

# **Attachments Booklet**

**Monday 21 November 2016**

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Includes PE1, PE2, PE3, PE4, GO6 and CO1



# PE1

# Attachments

**Monday 21 November 2016**

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PE1 – Draft Planning Proposal – Clearview No 2

WOLLONDILLY SHIRE COUNCIL

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber,  
62-64 Menangle Street, Picton, on Monday 17 August 2015, commencing at 6.33pm

Planning and Economy

PE3 Planning Proposal – Clearview TRIM 5875  
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137/2015 Resolved on the Motion of Crs M Banasik and Law:

1. That Council support the Planning Proposal for land being:

Lots 21, 36 & 37 DP 751287 and Lots 1 & 2 DP 1079669 and Lot 1 DP 1058734 (No's 664, 740 & 760 Thirlmere Way and 25 Star Street, Picton)

To amend Wollondilly Local Environmental Plan, 2011 as follows:

- Amend the Land Zone Map to part R2 Low Density Residential (R2) and part R5 Large Lot Residential (R5) and;
  - Amend the Minimum Lot Size Map to 450 sqm for the land zoned R2 and part 4,000 sq for the land zoned R5 and;
  - Amend the Height of Building Map to apply a maximum building height of 9m and;
  - Amend the Urban Release Area Map to include the subject land.
2. That in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979 the Planning Proposal be forwarded to the Director-General with a request to make arrangements for the drafting of the amended Local Environmental Plan and that the Minister make the Plan in the form as detailed in this report and in the Planning Proposal or in a form the Minister may determine appropriate to account for the objection by the Department of Trade and Investment.
  3. That Council exhibit the proposed amendments to Wollondilly Development Control Plan (2011 or 2015).
  4. That the applicant and persons who made submissions regarding the Planning Proposal be notified of Council's decision.
  5. *That consideration of traffic matters include the need for effective treatment at the junction of Connellan Crescent and Argyle Street.*
  6. *That geotechnical reports for the site include specific consideration of potential landslip and drainage issues.*
  7. *That Council look forward to a range of block sizes being included in any forthcoming development application.*

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- 8. That the initial subdivision development application in relation to this site be forwarded to Council for its consideration.**

On being put to the meeting the motion was declared CARRIED.

Vote For: Crs Law, B Banasik, M Banasik, Hannan and Landow  
Vote Against: Crs Terry and Gibbs

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PE1 – Attachment 1



15/16783

Mr Luke Johnson  
General Manager  
Wollondilly Shire Council  
PO Box 21  
Picton NSW 2571

Dear Mr Johnson

**PP\_2011\_WOLLY\_007\_00 - Clearview Site, Picton**

I refer to Council's letter which provides Council's request to proceed with the above Planning Proposal.

As delegate of the Greater Sydney Commission, I have decided, in accordance with section 59(2)(b) of the *Environmental Planning and Assessment Act 1979*, not to make the proposed local environmental plan for the following reasons:

- the proposal to rezone the land is subject to outstanding objections from State agencies relating to imminent underground mining operations and subsidence risk in the short to medium term;
- these State agency objections cannot be resolved under the current planning proposal;
- the proposal is inconsistent with S117 Direction 1.3 Mining, Petroleum and Extractive industries and the determination that the inconsistency with this Direction is not of minor significance; and
- any development of the site during mining operations has a high risk of land subsidence of at least 1000mm leading to high cost to the government and community.

Should you have any further enquiries about this matter, I have arranged for Mrs Catherine Van Laeren, Director, Sydney West Region of the Department of Planning and Environment to assist you. Mrs Van Laeren can be contacted on (02) 9860 1520.

Yours sincerely

Marcus Ray  
Deputy Secretary  
Planning Services

04/05/2016

A handwritten signature in blue ink, appearing to be 'MR', written over a horizontal line.

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Report of Planning and Economy to the Ordinary Meeting of Council held on Monday 17 August 2015

**PE3 – Planning Proposal – Clearview**

**PE3**

**Planning Proposal – Clearview**

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TRIM 5875

**Applicant:** Tesrol Clearview Pty Ltd  
**Owner:** As Above



Stage	Completed
Preliminary notification	24 March 2010 - 23 April 2010
Gateway Determination	8 August 2011
Consultation with Public Agencies	September-October 2011
Specialist Studies	March 2014
Pre-exhibition approval from Department of Planning & Environment	11 July 2014
Public exhibition/community consultation	23 July - 20 August 2014
Referred to Minister for Publication	

**EXECUTIVE SUMMARY**

- This Planning Proposal has been prepared by Wollondilly Shire Council. It seeks to amend the provisions of Wollondilly Local Environmental Plan, 2011 as they apply to Lots 21, 37, & 36 DP 751287 and Lot 1 DP 1058734 and Lots 1 & 2 DP 1079669 (No.s 664, 740 & 760) (Thirlmere Way) and 25 Star Street (Picton) to:
  - Change the zoning of the land to part R2 Low Density Residential (R2) and part R5 Large Lot Residential (R5)
  - Change the minimum lot size to 450m sqm for the land zoned R2 and part 4,000m sqm for the land zoned R5
  - Change the maximum building height to 9m

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- Include the land on the urban release area map
- The Planning Proposal includes amendments to the Wollondilly Development Control Plan, 2011 in relation to mine subsidence, conservation of native vegetation, land contamination, land instability and urban release area requirements.
- The Planning Proposal is consistent with the Key Policy Directions and Assessment Criteria to Council's Growth Management Strategy.
- 17 submissions were received in response to Community Consultation. Of these submissions 15 objected, one is neutral and one is in support.
- Under legislation, a person who makes a relevant planning application or public submission is required to disclose any reportable political donations. The disclosure requirements extend to any person with a financial interest in the application or any associate of the person making a public submission. No disclosure of political donation has been made in association with this application.
- It is recommended:
  - That Council support the Planning Proposal with amendments as described in this report
  - That the Planning Proposal be finalised and forwarded to the Minister for Planning and Environment for publishing
  - That Council exhibit proposed changes to the Wollondilly Development Control Plan, 2011 or 2015.
  - That the applicant and persons who made submissions be notified of Council's decision.

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**REPORT**

**BACKGROUND**

The application was last reported to Council on Monday 18 April 2011 where it resolved as follows:

1. *That Council support the draft planning proposal for approximately 300 dwellings (for lot 21 DP751287, Lot 36 DP751287, Lot 37 DP751287, Lot 1 DP1058734, Lot 1 DP1079669 and Lot 2 DP1079669).*
2. *That the planning proposal be forwarded to the Minister for Planning for a Gateway Determination;*
3. *That the persons who made submissions regarding this matter be notified of Council's decision.*
4. *That the applicant is to submit details of the potential location(s) of any on-site sewerage treatment plant, due to uncertainty regarding the potential impacts of an on-site sewerage treatment plant on nearby residential properties.*

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5. *That Council's traffic engineering staff will assess the feasibility and traffic access implications of the proposal put forward by the applicant to prevent vehicular access to the site via Connellan Crescent.*

**1.1 SITE DESCRIPTION**

The site is known as 'Clearview' and is situated on the western edge of the township of Picton, rising up along two ridgelines. It comprises 6 lots with a total area of approximately 82 hectares. Historically the site was used for dairy farming and currently is used for grazing cattle. Most of the site is cleared except on the western end. The site is partially bounded on two sides, the north and east by an unformed road, Star Street and by Thirlmere Way to the south. Access to the eastern end of the site from Argyle Street is via Thirlmere Way and under a railway bridge for the main Southern Railway. A dirt track on the western end of the site from Thirlmere Way provides access to this part of the site. On its western end the site adjoins a community title development which contains large lot residential development.

**1.2 DESCRIPTION OF PROPOSAL**

It is proposed to amend Wollondilly LEP to rezone rural land to allow for residential development. The proposal is to:

- Rezone the eastern portion of the site to R2 Low Density Residential and allow for a minimum allotment size of 450m sqm, and
- Rezone the western portion of the site to R5 Large Lot Residential and allow for a minimum allotment size of 4000m sqm
- Allow a maximum building height of 9m. Currently there is no maximum building height
- Include the land on the Urban Release Area Map

The proposal will potentially allow for the development of approximately 300 allotments.

**1.3 GATEWAY DETERMINATION**

A Gateway Determination was issued dated 8 August 2011. The Gateway Determination granted that the inconsistencies with Section 117 Directions 1.2 Rural Zones and 3.4 Integrating Land Use and Transport are of minor significance or are consistent with the objectives etc. and no further approval on these matters was required for the project to proceed. The conditions of the Gateway Determination are summarised in the following table with comments as to how these have been addressed in the Planning Proposal process.

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<b>Gateway Condition</b>	<b>Addressed by:</b>
1. Council is to consult the relevant authorities regarding coal extraction as per the requirements of S117 Direction 1.3 Mining, Petroleum and Extractive Industries.	The Department of Trade & Investment (Mineral Resources) has objected to the planning proposal as mining expansion under the Clearview site is proposed in the medium term
2. A flood study is required in accordance with S117 Direction 4.3 Flood Prone Land and to assess impact of waste water facility and on Cumberland Plain Woodland (CPW).	A flood study was undertaken which found that with appropriate stormwater management no adverse impact is anticipated on Cumberland Plain Woodland or downstream. This assessment included the provision of a wastewater facility.
3. Consultation with Commissioner of the NSW Rural Fire Service and in relation to S117 Direction 4.4 Planning for Bushfire Protection	Consultation was undertaken with the Commissioner of NSW RFS and they are satisfied that the site will be able to comply with the provisions of <i>Planning for Bushfire Protection 2006</i> .
4. Further information on its 'water and wastewater strategy' including the likely location of proposed future facilities.	An assessment of the proposed wastewater recycling facility indicated that it would provide a lower water usage and overall environmental benefits.
5. Council is to undertake consultation with Sydney Water to obtain in-principle agreement to the proposed waste water facility infrastructure.	Sydney Water has advised that they are able to service the site with reticulated water and sewer subject to the developer augmenting trunk infrastructure. Accordingly there is no necessity to obtain Sydney Water's in-principle agreement for the waste water facility.
6. Land to be identified on the urban release area map for the purpose of Clause 6.1 of Wollondilly LEP 2011. Consultation with relevant authorities during exhibition in regards to the provision of State Infrastructure Contributions.	Completed.

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Gateway Condition	Addressed by:
7. Planning proposal, agency consultation and studies to be completed and submitted to Department's regional office for consideration prior to public exhibition.	Completed
8. Community consultation for 28 days.	Completed
9. Consultation with public authorities under Section 56(2)(d) of the EP&A Act.	Completed
10. A public hearing is not required unless in response to a submission or if reclassifying land.	Noted.
11. The timeframe for completing the LEP is 24 months from the week following the date of the Gateway determination.	The timeframe has been extended and the current deadline is now 15 August 2015. A further extension to the deadline has been sought from the Department.

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**CONSULTATION**

**2.1 CONSULTATION WITH COUNCIL STAFF**

The following comments on the Planning Proposal were received from Council staff:

**Manager Infrastructure Planning**

A roundabout at Thirlmere Way/Rumker St is proposed and this will provide the main access into the eastern end of the site via Antill Street. In relation to Connellan Street it is proposed to make the bridge access and egress left turn only from Argyle Street which will improve the current intersection and limit additional traffic arising from future development of the Clearview site.

There is no need for a pedestrian bridge over Connellan St as there are no connecting footpaths along Argyle St. As a result there may be a danger to pedestrians if the bridge is installed, because after using it, pedestrians might then try to cross Argyle St even though there are no pedestrian crossing facilities near to where the pedestrian bridge would connect.

Pedestrian access will be required under the railway bridge by lowering of the roadway to a depth to provide sufficient clearance to allow trucks to pass beneath the bridge due to the offsetting of the road alignment required to provide for the shared pathway. The road works on either side of the bridge will need to be subject to detailed engineering design to ensure that the new road levels work.

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An assessment of stormwater management throughout the site has indicated that drainage of the site through the use of on-site detention and culverts will ensure that development of the Clearview site will not result in adverse impact on downstream properties.

**Manager Environmental Services**

There is a need to protect identified Cumberland Plain Woodland (CPW) which is located on the western end of the site within areas proposed to be zoned R5 Large Lot Residential. The CPW trees are unique in their age and their elevated location in the landscape and for this reason should be retained.

Although only a small part in the north-western section of the site is bushfire-prone, the introduction of the 10/50 vegetation clearing code by the Rural Fire Service may place CPW trees at risk, so the Asset Protection Zone from dwellings should be located away from these trees.

The site inspection observed that there is very limited mid-storey and almost non-existent native groundcover in some of the area identified as CPW. This area has been modified from continuous grazing and pasture improvement.

While an E3 zoning would offer a high level of environmental protection the lack of diversity in the groundcovers and mid-storey would require management to ensure that native species are encouraged for recruitment. For this reason the site could benefit from a Vegetation Management Plan which establishes some preliminary weed control prior to the registration of lots. A biodiversity layer could be suitably applied over the existing zoning and building envelopes established to ensure that tree removal does not occur.

Future residents will need to understand that a covenant includes the retention of fallen timber and hollow trees.

A positive covenant should be applied which requires the CPW trees to be retained and natural areas to be encouraged as much as practicable.

**2.2 CONSULTATION WITH PUBLIC AGENCIES**

The Gateway Determination required consultation with the following Public Agencies:

- Mine Subsidence Board
- NSW Education and Community
- NSW Local Land services - Greater Sydney Local Land Service
- Office of Environment and Heritage
- Department of Primary Industry - Office of Water, Agriculture
- NSW Trade & Investment (Resources & Energy)
- NSW Transport & Roads and Maritime Services

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- NSW Police Service
- NSW Rural Fire Service
- NSW Department of Health- Area Health Service
- Sydney Water
- Endeavour Energy
- NSW Trains - Australian Rail Track Corporation
- Ambulance Service of NSW
- NSW Fire Brigades
- State Transit Authority
- Telstra
- Relevant Infrastructure service providers

The following is a summary of the matters raised by public authorities and assessment comments.

**Mine Subsidence Board (MSB)**

The MSB did not raise an objection to this proposal and supported the proposed use of the MSB guidelines for future buildings on the site.

**Comment**

Noted

**NSW Education & Communities**

The Department of Education & Communities (DEC) undertook a high level analysis which indicates that the planning proposal would generate additional demand for public education spaces. The Clearview site would be within the catchment of Picton Public School which is currently fully utilising all permanent classrooms and relies on supplementary temporary classrooms. The DEC has requested a meeting to discuss their findings and are seeking to have a new developer contribution for educational establishments to assist in meeting education infrastructure needs.

**Comment**

Council is organising regular consultation with DEC to discuss their requirements. A developer contribution to assist in meeting infrastructure demands generated by new developments may enable their timely provision.

**NSW Local Land Services - Greater Sydney (GS LLS)**

The GS LLS administers the *Native Vegetation Act 2003* (NV Act 2003) which applies to the Shire of Wollondilly. They support activities that achieve the objects of the NV Act and consider that proposed developments should be located and designed to minimise impacts on native vegetation with any clearing required mitigated by establishing offset areas.

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The GS LLS note that CPW has been identified on the site and is listed under the *Threatened Species Conservation Act 1995* and *Environmental Protection Biodiversity Conservation Act* as a Critically Endangered Ecological Community. GS LLS supports the recommendations in the Flora and Fauna study to conserve the remaining CPW on site under a Positive Covenant and to encourage the use of indigenous, endemic native plants in the rehabilitation of the drainage lines.

The NV Act 2003 will continue to apply to land proposed to be zoned R5 Large Lot Residential and therefore approval for clearing would be required unless the activity is excluded or exempt from the NV Act 2003.

The GS LLS recommend that the asset protection zone provisions are taken into account when placing the building envelopes on the sites where the CPW is present to reduce further impact on the remnant vegetation.

Comment

It is proposed to include provisions in the Wollondilly DCP to protect the CPW.

**Office of Environment and Heritage (Environment) (OEH - Environment)**

The OEH-Environment has provided responses as follows:

**Aboriginal Cultural Heritage**

The OEH has reviewed the Aboriginal Cultural Heritage Assessment March 2012 and supports its finding and recommendations.

Comment

Noted

**Biodiversity**

The OEH has raised some concerns about some aspects of the proposed positive covenant for CPW in relation to long term maintenance, ancillary residential development and the NSW Government 10/50 Vegetation Clearing Code of Practice in relation to Asset Protection Zones.

Comment

The OEH comments are noted and the provisions in Wollondilly DCP for protecting and maintaining biodiversity and CPW have been strengthened.

**Flood Risk Management**

The OEH have indicated that the Water Cycle and Flood Study Report (Hyder 2014) has provided a sound understanding of flood behaviour for events up to the 100 year ARI flood. Further work is required to address the probable maximum flood (PMF) which should be undertaken as part of the detailed design of any future development of the site.

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Comment

A further detailed assessment in relation to the PMF level will be undertaken as part of a development application for any future subdivision of the site.

**Department of Primary Industry - NSW Office of Water (NoW)**

The NoW has indicated that there are several mapped watercourses within the site which form part of the Redbank Creek Catchment. They suggest that that any proposal to extend residential development should be compliant with the requirements of the Riparian Corridor Guidelines.

Further consideration will need to be given to the treatment of a watercourse which currently traverses Antill Street which is proposed to be used for access to the Clearview site.

Comment

Treatment of the riparian corridors will be a major consideration as part of any future assessment of a development application for subdivision.

**NSW Department of Trade & Investment (Resources & Energy) (DTIRIS)**

The DTIRIS Mineral Resources Branch (MRB) does not support the proposed rezoning as it considers that the potential number of residences is likely to have a significant impact on local mining operations. There is also the potential for coal resources to be sterilised. The MRB has serious concerns but would reconsider their position as soon as longwall mining has been completed underneath the site. The site is not within a mine subsidence area and therefore any compensation should there be subsidence issues would be required from the local colliery.

Comment

There is an approval for longwall mining under the Clearview site and DTIRIS has indicated that longwall mining is likely to proceed in the short to medium term. It is anticipated that the Clearview site will not be fully developed with housing for another 10 years. Accordingly it is proposed that the building guidelines used by the MSB are applied to any future building approval to mitigate any future subsidence should longwall mining be undertaken after residential development.

**Transport for NSW & Roads & Maritime Services (TfNSW and Roads and Maritime)**

TfNSW and Roads and Maritime have assessed the proposal and consider that the proposed roundabout at the junction of Thirlmere Way/Antill Street would continue to operate at an acceptable level of service with full development of the site in 2024. They have advised that they do no object to the planning proposal in principle.

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Comment

The TfNSW and Roads and Maritime comments are noted.

**NSW Police Force**

The NSW Police Force undertook a Safer by Design Evaluation and have not issues with this planning proposal.

Comment

The NSW Police Force comments are noted.

**NSW Rural Fire Service (NSW RFS)**

The NSW RFS provided comments in response to the Bushfire Hazard Assessment and advised that the site would be able to meet *Planning for Bushfire Protection Guidelines 2006*.

Comment

A small area to the north west of the site is prone to bushfire hazard.

**South Western Sydney Local Health District (SWSLHD)**

The SWSLHD supports the provision of a range of housing options to promote housing affordability. They also support its location adjacent to existing urban areas and minimising impact on productive agricultural land and the natural environment. The SWSLHD commented as follows:

- A focus on public and active transport facilities and connections to the railway and Picton town centre.
- There is current capacity to service future residents at the Wollondilly Community Health Centre at Tahmoor but growth should be monitored to ensure demand can be met.
- It should be clear that the site is not used for any primary agricultural or food production and that the proposed changes will not impact on food security. A community garden to provide fresh produce could be considered.
- Supports improved pedestrian and vehicle access over the railway line.
- A Regional Integrated Primary and Community Care Centre is proposed at Wilton Junction once the population reaches a level of economic viability for service provision.

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Comment

There are currently requirements under Wollondilly DCP 2011 for the provision of pedestrian/cycleway links to town centres as part of any future subdivision. To ensure pedestrian links are provided, it is proposed to lower Thirlmere Way under the railway bridge to provide adequate clearance for a pedestrian path. The SWSLHD comments are noted in relation provision of health services. The site was previously used for dairy farming which is no longer viable and there is limited potential for alternative agricultural uses with the site's steep topography and location adjacent to urban areas. It is not considered that the rezoning of this land will be an issue with regard to food security.

Sydney Water

Sydney Water has advised that there is capacity under current water and wastewater schemes to service the proposed development with extension and amplification of existing networks.

Comment

Sydney Water has included the Clearview site in their planning with regard to increasing the capacity of Picton Sewage Treatment Plant. Accordingly there is no necessity for an on-site wastewater treatment system.

Endeavour Energy

Endeavour Energy indicated that they would determine the electrical supply arrangements following confirmation of lot yields and development potential.

Comments

Endeavour Energy's comments are noted.

Department of Primary Industry – Agriculture (DPI)

The DPI – Agriculture have advised that the site contains agricultural land class 4 suitable for grazing and constrained for cropping and does not contribute to a major loss of an agricultural resource. The proposal will need to consider if there is potential for odour to impact the proposed residential release from a poultry farm to the north-west.

Comments

The DPI-Agriculture comments are noted. The nearest poultry farm property is located approximately 800m to the north-west. An odour assessment found that there will be no impact from poultry activities on any potential residential lots.

Australian Rail Track Corporation Ltd

ARTC requests that due to the location of the rail corridor, Council consider noise and vibration in its assessment of the rezoning application.

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Comment

It is considered that as the site is not adjacent to the railway line that there are unlikely to be any major issues in relation to noise and vibration. Further assessment of these matters would be undertaken as part of any proposed subdivision and housing.

**2.3 COMMUNITY CONSULTATION**

The Gateway Determination specified a 28 day period of community consultation and public exhibition. During this time the Planning Proposal, specialist studies and other documents as required by the Gateway Determination were made available for public viewing on Council's website and at Council's Administration Building and in Picton library. A public notice was placed in the local newspaper. Letters were sent to adjoining landowners and previous submitters

The issues raised in submissions that are relevant to the assessment of the Planning Proposal are summarised in the following table along with assessment comments.

Issue Raised	Assessment Comment
<p><b>Mining</b></p> <ul style="list-style-type: none"> <li>- Tahmoor Coal seeks deferral of the rezoning until after the completion of planned underground longwall mining which is expected to be completed within 10 years.</li> <li>- Significant mine subsidence impacts are expected</li> <li>- Consultation with stakeholders has indicated that where possible surface development should not occur until after completion of longwall mining</li> <li>- Financial costs of monitoring, mitigating, managing, repairing and restoring impacts to structures and infrastructure is substantial and is borne solely by Tahmoor Coal directly or indirectly through the coal industry funded Mine Subsidence Board.</li> <li>- Subsidence impacts would affect proposed infrastructure as well as housing</li> </ul>	<p>The concerns outlined are recognised. It is anticipated that any future residential development will not be fully completed until around 2024. It is proposed that future housing would be constructed using mine subsidence guidelines. It is considered that both mining and residential development should be able to be undertaken provided there is consideration given to the staging and timing of future subdivision and the design of residential development in relation to potential mining impacts.</p>

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Issue Raised	Assessment Comment
<ul style="list-style-type: none"> <li>- Social costs involving disruption and inconvenience to repair damaged housing.</li> <li>-The proposed development should be staged around the mining schedule which is currently well underway.</li> <li>- subsidence may impact the flow of water</li> </ul>	
<p><b>Minimum 450m sqm lot size</b></p> <ul style="list-style-type: none"> <li>- Impact on landscape character</li> <li>- Restricts children's environment</li> <li>- potential slum, 'throw up' housing, disgusting</li> <li>-negative impact on surrounding area</li> <li>- too high density</li> <li>- will affect property values</li> <li>- against rural living principles</li> <li>- loss of privacy, serenity, views &amp; quietness</li> <li>- suburban development in rural area</li> <li>- more medium density</li> <li>-inappropriate on outskirts of town should be 1000 sqm</li> <li>- 800 sqm near bridge appropriate</li> <li>-not in character with Picton</li> </ul>	<p>The proposed minimum lot size of 450m<sup>2</sup> will apply to the R2 Low Density Residential part of the site. Although this is the minimum lot size, it is likely that many lots particularly those along the ridges will be considerably larger. Around one third of the site on the western end which is proposed to be zoned R5 Large Lot Residential would have a minimum lot size of 4,000m<sup>2</sup>.</p> <p>The aim of the 450m<sup>2</sup> minimum lot size is to enable maximum development on the lower, flatter parts of the site. Smaller lots would potentially provide opportunities for more affordable housing.</p> <p>Overall the density of the site will be relatively low when compared to other suburban areas in Picton and elsewhere.</p> <p>No housing will be permitted on ridgelines to protect views from adjoining land.</p>
<p><b>Lack of community infrastructure/services</b></p> <ul style="list-style-type: none"> <li>- inadequate public transport</li> <li>- high level of car dependency</li> <li>- playgrounds needed</li> <li>- cycleways or pedestrian paths and links needed</li> <li>-pedestrian route under Thirlmere Way railway bridge unsafe</li> </ul>	<p>Bus services would provide public transport along Thirlmere Way and Argyle Street. The site is less than 2 kms from Picton railway station.</p> <p>Consideration would be given to the provision of a playground as part of the assessment of any future subdivision.</p>

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Issue Raised	Assessment Comment
<ul style="list-style-type: none"> <li>- local schools overcrowded</li> <li>- more medical facilities required</li> <li>- infrastructure required before housing built</li> <li>- capacity for reticulated sewer is uncertain</li> </ul>	<p>Pedestrian links throughout the site and to existing infrastructure would be required and traffic management would ensure that such routes are able to be safely used.</p> <p>The need for additional school facilities is recognised and will need to be addressed for the current and future population. Liaison and consultation with NSW Education is ongoing in this regard.</p> <p>Similarly additional medical facilities are required and a larger population will make such facilities more economically viable.</p> <p>Sydney Water has indicated that there is capacity to sewer the site using Picton Sewerage Treatment Plant</p>
<p><b>Traffic impacts</b></p> <ul style="list-style-type: none"> <li>- inadequate traffic survey</li> <li>- impact on intersections on Argyle St, Prince St &amp; bridge</li> <li>- roundabout on Antill St needs to cope with heavy truck traffic to rural properties on Star St which will also be narrower</li> <li>- impact on Connellan Crescent &amp; resident safety</li> <li>-roundabout on Argyle St &amp; to Prince St needs widening to four lanes</li> <li>-intersection of Prince St &amp; Menangle St needs widening</li> <li>- roads already congested</li> <li>- north Connellan Crescent &amp; Antill St West should be constructed due to main traffic flow</li> <li>-need for another bypass around Picton</li> <li>- congestion &amp; conflict on</li> </ul>	<p>The Roads and Maritime Services are satisfied with the traffic analysis undertaken.</p> <p>Improvements will be able to be made to intersections and roads near the proposal as part of any development consent and through developer contributions.</p> <p>The access to rural properties will be a consideration of any future roundabout and road proposal in association with future development of the Clearview and West Picton sites.</p> <p>The main access to the site is proposed via Antill Street. Connellan Street will not be used for access to the site with the proposal to limit access and</p>

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**PE3 – Planning Proposal – Clearview**

Issue Raised	Assessment Comment
<p>Thirlmere Way with difficult access for residents to properties</p> <ul style="list-style-type: none"> <li>- traffic should not be directed onto Connellan Crescent</li> <li>-</li> <li>-proposed access from Stonequarry Estate</li> <li>- potential traffic access along narrow &amp; unstable ridgeline on northern side</li> </ul>	<p>egress to left turn only.</p> <p>There is no proposed access from Stonequarry Estate. Proposed access on the northern side of the site will be considered in more detail at the development application stage.</p>
<p><b>Flora &amp; Fauna</b></p> <ul style="list-style-type: none"> <li>- local herd of wallaroo not mentioned in study.</li> <li>- some endangered animals were not included</li> <li>- the Draft DCP requirements to protect the CPW are not considered to support the proposed covenant.</li> </ul>	<p>The Flora and Fauna study has adequately addressed the habitat and biodiversity features of the site and has proposed the protection of CPW an endangered ecological community and enhancement of indigenous vegetation along riparian corridors. This will ensure that the habitat for native animals is retained and improved.</p> <p>The requirements for the proposed covenant will be incorporated into the Draft DCP to achieve the best conservation outcomes.</p>
<p><b>Landscape and amenity</b></p> <ul style="list-style-type: none"> <li>- the visual analysis study did not include either of the two nearest homes.</li> <li>-loss of rural ambience</li> <li>-lighting will affect our property</li> <li>- noise will be an issue in the natural amphitheatre</li> <li>- fencing is required to prevent domestic animals interfering with livestock</li> <li>- proposal is against rural living</li> </ul>	<p>Detailed consideration in terms of visual impacts on specific properties will be assessed as part of any future application for subdivision.</p> <p>Landscaping of the site along riparian corridors and throughout the site should reduce the visual impact.</p> <p>There will be some loss of rural character and amenity impacts but this has to be balanced with the need for additional and affordable housing.</p> <p>Potential future lots will be fenced but owners of animals are expected to ensure that they are contained within properties.</p>

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In summary, the matters raised in submissions have been addressed by proposed provisions in Wollondilly DCP or can be dealt with as part of the assessment of future development applications.

**2.4 PLANNING PROPOSAL**

The Planning Proposal has been prepared in accordance with Section 55 of the EP&A Act, 1979 and the guidelines published by the DP&E. The Planning Proposal has been revised from the publicly exhibited version in response to matters raised through consultation.

Council's options are:

1. Resolve to support the Planning Proposal in the form as described in Section 2.13 to this report.
2. Resolve to support the Planning Proposal in another form. With this option a new Gateway Determination, amended specialist studies and a new public exhibition period may be required.
3. Resolve not to support the Planning Proposal. With this option there is no further action to be taken on the Planning Proposal other than to inform the applicant, submitters and the DP&I that the Planning Proposal has been terminated. The applicant could choose to submit a new Planning Proposal. There are no appeal rights through the Land and Environment Court against Council's refusal to support the Planning Proposal at this stage of the process.

Option 1 is the recommendation of this report.

**2.5 A PLAN FOR GROWING SYDNEY**

The Plan has a vision for a city of housing choice with homes that meet our needs and lifestyle and are affordable. It is considered that this planning proposal will provide this housing choice.

**2.6 DRAFT SOUTH WEST SUBREGIONAL STRATEGY TO 2031**

A strategy has not been finalised but housing growth will be an important element. In terms of what is highlighted in the metropolitan plan, south west strategy the planning proposal meets the objectives as it is located adjoining urban land to consolidate housing growth around Picton.

**2.7 METROPOLITAN PLAN FOR SYDNEY TO 2036**

This plan highlighted the need for consolidated housing growth around town centres which has been met by this planning proposal.

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**2.8 DRAFT SOUTH WEST SUBREGIONAL STRATEGY**

The strategy set out housing targets for the sub region to be met mainly by growth around urban centres. The strategy outlines a range of matters to be considered in planning proposal including heritage, biodiversity, riparian areas and resources. The planning proposal has satisfactorily addressed relevant matters.

**2.9 SECTION 117 MINISTERIAL DIRECTIONS**

It is considered that the planning proposal has satisfactorily addressed all relevant directions.

**2.10 STATE ENVIRONMENTAL PLANNING POLICIES**

State Environmental Planning Policies have been satisfactorily addressed in the planning proposal.

**2.11 AMENDMENT TO THE STATE ENVIRONMENTAL PLANNING POLICY (MINING, PETROLEUM PRODUCTION AND EXTRACTIVE INDUSTRIES) (COAL SEAM GAS EXCLUSION ZONES) 2013**

The 2km exclusion zone around residential land for coal seam gas mining applies to this land.

**2.12 WOLLONDILLY GROWTH MANAGEMENT STRATEGY**

Key Policy Direction	Comment
General Policies	
P1 All land use proposals need to be consistent with the key Policy Directions and Assessment Criteria contained within the GMS in order to be supported by Council.	This proposal meets all the relevant Key Policy Directions and Assessment Criteria contained within the GMS.
P2 All land use proposals need to be compatible with the concept and vision of 'Rural Living' (defined in Chapter 2 of the GMS).	This proposal is generally consistent with the concept and vision of 'Rural Living'.
P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.	Council consulted with the community on the original rezoning application. Issues raised included traffic and the potential loss of rural character. This has been addressed by this Planning Proposal, consultation with government agencies

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Key Policy Direction	Comment
	and the provision of specialist studies. From the public exhibition, there is still community concern about aspects of the proposal but it is considered that the provisions for stormwater management, landscaping, conservation of CPW, pedestrian access, mine subsidence impacts and traffic management will ensure that the planning proposal will have minimal environmental impact.
P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	No such representations have been made regarding this draft proposal and therefore this Key Policy Direction has been satisfied.
P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.)	This Planning Proposal has included a detailed visual analysis which has investigated the context of the Clearview site, and the site's contribution to the character of Picton. The proposed zoning and minimum allotment size boundaries have had regard to the key visual impact of development across the site, and proposes to support denser development within lower-set areas which are less visible, while providing for larger and more 'rural' character allotments on the higher and more prominent parts of the site.
<b>Housing Policies</b>	
P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.	The draft proposal contributes toward Council's dwelling target for Picton outlined in the GMS. The Structure Plan for Picton includes the subject land as a 'potential residential growth area'.
P8 Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different	The scale of the Clearview site and the proposed minimum allotment sizes will support a diverse range of housing types to be accommodated within a single land release area. Further, the inclusion of two residential zones on the site will generate a variety of lifestyle opportunities,

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Key Policy Direction	Comment
community members and household types.	including rural lifestyle allotments on the western fringe.
P9 Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the "rural fringe").	The proposed zoning split will deliver a density of approximately 15 dwellings per hectares in areas within close proximity to the existing Picton township, in accordance with NSW Planning and Environment's target for Greenfield sites. The western portion of the site is proposed to be zoned for large lots and lower density to create a 'rural fringe' feel for the portion of the site furthest from the existing Picton township.
P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.	The Clearview site is strategically positioned directly adjacent to the rezoned PTT West Picton site to the east and the existing Stonequarry rural residential development to the west of the site. These residential developments provide the site with a strategic sequential position to extend the existing township of Picton to link to the existing outer residential developments.
<b>Integrating Growth and Infrastructure</b>	
P17 Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.	This Planning Proposal has demonstrated that appropriate infrastructure can be provided in the form of reticulated water & sewer services, adequate drainage and required upgrades to the traffic network. Developer contributions payable at the development application stage will further fund the necessary local infrastructure required to support any future development.
P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on	The Clearview site is currently well serviced by existing road networks and public transport on major nearby roads. Residential development on the site for approximately 350 new dwellings will stimulate demand for services within the existing Picton centre, which will strengthen the local economy. Further

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Key Policy Direction	Comment
concentrating new housing in and around our existing population centres.	consultation will be required with the NSW government in terms of the provision of adequate education facilities.
P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.	The Clearview site is strategically positioned directly adjacent to the rezoned PTT West Picton site to the east and the existing Stonequarry rural residential development to the west of the site. These residential developments provide the site with a strategic sequential position to extend the existing township of Picton to link to the existing outer residential developments. Due to the scale of the single holding of Clearview, the site can accommodate approximately 350 new dwellings within a single precinct, which provides a major contribution to the housing targets for the subregion.
P20 The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/ Tahmoor Area (PTT) area and the Bargo Area. Appropriate smaller growth opportunities are identified for other towns.	The subject site is situated in close proximity to the Picton town centre and the Structure Plan for Picton includes the subject land as a 'potential residential growth area'.
<b>Rural and Resource Lands</b>	
P21 Council acknowledges and seeks to protect the special economic, environmental and cultural values of the Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes.	This Planning Proposal contains measures to ensure that biodiversity is conserved. Larger lots along the higher western end and ridgelines will assist in ensuring minimising visual impacts from future development on the site.

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**2.13 FINAL FORM OF PLANNING PROPOSAL**

**2.13.1 WOLLONDILLY LOCAL ENVIRONMENTAL PLAN, 2011 (WLEP 2011)**

Based on the specialist studies and consultation and engagement the following changes are recommended to the exhibited version of the Planning Proposal for WLEP 2011:

- Amend the Natural Resources Biodiversity Map to include vegetation mapped as Cumberland Plain Woodland

This amendment is required to ensure that this vegetation is identified for future assessment in terms of biodiversity conservation.

The Planning Proposal seeks amendments to WLEP 2011 as described below:

- Amend the Land Zoning Map from Zone RU2 Rural Landscape to R2 Low Density Residential and R5 Large Lot Residential as shown in Attachment 1
- Amend the Lot Size Map from a minimum lot size category 16 hectares to a minimum lot size of 450m<sup>2</sup> for R2 Low Density Residential and 4,000m<sup>2</sup> for Large Lot Residential land as shown in Attachment 2
- Amend the Height of Buildings Map from a Maximum Building Height Category of no maximum height to a Maximum Building Height Category of 9 metres as shown in Attachment 3
- Amend the Urban Release Area Map to include the Clearview site as shown in Attachment 4

**2.13.2 WOLLONDILLY DEVELOPMENT CONTROL PLAN 2011 AND DRAFT WOLLONDILLY DEVELOPMENT CONTROL PLAN, 2015 (WDCP 2015)**

The timing of the making of this Local Environmental Plan amendment is unknown and therefore it is not known whether Wollondilly DCP 2011 will remain at that time or WDCP 2015 will be in place. Amendments are proposed to Draft WDCP 2015 and were included in the public exhibition material for the planning proposal to insert controls as follows:

- Mine Subsidence - guidelines for construction of dwellings potentially affected by mine subsidence
- Land Contamination - identifying the site as potentially being contaminated
- Land Instability - ensuring that buildings are located on stable land

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Some changes were made to the exhibited amendments to the DCP as follows:

- Biodiversity - This has replaced the Vegetation provisions that were exhibited and reflects concerns raised by the Office of Environment and Heritage, Council's Environment section and the community. The controls include details about the proposed covenant to protect CPW.
- Urban Release Area - Controls to address Clause 6.3 in Wollondilly LEP 2011

The amended DCP provisions are included as attachment 5, however, will need separate exhibition to comply with legislative requirements.

**FINANCIAL IMPLICATIONS**

Funding for this project to date has been achieved through Council's adopted Fees and Charges.

All proposals which result in an increased intensity of land use within the Shire shall also lead to increased demand for Council services and facilities over time. Council will need to consider this in the adopted budget and forward estimates.

**ATTACHMENTS:**

1. Draft Land Zone Map
2. Draft Lot Size Map
3. Draft Height of Buildings Map
4. Draft Urban Release Area Map
5. Draft Amendments to Draft Wollondilly DCP 2015

**RECOMMENDATION**

1. That Council support the Planning Proposal for land being:

Lots 21, 37, & 36 DP 751287 and Lot 1 DP 1058734 and Lots 1 & 2 DP 1079669 (No.s 664, 740 & 760 and 25 Star Street) (Thirlmere Way) (Picton)

To amend Wollondilly Local Environmental Plan, 2011 as follows:

- Amend the Land Zone Map to part R2 Low Density Residential (R2) and part R5 Large Lot Residential (R5) and;
- Amend the Minimum Lot Size Map to 450 sqm for the land zoned R2 and part 4,000 sq for the land zoned R5 and;
- Amend the Height of Building Map to apply a maximum building height of 9m and;
- Amend the Urban Release Area Map to include the subject land.

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2. That in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979 the Planning Proposal be forwarded to the Director-General with a request to make arrangements for the drafting of the amended Local Environmental Plan and that the Minister make the Plan in the form as detailed in this report and in the Planning Proposal or in a form the Minister may determine appropriate to account for the objection by the Department of Trade and Investment.
3. That Council exhibit the proposed amendments to Wollondilly Development Control Plan (2011 or 2015).
4. That the applicant and persons who made submissions regarding the Planning Proposal be notified of Council's decision.

