to and including \$250,000	Nil
More than \$250,000	2%

This contribution provides funding towards the Special City projects originally nominated in the Civic Improvements Plan (2009) for the Wollongong City Centre, reproduced below. The timing of the implementation of the projects will be determined through Councils Management Plan process as funding permits, and then detailed in Part D Schedule 5.

Item	Cost Estimate (2009)
Crown Street Upgrade	\$14,200,000
City Beach Waterfront Improvements	\$11,000,000
Civic Precinct Revitalisation	\$21,000,000
MacCabe Park Landscape Improvements	\$12,000,000
Bus Transport Initiatives	\$20,000,000
Traffic Management Works	\$2,000,000
City Centre Car Park	\$8,000,000
Total	\$88,200,000

Note: The Civic Improvement Plan was retired in 2016 as a policy document

In 2010 Wollongong Council commenced a CBD revitalisation program of streetscapes and public domain areas. Major projects completed since include:

- Keira Street – Crown Street to Smith Street
- Crown Street Mall – Kembla Street to Keira Street
- Market Street – Keira Street to Young Street
- Crown Street West – Atchison Street to Railway Parade

In addition, traffic signals have been installed to improve pedestrian activity and safety at:

- Intersection of Auburn & Burelli Streets
- Intersection of Victoria and Keira Streets
- Intersection of Kenny and Burelli Streets

Wollongong City-Wide Development Contributions Plan (2020)

3. Schedule 3 – Works schedule summary

Category/Asset Class	Actual Contribution Expenditure 2006/07 to 2019/20	Proposed Contribution Expenditure 2020/21 to 2023/24	Total Contribution Expenditure 2006/07 to 2023/24
Roads and bridges	\$5,898,764	\$1,430,000	\$7,328,764
Footpaths and cycleways	\$12,349,415	\$5,617,000	\$17,966,415
Car parks	\$2,450,270	\$700,000	\$3,150,000
Community buildings	\$14,055,419	\$5,800,000	\$19,855,419
Parks, gardens and sportsfields	\$5,542,813	\$3,054,000	\$8,596,813
Land acquisitions	\$2,201,500	\$1,000,000	\$3,201,500
Administration	\$1,302,548	\$475,000	\$1,777,548
Total	\$43,660,681	\$18,076,000	\$61,736,681

For further details refer to Part D Schedule 5 and 6 – Detailed Works Schedules.

Part B – Expected Development and Demand for Public Facilities

4. Expected Development and Demand for Public Facilities

This part broadly discusses the relationship between the expected types of development in the Council's area and the demand for additional public amenities and services to meet that development. That relationship is established through current demographic information.

The expected types of development include but are not limited to:

- Alterations and additions to existing development;
- Dwellings of all forms;
- Commercial development located primarily in commercial precincts;
- Industrial development;
- Subdivisions; and
- Mixed use development.

The relationship between expected development and the demand for public facilities is established through:

- The population projections undertaken by informed decisions (.id), adopted from the Australian Bureau of Statistics (ABS) information and other factors, indicate that continued population growth in Wollongong is expected. A projected population of 233,141 is expected by 2026 and 254,805 by 2036.
- Accelerating housing costs in metropolitan Sydney contribute to certain pressures in Wollongong, particularly new housing developments, which will largely impact the future needs of the region.
- The likely population growth will diminish the enjoyment and standard of public facilities for the existing population unless additional facilities are provided to meet the additional demand.
- The likely growth will require the provision of additional public facilities to meet additional demands.

Wollongong City Council wants to ensure that it has a sustainable local government area, safeguarding the economic, social, cultural, and environmental wellbeing of present and future generations. These levies will assist Council to provide high quality and diverse public facilities to meet the expectations of the existing and new residents of Wollongong City Council.

The additional public facilities to be provided to meet the expected future development are set out in Part D Schedule 5 and 6.

The demand for facilities within the Wollongong City Centre is based on the growth and development projected for the Wollongong City Centre in the Illawarra Shoalhaven Regional Growth Plan 2015 and A City for People 2016. In particular, this includes the total developable floor space allowed under the Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2009.

Wollongong City-Wide Development Contributions Plan (2020)

Part C – Administration and Operation of the Plan

5. What is the name of this Contributions Plan?

This Plan is called the "Wollongong City-Wide Development Contributions Plan (2020)" (the Plan) and replaces the Wollongong Section 94A Development Contributions Plan (2019).

This Plan levies contributions under Section 7.12 of the *Environmental Planning and Assessment Act 1979*.

6. Where does this Plan apply?

This Plan applies to all land within the local government area of Wollongong City Council excluding the West Dapto Urban Release Area, as shown at Figure 1.

7. What is the purpose of this Plan?

The purpose of this Plan is to:

- To enable the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).
- Authorise Council, and accredited certifier or other consent authority to impose conditions requiring contributions under Section 7.12 of the EP&A Act when determining an application on land to which this Plan applies;
- Assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area.
- Publicly identify the purposes for which the levies are required.

8. When does this development contributions Plan commence?

This Plan takes effect from the date on which public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

This City-Wide Development Contributions Plan 2020 was adopted by Council at its Meeting of 16 November 2020 and came into force on **[INSERT DATE]**.

9. Relationship with other development contribution Plans

This plan repeals the following contributions plan:

- Wollongong City-Wide Development Contributions Plan (2019 version)

Previous iterations of contributions plans that applied to all or part of the land to which this plan applies which have been repealed are:

- Wollongong City-Wide Development Contributions Plan 2019
- Wollongong Section 94A Contributions Plan (2018 version)
- Wollongong Section 94A Contributions Plan (2017 version)
- Wollongong Section 94A Contributions Plan (2016 version)
- Wollongong Section 94A Contributions Plan (2015 version)
- Wollongong Section 94A Contributions Plan (2014 version)
- Wollongong Section 94A Contributions Plan (2013 version)
- Wollongong Section 94A Contributions Plan (2012 version)
- Wollongong Section 94A Contributions Plan (2011 version)
- Wollongong Section 94A Contributions Plan (2010 version)
- Wollongong Section 94A Contributions Plan (2009 version)
- Wollongong Section 94A Contributions Plan (2008 version)
- Wollongong Section 94A Contributions Plan (2007 version)
- Wollongong Section 94A Contributions Plan (2006 version) – this plan repealed the following Section 94 plans:

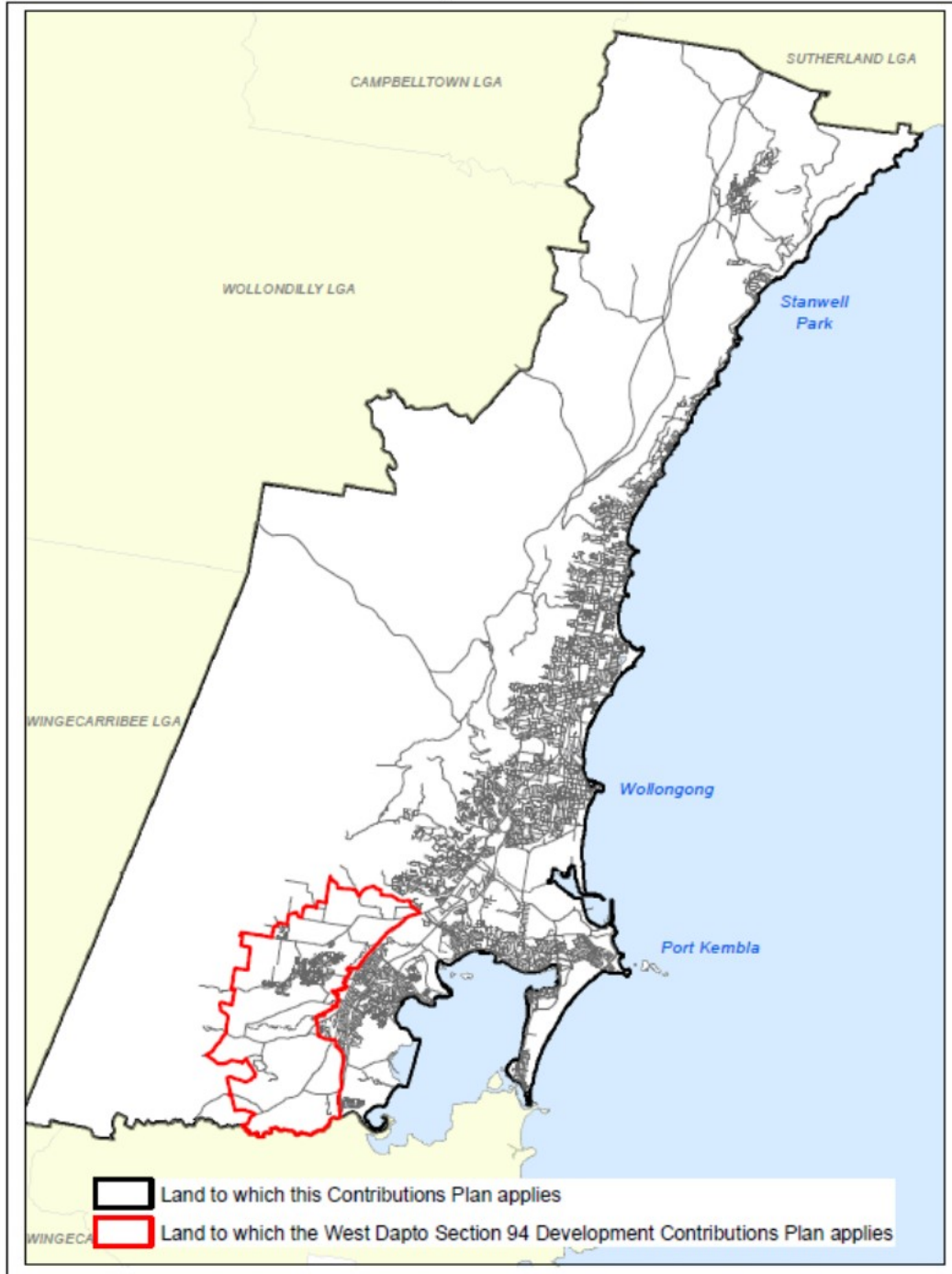
Wollongong City-Wide Development Contributions Plan (2020)

- CP No 1 Open Space Embellishment, Recreation Facilities, Community Facilities;
- Amendment to CP No 1 Open Space;
- CP No 2 Traffic Management & Road Works in City of Wollongong;
- CP No 3 Car Parking in the City of Wollongong;
- CP No 4 Studies & Administration;
- CP No 6 Car Parking in Area between Fairy Creek & Georges Plan Nth Wollongong;
- CP No 7 Open Space Dedication (Nth Side Kanahooka Road);
- CP No 8 Roundabout at the intersection of Unara Road, Yalunga Street & Princes Highway, Dapto;
- CP No 9 Mount Brown Local Area Traffic Management Scheme;
- CP No 10 Bank Street (Road Works & Intersection Upgrade);
- CP No 11 Bank Street (Car Parking Facility between Bank & Stewart Streets);
- CP No 12 Sandon Point Section 94 Land Acquisition; and
- CP No 13 Library Resources.

Any other Section 7.11 or Section 7.12 contributions plans that are not repealed continue to apply to all areas and development to which they are stated to apply.