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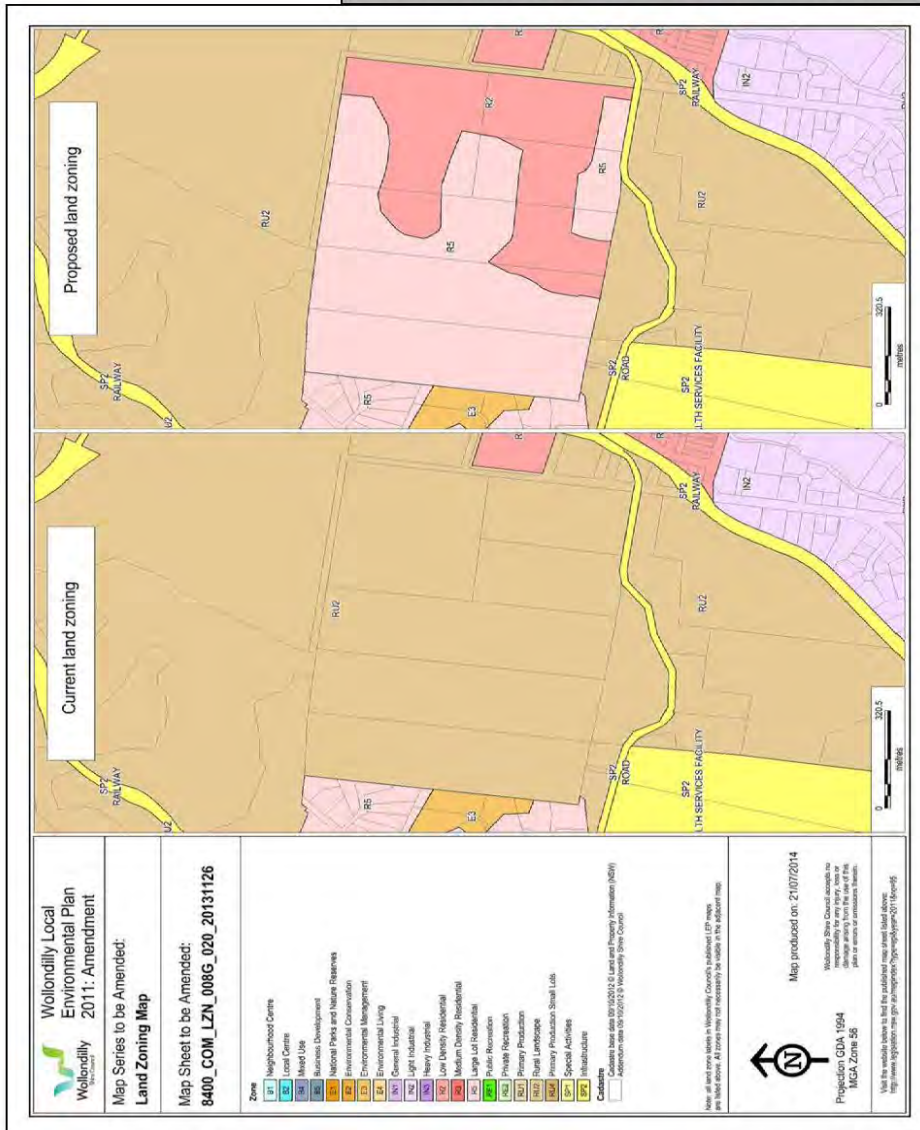
PE1 – Attachment 3

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PE3 – Planning Proposal – Clearview

ATTACHMENT 1 - 5875 – 17 AUGUST 2015



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ATTACHMENT 3 - 5875 - 17 AUGUST 2015



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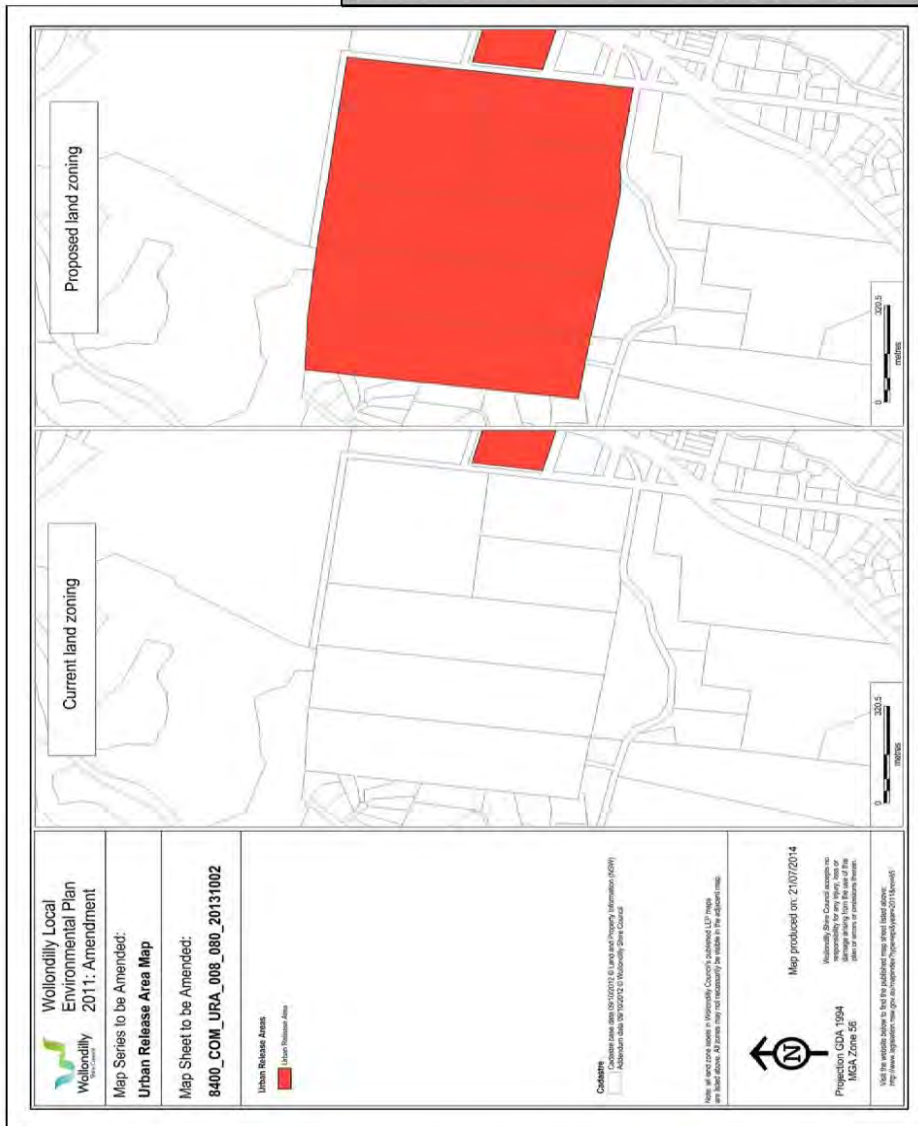


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ATTACHMENT 4 - 5875 - 17 AUGUST 2015



**Wollondilly Local Environmental Plan 2011: Amendment**  
 Map Series to be Amended:  
**Urban Release Area Map**  
 Map Sheet to be Amended:  
**8400\_COM\_URA\_008\_080\_20131002**  
 Urban Release Areas  
 Urban Release Area  
**Copyright:**  
 Content is based on the 1:50,000 Scale Urban and Property Information (UPI) maps.  
 Additional data for UPI 1000 is by Wollondilly Shire Council.  
 Note: All other content shown in Wollondilly Council's published LEP maps are based above. All areas may not necessarily be visible in the adjacent maps.  
 Map produced on: 21/07/2014  
 Wollondilly Shire Council does not accept responsibility for any errors or omissions in any form the use of the plan or plans for reference matter.  
 Projection: GDA, 1994  
 MGA Zone 56  
 Visit the website below to find the published map sheet listed above:  
<http://www.sip.wollondilly.nsw.gov.au/legislation/Planning/pep2011/pep2011.htm>

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Planning & Economy

Draft Amendment to Draft Wollondilly Development Control Plan 2015

Volume 3 – Subdivision of Land

Part 4 Controls for Specific Locations

3.10 Clearview

Application

1. This section applies to the land identified on the map below:



Mine Subsidence

Objectives:

- (a) To ensure any potential impacts of mining are minimised for any future development of the site.

Requirements:

1. Dwellings must be constructed in accordance with the most current 'Surface Development Guidelines' available at the time of consideration of any development application for the site which apply to the adjacent mine subsidence district as provided by the Mine Subsidence Board.

Land Contamination

Objectives:

- (a) To ensure remediation measures are undertaken to address any potential contaminants to enable the land to be used for residential purposes.

Note: Potential contaminants were identified on the site at rezoning stage (as part of a 'Limited Preliminary Site Investigation' Report prepared in support of the Clearview Planning Proposal) which identified measures to be undertaken at development assessment stage.

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Requirements:

1. This site is identified as being contaminated for the purposes of State Environmental Planning Policy 55 – Remediation of Land.

**Land Instability**

Objectives:

- (a) To ensure development is located on land which is not subject to instability, and
- (b) To ensure development is not located on ridgelines.

Requirements:

1. The location of building envelopes for the purposes of a dwelling house must be provided as part of any subdivision application for any allotments located above the 250 AHD contour, as demonstrated by the Building Pad Locations shown on the indicative Concept Plan prepared for the site as part of the Planning Proposal provided below.



Figure 1: Indicative Concept Plan (Urbis 2014)

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**Biodiversity**

The following requirements apply to all allotments identified as containing Cumberland Plain Woodland on the Vegetation Map.



Figure 2: Vegetation Map of the Subject Land

**Figure 2: Vegetation Map**

Objectives:

- (a) To protect and improve remnant vegetation species identified on the site.
- (b) To maintain Cumberland Plain Woodland trees which are important for biodiversity and landscape character.

Requirements:

1. A Vegetation Conservation Management Plan shall be submitted which details the long-term maintenance and improvement of Cumberland Plain Woodland.
2. The plan shall:
  - a. Detail measures to ensure the CPW is maintained to improve biodiversity outcomes
  - b. consolidate CPW to reduce the edge to area ratio and improve habitat and long term conservation
  - c. ensure dead and hollow trees and stags are protected.
2. A building envelope for dwellings and ancillary structures which is located outside of any required asset protection zones which may impact on native vegetation shall be identified on any allotment of land which includes land identified on the vegetation map.

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3. Cumberland Plain Woodland trees identified on the vegetation map cannot be cleared for the purpose of fencing of allotment boundaries or for provision of infrastructure and utilities or driveways.
4. A covenant which details the provisions outlined in requirements 1. to 3. shall be registered on the title of all new allotments which are located within an area identified on the vegetation map.

**PART 2 – Urban Release Areas**

**5.4 664, 740 and 760 Thirlmere Way and 25 Star Street, Picton (Clearview Site)**

Requirement of LEP	Control(s)
(a) a staging plan for the timely and efficient release of urban land making provision for necessary infrastructure and sequencing.	1. Ensure that the development is generally in accordance with the "Indicative Traffic & Access Concept Plan" prepared by Urbis dated November 2013 that is included in the subdivision chapter of Draft Wollondilly DCP 2015. Proposed roadworks include the construction of Antill Street West and a roundabout at the intersection of Rumker Street and Thirlmere Way and the lowering of Thirlmere Way at the railway underpass. 2. The development may be undertaken in any number of stages.
(b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists.	1. The major circulation routes and connections are indicated in the Master Plan prepared by Urbis dated November 2013 that is included in the subdivision chapter of Draft Wollondilly DCP 2015. 2. Primary road access is to be provided from Star Street. Pedestrian and cyclist routes will be provided in accordance with Draft Wollondilly DCP 2015 and include the provision of a pedestrian path along Thirlmere Way underneath the railway bridge.
(c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain.	1. Riparian areas shall be vegetated in accordance with the environmental protection provisions under Wollondilly DCP 2015 and the NSW Office of Water Riparian Corridor Guidelines for Waterfront land. 2. Cumberland Plain Woodland is mapped on the Natural Resources Biodiversity map and will be protected through a positive covenant and Vegetation Management Plan. Further details of this are included in the subdivision chapter of Draft Wollondilly DCP 2015. 3. Protection of visually prominent areas with larger lots and location of building envelopes as detailed in the subdivision chapter of Draft Wollondilly DCP 2015.

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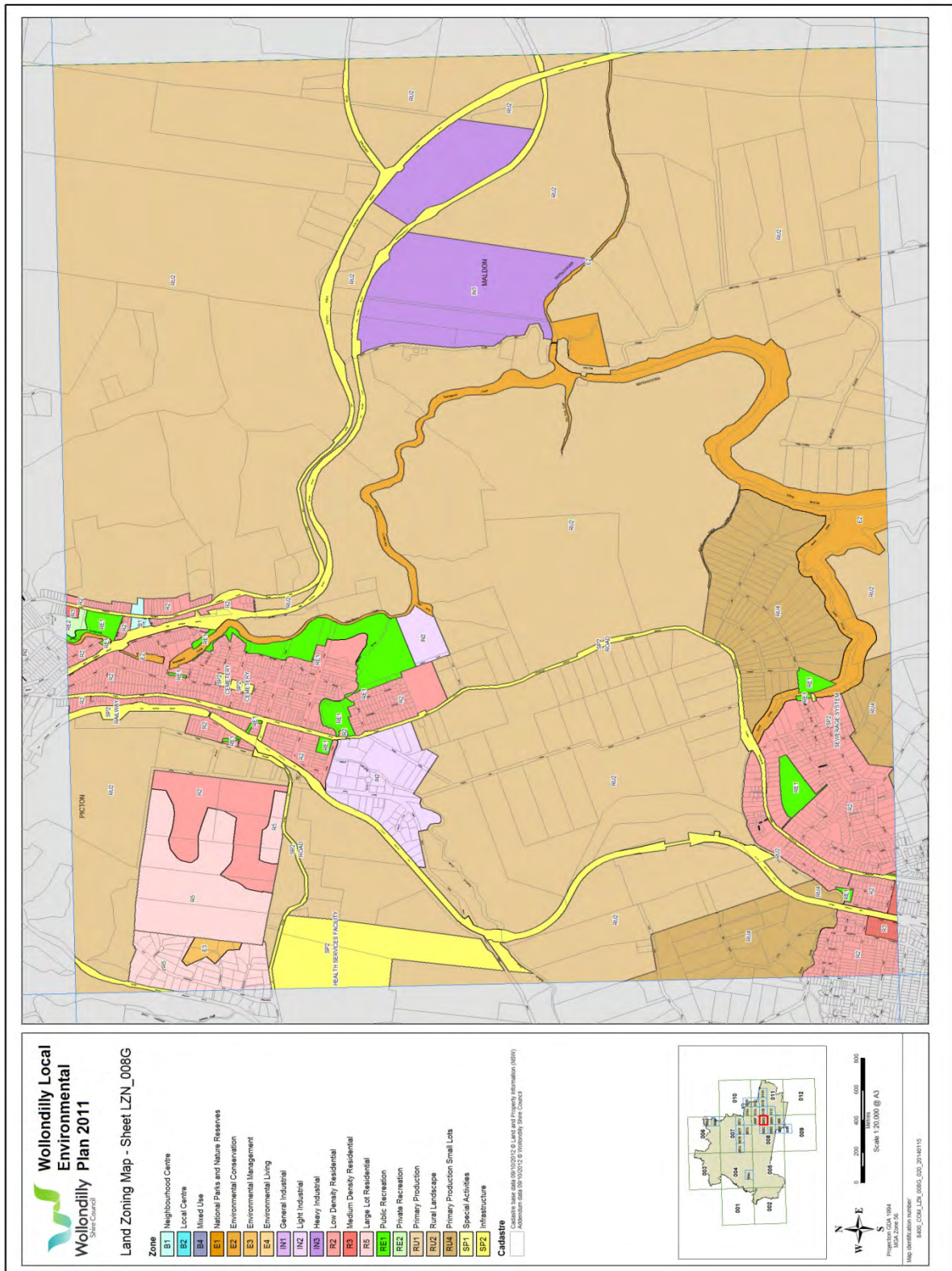
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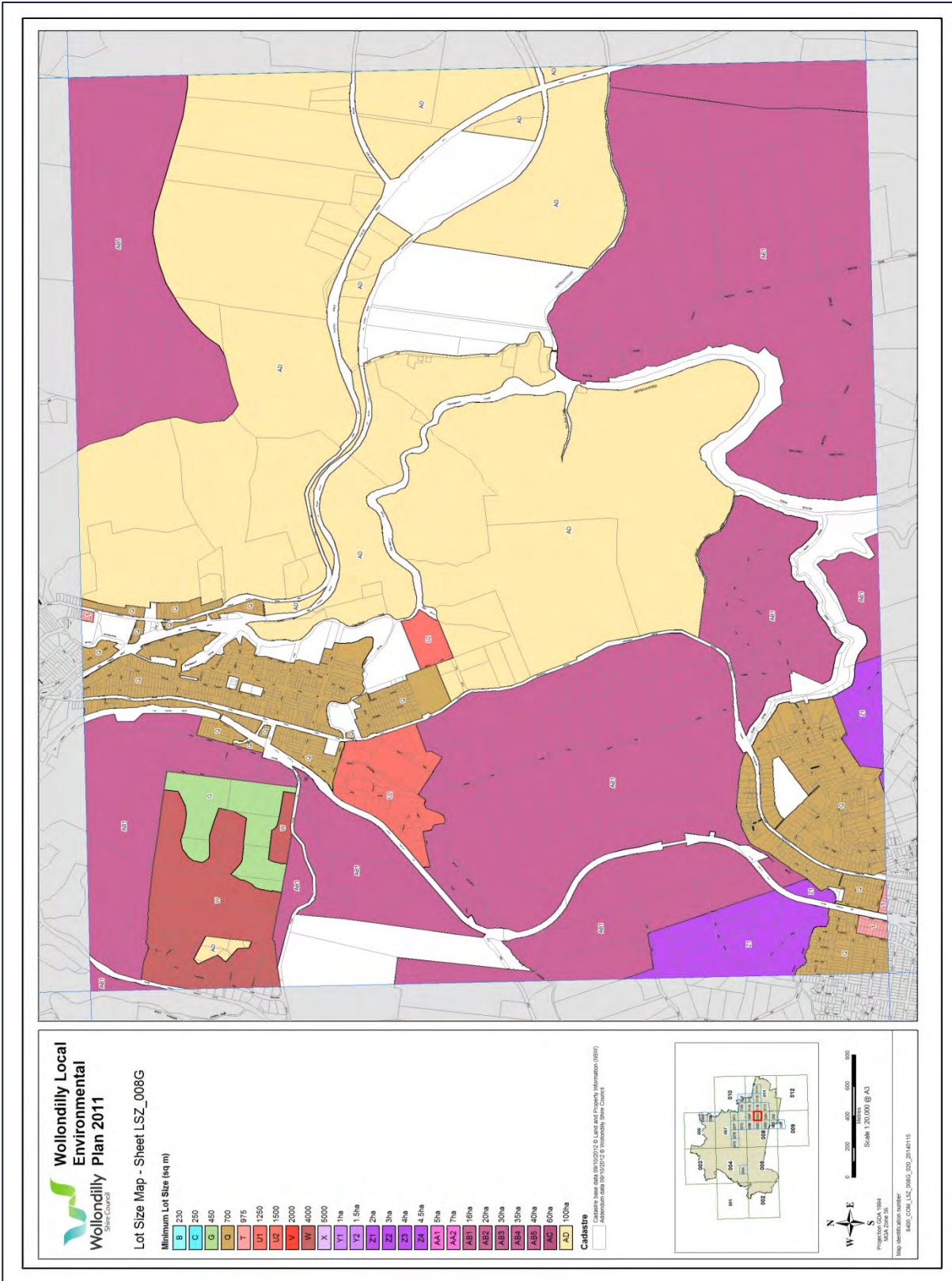
PE1 – Attachment 3

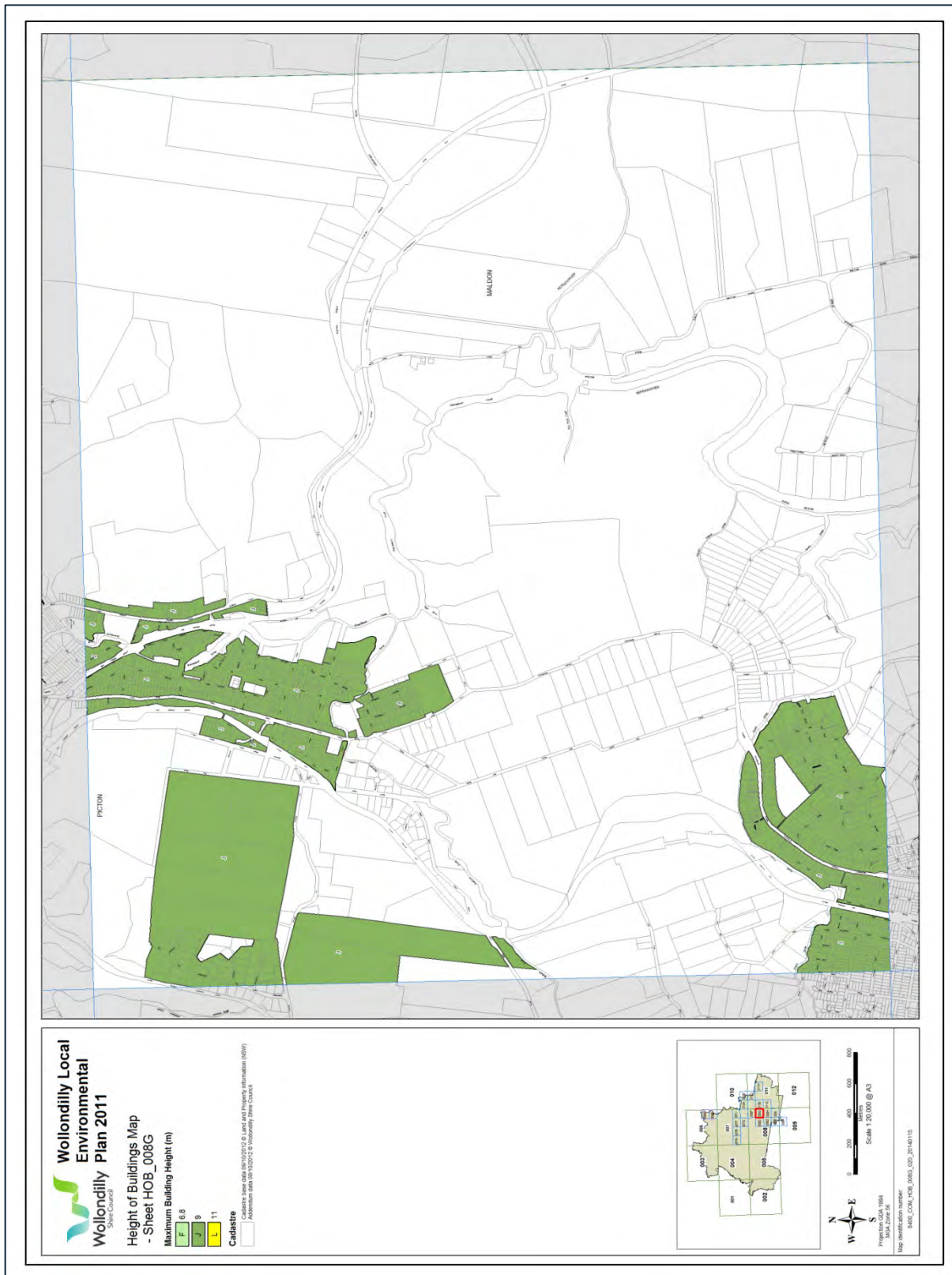
(d) a network of passive and active recreational areas,	The location and area of any required recreational areas will be determined through more detailed planning as part of any future subdivision application.
(e) stormwater and water quality management controls,	The Flood Study and Water Cycle Strategy Overview provided a basis for further detailed planning in accordance with the provisions for stormwater and water quality management in the Draft Wollondilly DCP 2015.
(f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,	<u>Bushfire</u> Development is to comply with the most recent version of the NSW Rural Fire Service's Planning for Bushfire Protection. <u>Flooding</u> Development is to comply with the Draft Wollondilly DCP 2015 provisions. <u>Contamination</u> Development is to comply with State Environmental Planning Policy No. 55 – Remediation of Land and the "Land Contamination" provisions in the Clearview site section in the subdivision chapter of Draft Wollondilly DCP 2015.
(g) detailed urban design controls for significant development sites,	The precinct contains no significant development sites.
(h) measures to encourage higher density living around transport, open space and service nodes,	The location of the land is not considered suitable for higher density living.
(i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,	Neighbourhood shops are permitted in the R2 zone but would be subject to other relevant considerations in Draft Wollondilly DCP 2015 and Wollondilly LEP 2011.
(j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking,	1. This development is to utilise the existing facilities in Pictou. 2. Parking will be accommodated on each individual residential allotment.
(a) measures to protect the water quality in, and the ecological integrity of, any special area in the vicinity of that land,	1. The development shall be provided with an integrated stormwater reticulation and treatment system to achieve a neutral or beneficial impact on the quality of stormwater leaving the site. 2. The site will be connected to the Sydney Water wastewater network.

Draft Amendments to Draft Wollondilly Development Control Plan 2015  
 July 2015

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Wollondilly Local Environmental Plan 2011  
 Shire Council

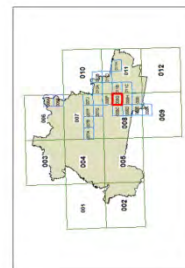
Height of Buildings Map  
 - Sheet HOB\_008G

Maximum Building Height (m)



Cadastral

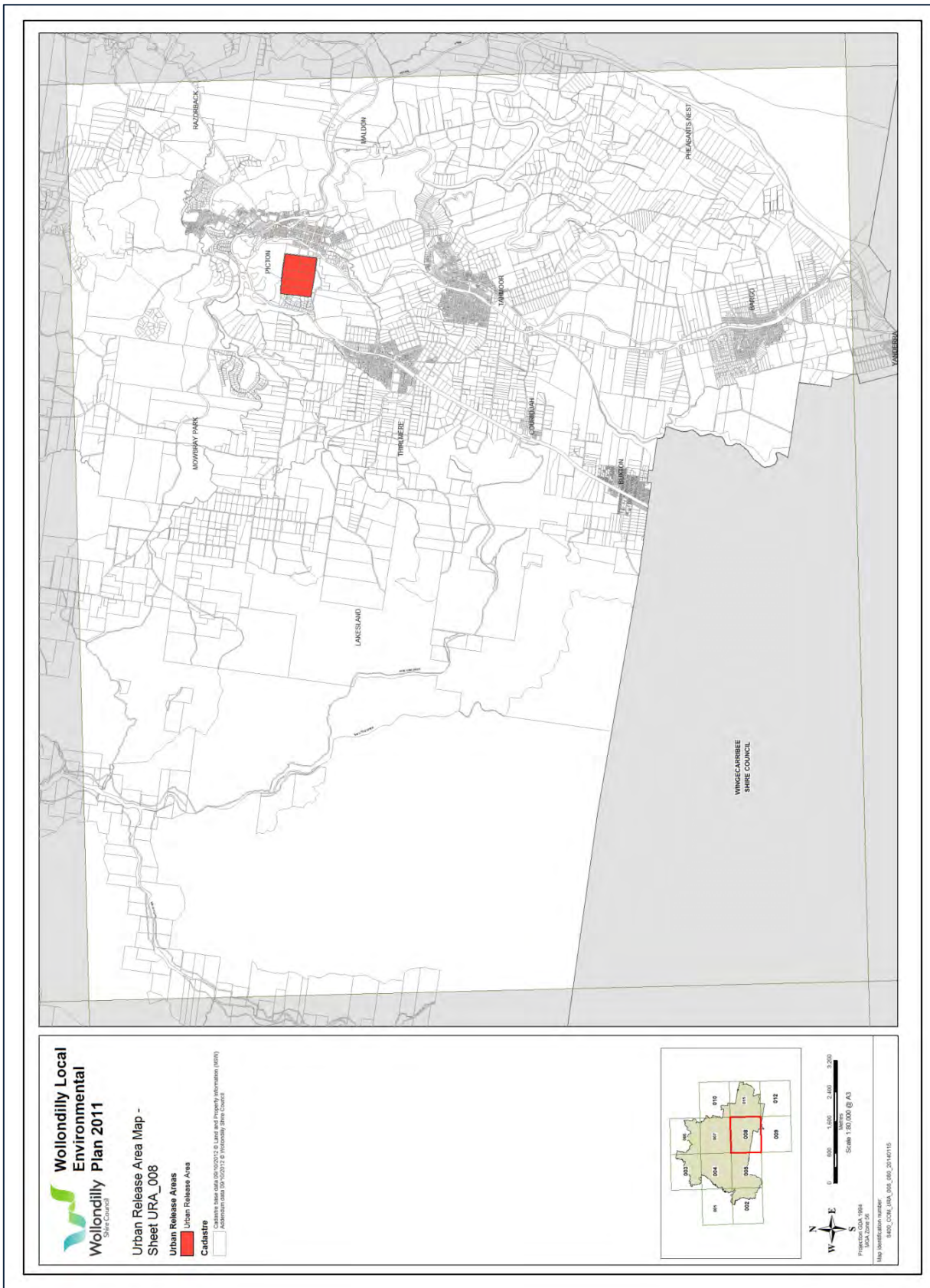
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Map identification number: 8490\_CEM\_008G\_D01\_0149115

PE1 – Attachment 6





PE1 – Attachment 7



Mr Luke Johnson  
General Manager  
Wollondilly Shire Council  
PO Box 21  
Picton NSW 2571

16/13621

Dear Mr Johnson

On 14 October 2016, Subsidence Advisory NSW informed the Department about changes proposed to the mine subsidence compensation framework as part of the *Mine Subsidence Compensation Act 1961*.

As you may be aware, the proposed changes will now require mining operators to directly compensate property owners for subsidence damage and the Subsidence Advisory NSW will no longer process claims for subsidence damage arising from active mines.

These changes will require careful consideration of co-existence in the rezoning process.

As a result, I have now provided this advice to TESROL, the proponents for the Clearview site. A copy of my letter is attached for your information.

Given that Council is in receipt of a draft proposal for this site, I have asked my staff to keep your planning team informed as advice is received from TESROL.

Yours sincerely

27/10/16

**Catherine Van Laeren**  
**Director**  
**Sydney Region West**  
**Planning Services**

Encl: Letter to TESROL and 'cost considerations and common assumptions'



**Subsidence  
Advisory NSW**

117 Bull Street, Newcastle West NSW 2302  
Tel 02 4908 4300 | [www.subsidence.nsw.gov.au](http://www.subsidence.nsw.gov.au)  
24 Hour Emergency Service: Free Call 1800 248 083  
ABN 87 445 348 918

Mr Stephen Gardner  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Gardner

**Proposal to rezone Clearview**

I refer to my letter dated 16<sup>th</sup> September 2016 regarding the planning proposal to rezone Clearview at Picton.

Subsidence Advisory NSW recommended the proponent and Tahmoor Colliery (the colliery) agree on a co-existence framework prior to any rezoning proceeding. This is particularly important given the recently announced changes to the *Mine Subsidence Compensation Act 1961*. Government has endorsed a series of measures to change the NSW mine subsidence compensation system to make it fairer, and provide better outcomes for the coal mining industry and those property owners affected by subsidence. The most significant change is to make current underground coal mining operators directly liable for the subsidence they cause.

It is recommended that the proponent and Colliery individually, prepare a subsidence liability prediction assessment on the proposed development if it were to proceed coal extraction. Both parties will need to apply common assumptions for this assessment. I have attached a proposed list of cost considerations and common assumptions that should be considered for a subsidence liability and cost prediction assessment.

Subsidence Advisory NSW will review the assessments to make a determination on the likely subsidence damages should the development proceed extraction. Understanding the impacts and likely damages will be essential to achieving a co-existence agreement between the colliery and the proponent.

I have also attached an independent study commissioned by Subsidence Advisory NSW for your reference. This report is an important case study that provides an overview of the relationship between longwall mining and urban development at Tahmoor.

Yours sincerely

**Katherine McInnes**  
Chief Executive Officer  
Subsidence Advisory NSW

14/10/16



Mr Nigel Fox  
Development Director  
TESROL CLEARVIEW Pty Ltd  
405 Victoria Street  
Wetherill Park NSW 2164

16/13621

Dear Mr Fox

Following our meeting in June this year, I am writing to provide you with further advice on your proposal for the Clearview site, within the Wollondilly local government area.

On 14 October 2016, Subsidence Advisory NSW informed the Department about changes proposed to the mine subsidence compensation framework as part of the *Mine Subsidence Compensation Act 1961*.

As you may be aware, the proposed changes will now require mining operators to directly compensate property owners for subsidence damage caused by operations and Subsidence Advisory NSW will no longer process claims for subsidence damage arising from active mines.

These changes will require careful consideration of co-existence in the rezoning process.

Should you wish to proceed with your proposal for the Clearview site, a co-existence framework between TESROL and the mining operator will be required.

To establish a framework, it is recommended that TESROL and the colliery prepare individual 'subsidence liability cost prediction assessments' which will be reviewed by Subsidence Advisory NSW. To assist, I have attached a list of 'cost considerations and common assumptions' provided by Subsidence Advisory NSW. The list provides direction for the matters that will need to be addressed in preparing the assessment.

I will provide a copy of this letter to both Wollondilly Shire Council and Glencore. If you choose to proceed with a proposal for the site, please let me know, to allow Glencore to participate in this process.

I can be contacted on telephone number (02) 9860 1520.

Yours sincerely

27/10/16

**Catherine Van Laeren**  
Director, Sydney Region West  
Planning Services

Encl: 'cost considerations and common assumptions'

Department of Planning and Environment

Sydney Region West | Level 5, 10 Valentine Avenue, Berrimatta NT 2860 1550 | GPO Box 30 Sydney 2001 | [planning.nsw.gov.au](http://planning.nsw.gov.au)

### Cost Considerations

Predicting the costs associated with;

- subsidence damages to houses and other urban development (pools, sheds, garages, driveways, retaining walls, landscaping etc)
- subsidence damages to public infrastructure (road repairs, telecommunication lines, water infrastructure etc)
- third party consequences of damage to public infrastructure
- A robust surveying plan
- Independent engineering consultants to assist in determining claims
- Temporary housing when major rebuilds are required
- Removalists when temporary housing is required or when a house is damaged it is no longer habitable
- Purchasing properties that damaged to a point they become uninhabitable
- Demolition
- Conveyancing
- Legal fees
- Resources to manage claims
- Community offices and overheads
- Social impacts
- Development of site specific or development specific standards for building construction, maintenance and replacement
- Development of information for prospective purchasers, future landowners, tenants and operators of infrastructure
- Consultation with the owner, development of a scope of work, tendering and contract management of the repairs or rebuild.
- Post construction management, including defect repairs.
- Prolonged claim negotiations and disputes
- Public relations and counseling of disaffected residents
- Availability of sufficient building resources to economically complete repairs.

#### Common Assumptions

- Lot plan layout
- Lot development type;
  - Type (eg. residential, commercial, industrial)
  - Location,
  - Maximum dimensions (footprint and height),
  - Typical building materials,
  - Extent of underground structures (foundation types, basements, pools, retaining walls, etc),
  - \$-value for each,
  - Standard / mandatory mine subsidence design mitigation measures.
- Utility development type;
  - Type (eg. power, telecom, water, sewer, drainage, roads, gas, etc),
  - Location, (in particular grade dependent utilities such as sewer, and drainage.
  - Dimensions / material type / construction type,
  - Access issues for repair,
  - \$-value for each,
  - Standard / mandatory mine subsidence design mitigation measures.
- Agreed method for determining Mine subsidence parameters (suggest peer review)
- Mine subsidence parameters for *systematic* behaviour (Vertical subsidence, horizontal strain, Tilt, curvature).
- Likelihood and allowance for *non- systematic* mine subsidence behaviour (eg. Dependent on geological structure: faults, dykes, slip planes, topography, cuttings, etc)
- The minimum category of damage requiring repairs and appropriate methods of rectification (eg, fill crack rather than replace element, or replace part tiles).
- The minimum category of damage requiring temporary repairs, before final repairs are undertaken.
- Agreed methods of damage assessment.
- Timing of development and mining (ie. The extent of development impacted by mine subsidence ; directly and indirectly undermined )
- The extent and timing of residual subsidence following mining.
- Foundation geology.
- Likelihood and location of flooding / drainage issues requiring rectification.
- Likelihood and extent of reactive soil movement (identify classification).
- The extent of pre-mining inspections.
- The extent and regularity of survey / satellite monitoring during mining activities (eg. 1D or 2D, building foundations, roadways, etc) .
- Provision and cost of temporary housing to relocate during major repairs/ rebuild.
- Time frame for repairs following damage.
- Consequential costs if damage to utility structure occurs.



# PE2

# Attachments

**Monday 21 November 2016**

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PE2 – Planning Proposal Bulli Appin Road – Development Control Plan Provisions

## Draft Development Control Plan Bulli Appin Road Planning Proposal

Wollondilly Development Control Plan, 2016 for:

Volume 3 – Subdivision of Land

### PART 3 – CONTROLS FOR SPECIFIC LOCATIONS

Land located on Bulli Appin Road (12 Bulli Appin Road)

#### Application

3.1 This section applies to the land identified on the map below:



#### 3.11 Subdivision Plan

##### Objectives

- a) To establish an aesthetically pleasing streetscape on the prominent eastern gateway into the village.
- b) To ensure the rural aspects of Appin are maintained and enhanced.
- c) To retain existing native vegetation and reduce the impact of climate change

##### Controls

1. The subdivision will be designed to maximise building frontages being orientated to and accessed by pedestrians to existing streets particularly Bulli Appin Road and Illawarra Street.
2. Lots running parallel to Bulli Appin Road will share a similar width and alignment to existing lots on Church Street.
3. Residential lots located along Bulli Appin Road will have a front orientated to Bulli Appin Road and will address any potential future road to the rear.
4. Existing native trees bordering Bulli Appin Road will be retained and landscaping works will be undertaken.
5. A vegetation buffer using existing trees and further landscaping will be provided between the future residential development and Bulli Appin Road



6. Details of restrictions relating to all controls in Volume 4, Part 4.3(1) and Part 4.3 (2) will be noted on an 88B instrument and must be lodged with the application for subdivision certificate and registered on the title of all lots.

### **3.12 Road Transport Infrastructure and Pedestrian Access**

#### **Objectives**

- a) To provide adequate and safe vehicular access
- b) To provide good pedestrian access
- c) To ensure infrastructure is delivered prior to the completion of housing
- d) To reduce the impact of additional traffic caused by the development onto Bulli Appin Road
- e) To maximise walkability and connectivity for future residents
- f) To promote the site as a prominent eastern gateway into the village.

#### **Controls**

1. The development will not result in any additional road access points directly onto Bulli Appin Road.
2. Works to open south Burke Street to be completed prior to the release of the Subdivision certificate.
3. Vehicular access into properties running parallel to Bulli Appin Road shall be from a service road to the front of the property.
4. With the exception of service roads, Cul-de-sacs are to be avoided.
5. Other than corner lots, lots with dual frontages are to be avoided
6. Shared pathways will be provided along Appin Bulli Road from east to west and will be linked to any future roads within the development and to Kennedy Creek Cycleway.
7. Residential lots running parallel to Bulli Appin Road will have direct pedestrian access to Bulli Appin Road from the front of the lots.

### **3.13 Noise and contamination**

- a) To promote positive amenity and address noise and dust from Bulli Appin Road and Appin Colliery
- b) To protect the health of future residents

#### **Controls**

- 1 A Tier 1 Detailed Site Investigation must be carried out and submitted with any application for subdivision or other development and any necessary remediation works are to be carried out prior to the issuing of a subdivision certificate.

- 2 An acoustic and vibration study is required to consider noise and vibration from Bulli Appin Road and The Appin Colliery. A copy of this report must be made available to all future land owners and be submitted as part of any Development Application.
- 3 The acoustic report shall demonstrate that the noise criteria in Development Near Rail Corridors and Busy Roads- Interim Guideline (Department of Planning 2008), or updated document, has been considered.
- 4 Subdivision design on land adjacent to significant noise sources is to consider and implement measures to attenuate noise within dwellings and in external areas that are classified as Principle Private Open Space
- 5 Physical noise barriers (i.e. Noise walls or solid fencing) are not generally supported, and measures to attenuate noise through subdivision layout, such as service roads, setbacks, building orientation, building envelopes and building design and materials selection should be implemented to achieve appropriate internal noise standards.
- 6 Details of building restrictions and residential building design treatments for road and mining noise shall be included within a Section 88B instrument to be lodged with the application for subdivision certificate and registered on the title of all lots.

#### **Volume 4 Residential Development**

#### **PART 4 – CONTROLS FOR SPECIFIC LOCATIONS**

#### **4.3 Land located on Bulli Appin Road (12 Bulli Appin Road)**

##### **Application**

##### **1. This section applies to the following allotments:**

**Lot 78 DP 752012 and (incl road reserve)**

##### **4.3 (1) Streetscape and rural outlook**

##### **Objectives**

- a) To ensure the development contributes positively to the existing streetscape of the neighbouring residential area.
- b) To retain the rural feel of the Appin Village
- c) To identify the site as a key entrance to the Appin Village
- d) To encourage the active use of front gardens through provision of a secure area.
- e) To ensure that rear and side fencing will assist in providing privacy to private open space areas.
- f) To ensure that fence height, location and design will not affect traffic and pedestrian visibility at intersections.

##### **Controls**

- 1 Dwellings running parallel to Bulli Appin Road will have a minimum setback of 15 metres

- 2 The front of the dwellings running parallel to Bulli Appin Road will be orientated towards Bulli Appin Road.
- 3 The building design of any dwelling with frontage to more than one street must promote natural surveillance to Bulli Appin Road and any other street.
- 4 Front fencing must be provided for lots along Bulli Appin Road and shall be a maximum of 1.2m high above ground level (existing), shall be an open style rural fencing and should provide personal pedestrian access to the street.

Front fencing, in this control, refers to any fencing forward of the building line as well as fencing not considered to be side and rear fences under condition 7 below.

- 5 Front fences shall not impede safe sight lines for traffic.
- 6 Front fencing and personal access gates along Bulli Appin Road are to be constructed as part of the subdivision works to ensure a complementary form of fencing.
- 7 Information must be submitted with the subdivision development application identifying whether it is appropriate or not to provide front fencing and personal access gates to Illawarra Street having regard to the chosen subdivision layout. If considered appropriate, these are to be constructed as part of the subdivision works to ensure a complementary form of fencing.
- 8 Side and rear fences are to be a maximum of 1.8m high commencing 2m behind the building line.
- 9 On corner lots or lots that have a side boundary that adjoins open space or drainage, the front fencing style and height is to be continued along the secondary street or open space/drainage land frontage to at least 4m behind the building line of the dwelling.
- 10 Dwellings on the corner lot of the most eastern part of the site along Bulli Appin Road will be sympathetic to the rural outlook of adjoining properties, and have architectural features to address both Bulli Appin Road and Illawarra Street.
- 11 All houses must be single storey, however the first floor can be considered as part of the roof pitch.

#### **4.3 (2) Habitability and community connectedness**

##### Objectives

- a) To ensure that noise and vibration sources such as road and mining do not impact on the amenity of residents or detract from the character street.
- b) To promote liveability and community connectedness

##### Controls

- 1 Dwellings are to incorporate appropriate noise attenuation measures, as identified in the noise and vibration study carried out under Volume 3, Part 3.1(3), when designed and constructed, to ensure that future residents are afforded an appropriate level of amenity.

#### **4.3 (3) Contamination**

##### Objectives

- a) To protect the health of future site users

Controls

- 1 If not undertaken and implemented as part of a subdivision application, a Tier 1 Detailed Site Investigation must be carried out and submitted with any application and any necessary remediation works must be carried out prior to the issuing of a construction certificate for building works.

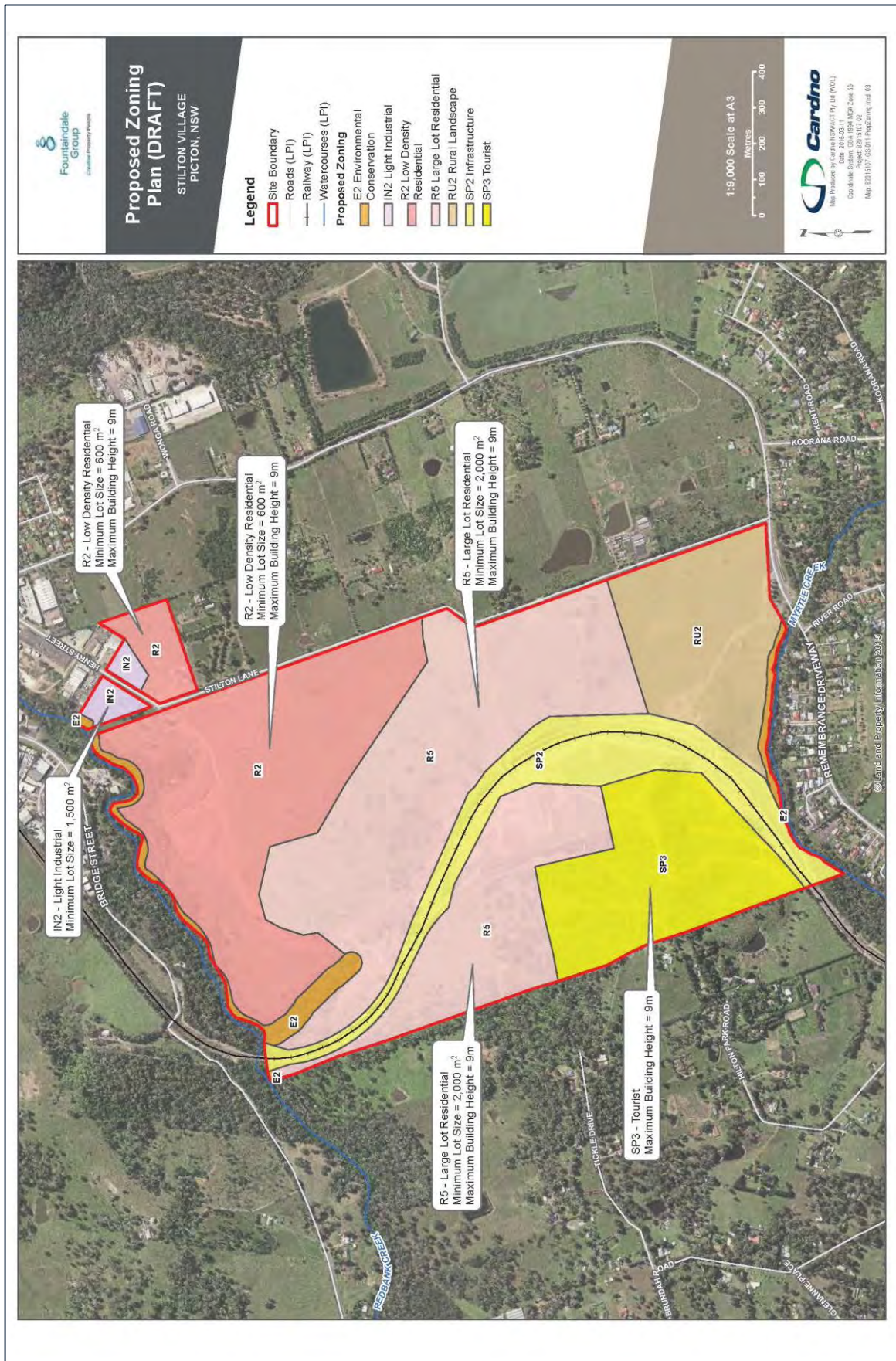


# **PE3 Attachments**

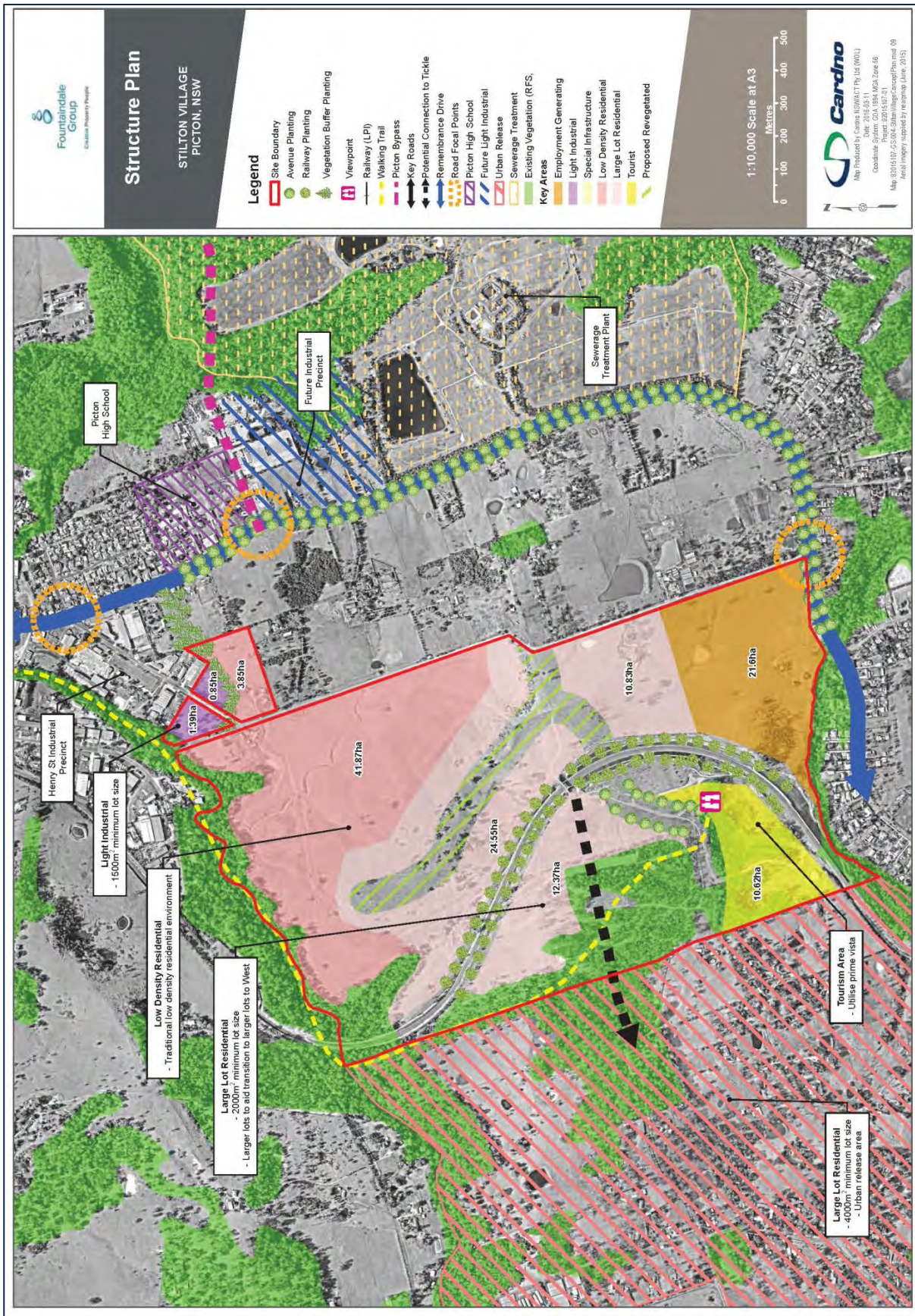
**Monday 21 November 2016**

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PE3 – Stilton Lane Planning Proposal



PE3 – Attachment 1



**PE3 – Attachment 2**



# PE4 Attachments

**Monday 21 November 2016**

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PE4 – Exhibition of Draft Wollondilly Developer Contributions Plan 2017



Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Total Capital Cost less confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>LIBRARY FACILITIES</b>											
Shire Wide	Construction of new district library floorspace including building construction, basic fit out & materials	L1		1= 2017 -2021 2=2021- 2026 by 2026	\$500,000 (assume 2000 sq metres and 1.25 million/hectare)	\$6,243,520	\$6,743,520		Existing plus Incoming Population to 2026	\$4,502,746	\$2,240,773
	Construction cost \$4100 /sqm (includes basic fit out). Approximate size 1474 sq metres (as in background studies for Wilton Junction					\$6,243,520	\$6,743,520			\$4,502,746	\$2,240,773
<b>Total for Library</b>											
<b>COMMUNITY FACILITIES</b>											
<b>PRECINCT 1</b>											
Additional Community Floorspace	Provision of additional community floorspace as either new buildings or augmentation to existing buildings, potential site could include redeveloping Warragamba Town Hall or refurbishment of Visitors Centre. Based on additional population of 2682 and provision rate of 1 sq m per 10 people, an additional 270 sq m required. Cost assumed at \$3356 per sq metre (construction and basic fit out);	C1	Clouston 2014 and Council population projections	by 2026		\$882,900	\$882,900.00		Incoming Population to 2026	\$Nil	\$882,900.00
<b>TOTAL FOR PRECINCT 1</b>											
<b>PRECINCT 2</b>											
Additional Community Floorspace	Additional community floorspace to be provided as either new buildings or augmentation to existing facilities on land already - Council ownership. This could include a neighbourhood level facility provided as part of the consolidation of facilities proposed at Dudley Chesham Oval and would need to cater for the existing population as well. Based on total population of 11,264 a facility of 1130 sq metres is required. Assume total cost of \$3,366 per sq metre (construction and basic fit out) Include provision rate & cost	C2	Clouston 2014 and Council population projections	by 2026		\$3,803,580	\$3,803,580		Existing and Incoming Population to 2026	\$3,161,142	\$642,437
<b>TOTAL FOR PRECINCT 2</b>											

PE4 – Attachment 1

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Total Capital Cost less confirmed grants or other funding	Contributing Population	Appportioned Cost to Council	Appportioned Cost to Incoming Development
<b>PRECINCT 3</b>											
Picton	Provide new and fully accessible toilets in town centre	C3		by 2021			\$356,000.00		Existing and Incoming Population to 2026	\$281,841	\$74,159
Tahmoor	Provide new accessible toilets at York/Larkin Park	C4		by 2026			\$285,000.00		Existing and Incoming Population to 2026	\$225,631	\$59,368
Bargo	Improvements to Bargo Community Centre	C5		by 2026			\$250,000.00		Existing and Incoming Population to 2026	\$197,923	\$52,078
Picton - Additional Community Floorspace in Precinct 3	Provision of a district level facility possibly through the redevelopment of the Wollondilly Shire Hall. Facility of 3,000 sq metres required based on projected population for precinct 3 of 28,900. Assume cost of \$3366 per sq metre (construction and basic fitout)	C6		by 2026			\$10,098,000.00		Existing and Incoming Population to 2026	\$6,742,582	\$3,355,418
Additional Community Floorspace in Precinct 3	Provision of neighbourhood facilities at Thirlmere, possibly by co-location on the sportsground site. An additional 325 sq metres needed based on an additional population of 3280 people in Thirlmere and Tahmoor by 2026. Assume cost is \$3,366 per sq metre (construction and basic fit out)	C7		by 2021			\$1,095,950.00		Incoming Population to 2026	\$0	\$1,095,950
<b>TOTAL FOR PRECINCT 3</b>							<b>\$12,082,950.00</b>			<b>\$7,447,977</b>	<b>\$4,634,973</b>

PE4 – Attachment 1

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Total Capital Cost less confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 4</b> Additional Community Floorspace in Wilton - District facility	New district sized facility in Wilton (which could possibly be combined with new shire library) and which could be provided either as new buildings or augmentation to existing facilities on land already in - Council ownership. Size estimated at 3,000 sq m (based on full development of Wilton but 2300 charged for based on projected future population of Precinct 4). Construction cost based on \$3366 per sq m and total land requirement 0.7 ha .	C7		by 2026	\$671,000	\$7,741,800	\$8,412,800.00		Incoming Population to 2026	N/A	\$8,412,800
Additional Community Floorspace in Wilton - neighbourhood facility	Provision of 3 neighbourhood size facilities at Wilton. Size required is 700 sq metres, based on a projected population growth of approx 7000. Assume building cost is \$3,366 er sq metre and land cost \$1.25 million per hectare and 1350 sq m required	C8		by 2026	\$168,750	\$2,356,200	\$2,524,950.00		Incoming Population to 2026	N/A	\$2,524,950.00
Additional Community Floorspace in Appin - neighbourhood Facility	Provision of new neighbourhood sized facilities in Appin, perhaps by updating the existing community hall. Size required is and additional 130 sq metres (assuming additional population of about 1285 people. Building cost including basic fitout is \$3366 per sq m	C9		by 2026		\$437,580	\$437,580		Incoming Population to 2026	N/A	\$437,580
<b>TOTALS FOR PRECINCT 4</b>							<b>\$11,375,330</b>				<b>\$11,375,330</b>
Shire Wide	New building to be provided in central shire location on land to be acquired to accommodate cultural activities, concerts, events, conferences and theatre. Assume 2 ha land required at \$1.25 million/ha	C10		by 2026	\$2,500,000	\$10,352,380	\$12,852,380.00		Existing and Incoming Population to 2026	\$8,581,721	\$4,270,658
<b>TOTAL FOR SHIRE</b>										<b>\$8,581,721</b>	<b>\$4,270,658</b>
<b>TOTAL LIBRARY AND COMMUNITY</b>										<b>\$23,693,589</b>	<b>\$24,047,071</b>
<b>AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>											
SHIRE											
PRECINCT 1											
PRECINCT 2											
PRECINCT 3											
PRECINCT 4											

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost confirmed grants or other funding	Total Capital Cost less	Contributing Population	Appropriated Cost to Council	Appropriated Cost to Incoming Development
<b>TRANSPORT AND TRAFFIC</b>										
<b>PRECINCT 1</b>										
Farnsworth Ave / Silverdale Rd	Intersection upgrade	T1	TDG (Feb 2015)	1= 2017 -2021 2=2021- 2026 by 2026	\$1 million	\$1 million	Existing & Incoming to 2026	\$0.5 mil	\$0.5 million	\$0.5 million
Silverdale Rd Waterhouse Dr	Intersection upgrade	T2	TDG (Feb 2015)	by 2026	\$1 million	\$1 million	Existing & Incoming to 2026	\$0.5 mil	\$0.5 million	\$0.5 million
Warradale Rd / Silverdale Rd	Intersection upgrade	T3	TDG (Feb 2015)	by 2026	\$1 million	\$1 million	Existing & Incoming to 2026	\$0.5 mil	\$0.5 million	\$0.5 million
Silverdale Rd	Duplicate road from Nepean River to Farnsworth Ave Intersection	T4	TDG (Feb 2015)	by 2026	\$35 million	\$35 million	Existing & Incoming to 2026	\$31.5 mil grant & other funding	\$3.5 million	\$3.5 million
	Duplicate bridge across Nepean River	T5	TDG (Feb 2015)	by 2026	\$15 million	\$15 million	Existing & Incoming to 2026	\$13.5 mil grant & other funding	\$1.5 million	\$1.5 million
	Upgrade Bents Basin Rd/Silverdale Rd Intersection	T23	Council	by 2026	\$1 million	\$1 million	Existing & Incoming to 2026	\$0.5 million	\$0.5 million	\$0.5 million
<b>TOTAL PRECINCT 1</b>					<b>\$54 million</b>	<b>\$54 million</b>		<b>\$47 million</b>	<b>\$7 million</b>	<b>\$7 million</b>
<b>PRECINCT 2</b>										
Remembrance Driveway	Upgrade Firms Rd intersection	T6	TDG (Feb 2015)	by 2026	\$1.5 mil	\$1.5 mil	Existing & Incoming to 2026	\$0.75 million	\$0.75 million	\$0.75 million
	Widening from Finns Rd to Cawdor Rd	T24	Council	by 2026	\$2.6 mil	\$2.6 mil	Existing & Incoming to 2026	\$1.3 million	\$1.3 million	\$1.3 million
	Upgrade Woodbridge Rd x/6 to RAB	T8	TDG (Feb 2015)	by 2026	\$1 mil	\$1 mil	Existing & Incoming to 2026	\$0.5 million	\$0.5 million	\$0.5 million
Woodbridge Rd	Upgrade Rd between Finns Rd & Menangle Rd	T9	Council	by 2021	\$3 mil	\$3 mil	Existing & Incoming to 2026	\$1.5 million	\$1.5 million	\$1.5 million
<b>TOTAL PRECINCT 2</b>					<b>\$8.1 million</b>	<b>\$8.1 million</b>		<b>\$4.05 million</b>	<b>\$4.05 million</b>	<b>\$4.05 million</b>

**PE4 – Attachment 1**

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost	Total Capital Cost less confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 3</b> Picton	Picton By Pass (Study/Options)	T10	Council	2026	\$200k			Existing & Incoming to 2026	\$100,000	\$100,000
Prince St (Menangle St to Argyle St)	Construct new bridge or second crossing	T11	carryover from 2011 Plan		\$6.5 mil			Existing & Incoming to 2026	\$3.25 million	\$3.25 million
	Upgrade Menangle St / Prince St intersection	T12	TDG (Feb 2015)	2026	\$1 mil			Existing & Incoming to 2026	\$0.5 million	\$0.5 million
	Widen intersection Prince St / Argyle St for a left and right turn lane plus footpath	T13	TDG (Feb 2015)	2026	\$1 mil			Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Picton - Argyle St (Prince St to Wood St)	Upgrade M620 to 4 lanes to Wonga Rd (2kms)	T14	carryover from 2011 Plan	2026	\$2 mil			Existing & Incoming to 2026	\$1 million	\$1 million
Argyle St/Picton High school to River Rd	Upgrade M620 Wonga Rd to River Rd	T15	carryover from 2011 Plan	2026	\$1 mil			Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Argyle St / Menangle St	Upgrade intersection	T16	carryover from 2011 Plan	2026	\$1 mil			Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Argyle St / Barkers Lodge Rd	Intersection upgrade	T17	carryover from 2011 Plan	2026	\$1 mil			Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Remembrance Drive - River Rd to Thirlmere Way	Construct tidal flow lane Myrtle Ck Ave / York St, Struan St, Bradbury St, Thirlmere Way	T18	carryover from 2011 Plan	2026	\$1 mil			Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Remembrance Drive Wonga Rd to River Rd	New bridge across Myrtle Creek to River Rd	T19	carryover from 2011 Plan	2026	\$2 mil			Existing & Incoming to 2026	\$1 million	\$1 million
<b>TOTAL PRECINCT 3</b>					<b>\$16.7 Million</b>				<b>\$8.35 million</b>	<b>\$8.35 million</b>

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost - confirmed grants or other funding	Contributing Population	Appportioned Cost to Council	Appportioned Cost to Incoming Development
<b>PRECINCT 4</b>									
Menangle Rd	Upgrade Finns Rd intersection to RAB	T7	TDG feb 2015	2026		\$0.5 million	Existing & Incoming to 2026	\$250,000	\$250,000
Broughtons Pass	Initial Study into crossing duplication	T20	Council	2021		\$0.5 million	Existing & Incoming to 2026	\$250,000	\$250,000
Wilton	Future Roads and Traffic Needs - Study/ Investigations	T21	Council	2021		\$0.5 million	Incoming to 2026	\$250,000	\$250,000
Appin	Future Roads and Traffic Needs - Study/ Investigations	T22	Council	2021		\$0.5 million	Incoming to 2026	\$250,000	\$250,000
<b>TOTAL PRECINCT 4</b>						<b>\$2.0 million</b>		<b>\$1.0 million</b>	<b>\$1.0 million</b>
<b>TOTALS</b>						<b>\$60,800,000</b>		<b>\$60,400,000</b>	<b>\$20,400,000</b>
<b>AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>									
SHIRE						\$1,094,720			
PRECINCT 1						\$231,450			
PRECINCT 2						\$780,090			
PRECINCT 3						\$747,705			
PRECINCT 4						\$795,995			

**PE4 – Attachment 1**

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost	Total Capital Cost less confirmed grants or other funding	Contributing Population	Appportioned Cost to Council	Appportioned Cost to Incoming Development
<b>BICYCLE &amp; WALKING FACILITIES</b>										
<b>PRECINCT 1</b>										
Warragamba	Shared path from Fourth St to Weir St (Route W01)	BW1	GHD Bike Plan May 2011	by 2026		\$120,000	\$120,000	Existing and incoming Population to 2026	\$81,730	\$38,270
	On Road path Silverdale Rd 1.265 kms (Route warragamba 02)	BW14	GHD Bike Plan May 2011	by 2026		\$328,000	\$328,000	Existing and incoming Population to 2026	\$223,399	\$104,601
	Off road path on Warradale Rd - Farnsworth Ave to Production Ave	BW15	Council	by 2026		\$150,000	\$150,000	Existing and incoming Population to 2026	\$102,164	\$47,836
	Off road path on Warradale Rd Production Ave to Marsh Rd	BW16	Council	by 2026		\$150,000	\$150,000	Existing and incoming Population to 2026	\$102,164	\$47,836
	Off road path Warradale Rd marsh Rd to Silverdale Rd	BW17	Council	by 2026		\$150,000	\$150,000	Existing and incoming Population to 2026	\$102,164	\$47,836
<b>TOTAL PRECINCT 1</b>						<b>\$898,000</b>	<b>\$898,000</b>		<b>\$611,621</b>	<b>\$286,379</b>
<b>PRECINCT 2</b>										
The Oaks	Shared path John St (200m) (The Oaks 02)	BW2	GHD Bike Plan May 2011	by 2026		\$62,000	\$62,000 plus \$20,000 from Rhodes VPA	Existing and incoming Population to 2026	\$34,906	\$7,094
The Oaks	Off road path (John St) 150m (The Oaks 03)	BW3	GHD Bike Plan May 2011	by 2026		\$40,000	\$10,000 plus \$30,000 from Wirtle VPA	Existing and incoming Population to 2026	\$8,311	\$1,689
Precinct 2 Cycleway Program	John St to Dudley Chesham Oval	BW4	carryover (T11)	by 2026		\$550,000	\$550,000	Existing and incoming Population to 2026	\$457,103	\$92,897
<b>TOTAL PRECINCT 2</b>						<b>\$652,000</b>	<b>\$652,000</b>		<b>\$500,320</b>	<b>\$101,680</b>

**PE4 – Attachment 1**

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost less confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 3</b>									
Picton	Remembrance Dwy On road path (1.04km Route P05)	BW5	GHD Bike Plan May 2011	by 2026	\$270,000		Existing and incoming Population to 2026	\$213,756	\$56,244
Thirlmere	Oaks St On road path (500m) Route Thirlmere 01	BW6	GHD Bike Plan May 2011	by 2026	\$130,000		Existing and incoming Population to 2026	\$102,920	\$27,080
Tahmoor	Remembrance Dwy Shared pathway Bradbury St and Thirlmere way (250m)	BW7	GHD Bike Plan May 2011	by 2026	\$150,000		Existing and incoming Population to 2026	118,754	\$31,246
Bargo	Remembrance Dwy Noongah St to Radnor Rd shared pathway 755 m Route Bargo 05	BW8	GHD Bike Plan May 2011	by 2026	\$196,000		Existing and incoming Population to 2026	\$155,171	\$40,829
<b>TOTAL PRECINCT 3</b>					<b>\$746,000</b>			<b>\$590,601</b>	<b>\$155,399</b>

**PE4 – Attachment 1**



Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost less confirmed grants or other funding	Contributing Population	Appportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 4</b> Douglas Park	Camden Rd Off road path (285 m) Route Douglas P01	BW10	GHD Bike Plan May 2011	by 2026		\$73,000	Existing and incoming Population to 2026	\$30,820	\$42,180
	Camden Rd On road path (490 m) Route Douglas P02	BW11	GHD Bike Plan May 2011	by 2026		\$127,000	Existing and incoming Population to 2026	\$53,618	\$73,382
Precinct 4	Shared pathway Appin Rd to AIS along Rixon Rd (600m)	BW13	Council	by 2026		\$560,000	Existing and incoming Population to 2026	236,426	\$323,574
<b>TOTAL PRECINCT 4</b>						<b>\$760,000.00</b>		<b>\$320,864</b>	<b>\$439,136</b>
<b>TOTAL PRECINCTS 1 - 4</b>						<b>\$3,056,000</b>		<b>\$2,023,406</b>	<b>\$982,594</b>
<b>AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>									
SHIRE	Nil								
PRECINCT 1						\$10,823			
PRECINCT 2						\$275,282			
PRECINCT 3	\$54040 db								
PRECINCT 4						\$60,276			

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost	Other Funding sources	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>SPORTING FACILITIES</b>										
<b>PRECINCT 1 - Warragamba/Silverdale</b>										
Warragamba Sportsground	Upgrade, including new storage facilities, landscape pathways, extend/upgrade hall & upgrade field	S1	Carryover from 2011 Plan	by 2021	\$285,000	\$285,000		Existing & Incoming to 2026	\$194,110	\$90,890
Warragamba Sportsground	Develop Farnsworth St - Access and provide sealed & marked parking spaces	S2	Carryover from 2011 Plan	by 2021	\$215,000	\$215,000		Existing & Incoming to 2026	\$146,430	\$68,570
Warragamba Sportsground	Additional playing field of regional standard - land & facilities	S3	Carryover from 2011 plan and recommended in Clouston, 2014	by 2021	\$518,000	1768000 (inc \$1,250,000 land cost)		Incoming population to 2026	Nil	\$1,768,000
<b>TOTAL COST FOR PRECINCT 1</b>						<b>\$2,268,000</b>			<b>\$340,540</b>	<b>\$1,927,460</b>
<b>PRECINCT 2</b>										
The Oaks - Dudley Chesham Oval	Works including - - Reconfiguring existing sportsground - knock down and rebuild existing amenities & change rooms to address asbestos issues and add additional floorspace, provision of access, car parking, landscaping & better integration of equestrian facility	S4	Clouston 2014	by 2026	\$2,000,000	\$2,000,000	executed VPA for \$390,000	Existing & Incoming	\$1,338,066	\$271,934
<b>TOTAL FOR PRECINCT 2</b>						<b>\$2,000,000</b>			<b>\$1,338,066</b>	<b>\$271,934</b>
<b>PRECINCT 3</b>										
Thirlmere - Thirlmere Sportsground	Redevelopment & upgrade to include sports hall, amenities, path ways, junior field & sports ground to capacity and reconfigure greyhound track	S5	Carryover from 2011 Plan	by 2026	\$2,000,000	\$2,000,000		Existing and incoming Population	\$1,583,380	\$416,620
Bargo - Bargo Sportsground	Upgrade to include skatepark, access & facilities such as toilets. Relocate vehicle crossing	S6	Carryover from 2011 Plan	by 2021	\$500,000	\$500,000		Existing and Incoming Population	\$395,850	\$104,150
Tahmoor - Tahmoor Tennis Courts	Upgrade with synthetic turf and fencing	S7	Carryover from 2011 Plan	by 2021	\$50,000	\$50,000		Existing and Incoming Population	\$39,580	\$10,420

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost	Other Funding sources	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
Tahmoor Sportsground	Redevelop and reconfigure as a multipurpose facility, including - - provide sealed access and car parking to sportsground - Upgrade sports hall, toilets & change facilities - additional 190 m2 required - new public toilets - upgrade little athletics field & provide irrigation and increase lighting	S8	carry over from 2011 Plan	by 2026	\$1,700,000	\$1,700,000		Existing and Incoming Population	\$1,345,870	\$354,130
Additional facilities	Provision of new double playing field at Tahmoor and all associated facilities and sealed car parking. Also to include district netball facility (27 courts) to be included. Land required (assume 1 ha for netball total of 3 ha)	S9	Carry over from 2011 Plan	by 2021	\$2,251,000 (1,682,000 for fields plus \$569,000 for netball courts	\$6,001,000 (inc \$3,750,000 land cost)		Incoming		\$6,001,000
<b>Picton - Picton Hume Oval</b>	Upgrade facilities including club houses and accessibility	S10	Carry over from 2011 Plan	by 2026	\$100,000	\$100,000		Existing and Incoming	\$79,170	\$20,830
Picton Sportsground	Stage 2 - Expand facilities (change rooms, Stage 2 field, and cricket pitch)	S11	Carry over from 2011 Plan	by 2026	\$1,000,000	\$1,000,000		Existing and Incoming	\$791,700	\$208,300
Picton Leisure Centre	Enhance leisure centre through integration with adjoining open space and increase car parking	S12	Carry over from 2011 Plan	by 2026	\$200,000	\$200,000		Existing and Incoming	\$158,340	\$41,660
Additional requirements (Victoria Park or elsewhere)	Additional single field plus mini field with share of facilities for additional uses	S13	Carry over from 2011 Plan	by 2026	\$518,000	\$1,768,000 (inc \$1,250,000 land cost)		Incoming	nil	\$1,768,000
Victoria Park	Walking Track linking to Wonga Rd	S14	Carry over from 2011 Plan	by 2021		\$194,000		Incoming	nil	\$194,000
<b>TOTAL COST PRECINCT 3</b>						<b>\$13,513,000</b>			<b>4,393,890</b>	<b>\$9,119,107</b>

**PE4 – Attachment 1**

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost	Other Funding sources	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 4</b> Douglas Park - Douglas Park	Implementation of masterplan, including upgrade of oval, sportsground, tennis court, club house, storage facilities, toilets, cricket facilities, car park & lighting	S15	Carry over from 2011 Plan and adopted masterplan	by 2026	\$3,500,000	\$3,500,000		Existing and Incoming	\$1,477,659	\$2,022,341
<b>Appin -</b> AIS Sportsground	Upgrade facilities, including toilet block, car parking, additional netball field and double soccer field	S16	Carry over from 2011 Plan	by 2026	\$2,000,000	\$2,000,000		Existing and Incoming	\$844,377	\$1,155,623
<b>Wilton -</b> Wilton Recreation Reserve	Implement findings of Wilton Recreational Reserve Masterplan including - - new double playing field & amenities (land required) - develop adjacent crown reserve areas - convert tennis courts to multi use and improve accessibility - 2 netball practice courts	S17	Recommendation from Clouston 2014 and adopted masterplan	2026 though netball court earlier Stage 1 by 2021. Rest by 2026		\$7,860,000	\$2.55 million from VPA	Incoming	Nil	\$5,310,000
<b>TOTAL COST PRECINCT 4</b>						\$13,360,000.00			\$2,322,036	\$8,487,964
<b>TOTALS</b>						\$31,141,000	\$2,940,000		\$8,394,535	\$19,806,465
<b>AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>										
<b>SHIRE</b>										\$555,688
<b>PRECINCT 1</b>										\$496,953
<b>PRECINCT 2</b>										\$613,129
<b>PRECINCT 3</b>										\$1,171,220
<b>PRECINCT 4</b>										\$226,096

**PE4 – Attachment 1**

Location	Works	Works Map Reference	Report/Study Reference	Timing /Priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Other funding sources	Contributing Population	Appropriated Cost to Council	Appropriated Cost to Incoming Development
<b>RECREATIONAL FACILITIES</b>											
<b>PRECINCT 1</b>				<b>1= 2017 -2021</b>							
Warragamba & Silverdale	Upgrade local parks with furniture, sealed accessible paths, play equipment & shelters	R1	carry over from 2011 Plan	<b>2=2021- 2026</b> by 2026		\$320,000	\$320,000	\$220,000	Existing and Incoming Population to 2026	\$149,840	\$70,160
	Establishment of Warragamba Recreational Reserve (received from WaterBoard) including connectivity to nearby sportsground as well as facilities, amenities bbq, pathways etc	R2	Clouston (2014)	by 2026		\$1,000,000	\$1,000,000	\$1,000,000	Existing and Incoming Population to 2026	\$681,000	\$319,000
	Development of regional "All abilities" playground for Southwest Metro Sydney	R3	Council project	by 2021		\$1,200,000	\$1,200,000	\$350,000 grant	Incoming Population	\$830,840	\$850,000
<b>TOTAL FOR PRECINCT 1</b>								<b>\$2,070,000</b>		<b>\$830,840</b>	<b>\$1,239,160</b>
<b>PRECINCT 2</b>											
The Oaks	Provide overhead shelter at Browns Rd park	R4	carry over from 2011 Plan	by 2026		\$42,000	\$42,000	\$42,000	Existing and Incoming Population to 2026	\$34,900	\$7,100
Mt Hunter	Facilities at Peppercorn Park	R5	carry over from 2011 Plan	by 2021		\$42,000	\$42,000	\$42,000	Existing and Incoming Population to 2026	\$34,900	\$7,100
Additional Parkland in Precinct 2	Purchase and develop approx 5.6 ha of park land required to provide future population increase to 2026 of approx 1976 people with open space at rate of 2.83 ha/1000. Some land required in Oakdale	R6	carryover from 2011 Plan with land cost amended	by 2026		\$500,000	\$7,500,000	\$7,500,000	Incoming Population to 2026		\$7,500,000
<b>TOTAL FOR PRECINCT 2</b>								<b>\$7,584,000</b>			<b>\$7,514,200</b>

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Other funding sources	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 3</b>											
Tahmoor	Provide access to Tahmoor Park and develop in future. An additional 200sqm land required to develop access	R7	carry over from 2011 Plan	by 2026	\$250,000	\$50,000	\$300,000	\$300,000	Existing and incoming Population to 2026	\$237,500	\$62,500
Thirrimere	Memorial Park - Upgrade toilets	R8	carry over from 2011 Plan	by 2021		\$140,000	\$140,000	\$140,000	Existing and incoming Population to 2026	\$110,840	\$29,160
Picton	Development of new Civic Park (location to be determined) Investigation and Design Stage	R9	Clouston 2014	by 2021		\$500,000	\$500,000	\$500,000	Incoming Population to 2026		\$500,000
	Picton Leisure Centre - recoupment for existing facility - Shire wide project							\$5,275,000	Existing and incoming Population to 2026		\$1,752,800
Additional Parkland in Precinct 3	Purchase and develop up to 7 ha of open space land for incoming population of precinct 3 to provide new population at level of about 2,83/1000 (NB approx 6 ha proposed for purchase under Sporting Facilities category)	R10	carryover from 2011 Plan with amount amended	by 2026	\$8,750,000	\$750,000	\$9,500,000	\$9,500,000	Incoming Population to 2026		\$9,500,000
<b>TOTAL FOR PRECINCT 3</b>								<b>\$14,775,940</b>			<b>\$11,844,460</b>

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Other funding sources	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 4</b>											
Appin	Embellishment of parks in Appin including Sportsground	R11		by 2021	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	Existing and Incoming Population to 2026	\$577,810	\$577,810
	Appin Park - install new accessible toilets	R12	carry over from 2011 Plan	by 2026	\$350,000	\$350,000	\$350,000	\$350,000	Existing and Incoming Population to 2026	\$202,234	\$202,234
	Appin Park - provide cycle path, car park and access road	R13	carry over from 2011 Plan	by 2026	\$320,000	\$320,000	\$320,000	\$320,000	Existing and Incoming Population to 2026	\$184,900	\$184,900
	William Woods Rd - develop junior cycle circuit and shared pathway	R14	carry over from 2011 Plan	by 2026	\$42,000	\$42,000	\$42,000	\$42,000	Existing and Incoming Population to 2026	\$24,268	\$24,268
Douglas Park	Car park area, fencing bollards and unsealed paths	R15	carry over from 2011 Plan	by 2026	\$42,000	\$42,000	\$42,000	\$42,000	Existing and Incoming Population to 2026	\$24,268	\$24,268
Additional open space land in Precinct 4	District level open space area to be acquired/developed to match population growth, preferably in Menangle area. Size around 3 ha	R16	carry over/Clouston/Council	by 2026	\$3,750,000	\$1,000,000	\$4,750,000	\$4,750,000	Incoming Population to 2026	\$4,750,000	\$4,750,000
	Neighbourhood parks to be acquired/developed within Precinct 4 to match population growth. Total area of around 2 ha required	R17	carry over/Clouston/Council	by 2026	\$2,500,000	1,000,000	\$3,500,000	\$3,500,000	Incoming Population to 2026	\$3,500,000	\$3,500,000
<b>TOTAL FOR PRECINCT 4</b>								<b>\$10,040,000</b>		<b>\$9,263,480</b>	<b>\$29,861,300</b>
<b>Totals</b>								<b>\$34,469,940</b>			
<b>AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>											
<b>SHIRE</b>	Nil (already deducted for Sporting Facilities schedule)										
<b>PRECINCT 1</b>	Nil (already deducted for Sporting Facilities schedule)										
<b>PRECINCT 2</b>	Nil (already deducted for Sporting Facilities schedule)										
<b>PRECINCT 3</b>	Nil (already deducted for Sporting Facilities schedule)										
<b>PRECINCT 4</b>	Nil (already deducted for Sporting Facilities schedule)										

**PE4 – Attachment 1**



**DRAFT**

**WOLLONDILLY DEVELOPMENT  
CONTRIBUTIONS PLAN 2017**  
(INCLUDING THE WOLLONDILLY COUNCIL  
SECTION 94 AND SECTION 94A PLANS)

**Trim 8373#95**

**WOLLONDILLY SHIRE COUNCIL**

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*Rural Living*

**PE4 – Attachment 2**





**WOLLONDILLY SHIRE COUNCIL      DRAFT WOLLONDILLY DEVELOPMENT CONTRIBUTIONS PLAN 2017**

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**WOLLONDILLY SHIRE COUNCIL      DRAFT WOLLONDILLY DEVELOPMENT CONTRIBUTIONS PLAN 2017**

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**WOLLONDILLY SHIRE COUNCIL      DRAFT WOLLONDILLY DEVELOPMENT CONTRIBUTIONS PLAN 2017**

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## Preamble: The Scope of this Review

Wollondilly Shire is located on the south-west fringe of metropolitan Sydney. All settled areas are located east of the Lake Burrangong catchment and much of the western half of the Shire is inaccessible, consisting of bushland or water catchment areas.