Wollongong City-Wide Development Contributions Plan (2020)

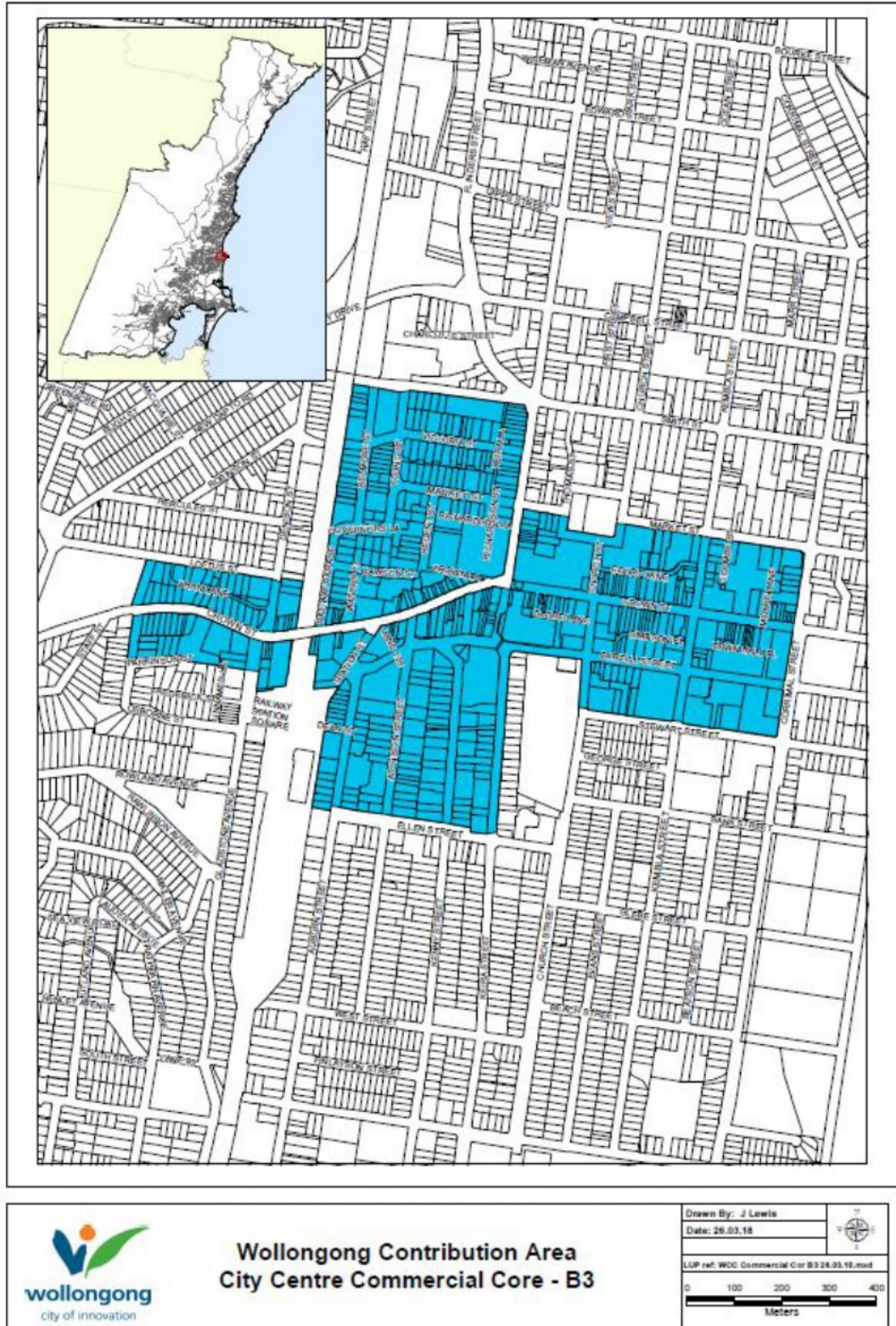
Figure 1 Land to which this Contributions Plan applies



	Wollongong Development Contribution Areas		Drawn By: J Lewis Date: 19.03.18	
			File ref: Wollongong SedMA 19.03.18.mxd	

Wollongong City-Wide Development Contributions Plan (2020)

Figure 2 Land within the Wollongong City Centre Commercial Core



Wollongong City-Wide Development Contributions Plan (2020)

10. What does Section 7.12 of the EP&A Act provide?

Section 7.12 of the EP&A Act provides as follows:

7.12 Fixed development consent levies

- (1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.
- (2) A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11.
- (2A) A consent authority cannot impose a condition under this section in relation to development on land within a special contributions area without the approval of:
 - (a) the Minister, or
 - (b) a development corporation designated by the Minister to give approvals under this subsection
- (3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.
- (4) A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.
- (5) The regulations may make provision for or with respect to levies under this section, including:
 - (a) the means by which the proposed cost of carrying out development is to be estimated or determined, and
 - (b) the maximum percentage of a levy.

11. Council may require payment of the levy as a condition of development consent

This Plan enables the Council to grant consent to development to which this Plan applies subject to a condition requiring the applicant to pay to the Council a levy calculated as per clause 12.

12. How will the levy be calculated

The levy will be determined on the basis of the rate as set out in Part A Schedule 1 City Wide Section 7.12 Levy Rates and Schedule 2 – Wollongong City Centre Commercial Core Section 7.12 Levy Rates. The levy will be calculated as follows:

$$\text{Levy payable} = \%C \times \$C$$

Where:

%C is the levy rate applicable

\$C is the proposed cost of carrying out development as determined in accordance with clause 18.

13. Development to which this Plan applies

This Plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the EP&A Act in respect of development on land to which this Plan applies.

14. Section 7.17 Directions

Any current and relevant Direction issued by the NSW Minister for Planning under Section 7.17 of the EP&A Act will prevail over the provisions of this Plan. Current Section 7.17 Directions relative to this Plan include:

- If a development contribution under section 94 of the *Environmental Planning and Assessment Act 1979* has been required in respect of the subdivision of land (initial subdivision), a levy under section 94A of that Act

Wollongong City-Wide Development Contributions Plan (2020)

may not be required in respect of any other development on the land, unless that other development will, or is likely to, increase the demand for public amenities or public services beyond the increase in demand attributable to the initial subdivision. (14/04/2016)

- A condition may not be imposed under section 94A of the *Environmental Planning and Assessment Act 1979* in relation to development on land within the Port Kembla Lease Area, as mapped in the *State Environmental Planning Policy (Port Botany and Port Kembla) 2013*. (6/12/13)
- A contribution cannot be imposed on development for the purposes of any form of seniors housing as defined in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (formerly the *State Environmental Planning Policy (Seniors Living) 2004*) where the development consent is granted to a social housing provider as defined in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*. (14/9/07)
- Development contributions on Development Applications (excluding subdivisions) over \$10 million are required to be paid prior to the issue of an Occupation Certificate, not a Construction Certificate. Council is to issue statements confirming payment. **Valid until 25 March 2021 unless amended.** (25/06/2020)

Further details on current Section 7.17 Directions can be found at www.planning.nsw.gov.au.

15. Are there any exemptions to the levy?

Council may allow for exemptions (partial or full) in the following circumstances. For an exemption to be considered based on clause 15 (a) to (h), the written application should clearly state which exemption criteria is expected to ensure it is considered and provide all relevant supporting information.

- a. An application by the Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational facilities or car parks.
- b. An application by the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations, education facilities (primary and secondary) and public transport infrastructure.
- c. An application for the continued operation of a coal mine, where rail transport is used for the transportation of coal.
- d. An application for place of public worship.
- e. An application for a residential care facility carried out under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.
- f. An application for an industrial training facility.

The following exemption requests (partial or full) will require a comprehensive written submission:

- g. An application on behalf of Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas or facilities and car parks.
- h. An application on behalf of the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations; education facilities (primary and secondary) and public transport infrastructure.
- i. An application for privately funded community infrastructure, such as but not limited to education facilities (primary and secondary) and private hospitals.
- j. Any other development for which Council considers an exemption is warranted, where the decision is made by formal resolution of the Council at a public Council meeting.
- k. An application by or on behalf of a tertiary education provider:
 - (i) Full exemption may be allowed for facilities that are directly required by the main function of the educational facility, such as – classrooms, lecture theatre, training facility, administrative office, research facility.
 - (ii) Partial (50%) exemption may be allowed for developments that are not directly required by the

Wollongong City-Wide Development Contributions Plan (2020)

main function of the educational facility but will provide support to its main function, such as student accommodation, car park, sports facility, playgrounds, food-court, display facility, function centre, convention hall, auditorium, community centre.

- (iii) Nil exemption for developments that are not directly required to the main function of the educational facility and/or have potential to create additional demand for public services and amenities. Development such as but not limited to – shops, supermarket, shopping centre, office for lease, business park, commercial centre, child care centre, entertainment facility.

Submission Requirements for an exemption claim to be considered

For an exemption to be considered in accordance with clause 15 (g) to (k) above, the application will need to include a comprehensive written submission arguing the case for exemption and including details of:

- Under which sub-clause the exemption claimed is to be considered.
- The mechanism ensuring that such development will remain in the form proposed in the future (i.e. Not to increase future demand on public amenities and services), NB: where a further development application or application for complying development under the EP&A Act is required for any change to the development no mechanism is necessary, however if a change of use is available by way of exempt development then the requirement for a mechanism remains.
- 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.
 - How the residents/users will utilise existing private facilities attached to the development that replicate those types provided by Council.
 - Advice indicating that the application is on behalf of Council or the NSW Government.

Exemptions (partial or full) listed under clause 15 (g) to (k) will only to be granted with approval of the Council Officer(s) whose position(s) holds the required Council delegations or in terms of clause 15(j) by formal resolution of the Council at a public Council meeting.

16. Complying Development Certificates and the obligations of accredited certifiers

In accordance with sections 4.28(9) and 7.21 of the EP&A Act and clause 136K of the EP&A Regulation, applications for a complying development certificate are also subject to the provisions of this Plan, and the Certifier (whether Council or an Accredited Certifier) must impose a condition requiring the payment of a Section 7.12 contribution in accordance with the requirements of this Plan.

The condition must include the contribution amount calculated in accordance with this Plan and require payment before any building or subdivision work authorised by the certificate commences. Further information on how to calculate and condition contributions is available on Councils website and from Council. The following template condition should be used:

Development Contributions

Pursuant to Section 4.28(9) of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2020), a monetary contribution of \$[INSERT AMOUNT], subject to indexation, must be paid to Wollongong City Council before any building or subdivision work authorised by this certificate commences.

As the contribution amount is subject to indexation until the date of payment, contact Council for the current indexed amount prior to payment. The contribution can be paid online at <http://www.wollongong.nsw.gov.au/applicationpayments> (contact Council for the payment reference number) or by cash, EFTPOS or bank cheque at 41 Burelli Street, Wollongong.

In accordance with clause 27(1A) of the EP&A Regulation, the Certifier must ensure that the contribution has been fully paid before any building or subdivision work authorised by the certificate commences and submit receipt(s) confirming full payment with the complying development certificate.

Wollongong City-Wide Development Contributions Plan (2020)

17. Construction certificates and the obligations of accredited certifiers

In accordance with clause 146(b) of the EP&A Regulation, a Certifier must not issue a construction certificate for building or subdivision work where the development consent imposes a condition in accordance with this Plan, unless the condition has been complied with.

In accordance with clause 142(2) of the EP&A Regulation, the Certifier must ensure that copies of receipt(s) confirming that contributions have been fully paid are provided to the Council.