The Shire in 2015 had an estimated resident population of about 48,000 living in 17 villages and towns, from Wallacia and Warragamba in the north to Yanderra in the south.

Council's most recent Developer Contributions Plan was adopted in 2011, and much of it was based on an earlier Plan adopted in 2005. Both these Plans adopted the best available information to determine the services and infrastructure needed to support the growth of the population of Wollondilly that was predicted at the time. However as it is over 10 years since the last comprehensive review of the Plan, there is a need for it to be reviewed to ensure that it reflects the services and infrastructure that will be required by the incoming population.

Wollondilly Shire will continue to grow. However at this time it is not possible to predict the rate of growth with any certainty, as a result of some major State Government initiated planning studies being undertaken and which will affect the level and rate of growth that will occur within Wollondilly particularly beyond 2026. In particular, the following are relevant:

- The exhibition and adoption of District Plans which likely to identify future infrastructure requirements and dwelling targets. A draft Plan for the south west district is expected before the end of 2016;
- The investigations by the Department of Planning and Environment into the Greater Macarthur Priority Growth Area. If growth in this area proceeds as predicted, it will increase the population of the Wilton and Appin areas significantly, and will influence the infrastructure requirements of these towns;
- Uncertainty regarding absolute levels of growth in other areas of Wollondilly, as identified in Council's Growth Management Strategy (GMS). A Draft GMS is with the Department of Planning waiting endorsement for exhibition. Until the GMS is adopted, the future growth potential within the LGA, and the infrastructure required to support it is unclear. The 2011 GMS growth targets will easily be exceeded.

Given the above, there is clearly a level of unpredictability regarding the level of growth that will occur in Wollondilly, and hence in predicting future infrastructure requirements. However it is also clear that some growth will occur, and that given the length of time since the Plan has been in operation that it is time that it be reviewed. It is proposed that this review proceed in two Stages:

Undertake a First Stage Review that will address the following:

- Ensuring that the works included in the Works Schedule are current and reflect the outcome of the most recent population projections and background studies that have been undertaken. The Works Schedule should also be reviewed to delete any works that have been completed or which are no longer considered necessary.
- Review the contribution rates included in the Plan. This will include a review both of the shire-wide and local contributions based on the works included in the revised



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Works Schedule, and will be based on updated costings of the works included in the Plan;

- Ensuring that the Operative Provisions of the Plan are up to date and accurate and prepared with appropriate legal advice, and that they reflect current guidelines from the Department. This will help ensure that the Plan is robust and more able to withstand any legal challenges.

Following the completion of the First Stage Review, it is proposed to undertake a more comprehensive review in around 18 months when there is more certainty around the outcomes of State Government initiatives referred to above. This more comprehensive review will only proceed once required funding has been allocated in the Council budget.

## How to Use this Plan

1. Is your development Residential development (dwelling house, subdivision, medium density, dual occupancy, residential flat building, town house, villa house or other residential development)?
  - a. If so, you may be required to pay a contribution under Section 94 of the Act, and Section 1 of the Plan applies;
2. Is your development for a non – residential purpose – eg commercial, industrial, provision of infrastructure? (Note also that some developments involving a residential use (eg boarding houses) are considered as commercial developments).
  - a. If so, you may be required to pay a contribution under Section 94A of the Act and Section 2 of the Plan applies.

## Section 1: Wollondilly Developer Contributions Plan (Section 94 Plan) 2017

### Part A – Summary

#### A1. Name and Purpose of the Plan

This Plan is the Wollondilly Shire Council Section 94 Developer Contributions Plan 2017 (Section 94 Plan)

The primary purpose of the Section 94 Plan is to enable Wollondilly Shire Council (Council) or an accredited certifier to impose a condition of development consent requiring a contribution towards the provision, extension or augmentation of public amenities and public services in order to meet the demands of development in the Wollondilly LGA.

This will ensure that new development is provided with an appropriate level of services and infrastructure to support the incoming population associated with the development. It will also ensure that existing development is not unreasonably burdened by providing the local infrastructure required as a result of new development.

#### A2. Period Covered by the Plan and its Scope

The Section 94 Plan covers the period 2017–2026, and has been prepared as the first stage of identifying and providing for the local infrastructure requirements to support the future growth of the Wollondilly Shire. Whilst it is expected that some growth will occur, the actual level of growth will depend upon the outcomes of some strategic planning work being led by the State Government (including the Greater Sydney Commission and the Department of Planning) and which has not been completed at this time.

However, this work will have significant implications for the provision of local infrastructure and as a result it is intended to carry out a detailed review when this work has been completed, probably in 2017–2018.

#### A3. Anticipated Development and the Need for Services and Amenities

It is anticipated that the Wollondilly LGA will experience an increase in population over the period 2017 – 2026. It is estimated that the population of Wollondilly will grow to approximately 71,887 during this time, representing an increase of 23,887.

The incoming population will require new or augmented or additional public services and public amenities. The facilities for which Council will require development contributions as a result of this Plan are as follows:

- Open space, sporting and recreation facilities;
- Library and community facilities;
- Transport and traffic management facilities including walking and cycling facilities;

There will also be an ongoing cost for the management and administration of the Plan.

#### A4. Summary of Works Schedule

Facilities required by the incoming population of Wollondilly LGA in the categories mentioned above have been determined based on a review of relevant background studies and on the views of those sections within Wollondilly Council responsible for the planning and delivery of local infrastructure. This Section 94 Plan supports a works program valued at \$197.21 million as shown in more detail in the Table below

**Table A1: Summary of Section 94 Works program**

Works Category	Value	Cost to New Development (ie Amount Funded by Section 94)
Library and Community Facilities	\$47.74 million	\$24.05 million
Traffic and Transport (Roads/Traffic) (shared pathways/cycleways)	\$83.86 million (\$80.8 million) (\$3.06 million)	\$21.38 million (\$20.40 million) (0.98 million)
Sporting Facilities	\$31.14million	\$19.81 million
Passive Recreation	\$34.47 million	\$29.86 million
<b>TOTAL</b>	<b>\$197.21 million</b>	<b>\$95.10 million</b>

The actual infrastructure items proposed to be delivered and the timing of their delivery are detailed in the Works Schedules included in Section 3.

#### A5. Summary of Contributions

The Section 94 contributions payable for different categories of residential developments are shown in the following Tables:

- Table A2 – rates for a dwelling house;
- Table A3 – rates for medium density dwelling/dual occupancy and mixed use development
- Table A4– rates for housing for older people or people with a disability

In calculating the total amount of contribution payable, some developments may be entitled to a credit for existing development. Circumstances in which credits may apply are detailed in Section 2.8 of this Plan.



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**Table A2 Section 94 Rates for Detached Dwelling House or Subdivision**

	Shire Wide	Precinct 1	Precinct 2	Precinct 3	Precinct 4
Library/Community	\$1155	\$617	\$68	\$2111	\$2405
Traffic/transport:	\$2376	\$7724	\$4866	\$3811	\$130
(Roads/Traffic)	(\$2376)	(\$7421)	(\$4866)	(\$3708)	(\$45)
(Shared Pthwys)	(\$0)	(\$303)	(\$0)	(\$103)	(\$85)
Sporting Facilities	\$2170	\$1567	\$0	\$3878	\$1840
Parks/Open Space	\$382	\$1358	\$10,672	\$5613	\$2064
Sub Total	\$6,083	\$11,266	\$15,606	\$15,413	\$6439
Plan Administrn (5%)	\$304	\$563	\$780	\$771	\$322
Sub Total	\$6387	\$11,829	\$16,386	\$16,184	\$6761
Total Precinct + shire		\$18,216	\$22,773	\$22571	\$13,148

Note 1: All precincts pay the Shire contribution as well as the relevant precinct contribution.

Note 2: The maximum amount payable is \$20,000 per lot pursuant to Ministerial Direction.

**Table A3 Section 94 Rates for Dual Occupancy Medium density, Multiple Dwelling or Mixed Use (per dwelling)**

	Shire Wide	Precinct 1	Precinct 2	Precinct 3	Precinct 4
Library/Community	\$707	\$378	\$41	\$1292	\$1472
Traffic/transport:	\$1454	\$4728	\$2979	\$2333	\$80
(Roads/Traffic)	(\$1454)	(\$4543)	(\$2979)	(\$2270)	(\$28)
(Shared Pthwys)	(\$0)	(\$185)	(\$0)	(\$63)	(\$52)
Sporting Facilities	\$1328	\$959	\$0	\$2374	\$1127
Parks/Open Space	\$234	\$832	\$6534	\$3406	\$1264
Sub Total	\$3723	\$6897	\$9554	\$9405	\$3943

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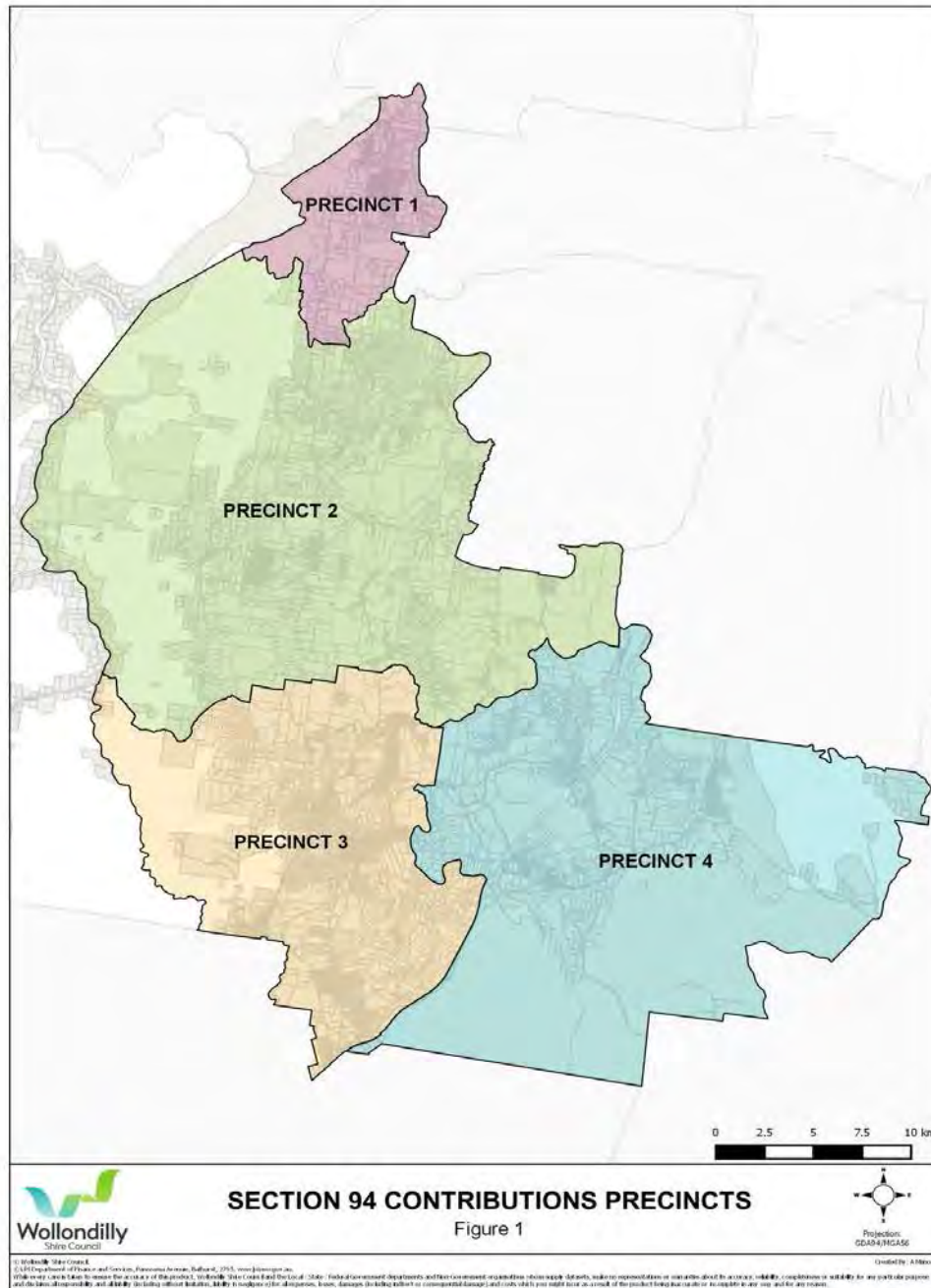
	Shire Wide	Precinct 1	Precinct 2	Precinct 3	Precinct 4
Plan Administration (5%)	\$186	\$345	\$478	\$470	\$197
Sub Total	\$3909	\$7242	\$10,032	\$9875	\$4140
Total Precinct + Shire		\$11,151	\$13,941	\$13,784	\$8,049

**Table A4 Section 94 Rates for Seniors Housing or People with a Disability (per dwelling)**

	Shire Wide	Precinct 1	Precinct 2	Precinct 3	Precinct 4
Library/Community	\$590	\$315	\$35	\$1077	\$1227
Traffic/transport:	\$1212	\$3941	\$2483	\$1945	\$67
(Roads/Traffic)	(\$1212)	(\$3786)	(\$2483)	(\$1892)	(\$23)
(Shared Pthwys	(\$0)	(\$155)	(\$0)	(\$53)	(\$44)
Sporting Facilities	\$1107	\$800	\$0	\$1979	\$939
Parks/Open Space	\$195	\$693	\$5445	\$2864	\$1053
Sub Total	\$3104	\$5749	\$7963	\$7865	\$3286
Plan Administration	\$155	\$288	\$398	\$393	\$164
Sub Total	\$3259	\$6037	\$8361	\$8258	\$3450
Total Precinct + Shire		\$9296	\$11,620	\$11,517	\$6709

Note that some developments in this category are excluded under a Ministerial Direction from having to pay a Section 94 Contribution

Figure 1 - Section 94 Contributions Precincts



## Part B – Administration and Operation of the Plan

### 1. Key Provisions

#### 1.1 Name of this Plan

This Plan is the Wollondilly Shire Council Section 94 Developer Contributions Plan 2017 (Section 94 Plan)

The Section 94 Plan has been prepared in accordance with the *Environmental Planning and Assessment Act 1979 (the Act)*, and the *Environmental Planning And Assessment Regulation 2000 (the Regulation)*.

#### 1.2 Where the Plan applies

The Section 94 Plan applies to all land within the Shire of Wollondilly as shown on Figure 1

To ensure a nexus between the contributions that are required under the Plan and the infrastructure to be funded under the Section 94 Plan, the Wollondilly Shire has been divided into 4 Precincts to serve as contributions catchments. These are shown in Map 1.

#### 1.3 Commencement of the Plan

This Section 94 Plan was adopted by Council on INSERT DATE and takes effect on INSERT DATE, being the date on which public notice of the Plan was given, in accordance with the Regulation.

Development applications lodged on or after this date will be subject to this Section 94 Plan.

The Plan is intended to cover the period from 2017 – 2026, though it is intended to review the Plan in 2017-2018 following the completion of State Government led planning studies that are likely to influence the level of growth, and need for local infrastructure in the Shire.

#### 1.4 Purposes and Objectives of the Plan

The primary purpose of the Section 94 Plan is to authorise Wollondilly Shire Council or an accredited certifier to require as a condition of development consent the payment of a contribution towards the provision, extension or augmentation of local Infrastructure that will, or are likely to be, required as a consequence of development in the LGA. The contribution is to be paid in accordance with the provisions set out in this Section 94 Plan.

Other purposes of this Section 94 Plan are to:

- provide the framework for the determination, collection and management of development contributions in a manner that is efficient, equitable and legislatively compliant;
- ensure that an adequate level of Local Infrastructure is provided for future residents of Wollondilly;

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- Provide clarity regarding Council's intentions regarding the type, location and timing of future facilities within Wollondilly;
- enable Council to recoup funds which it has spent in the provision of local infrastructure which will address the demands generated by new development;
- ensure that unspent collected contributions under previous contributions plans are incorporated into this Plan.

### **1.5 Relationship with Other Contributions Plans and other Council Plans and Policies**

When adopted, this Plan will repeal the Wollondilly Development Contributions Plan 2011. However the 2011 Plan, and earlier Contributions Plans (the 2005 Plan, 2000 Plan and 1993 Plan) will still apply to any development applications that received development consent when these Plans applied.

This Plan is consistent with Council's Vision 2025 and current Management Plan documents and provides a means of implementing priority facilities and strategies adopted by Council for the provision of public facilities and amenities in the Wollondilly LGA.

This Plan supplements the provisions of the Act and Regulation, the Wollondilly Local Environmental Plan 2011 and the Wollondilly Development Control Plan 2017 and other relevant Council Plans and Policies.

## **2. Background and Operation of the Plan**

### **2.1 What are Section 94 Contributions?**

Section 94 of the Act enables Councils to seek contributions from developers where development is likely to increase the demand for public facilities. The contribution is collected through a condition of development consent requiring the contribution to be paid at the time specified in the condition.

Councils can only require a Section 94 contribution if:

- they are satisfied "that a development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public amenities and public services within the area" (Section 94 of the Act);
- they have adopted a contributions plan prepared in accordance with the Act; and
- the contribution is reasonable.

The power to levy a Section 94 contribution relies on a link (or nexus) between the development being levied and the need for the public amenity or service for which the levy is required. Generally, contributions can only be made towards:

- capital costs including land acquisition costs;
- public facilities which the Council has responsibility to provide; and
- public facilities which are needed as a consequence of new development

It is anticipated that the Wollondilly LGA will accommodate increases to its residential population over the period 2017–2026. It is estimated that the population of Wollondilly will grow by an estimated 8125 dwellings (equivalent to an approximate population growth of 23,887) during that time to reach 71,887 people. This incoming population will impose a



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demand for local infrastructure and facilities which will be met (in part) by the funds collected under this Plan.

Table 5 summarises the categories of public facilities that will be funded by contributions made under this Plan and which will provide the incoming population of Wollondilly with appropriate levels of infrastructure and facilities.

**Table 5 Works Funded through Section 94 Contributions**

Facility Category	Works	Contributing Areas
Open Space, Sporting and Recreation	Upgrades to local parks and sports fields	Precinct or Shire
	New local parks	Precinct
	New parks with larger catchment	Shire
	New sports fields	Precinct or shire
	Tennis and netball courts	Precinct or Shire
	Aquatic and indoor recreation facilities	Shire
Library and Community	Libraries	Shire
	Multi-purpose community facilities	Precinct or shire
	Meeting places and buildings	Precinct or Shire
Traffic and Transport Management	Road and intersection works	Precinct or Shire
	Shared pathways	Precinct

## 2.2 To What Types of Development Does This Plan Apply?

This Plan applies to the following types of development for which development consent is granted:

- subdivision or consolidation of land where a dwelling house may at a later date be approved and constructed on the subdivided or consolidated lot(s). Only newly created lots will be charged a Section 94 contribution;
- Construction of a detached dwelling house constructed on a Lot that was not charged a Section 94 contribution when it was first created;
- construction of a dwelling that comprises part of a "dual occupancy" development. Only the construction of the second dwelling, either attached or detached will attract a Section 94 contribution. Erection of a "secondary dwelling" as defined in Wollondilly Local Environmental Plan 2011 (LEP 2011) or subdivision of an existing dual occupancy will not be charged a Section 94 contribution provided the total floor area is less than 60m<sup>2</sup>;
- construction of a dwelling or dwellings that form part of a multiple dwelling development, attached dwellings semi-detached dwellings mixed use development, or medium density development (this includes townhouses, residential flat buildings, villas, shop top housing, industrial caretakers dwellings, terrace style housing, etc);
- self-contained dwellings proposed as development under State Environmental Planning Policy (Seniors Living) 2004. (construction of a rural worker's dwelling pursuant to Clause 14 of LEP 1991);

### Development under State Environmental Planning Policy (Seniors Living) 2004

Certain development approved pursuant to State Environmental Planning Policy (Seniors Living) 2004, will be levied development contributions in accordance with this contributions plan. The following types of seniors housing will be levied:

- self-contained dwellings; and
- in-fill self-care housing

The occupancy rates used for the purpose of determining contributions will be 1.5 persons per dwelling. Those dwellings subject to the Ministerial Direction of 2007 will not be charged a contribution;

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### **Community Titles Development**

Where a Community Titles development is proposed which includes the provision of public facilities, the level of facilities will be taken into consideration and credited to the development where appropriate. Council will make an assessment of the facilities provided within the development against the Section 94 Contributions that would otherwise be charged to it.

#### **2.3 How will the Contribution be imposed?**

Development contributions will be imposed by way of a condition of development consent issued by Council, or as a condition on a Complying Development Certificate issued by an accredited certifier.

#### **2.4 How Can the Contribution be settled?**

The Act provides that the requirement for a contribution towards local infrastructure can be settled by one or more of the following methods:

- Payment of a monetary contribution;
- Dedication of land;
- Provision of a material public benefit

The method of payment will generally be specified as a condition of the development consent and Council may consider any of the above means of payment as explained in more detail below.

##### **2.4.1 Monetary contributions**

The amount of monetary contribution must be calculated in accordance with the Tables included in the Summary Section of this Plan. The amount included in the condition of consent would in most cases be based on the amount shown in the appropriate table (Tables A1-A3) of this Plan and would be indexed to the date the consent is issued, and will be indexed again to the time of payment. Refer Section 2.5.2 of this Plan for further information regarding indexing of payment amounts;

##### **2.4.2 Dedication of Land**

For contributions imposed under Section 94 of the Act, Council may accept a dedication of land from a developer in lieu of the developer making a monetary contribution towards the acquisition of land. Factors which Council will take into consideration when deciding whether to accept a dedication, in lieu of or as an offset against a monetary contribution, include:

- a) the ability of the land once dedicated to be used for the purpose for which the contribution was originally sought;
- b) area, location, configuration and topography of the land;
- c) environmental considerations such as vegetation cover, soil condition, flood liability, bush fire risk, etc.;





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- d) accessibility, current use and improvements and availability of water supply and other utility services;
- e) ongoing costs, including maintenance, remedial or other site costs;
- f) the zoning of the land, and specifically whether it has been identified in any plan as being suitable for open space;
- g) whether the land is readily accessible and visible from a street frontage or other public thoroughfare;
- h) whether the land adjoins any existing or proposed area of open space and can readily and desirably be consolidated into that existing or proposed area at a later date;
- i) whether the land's location allows it to be used by the intended population (for example, local parks should be within walking access of residences);
- j) the extent to which any easements (drainage/transmission lines) substantially prejudice the intended purpose/enjoyment of the open space; and
- k) Council considers the dedication appropriate in the circumstances of the case.

Unless the land proposed to be dedicated is identified in this Section 94 Plan, a Voluntary Planning Agreement will be needed to enact the dedication (refer section 2.4.4)

### 2.4.3 Material Public Benefits and Works in Kind

Council may allow applicants to make a contribution by way of works in kind contributions (for works that are identified in the Works Schedule included in Section 3) or by way of a material public benefit (MPB) (for works that are not identified in this contributions plan's works schedule. These may be accepted at Council's discretion offered in full or partial offset of a cash contribution required under Section 94 of the Act.

An offer to provide works in kind or MPB is to be made to the Council in writing prior to works commencing and should clearly state:

- what MPB or works in kind is proposed;
- the value of the MPB, works in kind,
- the timing of provision of the MPB or works in kind;
- what cash contributions the works in kind or MPB is proposed to offset; and
- if the work has not been identified under the plan, why it is of an equivalent or greater benefit to the community compared to what has been identified under the plan.
- Council may, but is not obliged to, accept material public benefits or works in kind when:
  - agreement is reached between the developer and Council as to the proposed material public benefit or works in kind;
  - a monetary contribution in accordance with this contributions plan is unnecessary or unreasonable in the circumstances;
  - the value of the MPB or works in kind is at least equal to the value of the monetary contribution assessed in accordance with this contributions plan; and
  - the acceptance of the MPB or works in kind as an offset against monetary contributions which would otherwise be required will not prejudice the timing or the



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manner of the provision of the public facility for which the contribution was required, or the provision of items in the relevant contributions plan works schedule.

#### **2.4.4 Planning Agreements**

Section 93F of the Act allows the negotiation of planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes in connection with a development application.

Planning Agreements may be used (*inter alia*) to pay money, dedicate land, carry out works, or to provide other public benefits and may be an alternative means for settling a requirement to pay a Section 94 contribution.

Planning Agreements may (but do not always) fully or partially offset contributions payable under Section 94 of the Act. Wollondilly Council has adopted a Planning Agreements Policy that outlines its requirements in relation to the preparation of Planning Agreements. Applicants who may be considering a Planning Agreement as an alternative to satisfying a Section 94 contribution are encouraged to consult Council's Planning Agreements Policy.

#### **2.5 When are Payments Required?**

Council's requirements in relation to the timing of payments of development contributions are as follows:

- development applications involving subdivision - prior to the release of the subdivision certificate;
- development applications involving building work - prior to the release of the construction certificate or a complying Development Certificate;
- development applications involving both subdivision and building work (e.g. integrated housing developments) - prior to the release of the construction certificate or the release of the subdivision plan, whichever occurs first; and
- development applications where no construction certificate is required - prior to commencement of the approved use, or prior to occupation of the premises, as may be determined by Council.

Where a developer negotiates a material public benefit, works in kind or dedication of land in lieu of paying a Section 94 contribution, the developer must also pay Council's reasonable costs for entering into this alternative arrangement.

Where any self-certification or the like is undertaken the consent shall not operate unless and until the required Section 94 contribution has been paid to Council.

##### **2.5.1 Deferred or Periodic Payment**

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

- where the applicant can demonstrate to the Council that the payment of contributions or levies in accordance with this plan is unreasonable, and Council accepts deferred or periodic payment; or
- Where the developer intends to make a contribution by way of works-in-kind or land dedication in lieu of a cash contributions in a future stage of the development



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- being levied and Council and the developer have a legally binding agreement for the provision of the works or dedication; or
- in other circumstances considered reasonable by Council.

Requests for deferred or periodic payment of contributions or levies are required to be made in writing and may only be accepted where:

- there are valid reasons for the deferral or periodic payment (as outlined above); and
- the granting of the request will not adversely impact on the administration, operation or cash flows of the plan; and
- the granting of the request will not jeopardise the timely provision of works or land identified within the plan; and
- the proposed arrangement remains consistent with the purpose of the plan.

Where Council allows a deferral of contributions or levies an appropriate bank guarantee shall be secured for the amount of contributions to be deferred. The conditions under which the Council may accept deferred settlement by way of lodgement of a bank guarantee are that:

- the bank guarantee must be by an Australian bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest;
- 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 whichever occurs first;
- 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 in accordance with the development consent; and
- 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.

The conditions under which the Council may accept payment by way of periodic payment for a staged development are that:

- the instalment be paid before the work commences on the relevant stage of the development; and
- the amount to be paid at each stage is to be calculated on a pro-rata basis in proportion to the demand for the relevant facility being levied by the overall development, plus Consumer Price Index (CPI) if required.

### 2.5.2 Adjustment of Contributions at the Time of Payment

The amount of any Section 94 contribution to be paid will be the amount stated in the development consent and indexed to the time of payment.

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

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

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 Council not publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the most recently published quarter.

### 2.6 Can Contributions be varied?

Council, at its discretion, may waive, vary or discount development contributions depending on the circumstances of the case. In considering whether to grant a waiver, variation or discount, Council shall first consider the implications of this decision, that is:

- whether a variation to a contribution could result in a cross subsidy to a particular development by the existing community; and
- whether the timing of provision of works identified in the contributions plan will be prejudiced by the granting of a variation or waiver of contributions; and
- whether the alternative type of contribution offered results in sufficient community benefit as foregone contribution; and
- whether the circumstances of the case are consistent with the purpose of the plan.

## 2.7 Review of Plan and Contribution Rates

The Contributions Plan will be reviewed on a regular basis. Such reviews will canvass, where data is available:

- development activity in terms of latest information on net additional dwellings and populations;
- likely development activity to be experienced in the future (where fresh research establishes modified projections for resident and worker populations);
- progress in the delivery of public facilities and amenities identified in the Works Schedule;
- modifications of facility concepts, changes in anticipated facility costs, facility timing and land values;
- annual contributions and expenditure information; and
- any other factors likely to affect the delivery of works identified in the plan.

As part of such reviews, contribution rates in the plan may be adjusted taking account of more recent information and, where relevant, the following:

- Consumer Price Index;
- increases in land values;
- actual costs of completed works;
- reviewed costs of yet-to-be-completed capital works and land acquisitions;
- adjustments in projected project management and contingency costs associated with capital works; and
- management and legal costs associated with land acquisition.

Additionally, Clause 32(3) of the Environmental Planning and Assessment Regulation 2000, enables Council to make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections, amendments resulting from changes in the Consumer Price Index, or the omission of details concerning works that have been completed.

For changes to the Consumer Price Index (All Groups Index) for Sydney, the contribution rates within the plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\$C_A = \frac{\$C_A \times \text{Current Index}}{\text{Base Index}}$$

Where:

$\$C_A$  is the contribution at the time of adoption of the plan expressed in dollars

Current Index is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the review of the contribution rate.

Base Index is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the date of adoption of this plan.

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Note: in the event that the Current Index is less than the previous Consumer Price Index (All Groups Index) for Sydney, the Current Index shall be taken as not less than the previous Consumer Price Index (All Groups Index) for Sydney.

## **2.8 Allowances for Existing Development**

Contributions levied under Section 94 of the Act will be calculated according to the estimated increase in residents that a particular development is deemed to generate. An amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed new development will be allowed for in the calculation of contributions. In assessing the contribution of existing development the following occupancy rates will be used:

- Dwelling houses and single vacant allotments – 2.94 persons per dwelling or lot
- Other dwellings – 1.8 persons per dwelling
- Seniors Living dwellings – 1.5 persons per dwelling

## **2.9 Goods and Services Tax**

No Goods and Services Tax (GST) is applicable to the payment of development contributions made under the Act.

This exemption applies to both cash contributions and land or works in lieu of contributions.

## **2.10 Pooling of Contributions and Transfer of Unspent Contributions**

Section 93E(2) of the Act and Clause 27 of the Regulation, authorises that Council may pool monetary contributions collected under Section 94 of the Act and be applied progressively to the works identified in the Works Schedules.

Where Council decides to pool and progressively apply contributions to the works included in the Works Schedule (Part 3), Council will have to first be satisfied that such action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

In preparing this Plan, unspent contributions collected under previous Contributions Plans have been transferred to the works identified in this Plan's Works Schedule, and will be used to help fund these works. In all cases funds have been transferred on a "like for like" basis, meaning (for example) that funds allocated to the "Roads and Traffic" category in Precinct 2 of the previous plan will be used to fund projects identified in that category in the same precinct under this Plan.

## **2.11 Refunds and Credits**

The Act does not authorise refunds of Section 94 contributions. As a result it is Council's policy not to grant refunds of Section 94 or contributions in any circumstances.



## 2.12 Developments exempt from paying contributions under this Plan;

The following developments are not required to pay contributions under this Plan

- Seniors housing developments provided by a social housing provider as per the Minister's Section 94E Direction of September 2007
- Other developments that have been exempt from Section 94 contributions pursuant to a Direction issued under Section 94E of the Act;

Council may also consider exempting developments from having to pay the contribution where the development involves rebuilding after a natural disaster (such as a flood or bushfire) and where there is no net increase in the number of dwellings being rebuilt.

## 2.13 Development in the Priority Growth Centres

Pending the completion of the more detailed review of infrastructure requirements to support the future development in the Priority Growth Centres, future developments in this area in excess of 70 lots will be expected to contribute to the delivery of additional local infrastructure, (including dedication of land) as identified in the most recent planning studies prepared for the Growth Centre, or for the individual proposal.

## 3 Works Schedules

The Section 94 Works Schedules are shown on the following pages.

Maps showing the locations of the works identified in the Works Schedule are shown following the Works Schedules.

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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Total Capital Cost less confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>LIBRARY FACILITIES</b>											
Shire Wide				1x-2017 -2021							
Central Library Expansion/new shire Library	Construction of new district library floorspace including building construction, basic fit out & materials. Construction cost \$4,000 /sqm (includes basic fit out). Approximate size 1074 sq metres (6 m background studies for Wilson Junction)	L1		2x-2021-2026 by 2026	\$500,000 (assume 2000 sq metres and 1.25 million/hectare)	\$6,243,520	\$6,743,520		Existing plus Incoming Population to 2026	\$4,502,746	\$2,240,773
<b>Total for Library</b>						<b>\$6,243,520</b>	<b>\$6,743,520</b>		Incoming Population to 2026	<b>\$4,502,746</b>	<b>\$2,240,773</b>
<b>COMMUNITY FACILITIES</b>											
<b>PRECINCT 1</b>											
Additional Community floorspace	Provision of additional community floorspace as either a building or an extension to existing buildings, potential site could include redeveloping Warzamba Town Hall or refurbishment of Visitors Centre. Based on additional population of 2682 and provision rate of 1 sq m per 10 people, an additional 270 sq m required. Cost assumed at \$3366 per sq metre (construction and basic fit out).	C1	Elouston 2014 and Council population projections	by 2026		\$882,900	\$882,900.00		Incoming Population to 2026	\$Nil	\$882,900.00
<b>TOTAL FOR PRECINCT 1</b>						<b>\$882,900.00</b>	<b>\$882,900.00</b>		Existing and Incoming Population to 2026	<b>\$Nil</b>	<b>\$882,900.00</b>
<b>PRECINCT 2</b>											
Additional Community floorspace	Additional community floorspace to be provided as either new buildings or augmentation to existing facilities on land already - Council ownership. This could include a neighbourhood level facility provided as part of the consolidation of facilities proposed at Dudley Chesham Oval and would need to cater for the existing population as well. Based on total population of 11,264 a facility of 1130 sq metres is required. Assume total cost of \$3,366 per sq metre (construction and basic fit out) include provision rate & cost	C2	Clouston 2014 and Council population projections	by 2026		\$3,803,580	\$3,803,580		Existing and Incoming Population to 2026	\$3,161,142	\$642,437
<b>TOTAL FOR PRECINCT 2</b>						<b>\$3,803,580</b>	<b>\$3,803,580</b>			<b>\$3,161,142</b>	<b>\$642,437</b>





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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Total Capital Cost less confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 3</b>											
Picton	Provide new and fully accessible toilets in town centre	C3		by 2021			\$356,000.00		Existing and Incoming Population to 2026	\$283,841	\$74,159
Tahmoor	Provide new accessible toilets at York/Larkin Park	C4		by 2026			\$285,000.00		Existing and Incoming Population to 2026	\$225,631	\$59,368
Bargo	Improvements to Bargo Community Centre	C5		by 2026			\$250,000.00		Existing and Incoming Population to 2026	\$197,923	\$52,078
Picton - Additional Community Floorspace in Precinct 3	Provision of a district level facility possibly through the redevelopment of the Wollondilly Shire Hall. A facility of 3,000 sq metres required based on projected population for precinct 3 of 28,500. Assume cost of \$3366 per sq metre (construction and basic fitout)	C6		by 2026			\$10,098,000.00		Existing and Incoming Population to 2026	\$6,742,582	\$3,355,418
Additional Community Floorspace in Precinct 3	Provision of neighbourhood facilities at Thirlmere, possibly by co-location on the sportsground site. An additional 325 sq metres needed based on an additional population of 3280 people in Thirlmere and Tahmoor by 2026. Assume cost is \$3,366 per sq metre (construction and basic fit out)	C7		by 2021			\$1,093,950.00		Incoming Population to 2026	\$0	\$1,093,950
<b>TOTAL FOR PRECINCT 3</b>							<b>\$12,082,950.00</b>			<b>\$7,442,977</b>	<b>\$4,634,973</b>



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Location	Works Map Reference	Works Reference	Timing /Priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Total Capital Cost less confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 4</b>										
Additional Community Floorspace in Wilton - District Facility	C7	New district sized facility in Wilton (which could possibly be combined with new shire library) and which could be provided either as new buildings or augmentation to existing facilities on land already in - Council ownership. Size estimated at 3,000 sq m (based on full development of Wilton But 2,000 charged for based on projected future population of 1,000. The building cost is estimated on \$386 per sq m and total land requirement 0.7 ha.	by 2026	\$671,000	\$7,741,800	\$8,412,800.00	\$8,412,800.00	Incoming Population to 2026	Nil	\$8,412,800
Additional Community Floorspace in Wilton - neighbourhood facility	C8	Provision of 3 neighbourhood size facilities at Wilton. Size required to be 700 sq metres, based on a population of 1,000. Assume building cost is \$3,366 per hectare and land cost \$1.25 million per hectare and 1350 sq m required	by 2026	\$168,750	\$2,356,200	\$2,524,950.00	\$2,524,950.00	Incoming Population to 2026	Nil	\$2,524,950.00
Additional Community Floorspace in Appin - neighbourhood facility	C9	Provision of new neighbourhood sized facilities in Appin, perhaps by updating the existing community hall. Size required is and additional 1,000 sq m. Assuming additional population of about 1285. Assume building cost including staff float is \$3866 per sq m	by 2026	\$487,580	\$487,580	\$487,580	\$487,580	Incoming Population to 2026	Nil	\$487,580
<b>TOTALS FOR PRECINCT 4</b>						<b>\$11,375,330</b>	<b>\$11,375,330</b>			<b>\$11,375,330</b>
Shire Wide	C10	New building to be provided in central shire for the purpose of providing a venue for community cultural activities, concerts, events, conferences and theatre. Assume 2 ha land required at \$1.25 million/ha	by 2026	\$2,500,000	\$10,352,380	\$12,852,380.00	\$12,852,380.00	Existing and Incoming Population to 2026	\$8,581,721	\$4,270,658
<b>TOTAL FOR SHIRE</b>						<b>\$47,740,660.00</b>	<b>\$47,740,660.00</b>		<b>\$8,581,721</b>	<b>\$24,047,071</b>
<b>TOTAL LIBRARY AND COMMUNITY AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>										
SHIRE		\$478,638								
PRECINCT 1		\$320,284								
PRECINCT 2		\$597,588								
PRECINCT 3		\$311,175								
PRECINCT 4		\$571,061								

8373#95 vsn for Ccl meeting on 21 /11/16 (for exhibition if agreed)

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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost - confirmed grants or other funding	Total Capital Cost	Contributing Population	Appropriated Cost to Council	Appropriated Cost to Incoming Development
<b>TRANSPORT AND TRAFFIC</b>										
<b>PRECINCT 1</b>										
Farnsworth Ave / Silverdale Rd	Intersection upgrade	T1	TDG (Feb 2015)	1= 2017 - 2021 2=2021 - 2026 by 2026	\$1 million		Existing & Incoming to 2026	\$0.5 mil	\$0.5 million	
Silverdale Rd Whitehouse Dr	Intersection upgrade	T2	TDG (Feb 2015)	by 2026	\$1 million		Existing & Incoming to 2026	\$0.5 mil	\$0.5 million	
Warndale Rd / Silverdale Rd	Intersection upgrade	T3	TDG (Feb 2015)	by 2026	\$1 million		Existing & Incoming to 2026	\$0.5 mil	\$0.5 million	
Silverdale Rd	Duplicate road from Nepean River to Farnsworth Ave intersection	T4	TDG (Feb 2015)	by 2026	\$15 million		Existing & Incoming to 2026	\$11.5 mil grant & other funding	\$3.5 million	
	Duplicate bridge across Nepean River	T5	TDG (Feb 2015)	by 2026	\$15 million		Existing & Incoming to 2026	\$13.5 mil grant & other funding	\$1.5 million	
	Upgrade/leisure Basin Rd/Silverdale Rd intersection	T23	Council	by 2026	\$1 million		Existing & Incoming to 2026	\$0.5 million	\$0.5 million	
<b>TOTAL PRECINCT 1</b>					<b>\$54 million</b>			<b>\$47 million</b>	<b>\$7 million</b>	
<b>PRECINCT 2</b>										
Remembrance Drive	Upgrade Firms Rd intersection	T6	TDG (Feb 2015)	by 2026	\$1.5 mil		Existing & Incoming to 2026	\$0.75 million	\$0.75 million	
	Widening from Firms Rd to Cawdon Rd	T24	Council	by 2026	\$2.6 mil		Existing & Incoming to 2026	\$1.3 million	\$1.3 million	
	Upgrade Woodbridge Rd v/s to RAB	T8	TDG (Feb 2015)	by 2026	\$1 mil		Existing & Incoming to 2026	\$0.5 million	\$0.5 million	
Woodbridge Rd	Upgrade Rd between Firms Rd & Menangle Rd	T9	Council	by 2021	\$3 mil		Existing & Incoming to 2026	\$1.5 million	\$1.5 million	
<b>TOTAL PRECINCT 2</b>					<b>\$8.1 million</b>			<b>\$4.05 million</b>	<b>\$4.05 million</b>	



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Location	Works	Works Map Reference	Repair/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost - confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 3</b> Picton	Picton By Pass (Study/Options)	T10	Council	2026	\$200k		Existing & Incoming to 2026	\$100,000	\$100,000
Prince St (Mennangle St to Argyle St)	Construct new bridge or second crossing	T11	carryover from 2011 Plan		\$6.5 mil		Existing & Incoming to 2026	\$1.25 million	\$3.25 million
	Upgrade Mennangle St / Prince St intersection	T12	TDG (Feb 2015)	2026	\$1 mil		Existing & Incoming to 2026	\$0.5 million	\$0.5 million
	Widen intersection Prince St / Argyle St for a left and right turn lane plus footpath	T13	TDG (Feb 2015)	2026	\$1 mil		Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Picton - Argyle St (Prince St to Wood St)	Upgrade MRE20 to 4 lanes to Wonga Rd (2kms)	T14	carryover from 2011 Plan	2026	\$2 mil		Existing & Incoming to 2026	\$1 million	\$1 million
Argyle St Picton high school to River Rd	Upgrade MRE20 Wonga Rd to River Rd	T15	carryover from 2011 Plan	2026	\$1 mil		Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Argyle St / Mennangle St	Upgrade intersection	T16	carryover from 2011 Plan	2026	\$1 mil		Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Argyle St / Barkers Lodge Rd	Intersection upgrade	T17	carryover from 2011 Plan	2026	\$1 mil		Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Remembrance Drive - River Rd to Thirlmere Way	Construct tidal flow lane Myrtle Ck Ave / York St, Struan St, Bradbury St, Thirlmere Way	T18	carryover from 2011 Plan	2026	\$1 mil		Existing & Incoming to 2026	\$0.5 million	\$0.5 million
Remembrance Drive Wonga Rd to River Rd	New bridge across Myrtle Creek to River Rd	T19	carryover from 2011 Plan	2026	\$2 mil		Existing & Incoming to 2026	\$1 million	\$1 million
<b>TOTAL PRECINCT 3</b>					<b>\$16.7 Million</b>			<b>\$8.35 million</b>	<b>\$8.35 million</b>

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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost:	Total Capital Cost less confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 4</b>										
Merangle Rd	Upgrade Firms Rd intersection to RAB	T7	T06 Feb 2015	2026		\$0.5 million		Existing & Incoming to 2026	\$250,000	\$250,000
Broughtons Pass	Initial Study into crossing duplication	T20	Council	2021		\$0.5 million		Existing & Incoming to 2026	\$250,000	\$250,000
Wilton	Future Roads and Traffic Needs - Study/ Investigations	T21	Council	2021		\$0.5 million		Incoming to 2026	\$250,000	\$250,000
Appin	Future Roads and Traffic Needs - Study/ Investigations	T22	Council	2021		\$0.5 million		Incoming to 2026	\$250,000	\$250,000
<b>TOTAL PRECINCT 4</b>						<b>\$2.0 million</b>			<b>\$1.0 million</b>	<b>\$1.0 million</b>
<b>TOTALS</b>						<b>\$80,800,000</b>			<b>\$60,400,000</b>	<b>\$20,400,000</b>
<b>AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>										
SHIRE						\$1,094,720				
PRECINCT 1						\$231,450				
PRECINCT 2						\$780,090				
PRECINCT 3						\$747,705				
PRECINCT 4						\$795,995				



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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost	Total Capital Cost (less confirmed grants or other funding)	Contributing Population	Appropriated Cost to Council	Appropriated Cost to Incoming Development
<b>BICYCLE &amp; WALKING FACILITIES</b>										
<b>PRECINCT 1</b>										
Warragamba	Shared path from Fourth St to Weir St (Route W01)	BW1	GHD Bike Plan May 2011	by 2025		\$120,000	\$120,000	Existing and incoming Population to 2025	\$81,730	\$38,270
	On Road path Silverdale Rd 1.285 kms (Route warragamba 02)	BW14	GHD Bike Plan May 2011	by 2025		\$328,000	\$328,000	Existing and incoming Population to 2025	\$223,899	\$104,601
	Off road path on Warradale Rd - Fairsworth Ave to Production Ave	BW15	Council	by 2025		\$150,000	\$150,000	Existing and incoming Population to 2025	\$102,164	\$47,836
	Off road path on Warradale Rd Production Ave to Marsh Rd	BW16	Council	by 2025		\$150,000	\$150,000	Existing and incoming Population to 2025	\$102,164	\$47,836
	Off road path Warradale Rd marsh Rd to Silverdale Rd	BW17	Council	by 2025		\$150,000	\$150,000	Existing and incoming Population to 2025	\$102,164	\$47,836
<b>TOTAL PRECINCT 1</b>						<b>\$888,000</b>	<b>\$888,000</b>		<b>\$611,621</b>	<b>\$286,379</b>
<b>PRECINCT 2</b>										
The Oaks	Shared path John St (200m) (The Oaks 02)	BW2	GHD Bike Plan May 2011	by 2025		\$62,000	\$42,000 plus \$20,000 from Rhodes VPA	Existing and incoming Population to 2025	\$34,906	\$7,094
	Off road path (John St) 150m (The Oaks 03)	BW3	GHD Bike Plan May 2011	by 2025		\$40,000	\$10,000 plus \$30,000 from Wintla VPA	Existing and incoming Population to 2025	\$8,311	\$1,689
Precinct 2 Cycleway Program	John St to Dudley Chesham Oval	BW4	carrieway (T11)	by 2025		\$550,000	\$550,000	Existing and incoming Population to 2025	\$457,103	\$92,897
<b>TOTAL PRECINCT 2</b>						<b>\$652,000</b>	<b>\$652,000</b>		<b>\$500,320</b>	<b>\$101,680</b>



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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost	Total Capital Cost less confirmed grants or other funding	Contributing Population	AppORTIONED Cost. to Council	AppORTIONED Cost. to Incoming Development
<b>PRECINCT 3</b> Picton	Remembrance Dwy On road path (1.04km Route P05)	BW5	GHD Bike Plan May 2011	by 2026		\$270,000		Existing and incoming Population to 2026	\$213,756	\$56,244
Thirlmere	Oaks St On road path (500m) Route Thirlmere 01	BW6	GHD Bike Plan May 2011	by 2026		\$130,000		Existing and incoming Population to 2026	\$102,920	\$27,080
Tahmoor	Remembrance Dwy Shared pathway Bradbury St. and Thirlmere way (250m)	BW7	GHD Bike Plan May 2011	by 2026		\$150,000		Existing and incoming Population to 2026	118,754	\$31,246
Bargo	Remembrance Dwy Noongah St. to Radnor Rd shared pathway/755 m Route Bargo 05	BW8	GHD Bike Plan May 2011	by 2026		\$196,000		Existing and incoming Population to 2026	\$155,171	\$40,829
<b>TOTAL PRECINCT 3</b>						<b>\$746,000</b>			<b>\$590,601</b>	<b>\$155,399</b>



**WOLLONDILLY SHIRE COUNCIL DRAFT WOLLONDILLY DEVELOPMENT CONTRIBUTIONS PLAN 2017**

Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost less confirmed grants or other funding	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 4</b>									
Douglas Park	Camden Rd Off road path (285 m) Route Douglas P01	BW10	GHD Bike Plan May 2011	by 2026	\$73,000		Existing and Incoming Population to 2026	\$30,820	\$42,180
	Camden Rd On road path (490 m) Route Douglas P02	BW11	GHD Bike Plan May 2011	by 2026	\$127,000		Existing and Incoming Population to 2026	\$53,618	\$73,382
Precinct 4	Shared pathway Appain Rd to AIS along Rixom Rd (600m)	BW13	Council	by 2026	\$560,000		Existing and Incoming Population to 2026	236,426	\$323,574
<b>TOTAL PRECINCT 4</b>					<b>\$760,000.00</b>			<b>\$320,864</b>	<b>\$439,136</b>
<b>TOTAL PRECINCTS 1 - 4</b>					<b>\$3,056,000</b>			<b>\$2,023,406</b>	<b>\$982,594</b>
<b>AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>									
SHIRE	Nil								
PRECINCT 1								\$10,823	
PRECINCT 2								\$275,282	
PRECINCT 3	\$54040.00								
PRECINCT 4								\$60,276	





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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost	Other Funding sources	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>SPORTING FACILITIES</b>										
<b>PRECINCT 1 - Warragamba/Silverdale</b>										
Warragamba Sportsground	Upgrade, including new storage facilities, landscape pathways, extend/upgrade hall & upgrade field	S1	Carryover from 2011 Plan	by 2021	\$285,000	\$285,000		Existing & incoming to 2025	\$194,110	\$90,890
Warragamba Sportsground	Develop Farnsworth St. Access and provide sealed & marked parking spaces.	S2	Carryover from 2011 Plan	by 2021	\$215,000	\$215,000		Existing & incoming to 2025	\$146,430	\$68,570
Warragamba Sportsground	Additional playing field of regional standard hand & facilities	S3	Carryover from 2011 plan and recommended in Clonson 2014	by 2021	\$518,000	1750,000 (inc \$1,250,000 land cost)		incoming population to 2026	Nil	\$1,768,000
<b>TOTAL COST FOR PRECINCT 1</b>						<b>\$2,269,000</b>			<b>\$340,540</b>	<b>\$1,927,460</b>
<b>PRECINCT 2</b>										
The Oaks - Dudley Chesham Oval	Works including - - Reconfiguring existing sportsground - knock down and rebuild existing amenities & change rooms to address asbestos issues and add additional floorspace, provision of access, car parking, landscaping & better integration of equestrian facility	S4	Clonson 2014	by 2026	\$2,000,000	\$2,000,000	executed VPA for \$390,000	Existing & incoming	\$1,338,066	\$271,934
<b>TOTAL FOR PRECINCT 2</b>						<b>\$2,000,000</b>			<b>\$1,338,066</b>	<b>\$271,934</b>
<b>PRECINCT 3</b>										
Thirlmere - Thirlmere Sportsground	Redevelopment & upgrade to include sports hall, amenities, path ways, junior field & sports ground to capacity and reconfigure greyhound track	S5	Carryover from 2011 Plan	by 2026	\$2,000,000	\$2,000,000		Existing and incoming Population	\$1,583,380	\$416,620
Bargo - Bargo Sportsground	Upgrade to include skatepark, access & facilities such as ovens. Relocate vehicle crossing	S6	Carryover from 2011 Plan	by 2021	\$500,000	\$500,000		Existing and incoming Population	\$395,850	\$104,150
Tahmorah - Tahmorah Tennis Courts	Upgrade with synthetic turf and fencing	S7	Carryover from 2011 Plan	by 2021	\$50,000	\$50,000		Existing and incoming Population	\$39,580	\$10,420



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Location	Works	Works Map Reference	Report/Study Reference	Timing /Priority	Building and works cost (\$)	Total Capital Cost	Other Funding sources	Contributing Population	Appropriated Cost to Council	Appropriated Cost to Incoming Development
Tahmoor Sportground	Redevelop & reconfigure as a multipurpose facility, including – - provide sealed access and car parking to sportsground - Upgrade sports hall, toilets & change facilities -additional 190 m2 required - new public toilets - upgrade little athletics field & provide irrigation and increase lighting	58	carry over from 2011 Plan	by 2026	\$1,700,000	\$1,700,000		Existing and Incoming Population	\$1,345,870	\$354,130
Additional facilities	Provision of new double playing field at Tahmoor and all associated facilities and sealed car parking. Also to include district netball facility (27 courts) to be included. Land required (assume 1 ha for netball total of 3 ha)	59	Carry over from 2011 Plan	by 2021	\$2,251,000 (1,582,000 for fields plus \$569,000 for netball courts	\$6,000,000 (inc \$3,750,000 land cost)		Incoming	\$791,170	\$6,001,000
Picton - Picton Hume Oval	Upgrade facilities including club houses and accessibility	510	Carry over from 2011 Plan	by 2026	\$100,000	\$100,000		Existing and Incoming	\$791,700	\$20,830
Picton Sportsground	Stage 2 - Expand facilities (change rooms, Stage 2 field, and cricket pitch)	511	Carry over from 2011 Plan	by 2026	\$1,000,000	\$1,000,000		Existing and Incoming	\$158,340	\$208,300
Picton Leisure Centre	Enhance leisure centre through integration with adjoining open space and increase car parking	512	Carry over from 2011 Plan	by 2026	\$200,000	\$200,000		Existing and Incoming	nil	\$41,660
Additional requirements (Victoria Park or elsewhere)	Additional single field plus mini field with share of facilities for additional uses	513	Carry over from 2011 Plan	by 2026	\$518,000	\$1,268,000 (inc \$1,250,000 land cost)		Incoming	nil	\$1,768,000
Victoria Park	Walking Track linking to Wonga Rd	514	Carry over from 2011 Plan	by 2021	\$194,000	\$194,000		Incoming	nil	\$194,000
<b>TOTAL COST PRECINCT 3</b>						<b>\$13,513,000</b>			<b>4,393,890</b>	<b>\$9,119,107</b>



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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Building and works cost (\$)	Total Capital Cost	Other Funding sources	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>PRECINCT 4</b> Douglas Park - Douglas Park	Implementation of masterplan, including upgrade of oval, sportsground, tennis court, club house, storage facilities, toilets, cricket facilities, car park & lighting	S15	Carry over from 2011 Plan and adopted masterplan	by 2026	\$3,500,000	\$3,500,000		Existing and Incoming	\$1,477,659	\$2,022,341
<b>Appin -</b> AIS Sportsground	Upgrade facilities, including toilet block, car parking, additional netball field and double soccer field	S16	Carry over from 2011 Plan	by 2026	\$2,000,000	\$2,000,000		Existing and Incoming	\$844,377	\$1,155,623
<b>Wilton -</b> Wilton Recreation Reserve	Implement findings of Wilton Recreational Reserve Masterplan including - - new double playing field & amenities (land required) - develop adjacent crown reserve areas - convert tennis courts to multi use and improve accessibility - 2 netball practice courts	S17	Recommendation from Clouston 2014 and adopted masterplan	2026 though netball court earlier Stage 1 by 2021, rest by 2026		\$7,860,000	\$2.55 million from VPA	Incoming	Nil	\$5,310,000
<b>TOTAL COST PRECINCT 4</b>						\$13,360,000.00			\$2,322,036	\$8,487,964
<b>TOTALS</b>						\$31,141,000	\$2,990,000		\$8,394,535	\$19,806,465
<b>AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>										
<b>SHIRE</b>										
<b>PRECINCT 1</b>										
<b>PRECINCT 2</b>										
<b>PRECINCT 3</b>										
<b>PRECINCT 4</b>										



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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Other funding sources	Contributing Population	Apportioned Cost to Council	Apportioned Cost to Incoming Development
<b>RECREATIONAL FACILITIES</b>											
<b>PRECINCT 1</b>				<b>1= 2017-2021</b>							
Warragamba & Silverdale	Upgrade local parks with furniture, sealed accessible public, play equipment & shelters	R1	carry over from 2011 Plan	<b>2=2021-2026</b> By 2026	\$220,000	\$220,000	\$220,000	\$220,000	Existing and Incoming Population to 2026	\$149,840	\$70,160
	Embellishment of Warragamba Recreational Reserve (received from Waterboard) including connectivity to nearby sportsground as well as facilities, amenities, bike, pathways etc	R2	Clouston (2014)	By 2026	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	Existing and Incoming Population to 2026	\$661,000	\$339,000
	Development of regional "All abilities" playground for Southwest Metro Sydney	R3	Council project	By 2021	\$1,200,000	\$1,200,000	\$1,200,000	\$350,000 grant	Incoming Population		\$850,000
<b>TOTAL FOR PRECINCT 1</b>							<b>\$2,070,000</b>			<b>\$830,840</b>	<b>\$1,239,160</b>
<b>PRECINCT 2</b>											
The Oaks	Provide overhead shelter at Browns Rd park	R4	carry over from 2011 Plan	By 2026	\$42,000	\$42,000	\$42,000	\$42,000	Existing and Incoming Population to 2026	\$34,900	\$7,100
MT Hunter	Facilities at Peppercorn Park	R5	carry over from 2011 Plan	By 2021	\$42,000	\$42,000	\$42,000	\$42,000	Existing and Incoming Population to 2026	\$34,900	\$7,100
Additional Parkland in Precinct 2	Purchase and develop approx 5.6 ha of park land required to provide future population increase to 2026 of approx 1976 people with open space at rate of 2.83 ha/1000. Some land required in Oakdale	R6	carryover from 2011 Plan with land cost amended	By 2026	\$7,000,000	\$500,000	\$7,500,000	\$7,500,000	Incoming Population to 2026		\$7,500,000
<b>TOTAL FOR PRECINCT 2</b>							<b>\$7,584,000</b>				<b>\$7,514,200</b>



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Location	Works	Works Map Reference	Report/Study Reference	Timing /priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Other funding sources	Contributing Population	Appropriated Cost to Council	Appropriated Cost to Incoming Development
<b>PRECINCT 3</b> Tahmoor	Provide access to Tahmoor Park and develop in future. An additional 2000sqm land required to develop access	R7	carry over from 2011 Plan	by 2026	\$250,000	\$50,000	\$300,000	\$300,000	Existing and Incoming Population to 2026	\$237,500	\$62,500
Thirlmere	Memorial Park - Upgrade toilets	R8	carry over from 2011 Plan	by 2021	\$140,000	\$140,000	\$140,000	\$140,000	Existing and Incoming Population to 2026	\$110,840	\$29,160
Picton	Development of new Civic Park (location to be determined) Investigation and Design Stage	R9	Clouston 2014	by 2021	\$500,000	\$500,000	\$500,000	\$500,000	Existing and Incoming Population to 2026	\$500,000	\$500,000
	Picton Leisure Centre - recruitment for existing facility - Shire wide project							\$5,275,000	Existing and Incoming Population to 2026	\$1,752,800	\$1,752,800
Additional Parkland in Precinct 3	Purchase and develop up to 7 ha of open space land for incoming population of precinct 3 to provide new population at level of about 2,837,000 (NB approx 6 ha proposed for purchase under Sporting Facilities category)	R10	carryover from 2011 Plan with amount amended	by 2026	\$8,750,000	\$750,000	\$9,500,000	\$9,500,000	Existing and Incoming Population to 2026	\$9,500,000	\$9,500,000
<b>TOTAL FOR PRECINCT 3</b>								<b>\$14,775,940</b>			<b>\$11,844,460</b>

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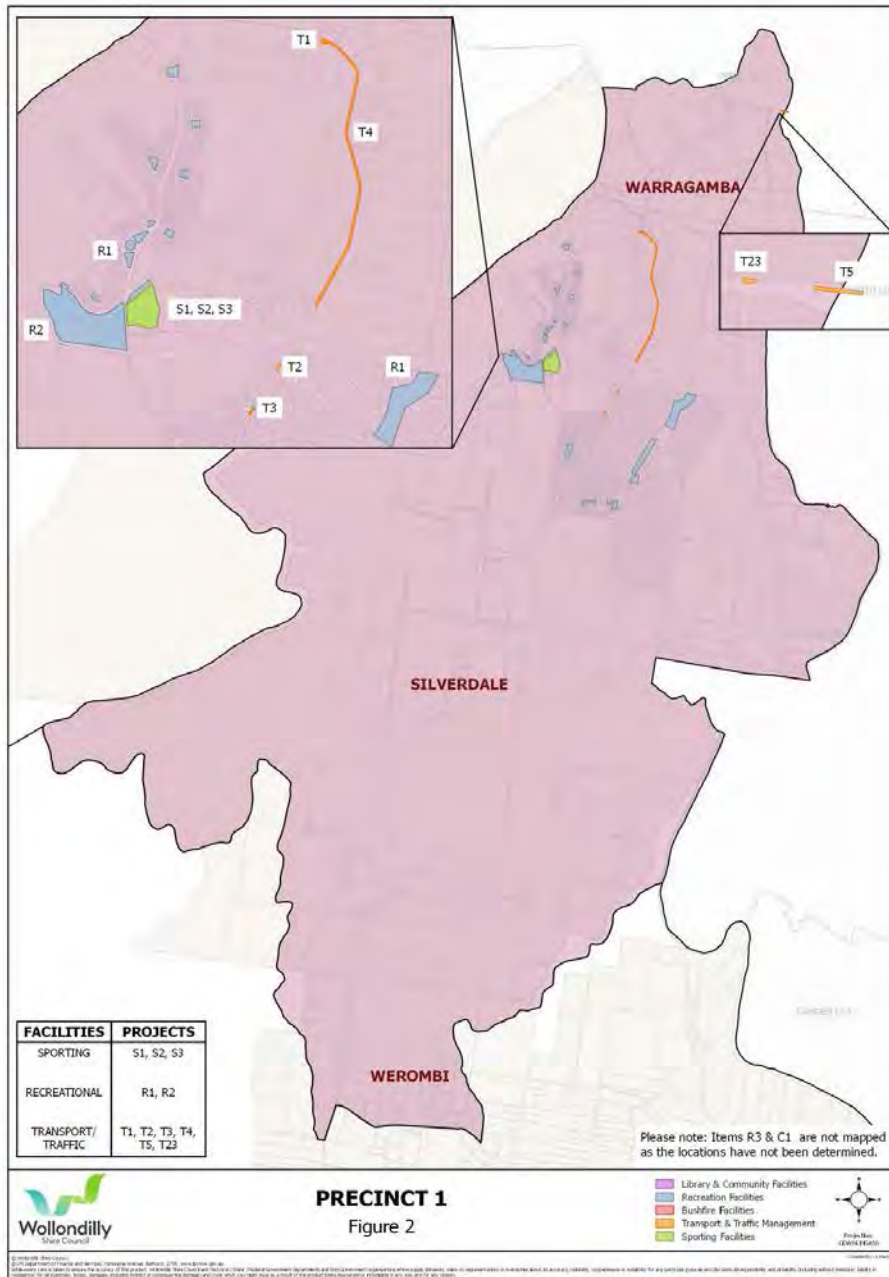
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Location	Works	Works Map Reference	Report/Study Reference	Timing /Priority	Land Cost	Building and works cost (\$)	Total Capital Cost	Other funding sources	Contributing Population	Apprenticed Cost to Council	Apprenticed Cost to Incoming Development
<b>PRECINCT 4</b>											
Appin	Embellishment of parks in Appin including Sportsground.	R11	carry over from 2011 Plan	by 2021		\$1,000,000	\$1,000,000	\$1,000,000	Existing and Incoming Population to 2026		\$577,810
	Appin Park - install new accessible toilets	R12	carry over from 2011 Plan	by 2026		\$350,000	\$350,000	\$350,000	Existing and Incoming Population to 2026		\$302,234
	Appin Park - provide cycle path, car park and access road	R13	carry over from 2011 Plan	by 2026		\$320,000	\$320,000	\$320,000	Existing and Incoming Population to 2026		\$184,900
	William Woods Rd - develop junior cycle circuit and shared pathway	R14	carry over from 2011 Plan	by 2026		\$42,000	\$42,000	\$42,000	Existing and Incoming Population to 2026		\$24,268
Douglas Park	Car park area, fencing bollards and unsealed paths	R15	carry over from 2011 Plan	by 2026		\$42,000	\$42,000	\$42,000	Existing and Incoming Population to 2026		\$24,268
Additional open space land in Precinct 4	District level open space area to be acquired/developed to match population growth, preferably in Menangle area. Size around 3 ha	R16	carry over/Council/Council	by 2026	\$3,750,000	\$1,000,000	\$4,750,000	\$4,750,000	Income Population to 2026		\$4,750,000
	Neighbourhood parks to be acquired/developed within Precinct 4 to match population growth. Total area of around 2. ha required	R17	carry over/Council/Council	by 2026	\$2,500,000	1,000,000	\$3,500,000	\$3,500,000	Income Population to 2026		\$3,500,000
<b>TOTAL FOR PRECINCT 4</b>								<b>\$10,040,000</b>			<b>\$9,263,480</b>
<b>Totals</b>								<b>\$34,469,940</b>			<b>\$29,864,300</b>
<b>AMOUNTS CARRIED OVER FROM PREVIOUS PLAN</b>											
SHIRE	Nil (already deducted for Sporting Facilities schedule)										
PRECINCT 1	Nil (already deducted for Sporting Facilities schedule)										
PRECINCT 2	Nil (already deducted for Sporting Facilities schedule)										
PRECINCT 3	Nil (already deducted for Sporting Facilities schedule)										
PRECINCT 4	Nil (already deducted for Sporting Facilities schedule)										



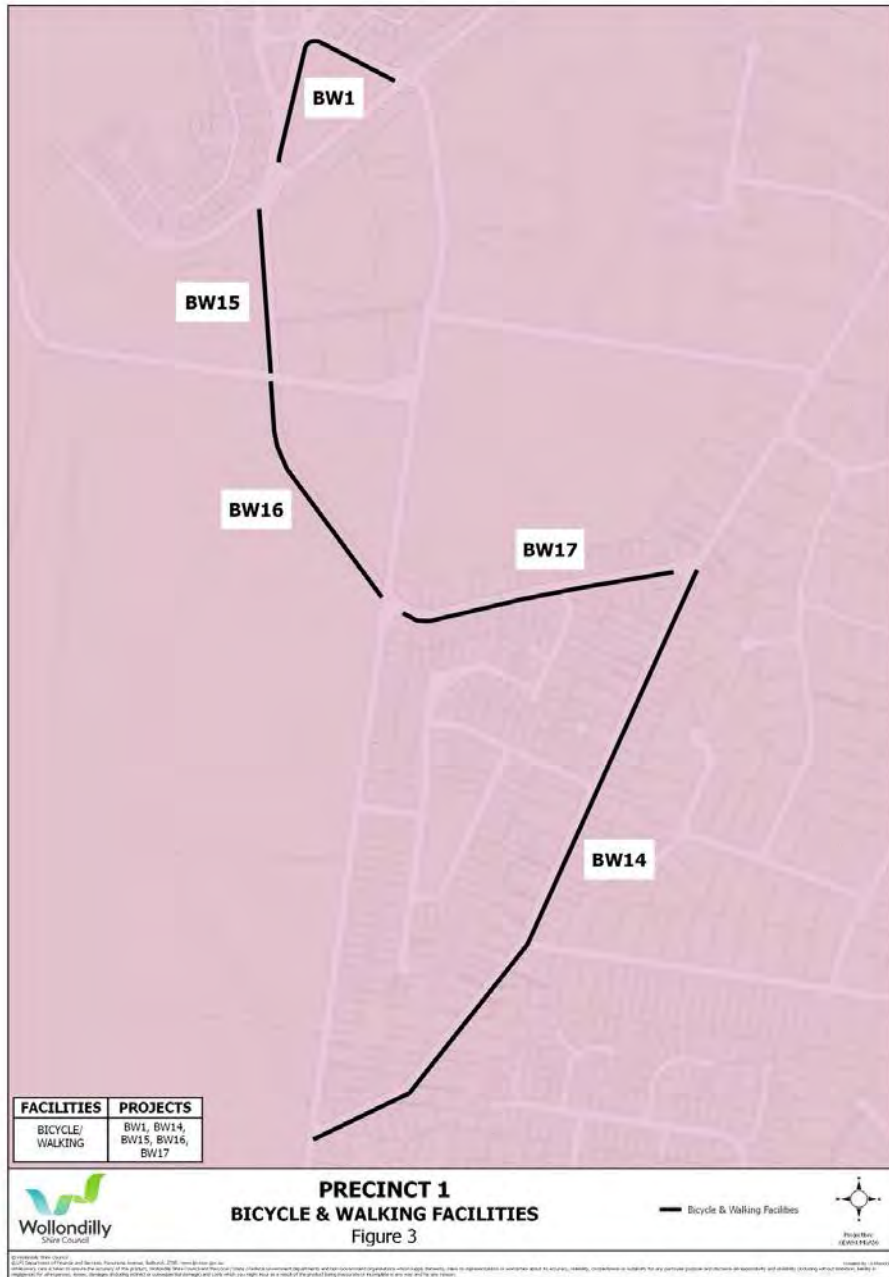
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Figure 2 – Precinct 1



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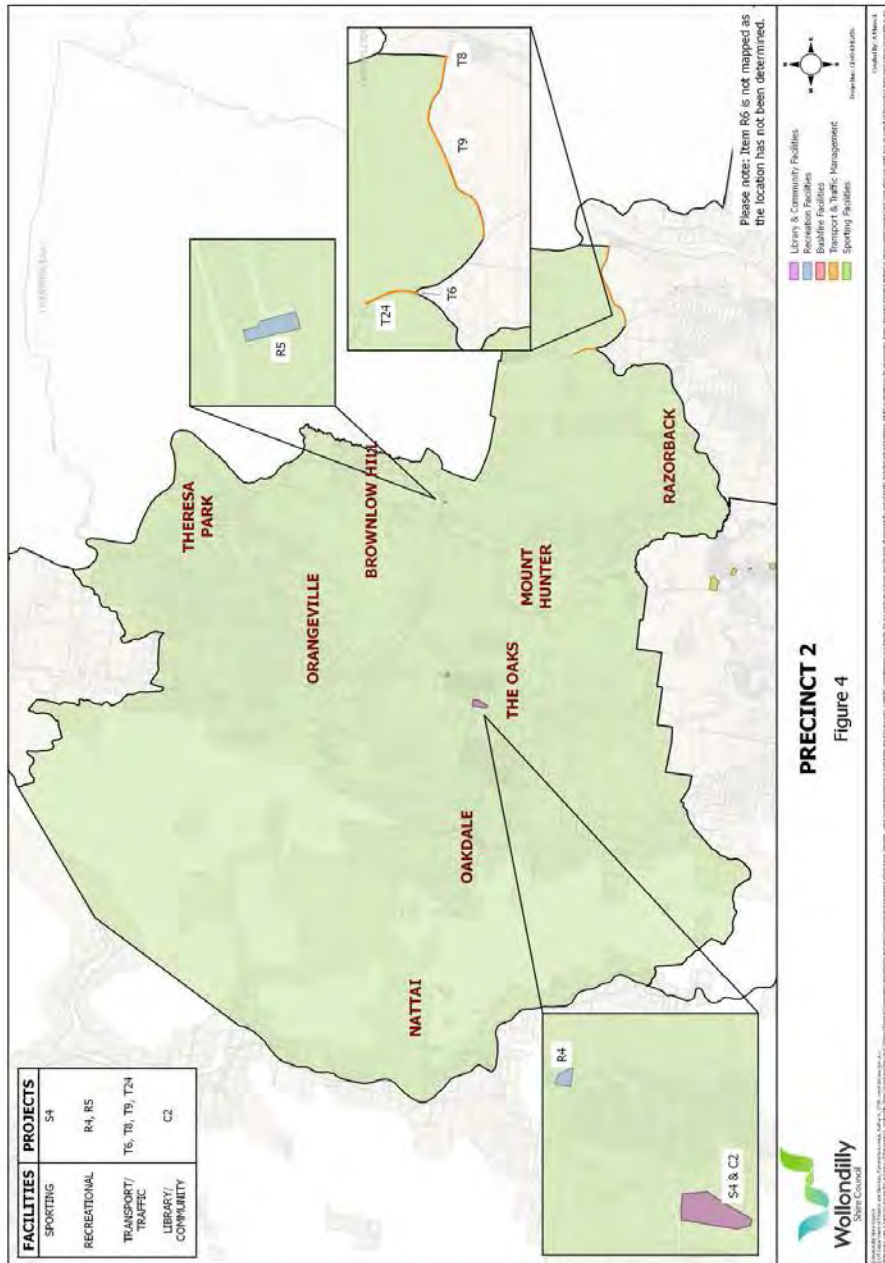
Figure 3 – Precinct 1





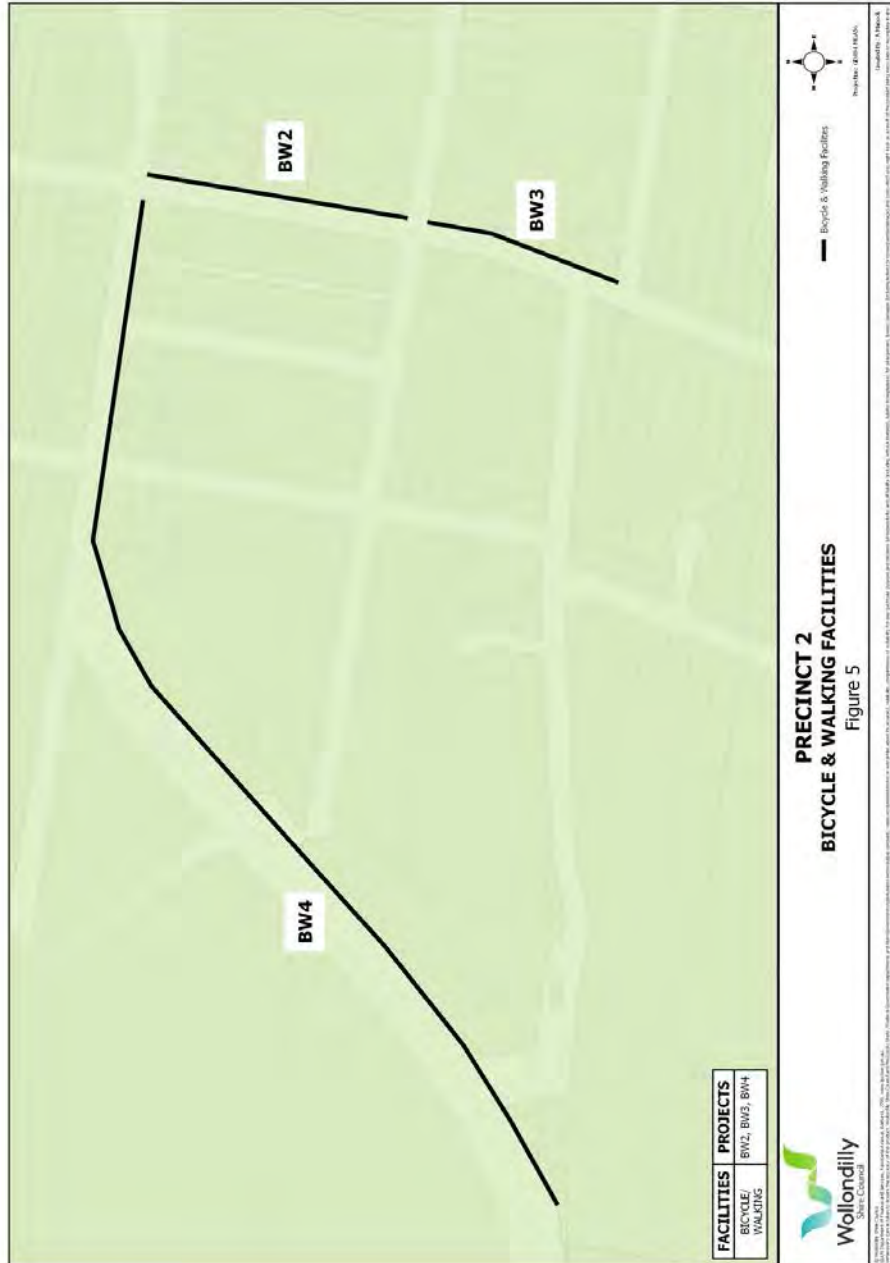
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Figure 4 – Precinct 2



PE4 – Attachment 2

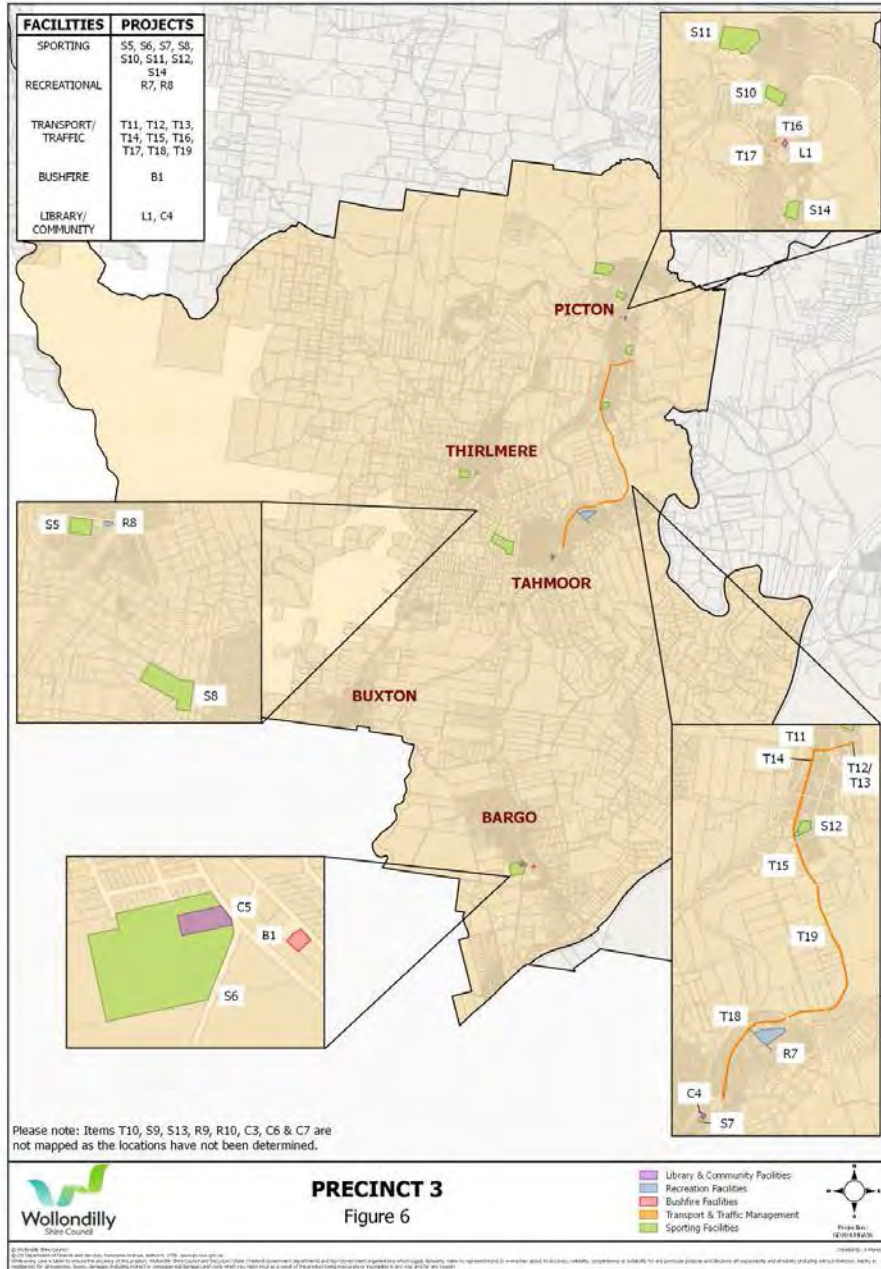
Figure 5 – Precinct 2



PE4 – Attachment 2

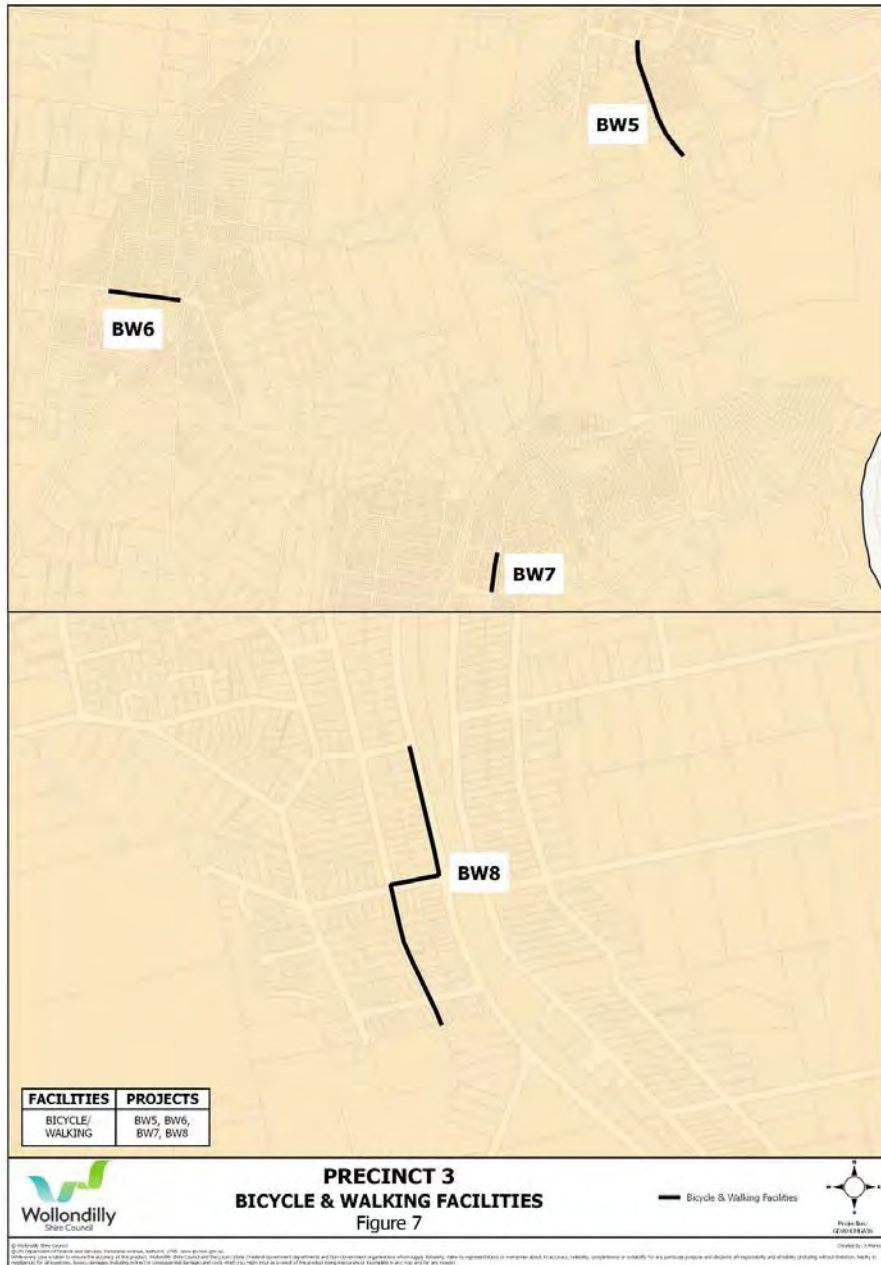
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Figure 6 – Precinct 3