18. How is the proposed cost of carrying out development determined?

Clause 25J of the EP&A Regulation sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

25J Section 7.12 levy—determination of proposed cost of development

- (1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:
 - (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,
 - (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,
 - (c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
- (2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates
- (3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:
 - (a) the cost of the land on which the development is to be carried out,
 - (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,
 - (c) the costs associated with marketing or financing the development (including interest on any loans),
 - (d) the costs associated with legal work carried out or to be carried out in connection with the development,
 - (e) project management costs associated with the development,
 - (f) the cost of building insurance in respect of the development,
 - (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),
 - (h) the costs of commercial stock inventory,
 - (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.
 - (j) the costs of enabling access by disabled persons in respect of the development,
 - (k) the costs of energy and water efficiency measures associated with the development,
 - (l) the cost of any development that is provided as affordable housing,
 - (m) the costs of any development that is the adaptive reuse of a heritage item.
- (4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.
- (5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.

19. Cost estimate reports

An application for a development application or a complying development certificate is to be accompanied by a report, prepared at the applicant's cost and in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 25J of the EP&A Regulation, per clause 18 above. Where a separate cost estimate is not provided, the estimated cost of development as provided on the development

Wollongong City-Wide Development Contributions Plan (2020)

application will be used to calculate the contribution.

The following types of report are required:

- where the estimate of the proposed cost of carrying out the development is less than \$10,000,000 - a suitable cost estimate prepared by a person who, in the opinion of the Council, is suitably qualified. This includes a licensed builder, registered architect, qualified and accredited building designer, registered quantity surveyor or a person who is licensed with relevant qualifications and proven experience in costing of similar development works, but who is not the owner or applicant;
- where the estimate of the proposed cost of carrying out the development is \$10,000,000 or more - a detailed cost report in accordance with Part D Schedule 4 prepared by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Applicants will be required to declare upon signing of application for development/building work that the cost of carrying out development as evidenced by their submitted estimate has been calculated in accordance with the provisions of this Plan, in particular clause 18.

Upon reviewing a cost estimate, the Council may require a further estimate to be provided by a registered quantity surveyor at the applicant's cost. The Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with this clause.

20. How will the Council apply money obtained from the levy?

Money paid to the Council under a condition authorised by this Plan is to be applied by the Council towards meeting the cost of the public facilities that will be or have been provided within the area as listed in Part D Schedule 5 and 6.

21. What are the funding priorities from levies authorised by this Plan?

Subject to section 7.3(2) of the EP&A Act and clauses 19 and 22 of this Plan, the public facilities listed in Part D Schedule 5 are to be provided in accordance with the staging set out in that Schedule.

22. Pooling of levies

For the purposes of section 7.3(2) of the EP&A Act, this Plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by the Council progressively towards the public facilities listed in Part D Schedule 5 in accordance with the staging set out in that Schedule.

23. The Goods and Services Tax (GST)

At the time this Plan was made, the position of the Australian Taxation Office (ATO) was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST). Items in the works schedule of this Plan have been calculated without any GST component.

24. When is the levy payable?

A levy to be paid by a condition authorised by this Plan must be paid to the Council in accordance with the following requirements:

- A Development Application involving construction – prior to the issue of the Construction Certificate;
- A Development Application involving subdivision – prior to the issue of the Subdivision Certificate;
- A Development Application involving construction and subdivision (ie dual occupancies) – prior to the issue of the Construction Certificate;
- A Complying Development Certificate Application – before any work authorised by the certificate commences.

Where the development is phased the condition may allow for the levy to be paid at relevant phases.

25. Can deferred or periodic payments of levies be made?

Wollongong City-Wide Development Contributions Plan (2020)

Deferred or periodic payments may be permitted in the following circumstances:

- 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;
- In other circumstances considered reasonable by Council.

For a deferred or periodic payment to be considered, the applicant must satisfy to Council that:

- There are valid reasons for deferred or periodic payment;
- No prejudice will be caused to the community deriving benefit from the services being provided under this Plan;
- No prejudice will be caused to the efficiency and operation of this Plan.

If Council does decide to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee for the full amount of the contribution or the outstanding balance on condition that:

- a) The bank guarantee be issued by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest.
- b) Any charges associated with establishing or operating the bank security are payable by the applicant.
- c) The bank guarantee must carry specific wording identifying the exact obligation to which it relates (i.e. section 7.12 development contributions for development of Lot x DP xxx under Development Consent No. xxx)
- d) The bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
- e) The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- f) The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- g) Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

Deferred or periodic payments may be permitted, in accordance with the above requirements, only with approval of the Council Officer(s) whose position(s) holds the required Council delegations.

26. Planning Agreements

Section 7.4 of the EP&A Act states that a planning agreement is a voluntary agreement between a planning authority and a developer, under which the developer agrees to make contributions towards a public purpose. This may include the dedication of land, a monetary contribution, any other material public benefit or a combination of these. A planning agreement may exclude the application of Section 7.12 to the entire development or to part of the development that is subject to the agreement.

The provisions of Sections 7.4 to 7.10 of the EP&A Act and clauses 25B to 25H of the EP&A Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Further information can be found in Council's Planning Agreements Policy.

27. How will the levy be adjusted?

As the date of the consent may vary to the actual time of payment of the contribution, clause 25(4) of the EP&A Regulation allows Council to adjust the contribution to reflect current between the date of the consent and the time of payment. Contributions required as a condition of consent under the provisions of this Plan will be indexed quarterly in accordance with movements in the Consumer Price Index; All Groups CPI; issued by the Australian Bureau of Statistics (ABS Series ID A2325806K).

The following formula for indexing contributions is to be used:

Wollongong City-Wide Development Contributions Plan (2020)

Contribution at time of payment = \$C x (CP2/CP1)

Where:

\$C is the original contribution as set out in the consent

CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued

CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

In the event that the current index is lower than the index for the previous quarter, no adjustment will be made.

28. Savings and Transitional Arrangements

A development application or complying development certificate application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of this Plan.

29. Are refunds for payments of levies possible?

For a refund of levy payments to be considered, the applicant/landowner must:

- Submit a written request to Council;
- As a part of the request, demonstrate that the development that is the subject of the consent has not been commenced;
- Submit the request for a refund within 12 months of the payment;
- Formally surrender the consent that applied the levy;

In other circumstances considered reasonable by Council at its sole and unfettered discretion, where a formal request is made, part or full refunds may be provided.

Part D – References

30. What definitions apply?

In this Plan, unless the context or subject matter otherwise indicates or requires the following definitions apply:

- **ABS** means the Australian Bureau of Statistics
- **EP&A Act** means the Environmental Planning and Assessment Act 1979
- **EP&A Regulation** means the Environmental Planning and Assessment Regulation 2000
- **Council** means Wollongong City Council
- **Levy** means a levy under section 7.12 of the EP&A Act authorised by this Plan
- **Plan** means this Wollongong City-Wide Development Contributions Plan
- **Public facility and Public Infrastructure** means a public amenity or public service

Wollongong City-Wide Development Contributions Plan (2020)

31. Schedule 4 – Detailed Cost Report

The following is an extract of the NSW Department of Planning's Development Contributions Practice Note – 2005.

Registered* Quantity Surveyor's Detailed Cost Report

[Development Cost in excess of \$10,000,000]

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No. _____ REFERENCE: _____

CONSTRUCTION CERTIFICATE No. _____ DATE: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m ²	Gross Floor Area – Other	m ²
Gross Floor Area – Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – Retail	m ²	Total Site Area	m ²
Gross Floor Area – Car Parking	m ²	Total Car Parking Spaces	
Total Development Cost	\$		
Total Construction Cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per square metre of site area	\$ /m ²
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per square metre of site area	\$ /m ²
Cost per square metre of site area	\$ /m ²	Cost per space	\$ /space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per square metre of site area	\$ /m ²	Cost per m ² of commercial area	\$ /m ²
Construction – Residential	\$	Fit-out – Residential	\$
Cost per square metre of residential area	\$ /m ²	Cost per m ² of residential area	\$ /m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per square metre of retail area	\$ /m ²	Cost per m ² of retail area	\$ /m ²

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- Calculated the development costs in accordance with the definition of development costs in the section 94A Development Contributions Plan of the Council of the City of Wollongong at current prices
- Included GST in the calculation of development cost
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2

Signed: _____

Name: _____

Position and Qualifications: _____

Wollongong City-Wide Development Contributions Plan (2020)

Date: _____

Wollongong City-Wide Development Contributions Plan (2020)

32. Schedule 5 – Detailed Works Schedule – Projects proposed to utilise Section 7.12 funds

The Capital Works Program that Council delivers is funded from a mix of budget sources, including contributions collected from this Plan. Section 7.12 Contributions will be allocated to projects through the annual budget preparation process based on this schedule, and will be subject to refinement until the project delivery stage. This may include the review of projects and/or budget allocations as part of the monthly budget review process that is reported to and endorsed by Council. Section 7.12 Contributions currently allocated to future projects are shown in the table below:

Map No.	Project Number	Project	Location	Section 7.12 Forecast Funding Allocation				
				2020-21	2021-22	2022-23	2023-24	Total
		Roads and Bridges						
	127424	Traffic Facility Improvements (50% RMS)	Various	\$270,000	\$150,000		\$70,000	\$490,000
16	127520	Flagstaff Rd/Tern Pl - Roundabout	Berkeley		\$80,000			\$80,000
4	127515	Carroll Road crossing facility	East Corrimal		\$300,000			\$300,000
7	127447	Bourke st/ Cliff Rd Intersection Improvements	North Wollongong		\$70,000			\$70,000
2	127952	Phillips St near Ryan's Hotel Pedestrian Facility	Thirroul			\$300,000	\$100,000	\$400,000
17	127948	King St/Greene St/Montgomery St	Warrawong				\$70,000	\$70,000
13	127981	Coachwood Dr After Waples Rd	Farmborough Heights		\$20,000			\$20,000
		Sub total		\$270,000	\$620,000	\$300,000	\$240,000	\$1,430,000
		Footpaths and Cycleways						
	126233	New cycle/shared paths	Various				\$100,000	\$100,000
15	128477	Hooka Creek Road; Lake Ride to Northcliffe Dr	Berkeley	\$50,000				\$50,000
3	126265	Ursula Rd - Franklin Ave to Trinity Row	Bulli				\$400,000	\$400,000
3	128468	Beacon Ave; Showground to Coastline Cycleway	Bulli	\$50,000				\$50,000
3	128469	Ursula Rd; Bulli Station to Coastline Cycleway	Bulli	\$40,000				\$40,000
12	126253	Cordeaux Rd; Princes Hwy to Gibsons Road	Cordeaux Heights	\$70,000				\$70,000
3	128470	Lake Pde; Corrimal Station to Coastline Cycleway	East Corrimal	\$30,000				\$30,000
6	126269	Princes Hwy; Memorial Dr to Bourke St	Fairy Meadow		\$500,000			\$500,000
6	126263	Crawford Ave; Porter St to Hay St access	North Wollongong	\$230,000				\$230,000
6, 7	128026	Virginia St; Bourke St to Squires Way	North Wollongong			\$500,000	\$500,000	\$1,000,000
18	128147	Military Rd, Old Port Rd to Port Kembla Pool, On-road Cyclew	Port Kembla	\$250,000				\$250,000
8	128024	Fairy Creek Shared Path - Reserve St to Foley St via Gilmore St	West Wollongong		\$520,000			\$520,000
11	128028	Swan St; shared path full length	Wollongong			\$500,000	\$600,000	\$1,100,000
6	128475	Flinders St; Memorial Drive to Smith St	Wollongong	\$30,000				\$30,000
7	128476	Cliff Rd; Stuart Park to Marine Dr	Wollongong	\$50,000				\$50,000
9	127713	Wollongong City Centre Wayfinding Signage	Wollongong	\$337,000				\$337,000