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Figure 7 – Precinct 3



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Figure 8 – Precinct 4

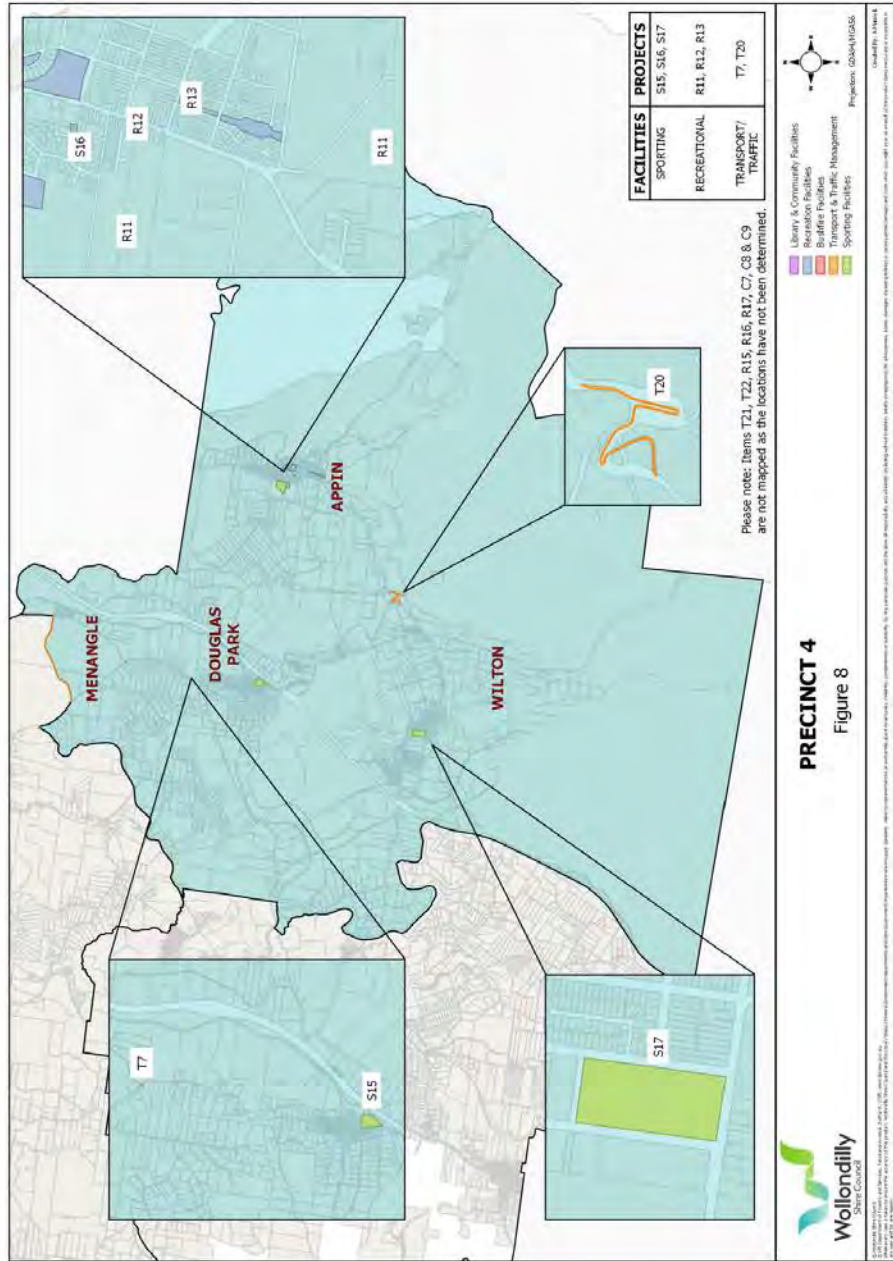
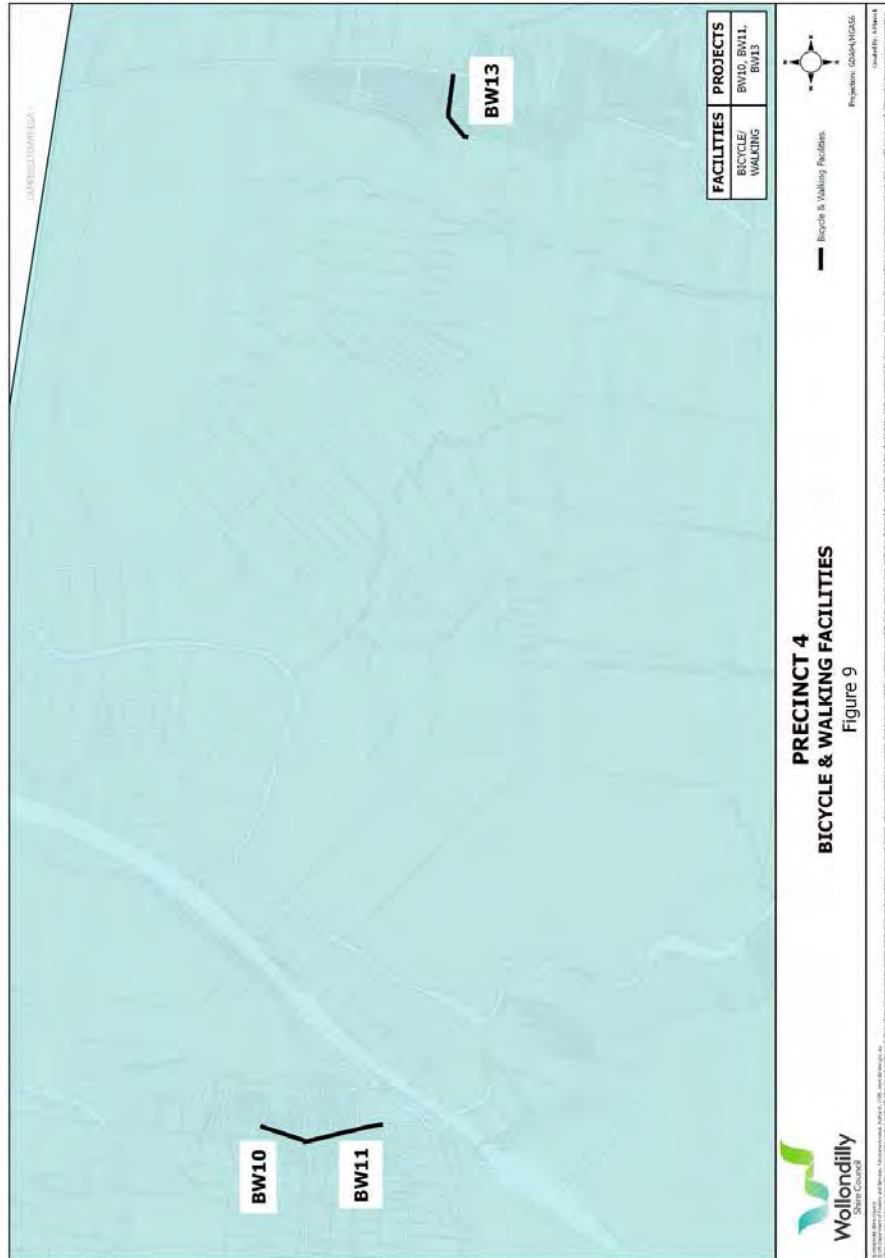


Figure 9 – Precinct 4



## APPENDICES

### APPENDIX A - POPULATION DATA

#### A.1 Settlement Characteristics

The following information will be reviewed in 2017-2018, and will include data from the 2016 census if available.

Wollondilly Shire is located on the south-west fringe of metropolitan Sydney. The majority of the Shire is zoned and used for either rural, water catchment or national park purposes. Much of the western half of the Shire is inaccessible and all settled areas are located east of the Lake Burrangong catchment, Sydney's primary water supply source.

Settlement in the Shire is either related to rural activities or concentrated in the towns and villages. The larger settlements include Picton, Tahmoor, Thirlmere, Warragamba, Silverdale, Appin, Wilton and Bargo. No individual centre currently has a population greater than 5,000 persons.

Other features of land use and development in the Shire include:

- a dominant housing form of detached dwellings;
- major industries include coal mining, dairying, grazing, orchards and poultry; and
- major communications links include the Hume Highway and the Main Southern Railway, which pass through the area along what is known as the 'Sydney-Canberra Corridor'.

Historically, The Wollondilly LGA showed steady population growth in the 1990s, following a period of relatively higher growth in the 1980s. During the 1991-2001 period:

- Wollondilly's population increased by an average of 688 persons per annum between 1991 and 2001;
- the number of private dwellings in Wollondilly increased by 2,625, or an average annual growth rate of 263 dwellings;
- for every private dwelling added to Wollondilly's housing stock, 2.66 people were added to the estimated resident population; and
- the average annual population growth rate between 1991 and 2001 was 2.1 percent per annum.

Over 90 percent of the current population live in detached dwelling houses. The local rural lifestyle and availability of land generally suggest that this high proportion is likely to remain for some time.

The growth rate in dwellings between 1998 and 2001 (2.7 percent per annum) was slightly higher than the rate recorded prior to 1998 (2.3 percent per annum). Overall dwelling growth was greatest in Precincts 3 and 4, in the south and east of

the Shire. In the last few years, significant dwelling growth has occurred at Appin, Picton and Wilton (Bingara Gorge).

## A.2 Demographic Characteristics

The following demographic features characterise the residents of Wollondilly:

- household type is primarily families with school age children;
- there is an above-the-Sydney region average proportion of pre-schoolers, primary school aged children, and youth aged 12 to 17 years;
- consistent with state and national trends, the proportion of persons aged 55 years and over is growing;
- lone person households comprise 13 percent of households while single parent families comprise about 14 percent of all households;
- About two thirds of workers travel outside the Shire to employment – major destinations are Sydney City, Campbelltown, Liverpool and Parramatta;
- indigenous persons comprise 1.4 percent of the Shire population;
- persons from a non-English speaking background comprise 3.7 percent of the population which is well below the Sydney region average;
- the major industry categories which Wollondilly residents are employed in are manufacturing, health and community services, retail trade and construction;
- overall, the LGA has been accommodating greater numbers of persons aged 35 and over, and fewer numbers of persons aged under 35.

Households in Wollondilly are characterised by significant numbers of couples and families with school aged children, although the proportion of children in the 0-14 age group has been declining for a number of years. This group has contracted, generally at the expense of an increase in the number of people aged 50-64 years. The desirability of rural residential living relatively close to Sydney, a gradual aging of the Australian population, and increasing land and housing prices may be all factors which have contributed to this phenomenon.

## A.3 REVIEW OF POPULATION DATA

The 2011 Plan is based on population projections prepared in 2005. Given the length of time since these projections were prepared, they have been reviewed and compared where possible against actual population data, and also against the recent Council derived population projections and expected development trends.

The table below compares the population projections included in the 2005 and 2011 Plans against the population figures obtained from the ABS web site.



**Table A2 – Recent Population Data**

Year	Population estimate from 2011 Plan (table 3.6)	Actual population (based on ABS web site, 2016)
2005	41,806	
2006	42,818	
2007	43,647	
2008	44,826	
2009	46,699	
2010	48,371	43,828
2011	50,043	44,607
2012	51,658	45,362
2013	53,347	46,248 (46295 in draft GMS)
2014	54,939	47,084
2015	56,373	48,000 (Council estimate based on ABS ERP figure of 47997 in ID profile 11/8/16)
2016	57,781	
<b>Average annual increase (% average annual increase)</b>	<b>1452 (3.4%) (2.7% to 2026)</b>	<b>834 (1.9%)</b>

The table above indicates that the actual population figures for Wollondilly, based on data obtained from the ABS web site is significantly lower than the projections included in the 2011 Plan. This highlights the need to review the population projections for the remainder of the life of the Plan and adjust them if necessary.

This review will need to take account of projected levels of growth that are expected to occur, although as has been mentioned, the uncertainty around some of the bigger picture strategic planning issues means that it is impossible to predict medium to long term future population growth with confidence.

However, as a starting point, the following Table compares the projections included in the 2011 Plan until 2026 against population projections prepared by Council by extrapolating the population shown in Column 3 of the above Table until 2026, and using a constant growth rate of 1.9% which applied between 2010 and 2016.

As a comparison, these figures are compared against two scenarios being a “Full development” Model which assumes full development of Appin, Wilton and Bingara Gorge, and a “scaled back” approach to growth, and which assumes a relatively modest level of growth in Wilton, and other areas.

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**Table A3 - Population Projections**

Year	Scenario 1: Estimated Population using a constant 1.9% increase per year based on recent population trends included in above table	Scenario 2: Estimated Population in current 2011 Contributions Plan	Scenario 2a: Estimated Population in current 2011 Contributions Plan (adjusted to make 2015 pop 48,000)	Scenario 3: Growth Projection using "Full Developmen t" including – all Villages as well as Appin, Wilton and full developmen t of Bingara Gorge (years 2016 – 2025 are extrapolated from 2015 and 2026 figures	Scenario 4: Scaled back growth projection assuming more modest growth in key areas based on existing DAs/plannin g proposals (years 2016 – 2025 are extrapolated from 2015 and 2026 figures assuming a constant increase)
2015	48,000 (16327 dwellings)	54,118)	48,000	48,000 (16,327)	48,000 (16,327)
2016	48,912	55,470	49,408	50,859	50,171
2017	49,841	56,601	50587	53,718	52,342
2018	50,788	57,666	51696	56,577	54,513
2019	51,753	58,673	52744	59,436	56,684
2020	52,736	59,639	53751	62,295	58,852
2021	53,738	60,461	54607	65,154	61,026
2022	54,759	61,073	55245	68,013	63,207
2023	55,799	61,660	55856	70,872	65,377
2024	56,859	62,230	56450	73,731	67,550
2025	57,939	62,607	56842	76,590	69,721
2026	59,040 (20,082)	62,876	57,024	79,449 (27,024)	71,887

The above Table highlights some interesting results. For example, the population projections for Scenario 1 – the steady 1.9% growth is roughly comparable to the figures included in Scenarios 2 and 2(a) which are based on the raw figures included in the Contributions Plan, and the adjusted figures to take into account the known population figures of 2015. These figures are essentially a variation on one projection type, and are not considered the most likely scenario on which to base the future population of the LGA

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These figures are significantly lower than the figure obtained from the Full development model where the projected population is almost 80,000. However, The “Full development” scenario is not considered appropriate for population projections because to use it would be to undermine one of the main reasons for not preparing a comprehensive review of the Plan until there is more certainty around the strategic context, including the level of growth likely to occur in Wilton and Appin, which are within the Greater Macarthur Priority Growth Area. Furthermore, if these figures were to be used then they would need to be supported by a fully developed works schedule and the background work for this has not yet been done and would go beyond the scope of this review.

For these reasons the scaled back growth model included in scenario 4 has been adopted on which to base the population projections for the review of this Plan. The population of 71,887 achieved from this scenario is considered to strike the appropriate balance between the other scenarios. It is also based on the strongest objective evidence, being derived from lots associated with approved DAs, and whether there are planning approvals that either have, or are expected to obtain gateway approval.

Based on the projected population for the Shire determined from Scenario 4 in the previous table, future population numbers have been allocated to the 4 planning precincts as shown in the following Table.

**Table A4 – Population Projections Allocated to each Section 94 Precinct**

Precinct	2015 pop Council estimate (calculated proportionally from LGA population (48,000))	Estimated additional 2026 precinct populations (based on Scenario 4 in Table above and based on planning proposal data )	Estimated total precinct population in 2026 (Column 4 plus column 5)	Projected Total additional dwellings to 2026
Precinct 1	5728	2682	8410	912
Precinct 2	9723	1976	11699	672
Precinct 3	22902	6026	28928	2050
Precinct 4	9647	13203	22850	4491
Total	48,000	23887	71887	8125

#### A.4 Summary

In 2015 Wollondilly had a population of 47,997 (48,000 assumed). Based on this figure and through the modelling a number of scenarios, the projected population of Wollondilly up to 2026 is estimated at 71,887 people, which represents a growth of 23,887 people.

Precinct based population projections have also been made to provide a basis for establishing nexus and generating a proper apportionment of the Section 94 contributions payable by the incoming population. These are summarised in the Table below.

**Table A5: Population Summary by precinct**

Area	Population 2015	Population 2026	Additional People	Additional dwellings
Precinct 1	5728	8410	2682	912
Precinct 2	9723	11699	1976	672
Precinct 3	22902	28928	6026	2050
Precinct 4	9647	22850	13203	4491
Shire	48000	71887	23887	8125

#### Occupancy rates:

The following occupancy rates have been assumed in preparing the Section 94 Contribution rates:

- Detached dwelling house 2.94 persons/per dwelling
- Medium density dwelling – 1.8 persons per dwelling;
- Seniors Housing dwelling – 1.5 persons per dwelling

Based on these occupancy rate, the additional 23,887 people is considered equivalent to 8125 detached dwellings.

#### A.5 Demographic analysis

The 2011 Contributions Plan identified the following development and population trends likely to occur over the time frame of that Plan, against which Council will need to plan and deliver facilities and services;

- relatively high proportion of couple families with children, although there is likely to be a trend toward declining overall household sizes and more one and two person households as neighbourhoods 'mature';

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- overall ageing of the population, with fewer young people and greater numbers of middle-aged and older people, as a percentage of total population. However, families with children are likely to remain the dominant household type for the foreseeable future;
- continued strong demand for new dwellings, which may be met by:
  - further urban residential subdivision in and adjacent to the Shire's towns and villages;
  - limited rural residential subdivision in the areas between the Shire's towns and villages (including 'lifestyle' community title developments); and
  - to a lesser extent, provision of dual occupancy, medium density and older persons housing.
  - community pressure to resist further urban expansion;
  - continuing increasing housing land prices, which will limit Council's ability to purchase additional land for facilities and services; and
  - given scarce resources, a requirement on Council's part to maximise the use of public facilities by incorporating flexible, multi-use space wherever possible.

These trends have been adopted for the current (2016) plan, although they will be reviewed in the 2017-18 update of the Plan, once the outcome of the State led planning initiatives are known. For example, the possibility of a major centre being developed at Appin may result in other development trends, besides those listed above becoming prominent.

#### **A.6 Needs of New Population**

For the purposes of the review of the Contributions Plan, the needs of the incoming population have been assessed as follows:

- Review of the 2011 Contributions Plan, with particular attention to the works included in the Works Schedules, and the background information;
- review of relevant background studies carried out since the introduction of the 2011 Plan;
- Discussions with relevant Council staff responsible for the delivery of local infrastructure and facilities.

Based on this review, the 2017 Contributions Plan proposes to collect funds for the expenditure on the following categories of infrastructure

- roads and traffic works (including shared pathways);
- open space, sporting and recreation facilities;
- library facilities;
- community facilities; and

Strategies for the delivery of these facilities and amenities are detailed in Appendix B.

## APPENDIX B – Councils Approach to the Delivery of Local Infrastructure

### B.1 General Principles

The following facilities have been identified to meet the new population needs to 2026:

**Table B - Works Categories Funded through Section 94 Contributions**

Facility Category	Works	Contributing Areas
Open Space, Sporting and Recreation	Upgrades to local parks and sports fields and buildings	Precinct
	New local and district or regional parks	Precinct/shire
	New sports fields (local, district or regional)	Precinct/shire
	Tennis and netball courts	Precinct
Library & Community	Aquatic and indoor recreation facilities	Shire
	Libraries	Shire
	Multi-purpose community facilities	Precinct
	Meeting places and buildings	Precinct and Shire
Traffic and Transport Management	Road and intersection works	Precinct and Shire
	Shared pathways	Precinct

The following principles and assumptions have been used to guide the approach to the delivery of the services and facilities provided for under this Plan:

**Nexus: The adoption of a Precinct based Approach:**

As stated earlier Section 94 contributions are collected and spent according to a precinct based system. The location of the precincts are shown in Map 1, and these have not changed from the 2011 Plan. The precinct approach is important in establishing the legitimacy of the Plan, because one of the principles in collecting Section 94 contribution is that there must be a nexus between the development required to pay the Section 94 contribution, and the need for the infrastructure being paid for. The adoption of the precinct approach, in which development in a particular precinct pays for the delivery of precinct scale infrastructure in that precinct (and no other precinct) helps demonstrate conformity with the principle of nexus. In addition to the precinct contribution, all developments are required to pay a Shire-wide contribution for infrastructure that is significant enough that it is likely to be used by all residents of the Shire. Example of such infrastructure are identified in later sections of these Appendices.

### Apportionment of the Cost of Infrastructure

Another key consideration in the funding of local infrastructure through Section 94 contributions is that the Section 94 contributions should only fund the infrastructure required by new developments, although clearly, the existing population will use the infrastructure that is provided as well as the incoming population. To ensure that the costs are apportioned fairly between the incoming and existing populations the following assumptions are made:

- Upgrades of existing infrastructure are considered to be used by both the existing and incoming population;
- Most (though not all) new infrastructure is considered to be a requirement of the incoming population, whether at precinct level or Shire level.

These assumptions are adopted for all types of infrastructure except for road and traffic related infrastructure and are explained in more detail in other sections of this Plan

## B2 Approach to the Delivery of Specific Categories of Infrastructure

### B2.1 Library and Community

#### B2.1.1 Causal Nexus

New development will result in additional demands for a range of Council-provided library, information and community facilities, including:

- library buildings; and
- multi-purpose community facilities.

The incoming population would require these facilities to be delivered to a standard at least equal to the level of service currently provided. Generally, current general standards of provision and/or updated studies on community needs (such as Clouston, 2014) and background work undertaken for the Wilton Junction proposal) have been used as a basis for developing the Works Schedule to address future infrastructure needs in this category.

#### B2.1.2 Spatial Nexus

The library, community facilities to be provided to meet the demands of the incoming population of the Wollondilly LGA are included in the Works Schedule (Part 3).

Library, information and community facilities will be provided throughout the Shire in locations which are accessible to the contributing population.

Many facilities are likely to have a nexus with development occurring in the Shire as a whole (for example, additional library buildings and additional civic administration floor space), while others will have a nexus with development occurring in a more limited area (for example, multi-purpose community centres).

### B2.1.3 Temporal Nexus

The library and community facilities strategy identified in this contributions plan will be implemented as follows:

- New central library and library materials: new facilities have been identified to meet the needs of a population of approximately 71,887 people by 2026, in accordance with the standard set by the NSW State Library.
- Multi-purpose community facilities: to meet demand between 2017 and 2026.

The staging and priority of works will be reviewed regularly. Council will seek to implement facilities according to the rate of dwelling and population growth being experienced in the different regions of the Shire. Council acts on the basis of making commitments to projects as funds are available, and as a result the delivery of facilities under this contributions plan is dependent on the rate of development and the resultant funds received.

### B2.1.4 What is the Strategy for Delivering Facilities?

The general approach for delivering library, information and community facilities identified under the 2011 Plan was based on:

- research into the facility needs contained in needs assessments completed by Council (including Supporting Communities (CD Recreation Services and Heather Nesbitt Planning 2002) and Library Services and Facilities Feasibility Study 2003/4 Final Options Paper (Libraries Alive! 2004); and
- a review of facility needs related to the updated population projections developed as part of this contributions plan (see Sections 3 and 4).

This approach is still relevant as it establishes the rationale for the projects carried over from the 2011 Plan to this Plan. The current review also drew heavily upon the findings of a study entitled "Wollondilly Shire Council – Open Space, Recreation and Community Facilities Strategy" (Clouston 2014)

### B2.1.5 Facility Planning and Delivery Principles

- Council will adopt a best practice approach to the delivery of services to its communities.
- Only the facility cost attributable to the demand generated for the facilities by the incoming population will be the subject of a development contribution.
- The provision of facilities will be based wherever possible on established need rather than on arbitrary per population thresholds which may have no relevance to the demographic differences between communities and their facility needs and preferences or to community facility trends.
- Users can be expected to travel for up to 15 minutes to access a fixed community facility.
- Facilities will be provided only in townships as opposed to villages or rural communities.
- Major facilities will be concentrated in areas of greatest population or of greatest expected population growth.
- Council cannot provide a full range of services for every community.



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- Council expects user groups to maximise the use of facilities provided by sharing facilities with other user groups and spreading the use over the course of the week rather than everyone wanting to use the facility at the same time.
- All new facilities will be designed for total accessibility and mobility.
- Council will generally provide for "general public use" facilities where it is unlikely that the facility could be provided by others.
- Council will encourage special interest groups, commercial enterprises and public/private partnerships to provide or contribute significantly towards the cost of community facilities on community land by offering nominal rentals where such facilities are made available for public use subject to an approved plan of management and subject to an approved lease or other agreement stipulating conditions of use including user charges.

a) **Library**

Council will aim to provide a new central library facility meeting contemporary standards for library provision, including fit out and materials.

The identification of and planning for Wollondilly's library needs was the subject of a 2004 report titled *Library Services and Facilities Feasibility Study 2003/4 for the Wollondilly Shire Library and Information Service Options Paper – Final*, prepared by Libraries Alive! Part of the brief for this study was to define and specify the library services and levels of service that should be provided. This was carried out by reference to the outcomes of an extensive community consultation process, and by specifying service levels in relation to State Library of NSW guidelines, and benchmarking against neighboring local government areas.

The recent expansion to the Wollondilly Library in Picton in 2016 funded through the 2011 Section 94 has helped to redress some of these issues, particularly regarding the need for some specialized library floor space.

However there remains a need for an expanded/new Shire library to meet the needs of the incoming population. The size of the new library is estimated at 1474 sq metres, which is consistent with the proposed in the Wilton Junction Background Study. This represents a reduction in the size recommended in the 2011 Plan of 2,000 square metres. However this included 490 square metres of specialized area floor space, and which was provided as part of the recent Picton library expansion.

The new Shire library is considered to meet the needs of both the new and the existing population for the entire Shire.

b) **Community Facilities**

Council will aim to provide:

- one multi purpose community centre in the major centres of each precinct (subject to the availability of suitably located land), or
- additional "community facility" space to match the existing ratio of community facility space per resident, or
- such additional community facility space as it considers necessary to meet the reasonable expectations of residents coming to live in modern urban/rural communities.



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Council may provide, in some of its multi purpose community centres, space that meet the standards for playgroups and mobile pre-school activities and (in some cases) for the occasional care of children provided that in all cases the children are over three years of age. Council considers that the provision of accommodation for child care services (Before and After School Hours Care, Vacation Care and Day Long Care and generally also Occasional Care Services) is the responsibility of the private sector and other tiers of government but will continue to allow services to be accommodated in suitable Council buildings. Council will continue to co-ordinate the Family Day Care Service (in private homes) subject to continued financial support from other tiers of government.

In terms of other community facilities, Council will aim to provide:

- other community facilities such as halls or meeting rooms where such facilities are needed and where no other party could be expected to provide that service; and
- arts and cultural facilities in the separate multi-purpose community centres.

Council will, wherever possible, seek to group facilities so that economies of scale can be achieved. In this regard, it will investigate opportunities to provide a major multi purpose events sports and entertainment centre in Precinct 3 or Precinct 4 to meet the needs of the existing and new residents of both the precinct and the Shire. Alternatively, the sportsgrounds and community centres could be located separately within each community (Picton, Tahmoor and Thirlmere) with a smaller Shire wide cultural/convention centre included at one of these centres. This contributions plan assumes at this stage that the latter approach will be adopted.

Council will attempt to provide for the more general needs of the wider community and to ensure that all facilities provided can be accessed by the greatest number of people. Council may provide other community facilities where such facilities are needed and where no other party is likely to provide those services.

Council will attempt to reduce or avoid conflicts between user groups - such conflicts can arise where the activities of one user group are incompatible with the activities of another group or where one group's use of part of the facility precludes use of the balance of the facility by another group.

Council will provide for only one regional museum in the Shire. It may support further extensions of the facility subject to need.

Council will encourage the development of community facilities by the private sector on a commercial basis. This sector has a greater opportunity to research the market and provide facilities to meet the needs of people with specialist requirements or the need for exclusive use of facilities.

**Facility Planning Approach and Standards**

The identification of new and augmented library, information and community facilities required to meet the future needs of the Shire was based on the following factors:

- Existing level of facility provision and its capacity for further use.
- Population projections for each precinct and for the Shire as a whole up to the year 2026.

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- Review of assessments of likely need (for example, previous Section 94 Contributions Plan and needs assessments commissioned by Council).
- Desire to achieve economies of scale and better supervision by providing (where practicable) for multi use facilities rather than many smaller scattered facilities.
- Application of contemporary standards for asset provision (where known) or alternatively, level of existing provision replicated for new population.
- Review of a recent study (Clouston 2014), which made recommendations regarding the need for new and upgraded community facilities. Many of the recommendations from this Study have been incorporated into the Work Schedule included in this Plan

The Clouston Study referred to above also included the following provision rates for community facilities and which have been used as a basis for the works included in the Works Schedule:

- Local Centres – Approx 400 sq metres GFA for every 5,000 people
- Neighbourhood multipurpose facilities - Approx 500-1,000 sq metres GFA, with 1 required for every 5,000 – 10,000 people;
- District Community Centres – Approximately 1200 – 3000 sq metres GFA, with 1 required for each 20,000-30,000 people
- District level library – 35 sq m per 1000 people for populations 35,000-65,000

#### **B2.1.6 Works Schedule**

The Works Schedule identifies work to a value of \$47.74 million, with \$24.05 million to be funded through Section 94 contributions.

Based on the above standards, the recommendations in Clouston 2014, and the need to carry over some works from the 2011 Plan, a number of community facilities are included in the Works Schedule, which include:

- New Library
- New Cultural Centre/Event Centre
- Upgrade to Wollondilly Shire Hall
- New or Upgraded Community Facilities in each of the 4 precincts
- Other precinct based facilities

### B2.1.7 How are the Contributions Calculated?

Contributions are calculated as follows:

$$\text{Contribution per person (\$)} = \frac{C - E}{P}$$

Where:

- C = the cost of providing the facilities in this facility category attributed to new development (ie Sec 94 funded)
- E = the amount of existing contributions which have already been made for the facilities in this facility category
- P = the contributing population

Contribution per dwelling is determined by multiplying the contribution per person by the assumed average household occupancy rate for the following development types:

- Dwelling houses and single vacant allotments – 2.94 persons per dwelling or lot.
- Other dwellings – 1.8 persons per dwelling.
- Seniors Living dwellings – 1.5 persons per dwelling.

### B2.1.8 Allowance for Existing Contributions

Contributions have been received for library and community facilities under previous contributions plans and not yet spent. These unspent contributions have been credited to the Works Schedule included in Part 3.

### B2.1.9 Contributing Population

The contributing population for a facility depends on:

- whether the facilities have a nexus with the population of the whole of the LGA, a planning precinct within the LGA, or any other defined area within the LGA (or the spatial nexus);
- whether the need for the facilities is generated by the incoming population, or is generated by both the existing and incoming populations; and
- the planning horizon over which the contributing populations can be expected to benefit from the facilities contained in the works schedule identified in this contributions plan.

Where facilities identified in the Works Schedule are only partially required by new development, they are only required to pay an amount proportional to the total cost of the facility.

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The works schedule identifies the contributing population for each facility, and the cost that is attributed to the incoming population, which is calculated according to the data in the table below.

Contributing Population		
Area	A (existing and incoming population to 2026)	B (incoming Population to 2026)
Precinct 1	8410	2682
Precinct 2	11,699	1976
Precinct 3	28,928	6026
Precinct 4	22,850	13,203
Shire	71,887	23,887

**B 3.1 Transport and Traffic Management**

**B3.1.1 What is the Nexus between Development and Demand?**

**a) Causal Nexus**

New residential development that is expected to occur in the Wollondilly LGA will result in additional traffic generation on the Shire's road network and additional need for cycleways. This increased demand will generate the need for:

- new and/or augmented traffic facilities to promote the permeability and connectivity of the road network to the surrounding arterial road system and within the local road network;
- the upgrading of road intersections and sections of roads to provide the required road network which promotes the efficient, safe and orderly movement of people and goods;
- the provision of facilities which minimise the amount of through traffic and regulate the speed of vehicles within the Shire's residential neighbourhoods; and
- provision of shared cycleways and other alternate transport facilities either in conjunction with or separate to road infrastructure upgrades.

The incoming population would require these facilities to be delivered to a standard at least equal to the level of service currently provided. In order to arrive at reasonable contribution, both the amount of additional traffic that will be generated by the development of new housing, and the network improvements needed (roads and intersections) caused by additional traffic need to be understood.

The information on the traffic conditions and needs for new transport and traffic management facilities was included in two documents prepared for the 2005 and 2011 Contributions Plan entitled "Wollondilly Section 94 Contributions Plan Background Paper" (Parsons Brinckerhoff 2004) and "Wollondilly Section 94 Contributions Plan 2004 Contributions for Roading" (Gabites Porter 2004). These documents are still relevant for explaining the rationale for the projects included in the 2011 Plan that are to be carried over to the 2016 Plan. However a more recent report by Gabites Porter (now known as TDG) entitled "Future Network Deficiency

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*Assessment* - Draft - (TDG 2015) has been prepared and which identifies road improvements necessary for the next 25 years. It is also intended to undertake more comprehensive traffic modelling as part of the more comprehensive review scheduled for 2017-2018.

b) **Spatial Nexus**

Roads and intersection works will be undertaken throughout the Shire to generally maintain pre-existing levels of service and to provide the road environment adequate to the needs of the incoming population. The works, therefore, have a physical nexus with new development across the Shire. Contributions have been determined either on a Shire basis or a precinct, and in this regard the approach in the 2011 Plan in which some areas within a particular precinct paid a different contribution has not been maintained in this Plan. The locations of road works to be provided are described in the Works Schedule (*Section E.2.1*).

The locations of shared cycleways facilities included in the Works Schedule have been derived from the recently completed study (*Wollondilly Bike Plan – GHD 2011*) and are considered to meet the demands of both the existing and the incoming populations of the Shire. The works will be provided throughout the Shire's precincts and will therefore have a nexus with new development in these precincts.

Facilities will be provided in locations where they can most effectively meet the needs of the surrounding population. Transport and traffic management facilities will be provided throughout the Shire in locations which are accessible to the contributing population.

c) **Temporal Nexus**

The transport and traffic management facilities strategy identified in this contributions plan will be implemented between 2017 and 2026. Indicative priority of works, including target years for implementation, is shown in the Works Schedule.

The staging and priority of works will be reviewed, and as has been noted a comprehensive review is scheduled to be undertaken in 2017 – 2018 following the completion of some State Government led strategic planning works. In particular this may lead to the identification of more roadworks required in Precinct 4, in which Appin and Wilton are located and which are within the Macarthur South Growth Centre presently under investigation by the State Government.



## B3.2 What is the Strategy for Delivering Facilities?

### B3.2.1 Facility Planning Methodology – Roads and Intersections

The general approach for delivering transport and traffic management (roads and intersections) facilities identified under this plan has been based on research into the facility needs contained in Gabites Porter (2004) study, and supplemented by the further work undertaken by TDG entitled "Future Network Deficiency Assessment" – TDG 2015. The 2015 Study aims to supplement the earlier work by incorporating recent growth forecasts, and identifying the locations in Wollondilly where in order to cope with future population growth, improvements to the road network will be required to maintain a Level of Service (LOS) of 'D' or better.

The report made a number of recommendations for improvements to the road network, and these have been incorporated into the Works Schedule where appropriate. Other works have been proposed by Council staff responsible for delivering road and traffic works.

### B3.2.2 Facility Planning Methodology – Cycleways and Alternate Transport

The general approach for delivering cycleways and shared pathways in the 2011 Plan is based on the outcomes contained in the Wollondilly Shared Path/Cycleways Plan. This document has since been updated by the Wollondilly Bike Plan (GHD, 2011)

The plan identifies a series of routes for shared paths and/or cycleways to be implemented in the future. Principles applied by the plan in developing these routes included:

- connecting logical start and end points (for example, schools to residential areas, railway stations to business/residential areas, towns to each other);
- maximising off road routes wherever feasible;
- on-road routes along major connecting roads in rural areas to reduce costs and increase usability;
- target known future land release areas for off-road routes; and
- linking tourist and other places of interest to encourage visitors and residents into recreational cycling.

In proposing works for inclusion in the Works Schedule the highest priority works identified in the 2011 Bike Plan have been included, although at times works of lower priority were also included to ensure that some bicycle related works will be provided in each of the 4 precincts.

New development will contribute toward the provision of these routes with Council making up the share of costs attributable to the existing population.

### B3.2.3 Works Schedule

The Works Schedule for traffic and transport management facilities is included in Part 3. The total value of the works included is \$83.86 million, although only \$21.38 million is to be recouped from Section 94 funding. As noted, the works schedule includes works identified from the following sources:

- The Gabites Porter 2004 study that were included in the 2011 Plan and are carried over into the 2016 Plan;
- The TDG 2015 study;
- Council staff.

A significant inclusion in the Works Program has been the upgrades to Silverdale Rd including the duplicate bridge across the Nepean River. This has a total cost of \$50 million, although only 10% of the cost is attributed to Section 94 in order to keep the contribution rates reasonable. It is intended to seek grant funding for the balance of the funds for this item.