Wollongong City-Wide Development Contributions Plan (2020)

4	126599	Station St; Duff Pde to Pioneer Rd; north side	East Corrimal	\$160,000				\$160,000
8	126626	Reserve St; Gilmore to Robsons; south side	West Wollongong			\$500,000		\$500,000
8	128195	Greenacre Rd, Mercury St to Rosemont St (incl nth section of	West Wollongong	\$200,000				\$200,000
		Sub total		\$1,497,000	\$1,020,000	\$1,500,000	\$1,600,000	\$5,617,000
		Car parks						
5	126108	Robert Ziems Park Cricket Ground Carpark	Corrimal	\$200,000				\$200,000
19	126105	Hector Harvey Oval	Koonawarra		\$200,000			\$200,000
11	128034	Swan Street, east of Corrimal St	Wollongong				\$300,000	\$300,000
		Sub total		\$200,000	\$200,000	\$0	\$300,000	\$700,000
		Non-Commercial buildings,						
1	128363	Helensburgh Library and Community Centre	Helensburgh		\$2,000,000			\$2,000,000
17	125350	New Warrawong Multipurpose Facility	Warrawong	\$500,000	\$700,000	\$600,000	\$2,000,000	\$3,800,000
		Sub total		\$500,000	\$2,700,000	\$600,000	\$2,000,000	\$5,800,000
		Parks, Gardens and sports fields						
10	127668	W A Lang Park Playground All Abilities	Wollongong		\$250,000			\$250,000
14	128517	Cringila Hills Pump Track	Cringila	\$25,000	\$625,000			\$650,000
14	128518	Multipurpose Criterium Track	TBC	\$100,000	\$1,500,000			\$1,600,000
	125216	Skate parks	Various		\$254,000		\$300,000	\$554,000
		Sub total		\$125,000	\$2,629,000	\$0	\$300,000	\$3,054,000
		Land Acquisitions						
	124909	Land Acquisitions		\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000
		Sub total		\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000
		Administration						
		Development Contributions Planner		\$104,000	\$107,000	\$110,000	\$114,000	\$435,000
		Development Contributions Admin Support – Finance		\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
		Sub total		\$114,000	\$117,000	\$120,000	\$124,000	\$475,000
		TOTAL		\$2,956,000	\$7,536,000	\$2,770,000	\$4,814,000	\$18,076,000

Wollongong City-Wide Development Contributions Plan (2020)

33. Schedule 6 – Detailed Works Schedule – Projects that have included Section 7.12 funds

The Capital Works that Council delivers are funded from a mix of sources, including contributions collected from this Plan. Section 7.12 Contributions that have been allocated to projects are shown in the table below:

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2015-16	2016-17	2017-18	2018-19	2019-20	Total 2006-07 to 2019-20
Roads and Bridges						
City Centre Public Transport	\$426,000					\$426,000
City Wide Public Transport	\$225,000					\$225,000
Lake Avenue Traffic Facilities : Flagstaff Rd to Gorrel St	\$40,000					\$40,000
Parkes St/Princes Hwy, Helensburgh - New roundabout	\$85,000					\$85,000
Denison St - Victoria St, Wollongong traffic lights	\$19,000	\$1,000				\$20,000
Denison St - Throsby Dr, Wollongong traffic lights	\$21,000	\$1,000				\$22,000
Cordeaux Rd. west of William James Dr - Upgrade	\$515,000					\$515,000
Compton Street, Dapto- Traffic Calming augmentation	\$313,000					\$313,000
Burelli Street - Kenny Street Traffic Signals	\$180,000					\$180,000
Burelli Street - Auburn Street Traffic Signals	\$235,578					\$235,578
Stewart St-Kembla St Traffic Lights	\$7,000		\$300,000			\$307,000
Central Rd - Blackman/Nudjia, Unanderra traffic lights	\$114,000	\$173,000				\$287,000
Carters lane, Fairy Meadow shoulder construct - Pioneer to Elliots	\$159,000					\$159,000
Squires Way, North Wollongong - kerb and gutter - Elliots Rd to iC entry	\$51,000					\$51,000
Vera St/Tunnel Rd improvement, Helensburgh - kerb, gutter and drainage	\$275,000	\$14,148				\$289,148
Jarvie Rd, Cringlia - new kerb & gutter	\$50,000					\$50,000
Walker St, Helensburgh - Replace culvert to widen pedestrian access	\$140,999					\$140,999
Burke Street, Berkeley - New Traffic Island	\$5,000					\$5,000
Ball Street, Woonona - New Traffic Island	\$1,000					\$1,000
Sturdee Ave, Bulli - Augmentation design options	\$16,000					\$16,000
Oakland Avenue School Crossing Upgrade (Windang Primary School)	\$20,000					\$20,000
Northcliff Dr School Crossing Upgrade (Lake Height PS)	\$25,000					\$25,000
Northcliff Dr Crossing Upgrade (Illawarra Sports HS)	\$38,000					\$38,000
Terania St School Crossing Upgrade (Russell Vale PS)	\$19,000					\$19,000
Raymond Rd School Crossing Upgrade (St Michaels PS)	\$20,000					\$20,000

Wollongong City-Wide Development Contributions Plan (2020)

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2015-16	2016-17	2017-18	2018-19	2019-20	Total 2006-07 to 2019-20
Baan Baan St extension to Station St		\$70,272				\$70,272
Kanahooka Road -Brownsville Avenue traffic lights		\$1,924				\$1,924
Kembla St -Gipps St roundabout		\$10,000				\$10,000
Maidstone -The Ridge roundabout		\$20,000	\$300,000		\$100,000	\$420,000
Gladstone St, Pedestrian Refuge Island		\$ 938				\$938
Princes Hwy - Victoria Rd, Traffic Lights		\$29,768	\$230,000			\$259,768
Bourke st/ Cliff Rd Intersection Improvements		\$10,140				\$10,140
Other Roads and Bridges						\$0
Pedestrian bridge over Byarong Ck Roy Johansson Park			\$100,000			\$100,000
Lilyvale/Walker St, roundabout			\$180,000			\$180,000
Bong Bong Rd -Station St traffic lights			\$43,000			\$43,000
Railway Crescent, Widen road				\$100,000		\$100,000
Towradgi Rd-Caters Lane crossing relocation				\$200,000	\$12,791	\$212,791
Point Street Local Area Traffic Management				\$100,000		\$100,000
Bellambi Local Area Traffic Management				\$20,000		\$20,000
Lakeside Drive - Pedestrian Refuge				\$115,000		\$115,000
Gilmore St and Fisher St - Pedestrian Refuges				\$70,000		\$70,000
Northcliffe Dr, Pharlap Ave to Princes Hwy, roundabout					\$695,206	\$695,206
Sub total	\$3,000,577	\$332,190	\$1,153,000	\$605,000	\$807,997	\$5,898,764
Footpaths and Cycleways						
Gills Creek pedestrian path linkage, Walker St Helensburgh	\$104,000					\$104,000
Keira St footpath, Crown to Market St	\$400,000					\$400,000
Gloucester Bvde, Pt Kembla - Primary School to Darcy Rd Shared pathway	\$99,000					\$99,000
Foreshore Rd, Port Kembla - Old Port Rd to Harbour - Shared pathway	\$4,000					\$4,000
Southern cycleway - Port Kembla pool to Parkes St & along Foreshore Rd	\$42,000					\$42,000
Five Islands Rd, Port Kembla - shared path Flinders St to Wattle St	\$2,000					\$2,000
Princes Hwy, Dapto, Unara St to Northcliffe - New Shared pathway	\$442,000					\$442,000
Amaroo Ave, Figtree - New footpath	\$9,000					\$9,000
Grey St, Keiraville new footpath	\$19,000					\$19,000
City Centre Crown St, Wollongong – Augmentation & Upgrade	\$170,000					\$170,000

Wollongong City-Wide Development Contributions Plan (2020)

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2015-16	2016-17	2017-18	2018-19	2019-20	Total 2006-07 to 2019-20
O'Briens Rd, Figtree - New shared pathway	\$55,000					\$55,000
Cordeaux Rd, Figtree - new on road cycleway	\$85,000					\$85,000
Channon St, Russell Vale - new footpath	\$47,000					\$47,000
Parkes St, Helensburgh - New shared pathway connection	\$75,000					\$75,000
Brian St, Balgownie - new footpath and pedestrian crossing	\$82,000					\$82,000
Unanderra Town Centre - Tallegalla Street - new cycleway	\$25,000					\$25,000
Beach St to Hutton Ave, Bulli - New shared pathway	\$25,000					\$25,000
Brokers Rd, Balgonie - new footpath	\$43,000					\$43,000
Gibson Rd, Figtree - widen footpath	\$85,000					\$85,000
Abercrombie St, West Wollongong - New footpaths	\$274,000					\$274,000
McMillan St, Helensburgh - New north side footpath	\$36,000					\$36,000
Princes Hwy, Wst Wlg - New shared pathway London Dr to Abercrombie St	\$78,000					\$78,000
Princes Hwy, Bulli - New shared pathway, Black Diamond Pl to Point St	\$200,000					\$200,000
Murphys Avenue, Keiraville - New footpath	\$60,000					\$60,000
Mt Keira Rd, Mt Keira - New footpath	\$100,000					\$100,000
Derribong Dr, Cordeaux Heights - New footpath	\$149,000					\$149,000
Loftus St, Wollongong - New footpath	\$103,000					\$103,000
Smith St, Shared Path - Harbour to Belmore St	\$10,000					\$10,000
Gladstone Ave, Wollongong - cycleway Swan St underpass to Crown St	\$8,000					\$8,000
Pioneer Rd, Towradgi - New footpath & bridging over culvert	\$82,000					\$82,000
Squires Way, North Wollongong - Widen cycleway	\$25,000					\$25,000
Lakelands Dve footpath; Fowlers Rd to Parkside Dve	\$243,343					\$243,343
Cirrus Ave Dapto footpath; full length west side	\$81,981					\$81,981
Dumfries Ave footpath; McMahon St to Foothills Rd	\$194,733					\$194,733
Point Street footpath, nth side; Blackall St to Summerville	\$5,687					\$5,687
Robert St, Dapto; Byamee St to Joan St, footpath	\$137,000					\$137,000
Maidstone St Helensburgh; The Ridge to The Crescent, footpath	\$10,000					\$10,000
Flagstaff Rd, Berkeley; Whimbrel St to Bubb Place crossing	\$160,000					\$160,000
Cherry St Woonona; Forestview Way to Woodland Ave, footpath east	\$54,000					\$54,000

Wollongong City-Wide Development Contributions Plan (2020)

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2015-16	2016-17	2017-18	2018-19	2019-20	Total 2006-07 to 2019-20
Wollongong Harbour Heritage Walk Stage 2B	\$150,000					\$150,000
Porter St, Gwynneville, Crawford Street, Int. House Ramp	\$100,000					\$100,000
Railway Rd footpath east side: King St - Redman Ave	\$58,045					\$58,045
Redman Avenue footpath, east side; Railway Rd to Henley	\$51,000					\$51,000
Grand Pacific Walk, Nth Wlg to Otford - Stage 1 Stoney Ck Bridge, Coalcliff	\$467,000					\$467,000
Unanderra CBD Upgrade	\$100,000					\$100,000
Galvin Park; New Footpath		\$254,476				\$254,476
Murray Rd; Pioneer Rd to Tourist Park, south		\$50,000				\$50,000
Lower Tramway Sea Wall and sharepath		\$150,000	\$100,000			\$250,000
Princes Hwy; Highway Ave to London Dr westside		\$222,839				\$222,839
Smith St railway underpass design work		\$66,041				\$66,041
Other Footpaths and Cycleways	\$3,110,300					\$3,110,300
Kembla St; Smith St to Stewart St, Wollongong			\$40,000			\$40,000
Miller St, Fox Ave to Auburn St, North			\$65,000			\$65,000
Regional Network Wayfinding signage			\$20,000			\$20,000
Corrimal St, Wollongong Shared Path (Between Bank st and St			\$112,000			\$112,000
Mt Keira Rd to Nyrang Park cycleway			\$20,000			\$20,000
LHD (Local Road) Footpath Intersection Upgrade			\$100,000			\$100,000
Hamilton, Tasman, Craig, Surfers & Cliff			\$170,000	\$150,000	\$194,222	\$514,222
Fred Finch Park Cycleway			\$50,000			\$50,000
Footpaths-New footpaths			\$50,000	\$600,000		\$650,000
Port Kembla footpath upgrades				\$300,000		\$300,000
Chenhalls St; Stanhope St to Gray St west side				\$150,000		\$150,000
Corrimal St; Smith St to Market St				\$100,000		\$100,000
Winnima Way; Community Centre to Parkway				\$50,000		\$50,000
Holborn Park Accessible Footpaths				\$25,000		\$25,000
Bulli Beach Reserve Accessible Footpaths				\$25,000		\$25,000
Rixon Avenue; Molloy St to 9 Rixon Ave, east side				\$50,000		\$50,000
Clifford St; Bourke St to Daisy; west side				\$100,000		\$100,000
Denison St; Crown St to Throsby Dr					\$300,000	\$300,000
Porter St, Hindmarsh Ave to Flinders St					\$300,000	\$300,000
Kendall St; outside Tarrawanna Public School, south side					\$74,385	\$74,385
Thames St; The Mall to 40 Thames St, east side					\$50,000	\$50,000

Wollongong City-Wide Development Contributions Plan (2020)

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2015-16	2016-17	2017-18	2018-19	2019-20	Total 2006-07 to 2019-20
Murphys Ave; Robsons Rd to Grey St, south side					\$52,375	\$52,375
Vereker St; Hamilton St to 16 Macarthur Ave, east side					\$50,250	\$50,250
Heaslip St; Taronga Ave to St Johns Ave, south side					\$70,000	\$70,000
Tallegalla St; Victoria St to Charcoal Creek, west side					\$20,000	\$20,000
Cliff Rd; Harbour St to Lang Park, south side					\$55,033	\$55,033
Harry Graham Park; Uralba St to Therry St					\$40,000	\$40,000
Robinson St; Hercules St to Denison St					\$111,705	\$111,705
University Avenue, eastern side near Porter Street					\$50,000	\$50,000
The Avenue Pedestrian Refuges					\$100,000	\$100,000
Sub total	\$7,861,089	\$743,356	\$727,000	\$1,550,000	\$1,467,970	\$12,349,415
Car parks						
Station Street - Thomas Gibson Park	110,000					\$110,000
Bank/Stewart Street, Wollongong - 4hr Car park - Additional spaces	78,000					\$78,000
Campbell Street, Woonona - Ocean Park car park	140,000					\$140,000
Lakeside leisure Centre, Kanahooka - Upgrade and expansion	7,000					\$7,000
Stuart Park, Wollongong off road parking	500,000					\$500,000
Market Street - Multi Storey Car park - Upgrade	20,000					\$20,000
Windang Foreshore Park P2 car park - augmentation	5,000					\$5,000
George Street, Wollongong - Car park extension	140,000					\$140,000
Stanwell Park shops Car Park - Upgrade	243,000					\$243,000
The Circle Car Park, Woonona - Upgrade	17,000					\$17,000
Other Car Parks	740,270					\$740,270
Reed Park car park surface			80,000			\$80,000
2 Tannery St, Carpark			125,000			\$125,000
City Centre Parking Guidance System			55,000			\$55,000
Berkeley Park Carpark – Off Bourke Way					\$190,000	\$190,000
Sub total	\$2,000,270	\$0	\$260,000	\$0	\$190,000	\$2,450,270
Non-Commercial buildings						
Bald Hill Amenities, Stanwell Tops - augmentation - Masterplan	\$33,000					\$33,000
North Beach Bathers Pavilion, North Wollongong - augmentation	\$4,433,000					\$4,433,000
Dapto Pool - Disabled Access Improvements	\$40,000					\$40,000
Sandon Point Surf Club Expansion	\$125,000					\$125,000
Windang Beach Lifeguard Tower - Design	\$52,000					\$52,000

Wollongong City-Wide Development Contributions Plan (2020)

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2015-16	2016-17	2017-18	2018-19	2019-20	Total 2006-07 to 2019-20
Coledale Lifeguard Tower	\$25,000					\$25,000
Other Buildings (commercial and non-commercial)	\$9,247,419					\$9,247,419
New Warrawong Multipurpose Facility				\$100,000		\$100,000
Sub total	\$13,955,419	\$0	\$0	\$100,000	\$0	\$14,055,419
Parks, Gardens and sports fields						
Beach facilities - New (bulk vote)	\$10,000					\$10,000
Sporting facilities - New (bulk vote)	\$20,000					\$20,000
Recreation facilities - New (bulk vote)	\$45,000					\$25,000
Stuart Park Playground and footbridge	\$77,332	\$100,000				\$177,332
Stanwell Park - New Playground	\$11,000					\$11,000
Bailey Park, Compton Street, Dapto - New Playground	\$10,000					\$10,000
Penrose Park - New Playground	\$10,000					\$10,000
Corrimal Memorial Park - New Playground	\$73,000					\$73,000
Waples Rd, Farmborough Heights - New Playground	\$10,000					\$10,000
Bruce Park, Oxlade St, Warrawong - New Playground	\$10,000					\$10,000
Keira Village Park, Keira Mine Rd - New Playground	\$20,000					\$20,000
Holborn Park, Berkeley - New Playground	\$25,000					\$25,000
Thomas Dalton Park, Fairy Meadow - Sports field Irrigation & Carters Lane fence	\$312,000					\$312,000
Rex Jackson Oval, Helensburgh - Sportsfield Irrigation	\$78,500					\$78,500
Fred Finch Park, Berkeley - Landscape and Design & Infrastructure	\$200,000					\$200,000
Holborn Park (Southern Suburbs Skate Park) Berkeley - provision	\$406,000					\$406,000
Lake Illawarra Foreshore Improvements	\$100,000					\$100,000
MacCabe Park, Wollongong - Design Development - City Centre	\$12,000					\$12,000
MM Beach, Port Kembla - Access Steps	\$65,000					\$65,000
Puckeys Estate, Beach access	\$15,000					\$15,000
Charles Harper Park, Helensburgh - Public toilet	\$40,000					\$40,000
Other Parks, Gardens and Sports fields	\$3,765,466					\$3,765,466
Brownlee Park Playground Replacement and New Shade Sail					\$50,000	\$50,000
The Drive; LHD to Stanwell Park Tennis Courts					\$55,317	\$55,317
Farmborough Heights Community Tennis Courts					\$50,000	\$50,000
Sub total	\$5,315,298	\$100,000	\$0	\$0	\$155,317	\$5,550,615
Land Acquisitions						

Wollongong City-Wide Development Contributions Plan (2020)

Project	Section 7.12 Actual Funding Allocations					
	2006-07 to 2015-16	2016-17	2017-18	2018-19	2019-20	Total 2006-07 to 2019-20
Other Land Acquisitions	\$2,201,500					\$3,201,500
Sub total	\$2,201,500	\$0	\$0	\$0	\$0	\$2,201,500
Administration						
S94 Planner	\$346,439	\$95,511	\$98,376	\$101,000	\$103,000	\$746,326
S94 Admin Support - Finance	\$62,372	\$9,672	\$9,962	\$10,000	\$12,000	\$104,006
S94 Administration & Studies	\$452,216					\$452,216
Sub total	\$861,027	\$105,183	\$108,338	\$111,000	\$117,000	\$1,302,548
TOTAL	\$35,195,180	\$1,280,729	\$2,248,338	\$2,366,000	\$2,738,284	\$43,808,531

Wollongong City-Wide Development Contributions Plan (2020)

34. Schedule 7 - Works Schedule – Maps

Projects locations are noted as best as possible given their nature and scale of mapping.



Wollongong City-Wide Development Contributions Plan (2020)



**Wollongong City-Wide Development Contributions Plan 2020
MAP 2**



Legend

- Section_7.12_Funded_Projects_03-07-20
- Community Land
- Sec94_City_Wide_Grid_03-07-20
- Land Reservation Acquisition LEP 2009

Drawn By: HJ Jones

Date: July 2020



LUP ref: - Sec94 City Wide_2020_mapbook

0 300
Meters

Wollongong City-Wide Development Contributions Plan (2020)

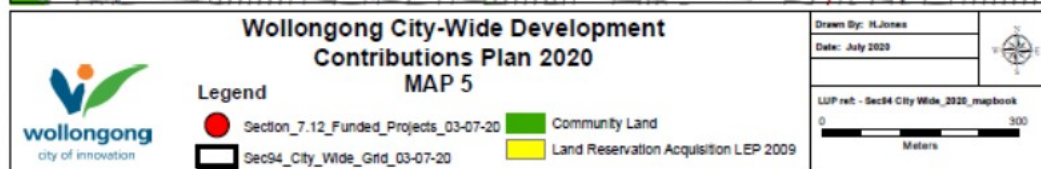


Wollongong City-Wide Development Contributions Plan (2020)