This road will when completed will be a major piece of road infrastructure and will significantly reduce travel time for motorists wishing to drive to Penrith and to the new Badgery's Creek Airport when constructed and to some of the associated employment lands expected to be developed in response to the airport. As a result, this road is considered to provide benefits to the entire Shire.

As a result of the changes to the category of Picton Road, any works that had been identified to occur along this road in the 2011 Plan have been removed from the 2016 Plan as these are now the responsibility of the RMS, not Council. A number of projects particularly in Precinct 3 have been carried over from the 2011 Plan into this Plan.

The value of the program in Precinct 4 is low relative to other precincts, with the only identified projects being the intersection upgrade at Finns Rd and Menangle Rd. However, investigations into a new crossing for Broughton Pass, and strategic traffic studies for Wilton and Appin have been included. These latter two areas are located in the Macarthur South Growth Centre presently under investigation by the State Government, and although significant road and traffic works are likely to be required following the completion of these studies, the extent of these cannot be predicted at this time. It is however appropriate to commence some background investigations (such as baseline studies) into these areas, and these have been included in the Works Schedule.



### B3.3 How are the Contributions Calculated?

#### a) Roads and intersections

As for the calculation of the 2011 rates it is assumed based on previous trip generation studies that 50% of the trips on all roads are made by existing development (Gabites Porter 2004.) As a result, only 50% of the cost of the roadworks is apportioned to new development. This has been factored into the cost shown in the Works Schedule.

In order to keep Section 94 rates as uniform as possible across the Shire, Contributions are calculated on both a Shire and a Precinct basis. The calculation of the Shire contribution assumes that roads in the Shire are used by all road users. In calculating the precinct costs, the 4 planning precincts were used, although not further divided into areas as was the case with the 2011 Plan.

Contributions are calculated as follows:

#### b) Shire contribution

The base contribution applies to all additional residential development throughout the LGA. It is calculated as follows:

$$\text{Shire contribution} = \frac{(TC - E)}{D}$$

Where:

- TC = the total cost (section 94 cost) of providing all of the roads and intersection facilities in the Shire that are identified in the Plan.
- E = the amount of existing contributions which have already been made for the facilities in this facility category
- D = the contributing development in terms of dwellings, and which is the total number of additional dwellings in the Shire (8125)

#### c) Precinct contribution

$$\text{Precinct contribution} = \frac{C - E}{D}$$

Where:

- C = the total cost (section 94 cost) of providing all of the roads and intersection facilities identified in the plan for a particular precinct
- E = the amount of existing contributions which have already been made for the facilities in this facility category
- D = the contributing development in terms of dwellings (see Section 8.3.2)

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d) **Shared cycleways and pathways**

Contributions are calculated as follows:

$$\text{Contribution per person (\$)} = \frac{C - E}{P}$$

Where:

C = the total cost of providing the facilities in this facility category

E = the amount of existing contributions which have already been made for the facilities in this facility category

P = the contributing population

Contribution per dwelling (in regard to shared cycleways only) is determined by multiplying the contribution per person by the assumed average household occupancy rate for the following development types:

- Dwelling houses and single vacant allotments – 2.94 persons per dwelling.
- Other dwellings – 1.8 persons per dwelling.
- Seniors Living dwellings – 1.5 persons per dwelling.

**B3.3.1 Allowance for Existing Contributions**

Contributions have been received for roads and traffic facilities under previous contributions plans and not yet spent. The unspent money will be transferred to projects in the Transport and Traffic category of the current plan. The amount transferred is shown in the works schedule.

**B3.3.2 Contributing Development and Contributing Population**

The contributing development or contributing population for a facility depends on:

- whether the facilities have a nexus with the population of the whole of the LGA, a planning precinct within the LGA, or any other defined area within the LGA (or the spatial nexus);
- whether the need for the facilities is generated by the incoming population, or is generated by both the existing and incoming populations; and
- the planning horizon over which the contributing populations can be expected to benefit from the facilities contained in the works schedule identified in this contributions plan.

The table below shows the contributing populations for the transport and traffic management facilities identified under this contributions plan.

**Contributing Populations Roads and Traffic and Cycleways and Shared Pathways**

Area	Need for facility generated by existing/incoming populations	Planning horizon	Contributing development/ population
Shire contribution	Existing & Incoming	2016 -2026	8,125 dwellings
Precinct 1	Existing & Incoming	2016-2026	912 dwellings*
Precinct 2	Existing & Incoming	2016-2026	672 dwellings
Precinct 3	Existing & Incoming	2016-2026	2050 dwellings
Precinct 4	Existing & Incoming	2016-2026	4491 dwellings

**B4 Sporting and Open Space (Recreation) Facilities**

**B4.1 What is the Nexus between Development and Demand?**

**a) Causal Nexus**

New development will result in additional demands for the provision of a range of Council-provided open space, sporting and recreation facilities, including:

- acquisition and embellishment of new sporting facilities and open space areas
- improvements to existing sporting areas for a variety of sports eg football, tennis, netball courts etc.
- improvements to local parks and parks of other scales (eg district or regional);
- multi-purpose recreation facilities (for example, aquatic facilities);

The incoming population will require these facilities to be delivered to a standard at least equal to the level of service currently provided. Generally, current general standards of provision and/or updated studies on community needs have been used as a basis for developing the Works Schedule to address cumulative future needs contained in this plan. More information on the existing condition, standards and identified needs for new open space and recreation facilities is contained in a recent study entitled "Wollondilly Open Space, Recreation and Community Facilities Strategy" (Clouston 2014).

**b) Spatial Nexus**

The locations of the sporting and recreational facilities to be provided to meet the demands of the incoming population are identified in the Works Schedule included in Section 3 and shown in maps included in this Plan. The provision of the facilities will be determined on both a precinct and Shire wide basis.

Sporting and recreation facilities will be provided throughout the Shire in locations which are accessible to the contributing population. Some facilities are likely to have a nexus with development occurring in the Shire as a whole such as Sportsgrounds and local parkland acquisitions and improvements have more of a precinct spatial

nexus and contribution rates will therefore be levied on a Precinct basis for these items.

c) **Temporal Nexus**

The Sporting and Recreation Facilities Strategy identified in this contributions plan will be implemented between 2017 and 2026.

Priority and indicative timing of delivery of the works is shown in the Works Schedule, although the staging and priority of works will be reviewed regularly. As for other works categories, the comprehensive review intended to be undertaken in 2017 – 2018 following the completion of some State Government led strategic planning works may impact upon the timing of the delivery of the Works schedule and is also likely to recommend other projects for inclusion.

## B4.2 What is the Strategy for Delivering Facilities?

The general approach for delivering sporting and recreation facilities identified in this plan has been based on:

- review of the facilities included in the 2011 Plan (and the supporting documentation);
- review of the recent study entitled Wollondilly Open Space, Recreation and Community Facilities Strategy (Clouston 2014) .
- discussions with Council staff responsible for delivering sporting and recreational facilities;

### B4.2.1 Facility Planning and Delivery Principles

- Council will adopt a best practice approach to the delivery of services to its communities.
- Only the facility cost attributable to the demand generated for the facilities by the incoming population will be the subject of a development contribution.
- The provision of facilities will be based wherever possible on established need rather than on arbitrary per population thresholds which may have little relevance to the demographic differences between communities and their recreation needs and preferences or to recreation trends.
- Users can be expected to travel for up to 15 minutes to access a sports or recreation facility.
- Facilities will preferably be provided only in townships as opposed to villages or rural communities.
- Major facilities will be concentrated in areas of greatest population or of greatest expected population growth.
- Council cannot provide a full range of services for every community.
- Council will seek to concentrate the provision of recreational facilities for different activities into defined areas (eg, netball at Tahmoor, rugby league at Picton and Thirlmere).
- Council expects user groups to maximise the use of facilities provided by sharing facilities with other user groups and spreading the use over the course of the week rather than everyone wanting to use the facility at the same time.

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Council will aim to:

- acquire land required for the development of sport and recreation facilities subject to availability of funds;
- provide recreation facilities such as playing fields, courts, passive recreation areas or unstructured facilities such as walking/cycle tracks, equestrian centres and the like where such facilities are needed and where no other party could be expected to provide that service; and
- upgrade its existing sports grounds to provide a high quality of service in a cost effective way and to maximise their use.

Council will, wherever possible, seek to group facilities so that economies of scale can be achieved. In this regard, it will investigate opportunities to provide a major multi purpose events sports and entertainment centre in Precinct 3 to meet the needs of the existing and new residents of both the precinct and the Shire. Alternatively, the sportsgrounds and community centres could be located separately within each community (Picton, Tahmoor and Thirlmere) with a smaller Shire wide cultural/convention centre included at one of these centres. This contributions plan assumes at this stage that the latter approach will be employed.

All new facilities will be designed for total accessibility and mobility.

Council will encourage the development of sports and recreation facilities by the private sector which has a greater opportunity to provide specialist facilities to meet the needs of people with specialist requirements or a need for exclusive use of facilities.

Council will encourage special interest groups, commercial enterprises and public/private partnerships to provide or contribute significantly towards the cost of community and recreational facilities on community land by offering nominal rentals where such facilities are made available for public use subject to an approved plan of management and subject to an approved lease or other agreement stipulating conditions of use including user charges.

Council will attempt to provide for the more general needs of the wider community and to ensure that all facilities provided can be accessed by the greatest number of people on a non exclusive basis.

Council will attempt to reduce or avoid conflicts between user groups - such conflicts can arise where the activities of one user group are incompatible with the activities of another group or where one group's use of part of the facility precludes use of the balance of the facility by another group.

**d) Facility Planning Approach and Standards**

The inclusion of sports and recreation facilities in the works schedule was based on the following:

- review of existing level of facility provision and capacity for further use, as documented in the . In this regard the “Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy” (Clouston 2014);
- Review of other relevant documents, (for example, previous Section 94 Contributions Plan;
- Population projections for the Shire and for each precinct up to the year 2026, reviewed for this (2016) revision of the Plan.
- Desire to achieve economies of scale and better supervision by providing (where practicable) for multi use facilities rather than many smaller scattered facilities.
- Application of contemporary standards for asset provision (where known) or alternatively, level of existing provision replicated for new population.

The 2011 Plan included standards for the provision of some Sporting and Recreational facilities, extracted initially from the report by CD Recreation Services et al 2003. These standards are shown in the Table below.

**Table B3: Open Space, Sporting and Recreation Standards**

Facility	Standard	Wollondilly LGA 2005	Source
Local Parkland	2.83 hectares per 1,000 residents		NSW Dept of Planning (1989)
		Precinct 1: 9.78m <sup>2</sup> per resident	Wollondilly Shire Council
		Precinct 2: 4.08 m <sup>2</sup> per resident	Wollondilly Shire Council
		Precinct 3: 11.93m <sup>2</sup> per resident	Wollondilly Shire Council
		Precinct 4: 10.76m <sup>2</sup> per resident	Wollondilly Shire Council
Indoor basketball courts	1 per 56,000 residents (regional)		Australian Basketball Stadium Standard
		Shire: 1 per 20,068 residents	Wollondilly Shire Council
Cricket Pitches	1 per 2,000 residents		NSW Dept of Planning (1989)
		Precinct 1: 1 per 4,785	Wollondilly Shire Council
		Precinct 2: 1 per 9,939	Wollondilly Shire Council

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Facility	Standard	Wollondilly LGA 2005	Source
		Precinct 3: 1 per 9,790	Wollondilly Shire Council
		Precinct 4: 1 per 2,916	Wollondilly Shire Council
		Shire: 1 per 6,689	Wollondilly Shire Council
Sports Playing Fields	1 per 2,000 residents		NSW Dept of Sport & Recreation
	1 per 3,000 residents		NSW Dept of Planning (1989)
		Precinct 1: 1 per 2,395	Wollondilly Shire Council
		Precinct 2: 1 per 3,313	Wollondilly Shire Council
		Precinct 3: 1 per 2,446	Wollondilly Shire Council
		Precinct 4: 1 per 1,458	Wollondilly Shire Council
		Shire: 1 per 2,361	Wollondilly Shire Council
Netball courts-Games (Centralised) – other courts practice courts	1 per 2,119 residents		NSW Dept Sport & Recreation
		Shire: 1 per 3,345	Wollondilly Shire Council
Tennis courts	1 per 1,000 residents		NSW Dept of Planning (1989)
	1 per 3,410 residents		NSW Dept Sport & Recreation
		Shire: 1 per 3,345	Wollondilly Shire Council
BMX	No known standard	Shire: 1 per 40,135	Wollondilly Shire Council
Skate ramps	No known standard	Shire: 1 per 13,378	Wollondilly Shire Council
Dog Off-leash Areas	No known standard	Shire: 1 per 13,378	Wollondilly Shire Council



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The standards shown above for the different sporting and recreational facilities are included as they help explain the rationale for the carry over projects included in this Plan. They have not been specifically reviewed for this revision of the Plan, with the exception of the level of open space provision. This was reviewed in Clouston 2014 and the results are summarised in the following Table.

**Table B4 Level of open Space Provision in Wollondilly**

Precinct	Existing Population 2015	Total Op Space (ha)	Open Space Provision Rate ha/1000 people	Estimated Pop 2026	Open Space Provision Rate ha/1000 people
1	5728	41.5	7.25	8410	4.93
2	9723	24.5	2.52	11699	2.09
3	22902	132.2	5.77	28928	4.57
4	9647	71.5	7.41	22850	3.13
		269.73			

The above table demonstrates the impact of increasing population on existing levels of open space provision if the population of each precinct grows as predicted and no additional acquisitions of open space are made.

**B4.2.2 Works Schedule and Contributing Population**

Based on the above approach to delivering Open Space Facilities a category for these works is included in the works schedule. The works included are a mixture of:

- carry over works;
- new works recommended in Clouston 2014, and
- recommendations of Council staff responsible for delivering sporting and recreational facilities.

The Works Schedule for sporting and recreational facilities is shown in Section 3. . Unlike the 2011 Plan, the Section 94 contributions are shown separately for Sporting Facilities and for Recreational/open space facilities, rather than being aggregated together. The total value of the Works Program is:

- Sporting facilities \$31.14 million
- Recreational facilities \$34.47 million
- **Total \$65.61 million**



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Particular attention is drawn to the following aspects of the Works Schedule:

**e)            Shire Wide facilities**

There are a number of facilities that are considered to warrant a Shire wide contribution as they have a nexus to the entire Shire. This occurs in the case of major new or augmented facilities that are likely to be used by shire residents rather than precinct residents. These facilities include:

- **Sporting facilities, as well as facilities providing specific facilities for individual sport:**
  - Warragamba Sportsground – regional playing field;
  - Tahmoor Sportsground - new double playing field
  - Picton - Additional Playing fields
  - Douglas Park – implementation as per Masterplan;
  - Appin – Upgrade facilities at AIS Sportsground;
  - Wilton – Recreational Reserve
- **Recreational facilities**
  - Warragamba Regional all abilities playground – regional catchment
  - Picton Civic Park;
  - Wollondilly Leisure Centre

All other facilities have a precinct based nexus.

**f)            Acquisition of Land for Sporting and Recreational facilities**

The 2011 Plan made a distinction between major developments and minor developments, such that major developments (defined as requiring their own provision of open space) were required to pay a significantly higher Section 94 Open Space contribution. This distinction has been abolished in this Plan. One reason for this is that the amount of land proposed to be acquired for open space purposes - whether for sporting or park purposes has been reduced significantly in this Plan. As a result the financial burden of acquisition under this Plan has been reduced and so it is appropriate to charge a uniform rate across this category irrespective of the size of the development. As was the case in the 2011 Plan, Council will still be open to negotiating planning agreements to deliver land for open space purposes and these will be negotiated on an individual basis with developers.

The Works Schedule does include a number of projects for the acquisition of open space, and in doing so the approach has generally been to ensure that the level of open space does not deteriorate against accepted benchmarks as a result of the incoming population. As a result new development is generally levied for the provision of open space at a rate generally equivalent to 2.83 hectares of open space for the incoming population, with this standard being a widely used quantitative level of provision for open space.

**g) Apportionment of Costs**

The works are apportioned to either the “incoming population” or the “existing and incoming population” as shown in the Works Schedule and the Sec 94 rate is calculated based on the contributing population as shown in the Table below

Contributing Population		
Area	A	B
Precinct 1	8,410	2682
Precinct 2	11,699	1,976
Precinct 3	28,928	6,026
Precinct 4	22,850	13,203
Shire	71,887	23,887

**B4.2.3 How are the Contributions Calculated?**

**a) Sporting and Recreational Facilities**

Contributions for Sporting facilities and Open Space facilities are calculated according to the same formula used previously. As for other categories, there is Shire contribution and a precinct contribution, calculated as follows:

$$\text{Shire Contribution per person (\$)} = \frac{C - E}{P}$$

Where:

- C = the total (Sec 94) cost of providing the Shire based facilities in this facility category
- E = the amount of unspent contributions which have already been made for the facilities in this facility category
- P = the contributing population (see above table)

$$\text{Precinct Contribution per person (\$)} = \frac{C - E}{P}$$

Where:

- C = the total (Sec 94) cost of providing the precinct Shire based facilities in this facility category
- E = the amount of unspent contributions which have already been made for the facilities in this facility category
- P = the contributing population (see Section 6.3.2)

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The contribution per dwelling is determined by multiplying the contribution per person by the assumed average household occupancy rate for the following development types:

- Dwelling houses and single vacant allotments – 2.94 persons per dwelling or lot.
- Other dwellings – 1.8 persons per dwelling.
- Seniors Living dwellings – 1.5 persons per dwelling.

#### **B4.2.4 Allowance for Existing Contributions**

Contributions have been received for open space, sporting and recreation facilities under previous contributions plans and not yet spent. These unspent contributions will be credited to the works included in the Works Schedule for this category of works.

### **B5 Plan Management and Administration**

#### **B5.1 What is the Nexus between Development and Demand?**

The administration of development contributions is an expensive task. Council staff need to prepare and review contributions plans, and coordinate the implementation of development contributions plans and works. Consultant studies are also commissioned by Council to determine design and cost of works, as well as to review the development and demand assumptions of the contributions plan.

Council considers that the costs involved with administering development contributions are integral to providing the facilities generated by the incoming population of Wollondilly LGA. It is reasonable that the costs associated with managing and reviewing the contributions plan be recouped from development contributions.

This Plan maintains the approach of the 2011 Plan to impose a Plan management and Administration cost of 5% of the value of the contribution. This is considered reasonable particularly having regard to the major review proposed to be carried out, and the anticipated work that will be required to determine the infrastructure requirements for the new population, having regard to the growth likely to occur at Appin and Wilton.

#### **B5.2 What is the Strategy for Delivering Facilities?**

It is envisaged that funds collected for Plan Management and Administration will be primarily used for the employment of a Local Infrastructure Coordinator who would have the following key responsibilities:

- track progress of contributions plans;
- keep contributions plans updated;
- service an internal Development contributions management group;
- lead negotiation in development agreements;
- ensure that the contributions register is kept up to date; and
- coordinate studies and systems that update the key plan assumptions, including population projections and facility needs strategies.



## APPENDIX C - Supporting Documents

### C.1 List of Relevant Background Information

CD Recreation Services and Heather Nesbitt Planning (2002), *Supporting Communities: A Plan for Community and Recreation Facilities in Wollondilly by 2010*.

CD Recreation Services, Mather and Associates and Hill PDA, (2003), *Recreation Areas for Bargo and Picton, Final Report*, November

Department of Planning (1995), *Sydney to Canberra Corridor Strategy*.

Department of Urban Affairs and Planning (1995), *Population Projections, Sydney Region Local Government Areas 1991-2021*, 1995 Revision.

Department of Urban Affairs and Planning (1997c), *Section 94 Contributions Plans Manual*, Second Edition.

Department of Urban Affairs and Planning (1998a), *Shaping Western Sydney*.

ERM (1999), *Wollondilly Section 94 Contributions Plan Background Document*.

GHD (2001a), *Draft Local Environmental Study – Picton, Tahmoor and Thirlmere, Draft Detailed Study Report – Hydrology and Water Quality*.

GHD (2001b), *Draft Local Environmental Study – Picton, Tahmoor and Thirlmere, Draft Detailed Study Report – Traffic and Transportation*.

GHD (2001c), *Draft Local Environmental Study – Picton, Tahmoor and Thirlmere, Draft Detailed Study Report – Utilities and Infrastructure*.

GHD (2001d), *Draft Local Environmental Study – Picton, Tahmoor and Thirlmere, Draft Detailed Study Report – Planning, land Use and Human Services*.

GHD (2001e), *Draft Local Environmental Study – Picton, Tahmoor and Thirlmere, Draft Detailed Study Report – Natural Environment*.

GHD (2001f), *Draft Local Environmental Study – Picton, Tahmoor and Thirlmere, Draft Detailed Study Report – Heritage and Cultural Environment*.

GHD (2001g), *Draft Local Environmental Study – Picton, Tahmoor and Thirlmere, Draft Detailed Study Report – Economic Base*.

GHD (2001h), *Draft Local Environmental Study – Picton, Tahmoor and Thirlmere, Community Consultation*.

Parsons Brinckerhoff (2004), *Wollondilly Section 94 Contributions Plan Background Paper*

Transport Data Centre (1999), *Sydney Land Use Model*.



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Wollondilly Shire Council (1998), *Growth Management Strategy – A Rural Living Concept*.

Wollondilly Shire Council (2000), *Wollondilly Section 94 Contributions Plan 2000*

Wollondilly Shire Council (2002a), *State of Wollondilly Report*.

Wollondilly Shire Council (2002b), *Draft Community Social Plan*.

Wollondilly Shire Council (2002c unpublished), *Draft Section 94 Contribution Plan for Internet Based Community Facilities* (for internal circulation).

Wollondilly Shire Council (2004), *Management Plan 2003/04 – 2007/08*.



## Section 2:- Wollondilly Shire Council Section 94A Plan

### SUMMARY

#### 1.1 Name of the Plan

This Plan is the 'Wollondilly Shire Council Developer Contributions (Section 94A) Plan, 2017 (Section 94A Plan).

#### 1.2 Application of this Plan

This Section 94A Plan applies to all land in the Wollondilly LGA though only to developments that are required to pay contributions under Section 94A of the Act.

#### 1.3 Commencement

This Plan was adopted by Council on, and commenced on INSERT DATES

#### 1.4 Relationship to other development contributions plans

This Plan replaces the Wollondilly Shire Council Infrastructure Contributions Plan (2011) to the extent that that Plan related to contributions to be paid Section 94A of the Act.

#### 1.5 Relationship to other plans and policies

This Plan supplements the provisions of the Wollondilly Local Environmental Plan 2011.

#### 1.6 What are the Purposes of this Plan?

The purposes of this Plan are:

- a) To authorise the Council to impose conditions on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 94A of the Act;
- b) To require an accredited certifier to impose conditions in a complying development certificate requiring the payment of a contribution pursuant to Section 94A of the Act;
- c) To help fund the provision of public facilities, infrastructure and services that are required for those people who live, work and use facilities in the Wollondilly Shire Local Government Area;
- d) To provide a transparent process for managing the collection of developer contributions; and
- e) To identify the projects that will be funded by the developer contributions collected under this Plan

#### 1.7 What does Section 94A of the EP&A Act 1979 provide?

Section 94A of the EP&A Act 1979 provides for consent authorities to impose as a condition of development consent, a requirement that the applicant pay a levy being a percentage of the proposed cost of carrying out the development.

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Monetary contributions required by a condition that is imposed in accordance with this Plan are to be applied towards the provision, extension or augmentation of public amenities or public services, or towards recouping of the cost of public amenities or services provided in advance of the development.

There is no requirement for there to be a direct connection between the subject development and the object of the expenditure of the levies.

Monies collected under Section 94A are to be directed toward works detailed in the Section 94A Works Schedule shown in Table 3.1 of this Plan.

A condition under Section 94A that is of a kind allowed by, and determined in accordance with a contributions plan may not be disallowed or amended by the Court on appeal.

A Council cannot impose as a condition of the same development consent a condition under Section 94A as well as a condition under Section 94.

The EP&A Regulation 2000 sets out the provisions for or with respect to levies under section 94A of the EP&A Act 1979, including the means by which the estimated proposed cost of carrying out development is determined and the maximum percentage of the levy.

## Part 2: Administration and Operation of this Plan

### 2.1 What is the Section 94A Contribution?

This Plan:

- Authorises the Council to grant development consent or to issue a complying development certificate; and
- Requires an accredited certifier to issue a complying development certificate for development to which this Plan applies subject to a condition requiring the payment to the Council of a levy of up to 1 per cent of the proposed cost of carrying out the development.

The rate of the levy is as follows:

Proposed Cost of the Development	Levy Percentage (ie amount payable)
\$0 - \$100,000	0%
\$100,001 - \$200,000	0.5%
More than \$200,000	1.0%

## 2.2 How will the contributions be calculated?

The contribution amount will be determined on the basis of the levy percentage set out as above. Therefore, the contribution amount will be calculated as follows:

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

Where

- %C** is the contribution rate applicable (refer above table)
- \$C** is the proposed cost of carrying out the development

The 'proposed cost of carrying out the development' is to be determined in accordance with Clause 25J of the EP&A Regulation 2000, which provides as follows:

Clause 25J of the EP&A Regulations 2000 sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

### “25J Section 94A 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 94A 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) ... (clause not included)
- (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,



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- 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.

### **2.3 Procedure for calculating cost of development**

#### **2.3.1 Procedure for development applications and complying development certificates with an estimated value of less than \$2,000,000**

When lodging an application for development consent or for a complying development certificate the applicant is required to complete the Cost Summary which is used to determine the contribution. The items included in the Cost Summary should comply with Clause 25J of the EP&A Regulation 2000 included in the previous page.

Council reserves the right to request a Quantity Surveyor's Detailed Cost Report as described in clause 2.3.2 below, if it believes that the value of a development as estimated by the Cost Summary Report does not reflect the development's true cost.

#### **2.3.2 Procedure for development applications and complying development certificates with an estimated value of greater than \$2,000,000**

When lodging an application for development consent or for a complying development certificate the applicant is required to complete a Cost Summary. The matters to be addressed in the Cost Summary should comply with Clause 25J of the EP&A Regulation 2000 included in the previous page.

In addition, a Quantity Surveyor's Detailed Cost Report must be submitted at application stage by a registered Quantity Surveyor. The Quantity Surveyor's report should include estimates for those items listed in clause 25J of the EP&A Regulation 2000.

In both cases, any costs associated with determining the proposed cost of carrying out development will be met by the applicant.

Without limitation to the above, the Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

## 2.4 When are payments to be made?

Subject to Clause 2.7, contributions must be paid to the Council at the time specified in the condition that imposes the requirement to pay the contribution. If no such time is specified, the contribution must be paid:

- a) In relation to a Development Consent, prior to the issue of a Construction Certificate for the development or the commencement of the use of the land, whichever first occurs; or
- b) In relation to a Complying Development Certificate, prior to construction commencing or the commencement of the use of the land, whichever first occurs; or
- c) In relation to a Development consent involving subdivision, prior to the issue of the Subdivision Certificate.

## 2.5 Methods for making payment

The Council will accept the following methods for payment of contributions:

- a) Bank Cheque drawn in favour of Wollondilly Shire Council;
- b) Credit Card electronic payment (Visa, Mastercard, etc.); or
- c) EFTPOS electronic payment.

Payment by personal cheques or by cash will not be accepted.

## 2.6 How will the contribution be adjusted?

Contributions required as a condition of consent or complying development certificate under the provisions of the Plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

Contribution at time of payment =  $\$C_0 \times CP(A) \times CP(B)$

Where:

- \$C<sub>0</sub>** is the original contribution as set out in the consent.
- CP(B)** is the Consumer Price Index, All Groups, Sydney as published by the Australian Bureau of Statistics in respect of the quarter ending immediately prior to the date of imposition of the condition.
- CP(A)** is the Consumer Price Index, All Groups, Sydney as published by the Australian Bureau of Statistics in respect of the quarter ending immediately prior to the date of payment.

Note: The adjusted contribution amount shall not be less than the contribution amount at the time of consent or issue of Complying Development Certificate.

## 2.7 Can deferred or periodic payments be made?

- a) In relation to a development consent granted for:
- (i) a development for a commercial or industrial purpose that in the opinion of the Council will make a significant contribution to employment in the City or that will require a contribution in excess of \$200,000 to be paid in accordance with this Plan,
- the Council may allow payment of the contribution to be made:
- (iii) prior to the issue of any occupation certificate (interim or final) required to be issued for the development;
  - (iv) at the expiration of a period of up to one year after the date on which an Occupation Certificate for the development is issued; or
  - (v) by periodic payments, for the amounts and on the dates specified by the Council.
- b) In deciding whether to allow the payment of a contribution under this plan to be made in accordance with this clause, the Council will consider whether the timing and manner of the payment will unreasonably prejudice the conduct or the timing of the works specified in the Works Schedule.
- c) If the Council does accept the payment of contributions in accordance with this clause, the Council may require the applicant to:
- (i) pay interest on the unpaid balance of the contribution at such rate, at such times and by such means as the Council, acting reasonably, may nominate; and
  - (ii) provide a bank guarantee (given by an Australian registered bank acceptable to the Council and drawn in such terms as the Council, acting reasonably, shall nominate) for the amount of the unpaid contribution or of the contribution balance.

## 2.8 Variations or exemptions to contributions

- 2.8.1 In accordance with the various section 94E Directions issued by the Minister for Planning, no contributions under this Plan will be required from the following developments:
- a) For the purposes of disabled access;
  - b) For the sole purpose of providing affordable housing;
  - c) For the purpose of reducing the consumption of mains – supplied potable water or reducing the energy consumption of a building; or
  - d) Development for any form of Senior Housing as defined in State Environmental Planning Policy (Seniors Living) 2004
  - e) For the sole purpose of the adaptive reuse of an item of environmental heritage (being those places buildings, works, relics, moveable objects and precincts of State or local heritage significance);

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- f) Other than the subdivision of land, where a condition under Section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out;
- g) In respect of any component of a school development that is a BER project;
- h) As prescribed by any future directions made by the Minister under section 94E of the Act.

2.8.2 The Council may also consider exempting the following developments, or components of those developments from paying contributions under this Plan:

- a) Development that involves rebuilding after natural disasters such as bushfires, flooding or major storm events;
- b) An application for demolition, where there is no replacement building;

Exemptions from paying the contribution under clause 2.8.2 are solely at the discretion of Council. Applicants wishing to seek exemption should provide evidence that clearly demonstrates the basis of their claim for exemption at application stage.

2.8.3 All applications submitted by or on behalf of Wollondilly Shire Council, including those applications for a public purpose, (including the provision of public infrastructure, including infrastructure funded by the Section 94A levy) are exempt from paying the Section 94A levy.

2.8.4 Otherwise, Council, at its discretion, may waive, vary or discount development contributions depending on the circumstances of the case. In considering whether to grant a waiver, variation or discount, Council shall first consider the implications of this decision, that is:

- whether a variation to a contribution could result in a cross subsidy to a particular development by the existing community; and
- whether the timing of provision of works identified in the contributions plan will be prejudiced by the granting of a variation or waiver of contributions; and
- whether the alternative type of contribution offered results in sufficient community benefit as foregone contribution; and
- whether the circumstances of the case are consistent with the purpose of the plan.



## 2.9 Construction certificated and the obligation of accredited certifiers

In accordance with 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 levies has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt confirming that levies 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 deferred payment arrangement has been agreed with the Council. In such cases, the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

## 2.10 Complying development and the obligation of accredited certifiers

In relation to an application made to a certifying authority (whether the Council or accredited certifier) for a complying development certificate:

- a) The certifying authority must, if a complying development certificate is issued, impose a condition requiring a development contribution to be paid in accordance with this Plan; and
- b) Such contribution can only be a monetary contribution required under this plan; and
- c) The condition must specify that the monetary contribution must be paid before any construction works commence.

It is the responsibility of the certifying authority to impose an appropriate development contribution condition in a complying development certificate. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

## 2.11 Are there any alternatives to payment of the levy?

### a) Offer to enter into a Voluntary Planning Agreement

If the applicant does not wish to pay a contribution in connection with the carrying out of development, the applicant may offer to enter into a voluntary planning agreement with the Council under section 93F of the EP&A Act 1979 in connection with making the development application.

Under a planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for a public purpose. Those purposes need not relate to the impact of the applicant's development or to the items listed in the works schedule of this Plan.

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The applicant's obligations under a planning agreement may be additional to, or accepted in lieu of paying a contribution in accordance with a condition of development consent authorised by this plan. This will be a matter for the Council.

Planning Agreements may (but do not always) fully or partially offset contributions payable under Section 94 or Section 94A of the Act. Wollondilly Council has adopted a Planning Agreements Policy that outlines its requirements in relation to the preparation of Planning Agreements. Applicants who may be considering a Planning Agreement as an alternative to satisfying a Section 94 contribution are encouraged to consult Council's Planning Agreements Policy.

**2.12      Application of contributions collected under this Plan**

Contributions paid to the Council under this Plan will be applied by the Council towards meeting the cost of provision or augmentation of public facilities. Table 3.1 overleaf identifies the facilities that will be provided by the Council through funds collected under this Plan as well as the estimated cost and timing.

**2.13      Pooling of contributions**

This Plan authorises Section 94A monies paid by different developments, to be pooled and applied by Council progressively towards the public facilities listed in the works schedule of this Plan in Appendix C, in accordance with the priorities included therein.

This Plan also authorises funds collected under previous Section 94A Plans that have been repealed to be pooled and applied by Council to implementing the Works Schedule included in this Plan.

**2.14      Refunds and Credits**

The Act does authorise refunds of contributions made under Section 94A of the Act. As a result it is Council's policy not to grant refunds of Section 94A contributions in any circumstances.

### 3 Section 94A Works Schedule

Money collected under this Plan shall be used to provide for (or to recoup the cost of providing) the following facilities.

**Table 3.1 – Section 94A Project List**

Project	Works	Description	Cost	Priority
A & I	Thirlmere Streetscape Stage 1 and Car park	Roadworks and beautification, Development of Thirlmere car park.	\$1,160,000	1
B	Picton Shared cycleway Stage 1	Boundary adjustment and beautification	\$38,000	1
D	Remembrance Dwy – Emmett St RAB	Replace intersection with roundabout due to traffic congestion	\$750,000	1
L	Warragamba Streetscape	Bus bay and shelter works and beautification	\$320,000	1
T	Warragamba Connectivity	Connecting footpaths and standardising footpath	\$300,000	1
G	Tahmoor Pedestrian signals	Pedestrian signals across Remembrance Drive	\$250,000	2
J	Remembrance Dwy – Rockford Rd RAB	Replace intersection with roundabout due to traffic	\$750,000	2
K	Emmett park Improvements	Picnic area seats and gardens and public art	\$100,000	2
M	Picton Shared Cycleway Stage 2	Land acquisition, path construction and bridging with beautification	\$1,500,000	2
N	Thirlmere Streetscape Stage 2	Standardise footpaths with beautification	\$190,000	2
Q	Picton Streetscape enhancements	Beautification	\$500,000	2

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Project	Works	Description	Cost	Priority
R	Appin Streetscape	Roadworks, standardise footpaths and beautification	\$450,000	2
S	The Oaks Improvements	Resurface car park and upgrade park furniture	\$130,000	2
	Wilton Improvements	Streetscape and Parking Improvements	\$350,000	2

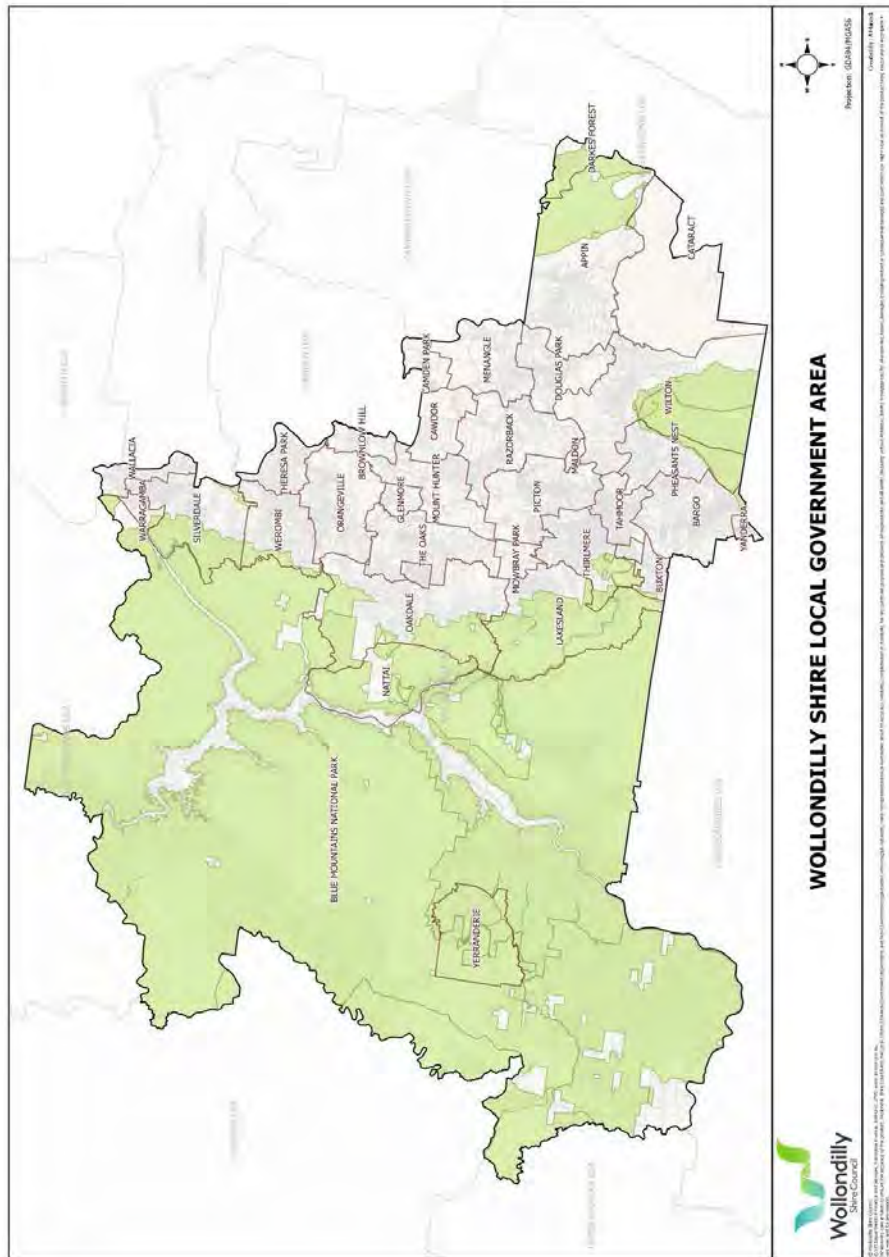
Note: Priority 1 Projects occur between 2017-2021  
Priority 2 Projects occur between 2021-2026

Locations for the works included in the above Table are shown in the following maps.



WOLLONDILLY SHIRE COUNCIL DRAFT WOLLONDILLY DEVELOPMENT CONTRIBUTIONS PLAN 2017

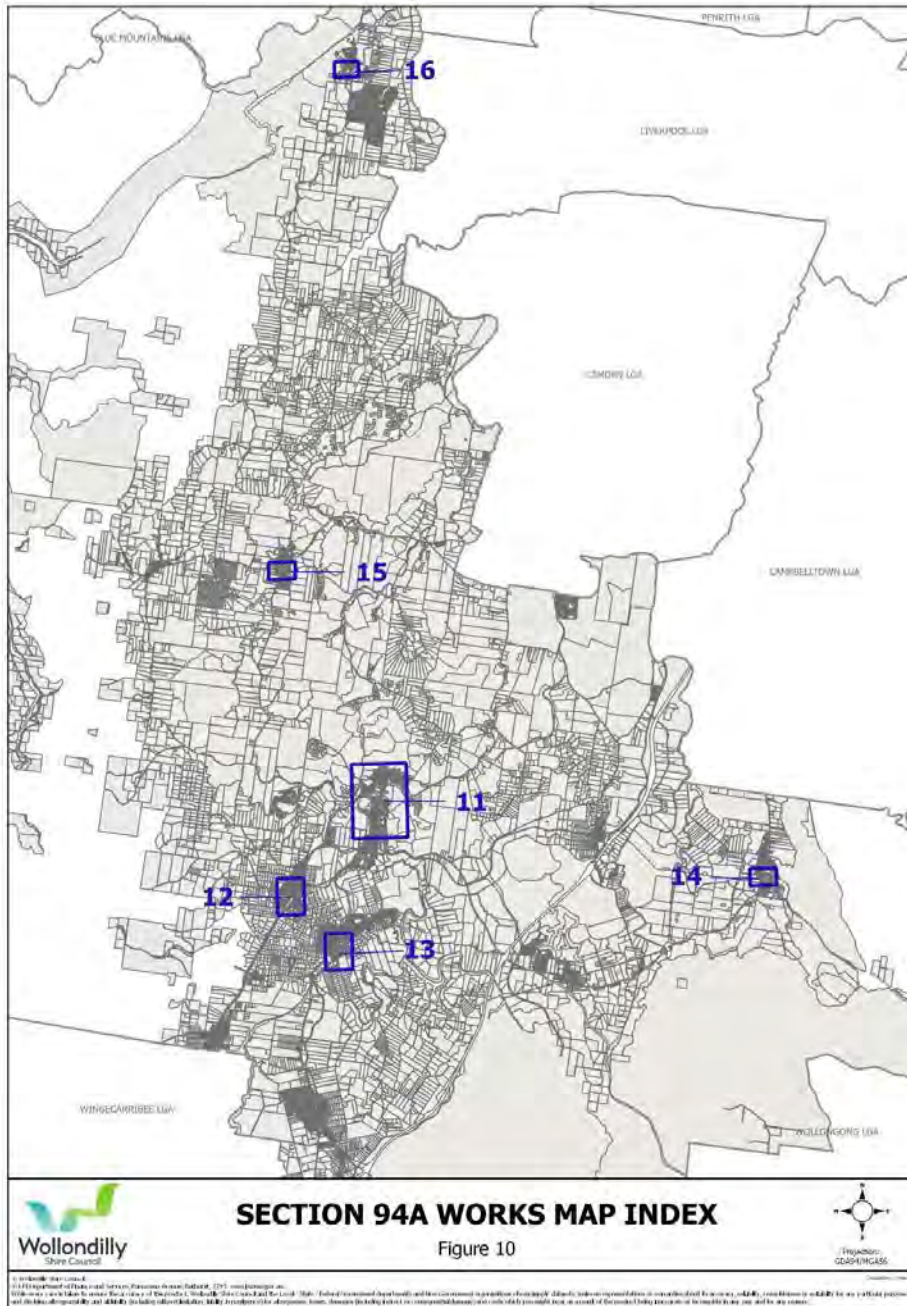
Wollondilly Shire Map



PE4 – Attachment 2

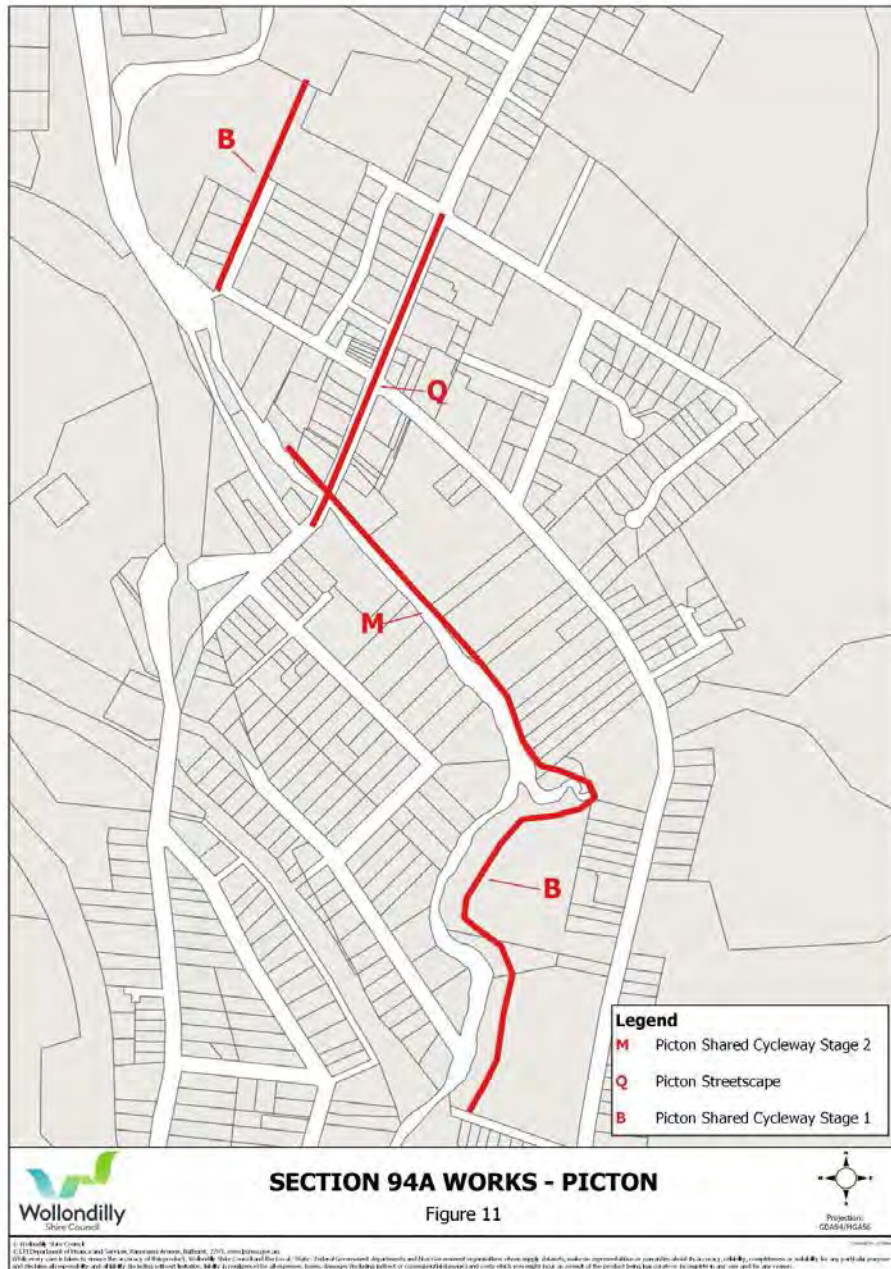
WOLLONDILLY SHIRE COUNCIL DRAFT WOLLONDILLY DEVELOPMENT CONTRIBUTIONS PLAN 2017

Figure 10 - Section 94A Works Map Index



WOLLONDILLY SHIRE COUNCIL DRAFT WOLLONDILLY DEVELOPMENT CONTRIBUTIONS PLAN 2017

Figure 11 - Section 94A Works Map Index



WOLLONDILLY SHIRE COUNCIL DRAFT WOLLONDILLY DEVELOPMENT CONTRIBUTIONS PLAN 2017

Figure 12 - Section 94A Works Map Index



WOLLONDILLY SHIRE COUNCIL DRAFT WOLLONDILLY DEVELOPMENT CONTRIBUTIONS PLAN 2017

Figure 13 - Section 94A Works Map Index



Figure 14 - Section 94A Works Map Index

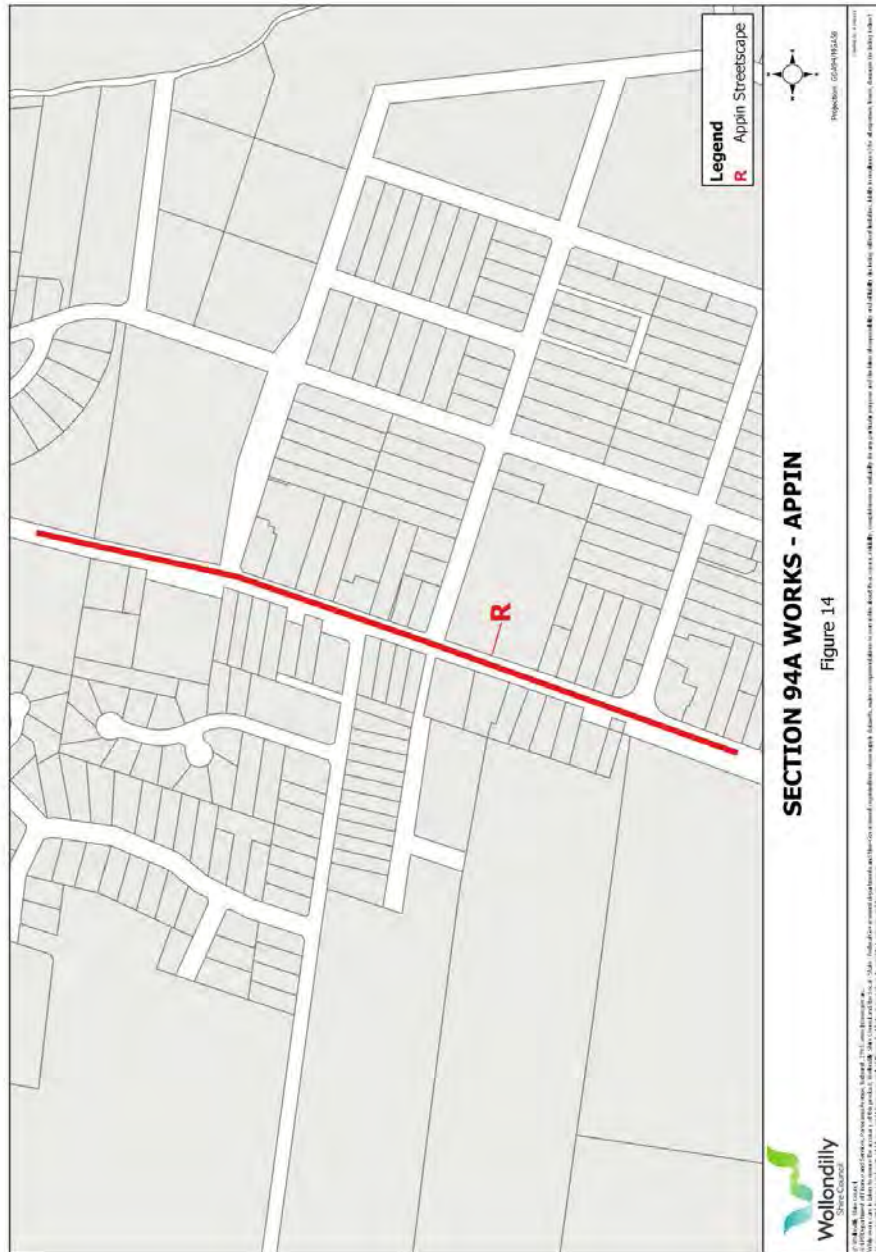


Figure 15 - Section 94A Works Map Index



Figure 16 - Section 94A Works Map Index







# **GO6 Attachments**

**Monday 21 November 2016**

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GO6 – Customer Service Charter Policy Review



## Customer Service Customer Service Charter– Policy GOV0067

### 1. POLICY OBJECTIVES

#### 1.1 Customer Service Charter Purpose

This Customer Service Charter details our service and communication commitment to our customers. It is intended to:

- Outline Council's service standards.
- Provide an understanding of what customers can expect from us, and what we ask of our customers.
- Outline how customers can make a complaint if our standards are not met.
- Provide methods of welcoming feedback.

### 2. BACKGROUND

- 2.1 Council continually strives to improve services and develops better relationships with our customers.

### 3. APPLICABILITY

- 3.1 This policy applies to all staff.

### 4. GUIDELINES

#### 4.1 Communication with Council

For communication to be effective, it is important that both employees of Council and members of the community embrace an honest, respectful and fair approach to communicating with each other.

#### 4.2 What You Can Expect From Us

We will:

- Be professional, courteous, respectful and attentive
- Provide information which is consistent, clear and concise, and confirm you have understood this information
- Apply fair, lawful and appropriate procedures when making decisions
- Treat information confidentially and respond within timeframes outlined in this charter
- Provide you with appropriate forums to give feedback on all services and experiences at Council.

#### 4.3 What We Ask Of You

That you:

- Behave in a courteous manner, avoiding the use of abusive language and/or threatening behaviour.
- Provide us with all relevant information, in a clear and concise manner, to enable us to make informed decisions.
- Respect the timeframes outlined in this charter.
- Acknowledge Council makes decisions, which at times might be unfavourable or you may not agree with.
- Provide us with open, honest and constructive feedback on our services.



## Customer Service Customer Service Charter– Policy GOV0067

### 4.4 Council Service Standards

#### Visiting Council

We will make every effort to offer your assistance in any of our service areas in timely manner.

#### Calling Council

We will make every effort to answer your call within 4 rings, call you back within 1 working day of you leaving a message, and provide afterhours services for emergencies.

#### Writing to Council (letter, email, fax)

We will make every effort to acknowledge your written correspondence within 7 working days of receipt, respond in a clear and concise manner, and notify you if there is a delay

#### Writing to Council (Facebook, twitter, online feedback tools)

Council cannot guarantee a response to all posts on its social media sites, and will therefore post responses which are considered necessary or appropriate. More information regarding the use of Social media is located here:

#### Lodging a Request for Service

We will make every effort to acknowledge your request for service within 7 working days, complete or provide you with an update on your request within 14 days, and refer you to alternate service providers when it's not a Council matter or Council is not the owner.

### 4.5 Complaint Handling

Council is committed to being responsive to all customers who approach us for assistance and/or with a complaint.

### 4.6 Council follows a complaint management system which is intended to:

- enable Council to respond to issues raised by people making complaints in a timely
- and cost-effective way
- increase public confidence in our administrative process
- provide information that can be used by Council to deliver quality improvements with
- Services, staff and complaint handling.

Our Complaint Handling Protocol is available on our website at this [LINK](#).

### 4.7 We Value Your Feedback

Feedback enables us to make improvements to the services we provide, and improvements to the experiences you have with Council. Feedback also helps us to identify where customers were happy with the service provided.

Feedback can be provided via all communication methods listed in this Charter.

## 5. RESPONSIBILITY/ACCOUNTABILITY

- 5.1 This policy applies to all staff.



## Customer Service Customer Service Charter– Policy GOV0067

### 6. RELATED POLICIES/PROTOCOLS

- 6.1 Social Media - Adopted Policy - COM0001
- 6.2 Code Of Conduct
- 6.3 Privacy Management Plan – 2014
- 6.4 Service Charter - 839#149

### 7. RELATED PROCEDURES

- 7.1 Telephone Protocol
- 7.2 Complaint Handling Protocol
- 7.3 Unreasonable Complainant Protocol

### 8. RELATED LEGISLATION

- 8.1 Environmental Planning and Assessment, 1979
- 8.2 Privacy and Personal Information Protection Act, 1998
- 8.3 The Government Information (Public Access) Act, 2009
- 8.4 Local Government Act, 1993

### 9. ATTACHMENTS

- 9.1 Nil

### 10. RESOURCES

- 10.1 Nil

### 11. IMPLEMENTATION STATEMENT

11.1 To ensure this policy is implemented effectively Council will employ a variety of strategies involving awareness, education and training. These strategies will be aimed at Councillors, staff and council representatives and will involve:

- 11.1.1 Awareness at Team Meetings.
- 11.1.2 Training sessions.
- 11.1.3 Reviews from customer feedback.
- 11.1.4 Presentations to Management and Executive

### 12. POLICY HISTORY



**Customer Service  
Customer Service Charter–  
Policy GOV0067**

12.1 Date First Adopted	21 December 2015
12.2 Most Recent Adoption	21 December 2015
12.3 Next Review Date	21 October 2018
12.4 Responsible Officer	Manager Technology, Information & Corporate Strategy

Wollondilly Shire Council  
PO Box 21 Picton NSW 2571  
62-64 Menangle St Picton NSW 2571  
Tel: 02 4677 1100 Fax: 02 4677 2339 DX: 26052 Picton  
Email: [council@wollondilly.nsw.gov.au](mailto:council@wollondilly.nsw.gov.au)  
Rural Living [www.wollondilly.nsw.gov.au](http://www.wollondilly.nsw.gov.au)



Policy Changes table for Council Reports:

**SUMMARY OF CHANGES – CUSTOMER SERVICE CHARTER POLICY**

Location	Previous Wording	New Wording	Reasoning
Policy Objectives	<p>1.1 To deliver efficient and effective Customer Service by:</p> <p>1.1.1 Setting out the minimum standards expected from us.</p> <p>1.1.2 Outlining how complaints can be made if the standards are not met.</p> <p>1.1.3 Offering advice on how our customers can help us provide a better service.</p> <p>1.2 The policy is an expression of our commitment for continuous improvement in our service and communication.</p>	<p>1.1 <b>Customer Service Charter Purpose</b>                      This Customer Service Charter details our service and communication commitment to our customers. It is intended to:</p> <ul style="list-style-type: none"> <li>▪ Outline Council’s service standards.</li> <li>▪ Provide an understanding of what customers can expect from us, and what we ask of our customers.</li> <li>▪ Outline how customers can make a complaint if our standards are not met.</li> <li>▪ Provide methods of welcoming feedback.</li> </ul>	<p>Included additional reasoning for the document and removed some wording to read more concisely</p>
Background	<p>2.1 Council continually strives to improve services and develops better relationships with our customers.</p> <p>2.2 Council measures performance by the complaints and the compliments we receive as well as bi-annual customer satisfaction surveys. We seek to improve our customer service with or without a complaint.</p>	<p>2.1 Council continually strives to improve services and develops better relationships with our customers.</p>	<p>removed some wording to read more concisely</p>

Location	Previous Wording	New Wording	Reasoning
	2.3 We will continue to review the Policy to keep it relevant with the time and service we provide and we will independently assess our performance on an annual basis in accordance with the Council's Delivery Program and Operational Plan.		
Applicability	No Change	No change	
Guidelines	<p>4.1 We will provide Council Service in a friendly and professional manner by:</p> <p>4.1.1 Treating people with courtesy, fairness, dignity and respect.</p> <p>4.1.2 Taking responsibility for providing answers to the best of our knowledge and skills.</p> <p>4.1.3 Listening carefully to what is being said.</p> <p>4.1.4 Treating personal information with confidentiality.</p> <p>4.1.5 Being helpful and sensitive to needs.</p> <p>4.1.6 Being transparent and accountable.</p> <p>4.1.7 Being fair, consistent and impartial in administering our legal obligations.</p> <p>4.1.8 Being competent in providing the information and services Council has</p>	<p>4.1 <b>Communication with Council</b>                      For communication to be effective, it is important that both employees of Council and members of the community embrace an honest, respectful and fair approach to communicating with each other.</p> <p>4.2 <b>What You Can Expect From Us</b>                      We will:</p> <ul style="list-style-type: none"> <li>▪ Be professional, courteous, respectful and attentive</li> <li>▪ Provide information which is consistent, clear and concise, and confirm you have understood this information</li> <li>▪ Apply fair, lawful and appropriate procedures when making decisions</li> <li>▪ Treat information confidentially and respond within timeframes outlined in this charter</li> <li>▪ Provide you with appropriate forums to give feedback on all services and</li> </ul>	Condensed and rewritten to flow in a more sequential order for ease of reading, greater depth and in accordance with plain English guidelines

Location	Previous Wording	New Wording	Reasoning
	<p>determined to provide to our community.</p> <p>4.2 When our customers visit us we will make every effort to offer assistance:</p> <p>4.2.1 Within 5 minutes of arrival at our service areas.</p> <p>4.2.2 Within 5 minutes of the appointment time.</p> <p>4.3 When our customers phone us we will make every effort to respond quickly and effectively.</p> <p>4.3.1 At the switch by:</p> <ul style="list-style-type: none"> <li>▪ Answering a phone call promptly (6 – 8 rings)</li> <li>▪ Transferring your call to the appropriate Officer/Department.</li> </ul> <p>4.3.2 At our workstation phones by:</p> <ul style="list-style-type: none"> <li>▪ Answering a phone call promptly (6 – 8 rings)</li> <li>▪ If we can't answer a call immediately, returning the call within one working day when a voice message has been left</li> <li>▪ Advising</li> </ul>	<p>experiences at Council.</p> <p><b>4.3 What We Ask Of You</b> That you:</p> <ul style="list-style-type: none"> <li>▪ Behave in a courteous manner, avoiding the use of abusive language and/or threatening behaviour.</li> <li>▪ Provide us with all relevant information, in a clear and concise manner, to enable us to make informed decisions.</li> <li>▪ Respect the timeframes outlined in this charter.</li> <li>▪ Acknowledge Council makes decisions, which at times might be unfavourable or you may not agree with.</li> <li>▪ Provide us with open, honest and constructive feedback on our services.</li> </ul> <p><b>4.4 Council Service Standards</b></p> <p><b>Visiting Council</b> We will make every effort to offer your assistance in any of our service areas in timely manner.</p> <p><b>Calling Council</b> We will make every effort to answer your call within 4 rings, call you back within 1 working day of you leaving a message, and provide afterhours</p>	



Location	Previous Wording	New Wording	Reasoning
	<p>promptly the correct answer or outcome</p> <ul style="list-style-type: none"> <li>▪ Advising if there is a delay in the service that has been requested</li> <li>▪ Providing after hours service for emergencies.</li> </ul>	<p>services for emergencies.</p> <p><b>Writing to Council (letter, email, fax)</b>                      We will make every effort to acknowledge your written correspondence within 7 working days of receipt, respond in a clear and concise manner, and notify you if there is a delay</p> <p><b>Writing to Council (Facebook, twitter, online feedback tools)</b>                      Council cannot guarantee a response to all posts on its social media sites, and will therefore post responses which are considered necessary or appropriate. More information regarding the use of Social media is located here:</p> <p><b>Lodging a Request for Service</b>                      We will make every effort to acknowledge your request for service within 7 working days, complete or provide you with an update on your request within 14 days, and refer you to alternate service providers when it's not a Council matter or Council is not the owner.</p>	
	<p>4.4 When a customer writes to us we will make every effort to respond quickly and effectively to a letter or email by:</p> <p>4.4.1 Acknowledging it within 7 working days of receipt.</p> <p>4.4.2 Responding in a clear, concise and easy to understand way.</p> <p>4.4.3 Responding quicker if the matter is urgent.</p> <p>4.4.4 Notifying if there is a delay in the service promised.</p> <p>4.4.5 Checking our email inbox throughout the working day.</p>	<p><b>4.5 Complaint Handling</b>                      Council is committed to being responsive to all customers who approach us for assistance and/or with a complaint.</p>	
	<p>4.5 When a customer lodges a Customer Request (CRM) we will make every effort to respond quickly and effectively to the request by:</p> <p>4.5.1 Acknowledging a request within 7 working days, including the status of a request.</p>	<p><b>4.6 Council follows a complaint management</b></p>	

Location	Previous Wording	New Wording	Reasoning
	<p>4.5.2 Completing or providing a customer within 14 working days a “how and/or when” a request will be completed.</p> <p>4.5.3 Referring when appropriate, to alternate service providers when the service that is being sought is not a Council matter or Council is not the owner.</p> <p>4.5.4 Preventing unnecessary return visits or contact to Council.</p>	<p><b>system which is intended to:</b></p> <ul style="list-style-type: none"> <li>▪ enable Council to respond to issues raised by people making complaints in a timely and cost-effective way</li> <li>▪ increase public confidence in our administrative process</li> <li>▪ provide information that can be used by Council to deliver quality improvements with Services, staff and complaint handling.</li> </ul> <p>Our Complaint Handling Protocol is available on our website at this <a href="#">LINK</a> .</p>	
	<p>4.6 HOW OUR CUSTOMERS CAN HELP US, HELP THEM; assisting us in delivering better service:</p> <p>4.6.1 Provide accurate and relevant information at the outset.</p> <p>4.6.2 Ensure information provided is not intentionally misleading or knowingly wrong.</p> <p>4.6.3 Identify the result or outcome they wanted.</p> <p>4.6.4 Co-operate with Council’s processes.</p> <p>4.6.5 Treat Council staff with the same level</p>	<p>4.7 <b>We Value Your Feedback</b></p> <p>Feedback enables us to make improvements to the services we provide, and improvements to the experiences you have with Council. Feedback also helps us to identify where customers were happy with the service provided.</p> <p>Feedback can be provided via all communication methods listed in this Charter.</p>	

Location	Previous Wording	New Wording	Reasoning
	<p style="text-align: right;">of courtesy and respect.</p> <p>4.7 OUR CUSTOMER'S RIGHTS</p> <p>4.7.1 It is our customer's right to expect that we uphold the standards of service detailed in the Customer Service Policy.</p> <p>4.7.2 If you believe we have not met the standards in the Customer Service Policy, our customers can contact us by their preferred communication means at their earliest convenience. Council will endeavour to resolve requests as soon as possible. We value all feedback for continuous improvements in delivering better service to our customers.</p> <p>4.7.3 As a regulatory body, Council is required by Government to:</p> <ul style="list-style-type: none"> <li>▪ Administer various Acts and Regulations and uphold the law</li> <li>▪ Safeguard the public interest.</li> </ul> <p>These</p>		

Location	Previous Wording	New Wording	Reasoning
	<p>responsibilities may not always meet our customer's expectations or plans. Where there is a conflict, and where it cannot be resolved at staff or managerial level, further avenues of appeal may exist.</p> <p>4.7.4 If our customer is affected by a decision that provides a legislative entitlement to apply for a review, then they will be advised in writing when notified of the outcome of their application.</p> <p>4.7.5 Specific appeal rights may exist for some decisions made under the:</p> <ul style="list-style-type: none"> <li>▪ Environmental Planning and Assessment Act 1979</li> <li>▪ Privacy and Personal Information Protection Act 1998</li> <li>▪ The Government Information (Public Access) Act 2009 (GIPA Act)</li> <li>▪ Local Government Act 1993.</li> </ul>		

Location	Previous Wording	New Wording	Reasoning
	<p>4.8 If our customers are unhappy with the way Council dealt with an issue:</p> <p>4.8.1 Depending on the nature of the complaint there are a number of accountability/complaint bodies established by the NSW Government that receive and investigate complaints:</p> <ul style="list-style-type: none"> <li>▪ Office of Local Government</li> <li>▪ NSW Ombudsman</li> <li>▪ Independent Commission Against Corruption (ICAC)</li> <li>▪ Information and Privacy Commission</li> <li>▪ NSW Small Business Commissioner.</li> </ul> <p>4.8.2 Council's Complaint Handling Protocol is available on request.</p>		
Responsibility/Accountability	<p>Manager Technology, Information and Customer Service</p> <p>5.2 Team Leader Customer Service</p> <p>5.3 Manager Works</p> <p>5.4 CRM team</p>	5.1 This policy applies to all staff.	Includes All staff

Location	Previous Wording	New Wording	Reasoning
	5.5 Manager Compliance 5.6 Manager Development Services 5.7 Manager Environment 5.8 Team Leader Waste Management		
Related Protocols and Policies	6.1 Customer Service Strategy	6.1 Social Media - Adopted Policy - COM0001 6.2 Code Of Conduct 6.3 Privacy Management Plan – 2014 6.4 Service Charter - 839#149	Included new documents relevant today's standards
Related Procedures	7.1 Telephone Protocol 7.2 Complaint Handling Protocol	7.1 Telephone Protocol 7.2 Complaint Handling Protocol 7.3 Unreasonable Complainant Protocol	Included more comprehensive list of Procedures
Related Legislation	No change	No change	



# **CO1 Attachments**

**Monday 21 November 2016**

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CO1 – Draft Wollondilly Social Planning Strategy

**Draft Wollondilly Social Planning Strategy – Summary of External Submissions – November 2016 Council Meeting**

Organisation/ Team	Section/ Volume	Submission/Comment Summary	How Addressed/Rationale
NSW Department of Planning & Environment	General comments	The Social Planning Strategy recognises the different needs of its diverse community. It attempts to cater for all community groups and recognises the needs of CALD and ATSI communities.	Noted
NSW Department of Planning & Environment	General comments	The SPS recognises that childcare services in the LGA are essential, especially long day care and OOSH to assist parents that are commuting long distances	Noted
Macarthur Developments	General comments	Provision of comments to assist in the delivery of the final strategy:	Noted – Referred to Growth & Strategic Planning
Macarthur Developments	General comments	Observations from work in Camden LGA indicate that Wollondilly can expect increase in cultural diversity in the Shire. Anecdotal evidence suggest that much of this growth will consist of established and second generation migrant families seeking to move out of migrant 'hotspots' such as Fairfield, Liverpool and Campbelltown.	Noted – Referred to Growth & Strategic Planning
Macarthur Developments	General comments	Potential for Wilton Junction to contribute to facility provision within the Shire, in particular the provision of the town centre is a unique opportunity for the Shire. Opportunities exist for private sector funding, co-location and sharing and other innovative approaches. Greenfield character of the development has potential to establish a 'new paradigm of delivery methodology not tried in the Shire to date'.  The challenge will be to successfully integrate the new facilities into the communities in the Shire's established towns and villages.	Noted – Referred to Growth & Strategic Planning

1

Draft Wollondilly Social Planning Strategy – Summary of External Submissions – November 2016 Council Meeting



Organisation/ Team	Section/ Volume	Submission/Comment Summary	How Addressed/Rationale
Macarthur Developments	General comments	The recognition in the implementation plan to prepare new Social and Health Plans for the Shire is (in our view) the most important action the needs to be completed and should commence now in line with the review of Section 94 plan review. The work will also include significant liaison with the relevant state agencies to coordinate actions and opportunities for private sector contributions (both monetary and works in kind).	Noted – Referred to Growth & Strategic Planning
Macarthur Developments	General comments	Opportunity for Wollondilly to learn from experiences in Camden LGA where community facilities planning is sorely lagging behind the planning and development of its growth precincts. As a result planning has been forced to be responsive, rather than proactive and guiding.	Noted – Referred to Growth & Strategic Planning
Macarthur Developments	General comments	Public transport, particularly rail, will always be a challenge for the Shire due to the physical (space, location and heritage) limitations experienced by the locations of existing railway stations and we note the need in the implementation plan for additional commuter parking.	Noted – Referred to Growth & Strategic Planning
Macarthur Developments	General comments	Opportunity for commuter parking focussed railway station at Maldon adjoining Picton Road. Location would suit both the Shire's existing towns as well as Wilton Junction. There is an opportunity for the development of Wilton Junction to contribute to its funding.	Noted – Referred to Growth & Strategic Planning
Macarthur Developments	General comments	Note that implementation plan seeks planning controls that encourage intergenerational housing and greater housing mix. Our experience in the SW Growth Centre suggests the most effective approach is to adopt the R1 General Residential zone in residential areas with minimum density and lot size controls.	Noted – Referred to Growth & Strategic Planning

2

Draft Wollondilly Social Planning Strategy – Summary of External Submissions – November 2016 Council Meeting

Organisation/Team	Section/Volume	Submission/Comment Summary	How Addressed/Rationale
Frazers Property Australia Pty Limited (Developer rezoning proposal Cawdor)	General comments	<p>Planning proposal for Cawdor Urban Village – aims to create a new master planned community with a diversity of housing types, open space, community facilities, commercial uses and transport connections in an area immediately adjacent to existing residential communities in Camden.</p> <p>The submission sets out the ways in which the planning proposal would support the five key themes:</p>	Noted – Referred to Growth & Strategic Planning
Frazers Property Australia Pty Limited	General comments	<p>Theme 1: Fostering Social Inclusion &amp; Community Cohesion</p> <p>Urban village would support diversity and social inclusion through incorporation of a diversity of housing styles, including new, affordable formats, in a community that will be compatible with surrounding land uses. Community facilities (village hub) will provide quality spaces and places that cater for a range of activities.</p>	Noted – Referred to Growth & Strategic Planning
Frazers Property Australia Pty Limited	General comments	<p>Theme 2: Facilitating Accessibility and Connectivity</p> <p>Proposal is consistent with this theme through its accessibility to the Camden Town Centre and surrounding communities. Local Transport networks offer connections for residents and employees to local jobs, services, social infrastructure and open spaces.</p> <p>The internal road network and pedestrian and cycleways will support connectivity objectives and encourage active travel.</p>	Noted – Referred to Growth & Strategic Planning

3

Draft Wollondilly Social Planning Strategy – Summary of External Submissions – November 2016 Council Meeting

Organisation/ Team	Section/ Volume	Submission/Comment Summary	How Addressed/Rationale
Frazers Property Australia Pty Limited	General comments	<u>Theme 3: Providing Diverse and Affordable living</u> Planning proposal will incorporate approx.. 4000 dwellings in a range of styles and prices including medium density dwellings. Mix of housing will be affordable to households in a range of income groups and life stages (including those on moderate incomes).	Noted – Referred to Growth & Strategic Planning
Frazers Property Australia Pty Limited	General comments	<u>Theme 4: Supporting Education, Lifelong Learning &amp; Economic Wellbeing</u> Planning proposal will provide a new school and playing fields. Village Hub will provide local jobs and income, thus contributing to local economic well-being.	Noted – Referred to Growth & Strategic Planning
Frazers Property Australia Pty Limited	General comments	<u>Theme 5: Creating Healthy, Safe &amp; Secure Communities</u> Planning proposal has been designed around the concept and principles of healthy, safe communities and the social determinants of health. In particular, the proposal would encourage active travel and social interaction through a network of walking and cycling connections, areas of bushland, recreational open space, new sporting facilities, the village hub, new school and quality urban design features.  Environmental and social sustainability principles are at the heart of the design.	Noted – Referred to Growth & Strategic Planning
Frazers Property Australia Pty Limited	General comments	We strongly support the objectives of the Wollondilly Shire Draft Social Planning Strategy, and trust you will carefully consider the contribution of the Cawdor Urban Village Proposal to the strategy and Council's long term planning objectives more generally.	Noted – Referred to Growth & Strategic Planning

4

Draft Wollondilly Social Planning Strategy – Summary of External Submissions – November 2016 Council Meeting

Organisation/ Team	Section/ Volume	Submission/Comment Summary	How Addressed/Rationale
South Western Sydney Local Health District	General comments	<p>Draft Social Planning Strategy is well thought out and comprehensive.</p> <p>Encompasses an appropriately broad perspective when considering the wellbeing of Wollondilly communities, and includes a strong evidence base.</p> <p>Clear implementation plans for each of the target areas that include appropriate action items, responsible parties and timeframes.</p>	Noted - Referred to consultant (information only)
South Western Sydney Local Health District	General Comments	<p>SWSLHD supports the aims and objectives of the plan. In particular we commend the following:</p> <ul style="list-style-type: none"> <li>• Consideration of social determinants of health and its links between physical activity, mental wellbeing, social inclusion and the urban environment.</li> <li>• Consideration and inclusion of Healthy Urban Design Checklist – ensuring that the plan has covered assessing and planning neighbourhoods that encourage physical activity, access to healthy food, community safety and security, housing and employment, active travel and social infrastructure development.</li> <li>• Use of Health Impact Assessments as a method of analysing potential positive and negative health impacts of major developments and planning proposals.</li> <li>• Proposal to prepare a Strategic Social and Health Plan for Wilton Priority Precinct – this is beneficial to ensure that there is appropriate facilities and access to services, as well as ensuring some form of social integration and connectedness for its new community members.</li> <li>• The review of existing open space, recreation and community facilities and the need for more well-designed spaces. This includes the consideration of age-appropriate equipment, lighting, shade, incorporation of CPTED principles.</li> <li>• Identification of recreational needs of communities via a needs assessment.</li> <li>• Advocacy and investigation for funding for additional public transport across the</li> </ul>	Noted - Referred to consultant (information only)

5

Draft Wollondilly Social Planning Strategy – Summary of External Submissions – November 2016 Council Meeting

Organisation/ Team	Section/ Volume	Submission/Comment Summary	How Addressed/Rationale
South Western Sydney Local Health District	Vol 1, pg 10	<p>whole LGA.</p> <ul style="list-style-type: none"> <li>Extensive stakeholder engagement that has taken place to develop the social plan is commendable.</li> </ul> <p>SWSLHD recommends the following for consideration:  <u>Fostering social inclusion and community cohesion:</u>                      Suggest that CALD specific events may not be the most appropriate way to address needs. Suggest strategies to include and engage CALD residents in existing and general community events. Need to identify current barriers and development of strategies to showcase cultures in existing events.</p> <p>Addition of Active living/Health focused events as ways to engage the community in healthy lifestyles and link them with health and community services. Option to connect to existing activities such as the community garden or food pantry.</p>	<p>Noted amendment made to Implementation Plan</p> <p>Changed action to say "Develop strategies to encourage participation by CALD and other minority groups within the community"</p> <p>Target changed to "barriers identified/strategies developed"</p>
South Western Sydney Local Health District	Vol 1, Pg 16 & 32	<p><u>Transport Use and Behaviour Recreation and Leisure opportunities and participation</u></p> <p>Reliance on parental cars or public transport has been identified as a barrier as well as lack of youth specific community services and well-designed appropriate public spaces. Although the current SPS does advocate for improved public transport options as well as recreational needs analysis this may not adequately address concerns regarding youth disengagement. Consideration should be given to activation strategies which engage youth in existing and new spaces, community transport options and linking with the local high school.</p>	<p>Noted – no amendment made to Implementation Plan</p> <p>Issue considered covered in new action under Education, Life Long Learning &amp; Economic Development pg. 28 "<i>develop active community spaces that promote interaction between all sections of the community.</i>"</p> <p>And</p>

6

Draft Wollondilly Social Planning Strategy – Summary of External Submissions – November 2016 Council Meeting

Organisation/ Team	Section/ Volume	Submission/Comment Summary	How Addressed/Rationale
			Pg. 9 Under Fostering Social Inclusion & Community Cohesion <i>"Develop and implement a revised Community Engagement Framework which ensures an active program of community consultation and involvement in all significant developments in the LGA"</i>
South Western Sydney Local Health District	Vol 1, p. 18	<u>Implementation Plan for accessibility and connectivity: Transport use and Behaviour</u> Shared Cycleway Plan could also consider the need and availability of end of trip facilities such as bike racks and showers.  Maintenance and cleaning of footpaths should be considered as a key barrier to active transport and wayfinding.	Noted amendment made to Implementation Plan  Reference added to include end of trip facilities.  Other comment is noted
South Western Sydney Local Health District	Vol 1, p.28	<u>Implementation Plan - Lifelong Learning</u>  Food pantry and community gardens provide opportunities for lifelong learning as well as volunteering. It is suggested that they are incorporated more clearly.	Noted amendment made to Implementation Plan  Changed to refer to 'Promote local Opportunities'

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Organisation/ Team	Section/ Volume	Submission/Comment Summary	How Addressed/Rationale
South Western Sydney Local Health District	Vol 1, p. 34	Implementation Plan – Creating Healthy, Safe and secure communities: Access to healthy and affordable food.  Food pantry and community gardens and food co-ops are existing strategies which could be integrated into the implementation plan to address access to healthy food. (acknowledged that physical connectivity between major towns is difficult).	Noted amendment made to Implementation Plan  Reference added to community gardens and Food Pantry
South Western Sydney Local Health District	Vol 1, p. 33	Consideration should be given to the provision of outdoor gyms in parks as well as activation strategies to increase potential community usage. Suggested that this could be suitably added within the planned Recreational Needs Analysis.	Noted Referred to Infrastructure Planning
Resident 1	General comments	General comment encouraging the implementation of the social plan. Reference to the stakeholder workshop and that Council needs to ensure that the ideas of those participating are turned into action.	Noted Response sent outlining the role of the implementation plan in driving actions in the plan.
Doreen Lyon – Wollondilly Heritage Centre & Museum	General comments	Reference to action under volunteering and partnership with TAFE. Reference to the importance of understanding the specific needs of organisations that are staffed by Volunteers.  Lack of reference to Arts Register or plans to employ a Community Arts Officer to drive creative events and develop ideas.	Noted New action added to the Implementation Plan pg: 12 <i>“Review of the Wollondilly Cultural Plan to investigate the development of a permanent cultural hub and potential employment of a dedicated community arts officer”</i>
Lyn Bright – South West	Volume 2	Reference to HACC funding for SW Community Transport – this is now the CHSP – Commonwealth Home Support Program for the Aged and transition to the National	Noted - amendment made to document

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Community Transport		Disability Insurance Scheme for People with Disabilities.	
Janet Dakton - Wollondilly Arts Group	General comments	Would like to see more reference to addressing the lack of cultural facilities and spaces. Suggest an action to pursue creation of a permanent hub/ art space/cultural facilities.	Noted  New action added to the Implementation Plan pg: 12  <i>“Review of the Wollondilly Cultural Plan to investigate the development of a permanent cultural hub and potential employment of a dedicated community arts officer”</i>

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