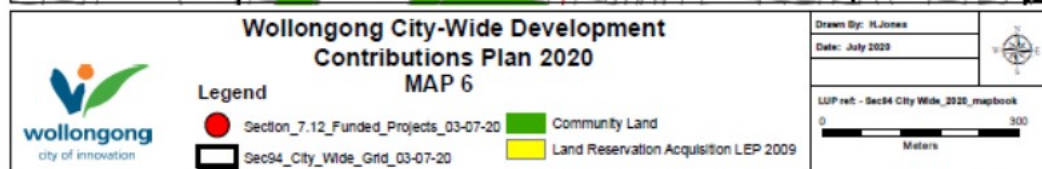
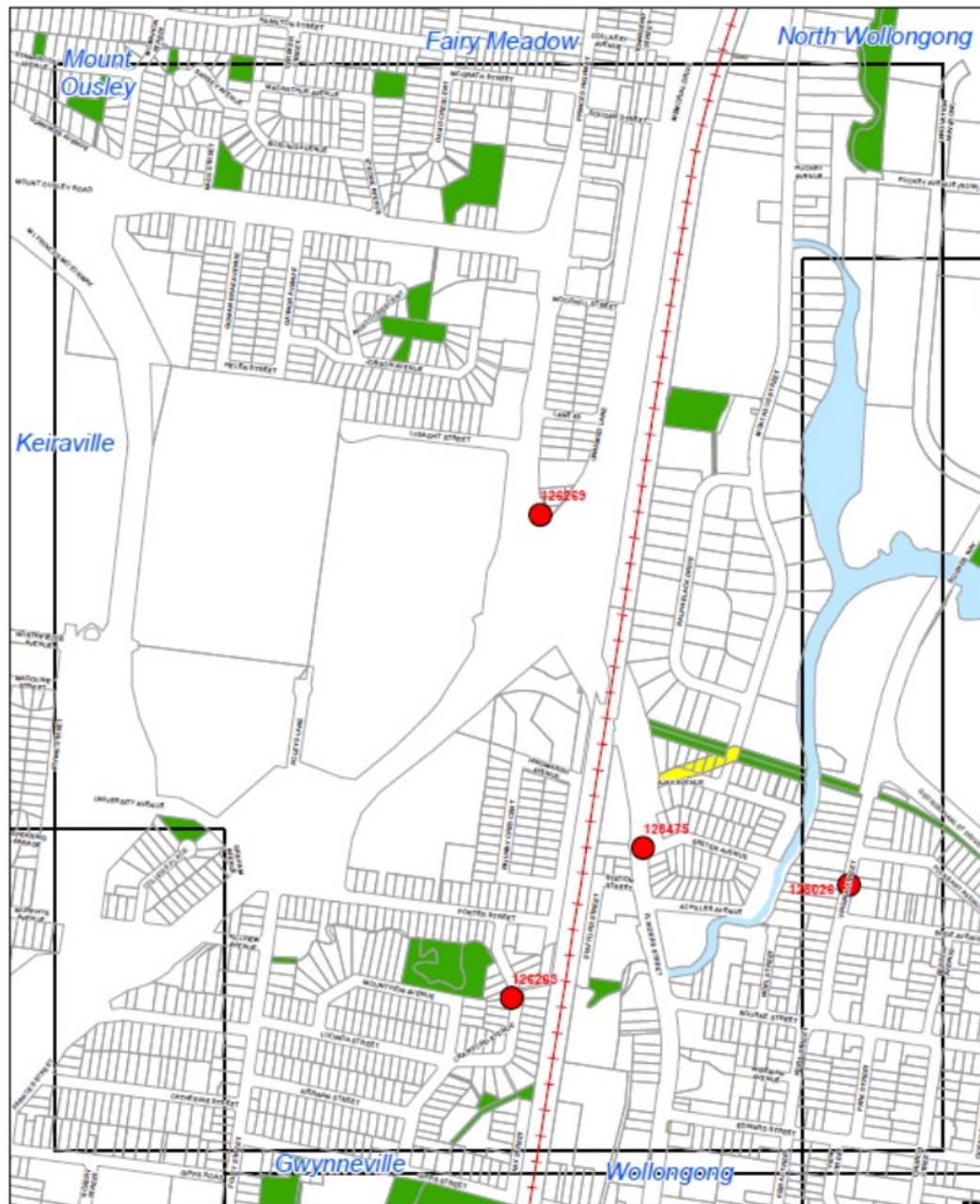


<p>Wollongong City-Wide Development Contributions Plan 2020</p> <p>MAP 4</p>		<p>Drawn By: HJones</p> <p>Date: July 2020</p>
<p>Legend</p> <p>● Section_7.12_Funded_Projects_03-07-20</p> <p>■ Sec94_City_Wide_Grid_03-07-20</p>	<p>■ Community Land</p> <p>■ Land Reservation Acquisition LEP 2009</p>	<p>LUP ref: - Sec94 City Wide_2020_mapbook</p> <p>0 300 Meters</p>

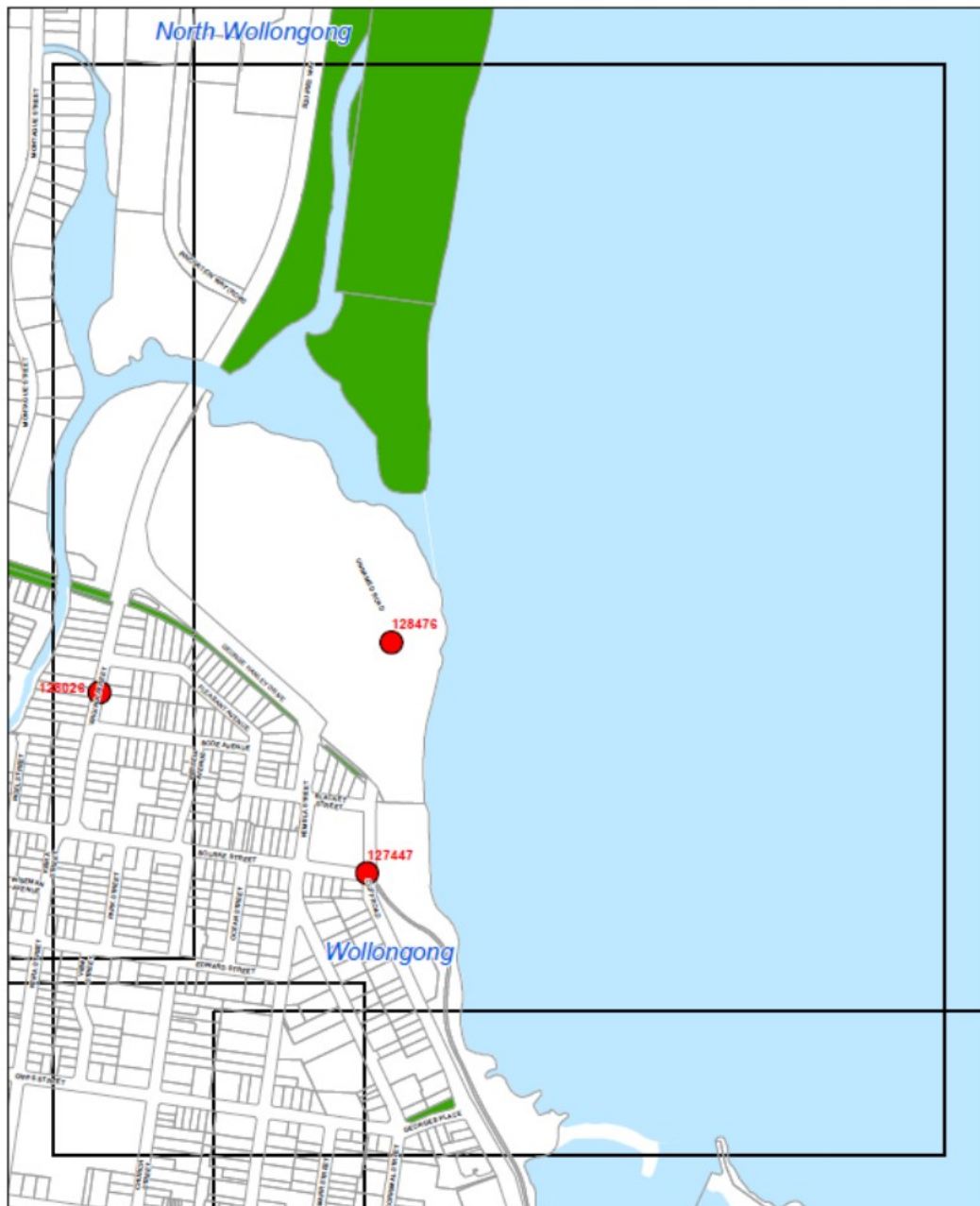
Wollongong City-Wide Development Contributions Plan (2020)



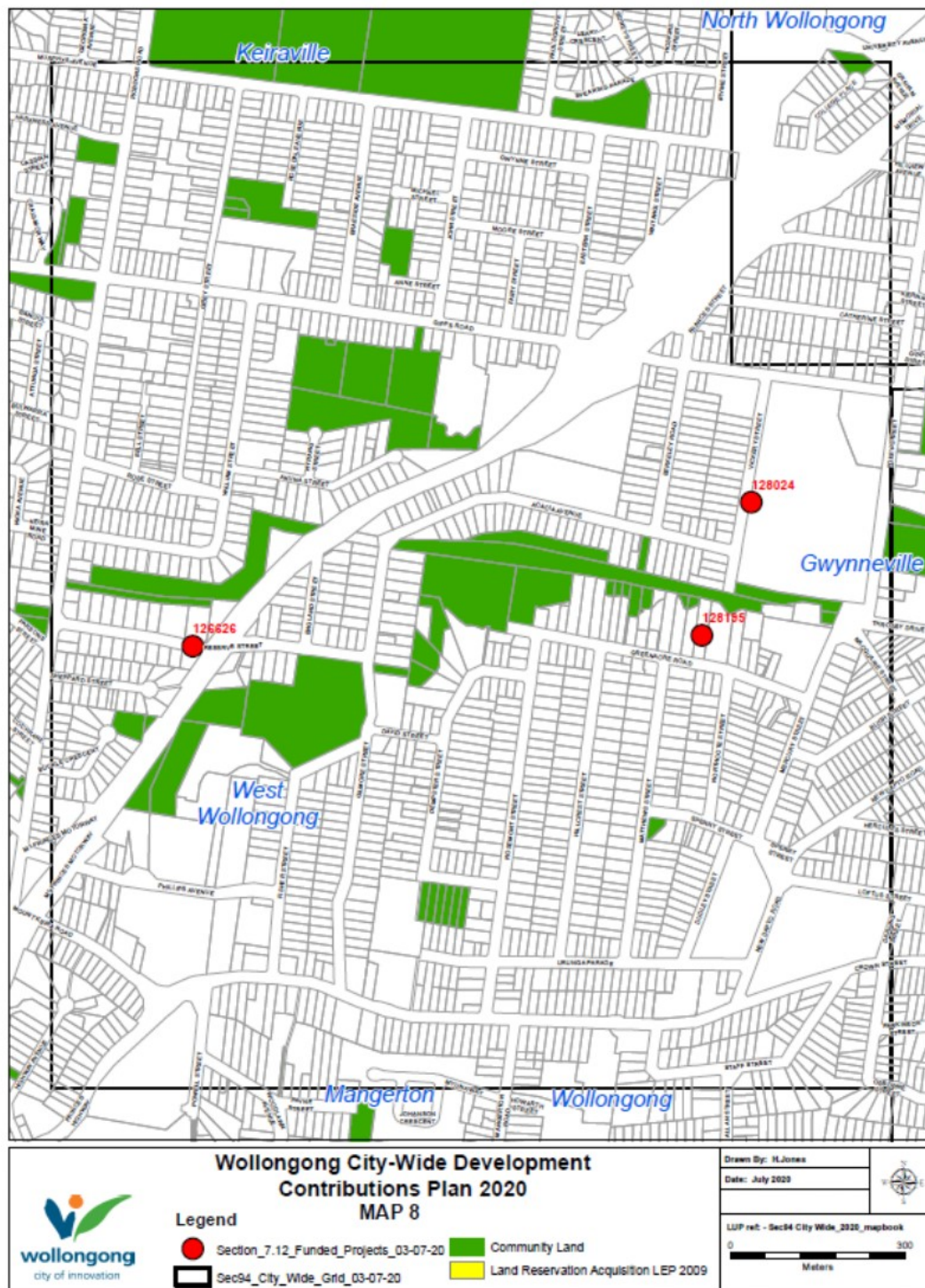
Wollongong City-Wide Development Contributions Plan (2020)



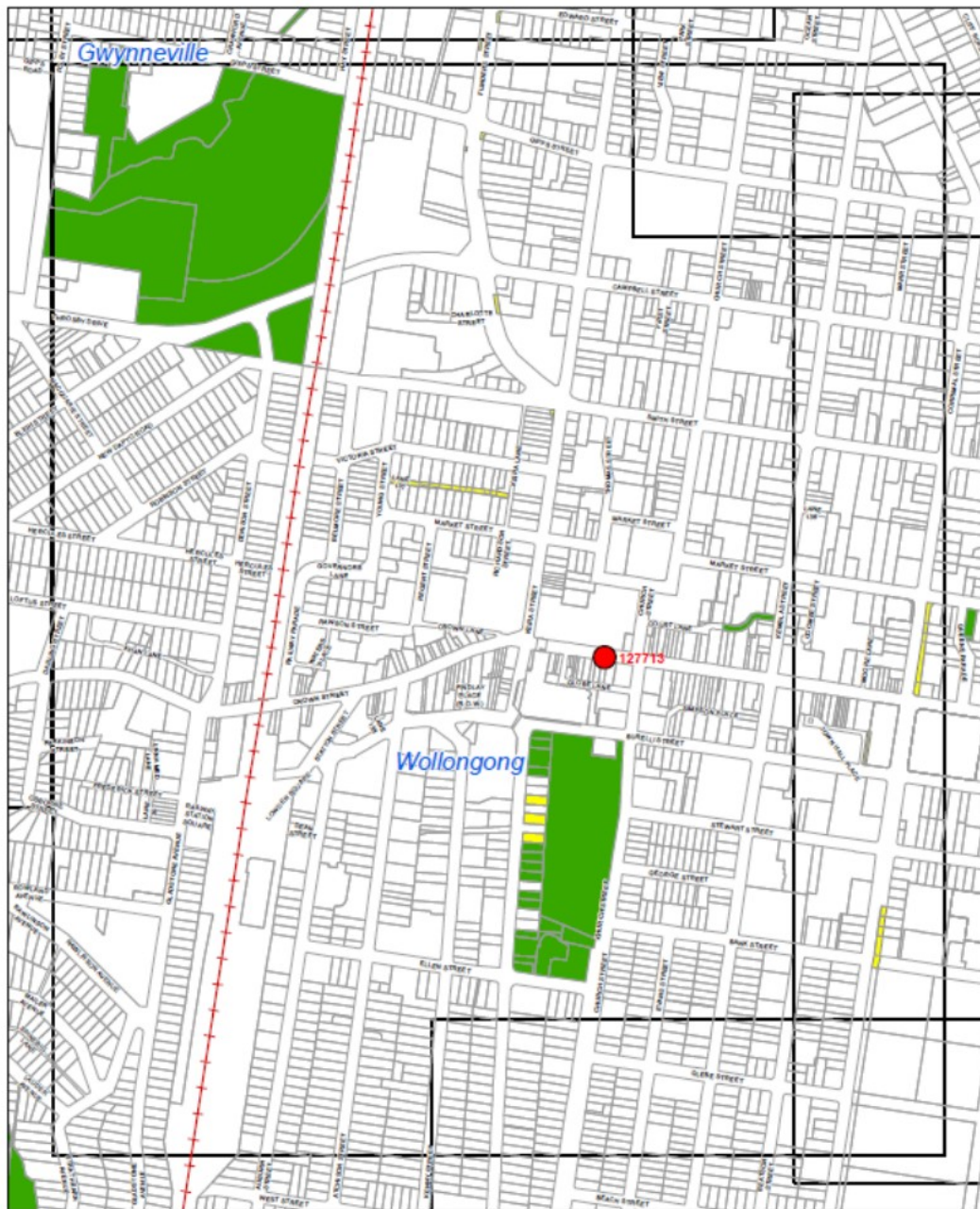
Wollongong City-Wide Development Contributions Plan (2020)



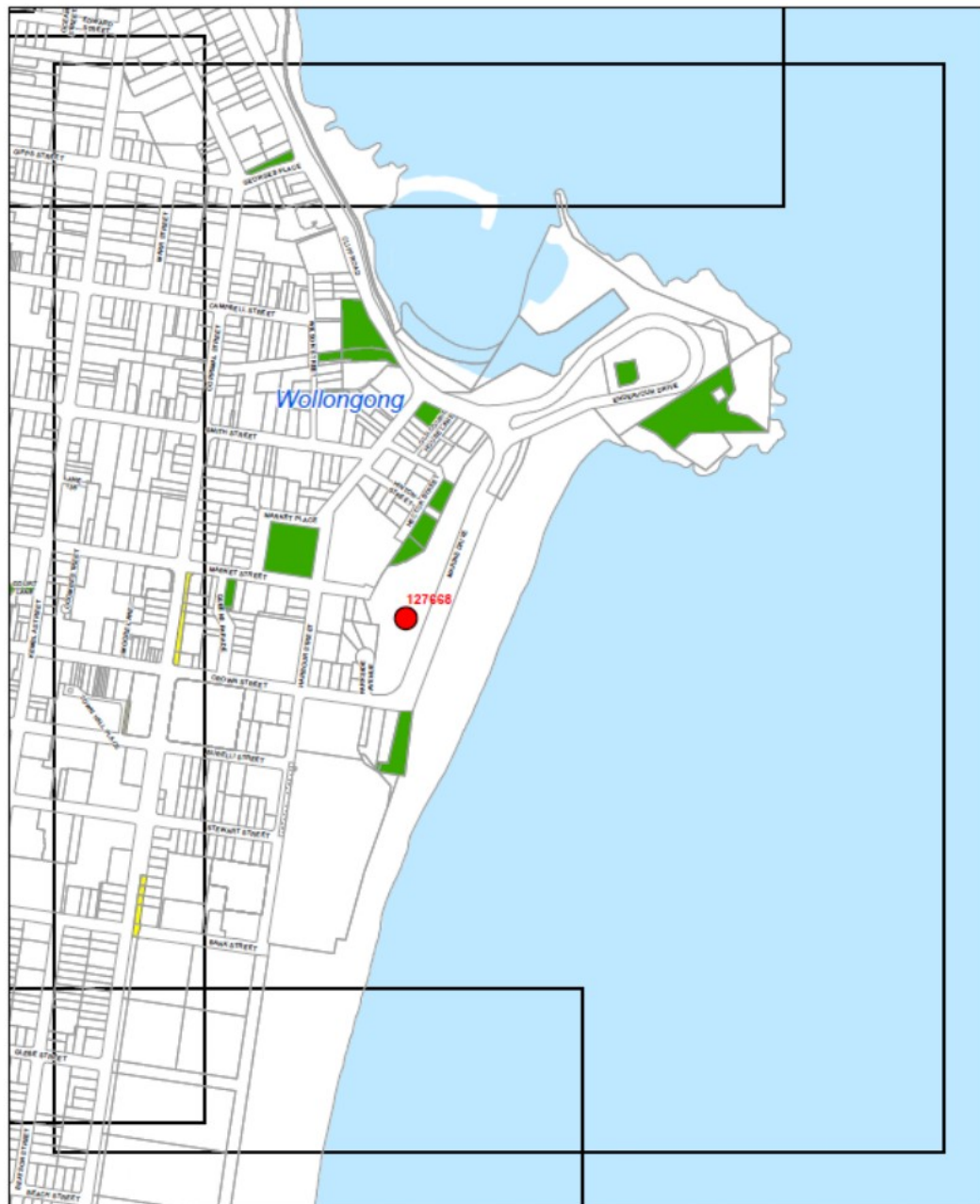
Wollongong City-Wide Development Contributions Plan (2020)



Wollongong City-Wide Development Contributions Plan (2020)



Wollongong City-Wide Development Contributions Plan (2020)



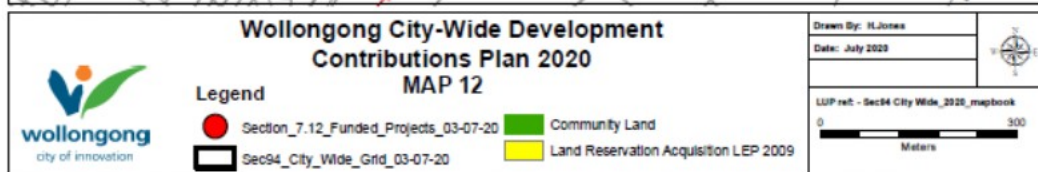
<p>Wollongong City-Wide Development Contributions Plan 2020</p> <p>MAP 10</p>		<p>Drawn By: H.Jones</p> <p>Date: July 2020</p>
<p>Legend</p> <p>● Section_7.12_Funded_Projects_03-07-20</p> <p>■ Sec94_City_Wide_Grid_03-07-20</p>	<p>■ Community Land</p> <p>■ Land Reservation Acquisition LEP 2009</p>	<p>LIUP ref - Sec94 City Wide_2020_mapbook</p> <p>0 500 Meters</p>

Wollongong City-Wide Development Contributions Plan (2020)



		<p align="center">Wollongong City-Wide Development Contributions Plan 2020</p> <p align="center">MAP 11</p>		<p>Drawn By: H.Jones</p> <p>Date: July 2020</p>	
<p>Legend</p> <p> Section_7.12_Funded_Projects_03-07-20</p> <p> Sec94_City_Wide_Grid_03-07-20</p>		<p> Community Land</p> <p> Land Reservation Acquisition LEP 2009</p>		<p>LUP ref: - Sec94 City Wide_2020_mapbook</p> <p>0 300</p> <p>Meters</p>	

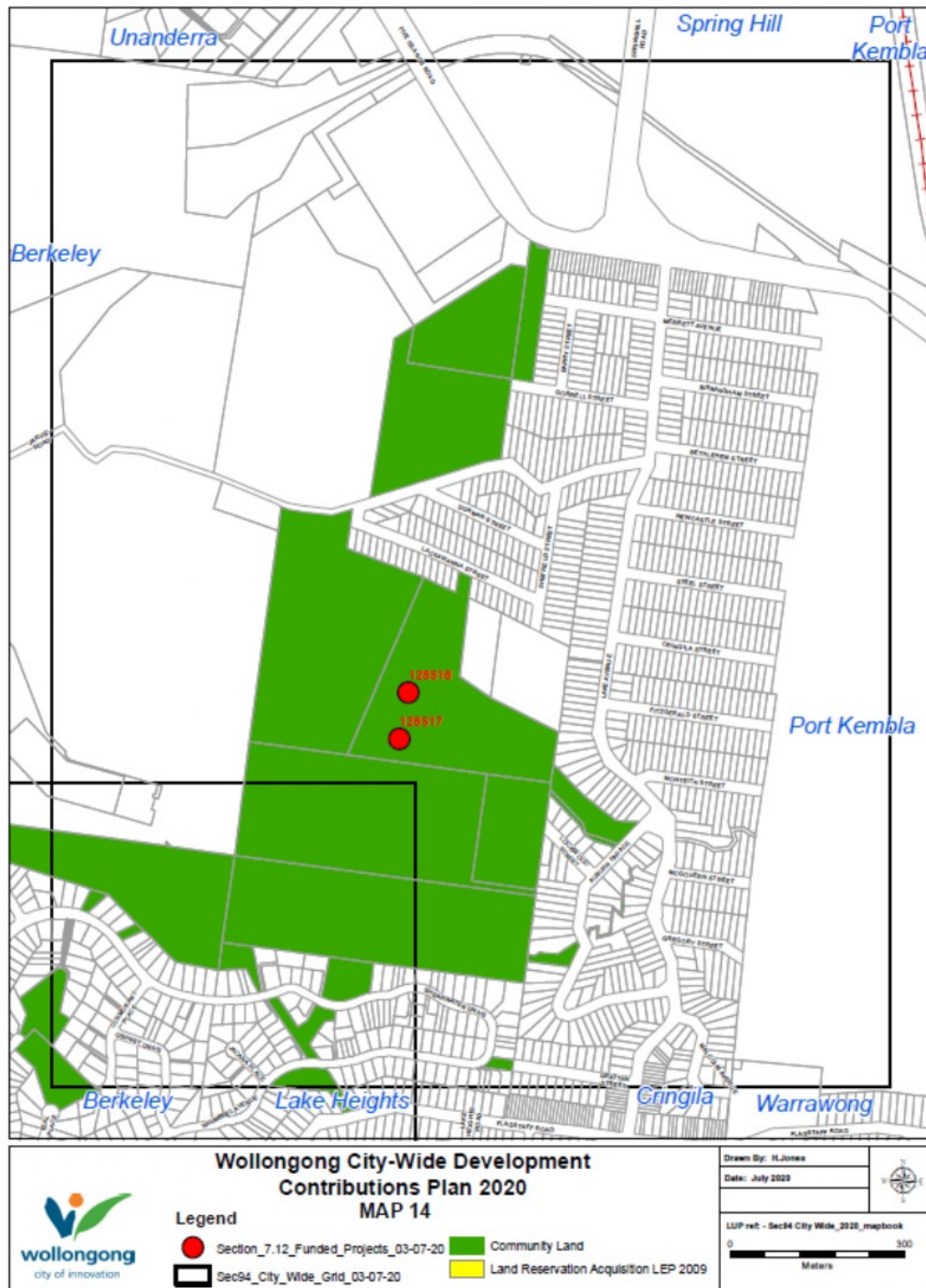
Wollongong City-Wide Development Contributions Plan (2020)



Wollongong City-Wide Development Contributions Plan (2020)




Wollongong City-Wide Development Contributions Plan (2020)

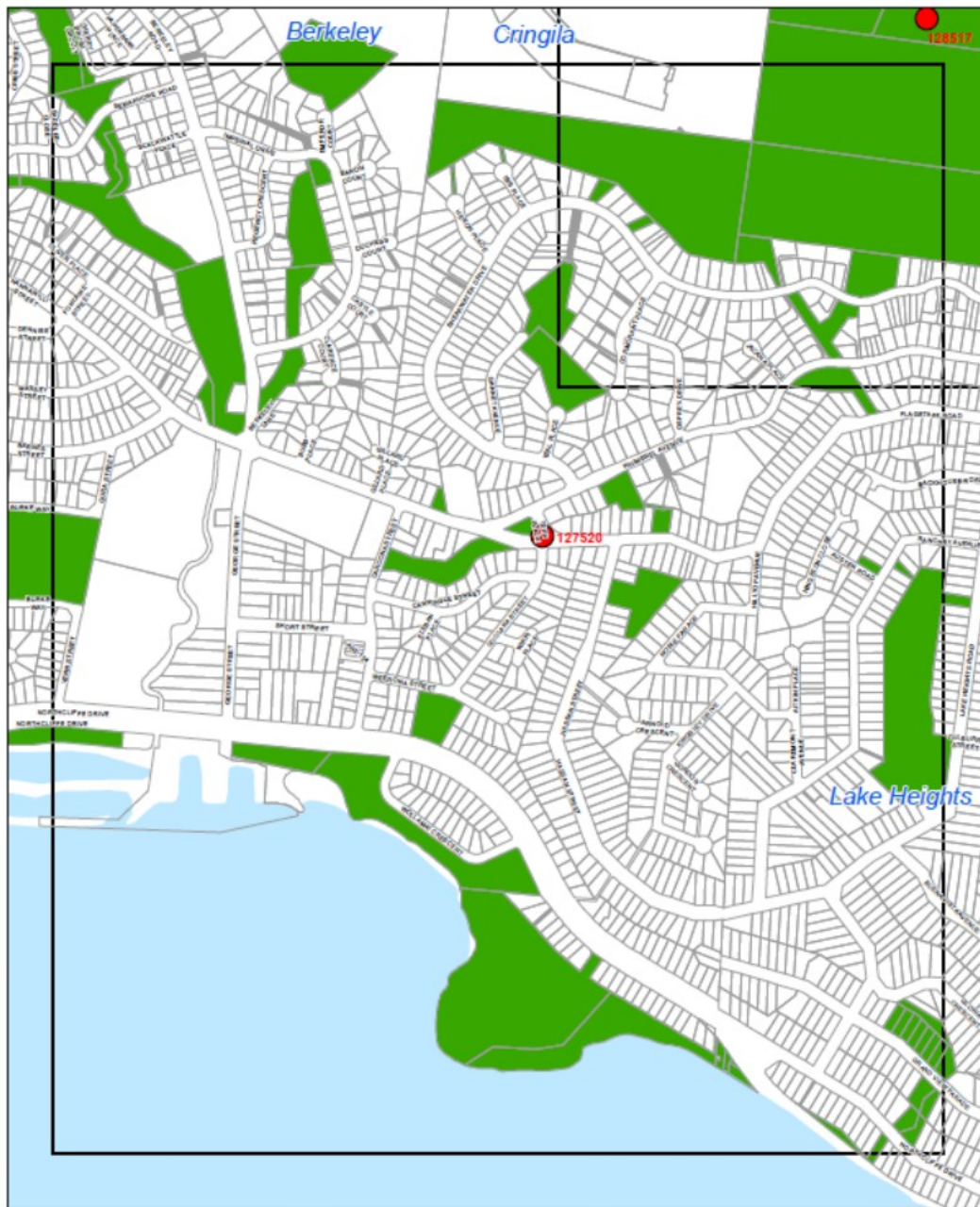


Wollongong City-Wide Development Contributions Plan (2020)



		<p align="center">Wollongong City-Wide Development Contributions Plan 2020</p> <p align="center">MAP 15</p>		<p>Drawn By: H.Jones</p> <p>Date: July 2020</p>
<p>Legend</p> <p>● Section_7.12_Funded_Projects_03-07-20</p> <p> Sec94_City_Wide_Grid_03-07-20</p>		<p> Community Land</p> <p> Land Reservation Acquisition LEP 2009</p>	<p>LUP ref: - Sec94 City Wide_2020_mapbook</p> <p>0 500 Meters</p>	

Wollongong City-Wide Development Contributions Plan (2020)



<p>Wollongong City-Wide Development Contributions Plan 2020</p> <p>MAP 16</p>		<p>Drawn By: H.Jones</p> <p>Date: July 2020</p>
<p>Legend</p> <p>● Section_7.12_Funded_Projects_03-07-20</p> <p>■ Sec94_City_Wide_Grid_03-07-20</p>	<p>■ Community Land</p> <p>■ Land Reservation Acquisition LEP 2009</p>	<p>LUP ref - Sec94 City Wide_2020_mapbook</p> <p>0 100 200 Meters</p>

Wollongong City-Wide Development Contributions Plan (2020)



Wollongong City-Wide Development Contributions Plan (2020)



**Wollongong City-Wide Development Contributions Plan 2020
MAP 18**

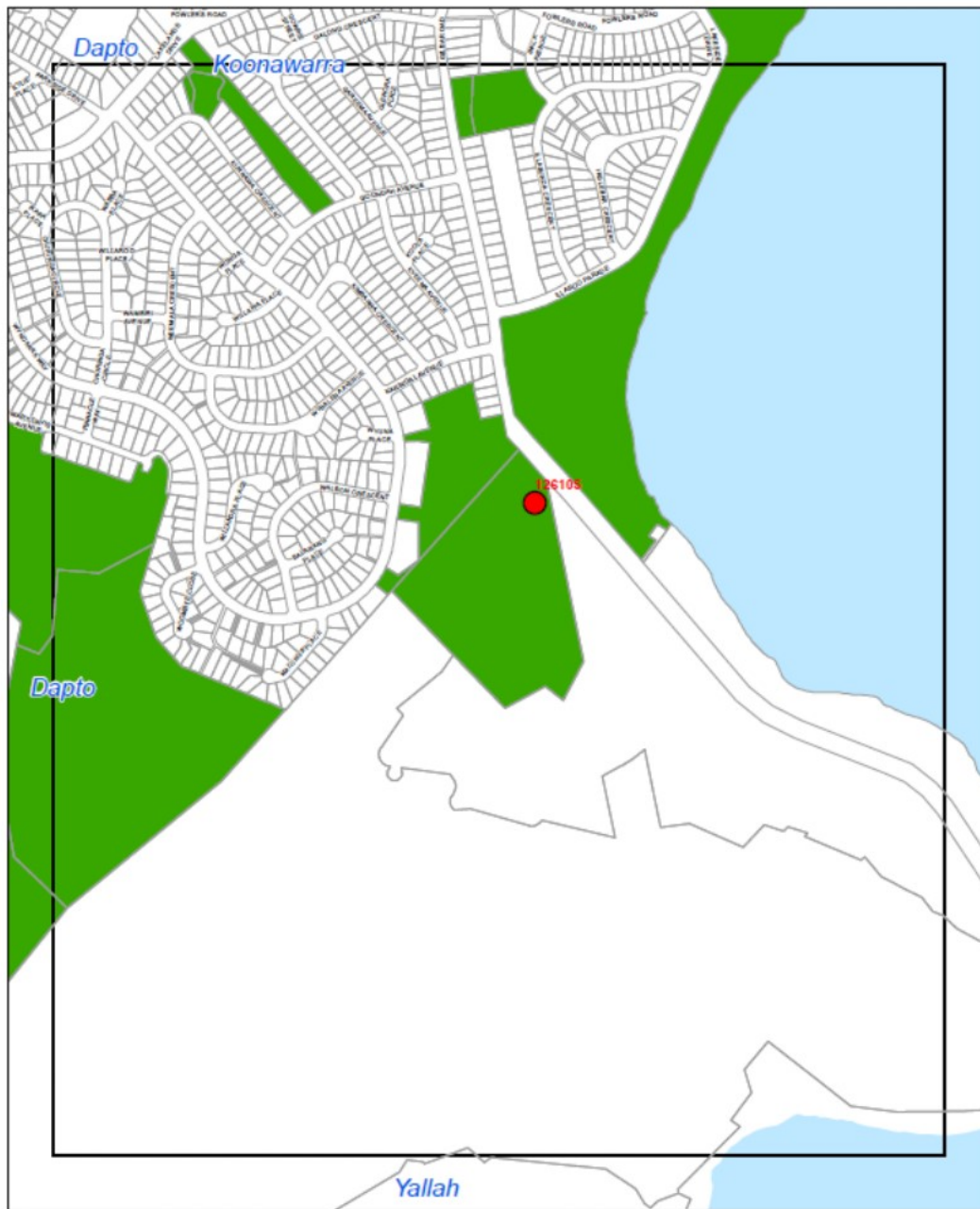


Legend

- Section_7.12_Funded_Projects_03-07-20
- Community Land
- Sec94_City_Wide_Grid_03-07-20
- Land Reservation Acquisition LEP 2009

Drawn By: HJ Jones	
Date: July 2020	
LUP ref: - Sec94 City Wide_2020_mapbook	
<p>0 300 Meters</p>	

Wollongong City-Wide Development Contributions Plan (2020)



		<p align="center">Wollongong City-Wide Development Contributions Plan 2020</p> <p align="center">MAP 19</p>		<p>Drawn By: HJ Jones</p> <p>Date: July 2020</p>	
<p>Legend</p> <p>● Section_7.12_Funded_Projects_03-07-20</p> <p> Sec94_City_Wide_Grid_03-07-20</p>		<p> Community Land</p> <p> Land Reservation Acquisition LEP 2009</p>	<p>LUP ref: - Sec94 City Wide_2020_mapbook</p> <p>0 300</p> <p>Meters</p>		