



Warnervale District Development Contributions Plan

April 2020

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Executive Summary

Overview of Warnervale District Contributions Plan (WDC Plan)

Section 7.11 of the *Environmental Planning and Assessment Act 1979* (EPA Act) authorises a consent authority responsible for determining a development application to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution and or the dedication of land free of cost towards the provision of public amenities and public services.

Where the consent authority is a council, a contribution under Section 7.11 of the EPA Act may only be imposed on a development if it is of a kind allowed by and determined in accordance with a Contributions Plan, such as this Plan.

This Plan enables Central Coast Council to levy Section 7.11 contributions for certain public amenities and public services where new development will or is likely to increase the demand for such public amenities and public services

This Plan applies to the Warnervale District that includes the suburbs of Warnervale, Woongarra, Hamlyn Terrace, Wadalba, Kanwal, Halloran and parts of Wyong and Jilliby. The objectives of this Plan are to ensure:

- The equitable apportionment of costs
- There is a strong and demonstrated nexus between the works and the development areas identified to contribute to the cost of those works.
- That reasonable contribution rates are applied in all parts of release areas.

This Plan represents the return to an integrated approach to the provision of infrastructure and facilities on a district basis as was previously contemplated under *Section 94 Contributions Plan No. 7A – Warnervale District* (former Plan). As a consequence of the framework that was setup in the early part of the NSW Governments reforms to the Contributions System (2008-09), Council commenced a review of the former Plan with a concentration on the suburbs of Wadalba, Woongarra and Hamlyn Terrace (WWAHT Plan), which was the active development area at the time. The WWAHT Plan was adopted in 2013, following the adoption of a separate contributions plan for the Warnervale Town Centre (WTC Plan) in 2012. The cost bases of these adopted plans have been transferred, with suitable amendments and adjustments into this Plan.

This Plan has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and the *Environmental Planning and Assessment Regulation 2000* (**EP&A Regulation**).

The principal development areas within the Warnervale District that this Plan applies to are summarised as follows.

Wadalba, Woongarra & Hamlyn Terrace

Wadalba, Woongarra and Hamlyn Terrace (WWAHT) is a greenfield residential development area that has been developing since the early 1990s in accordance with an adopted development control plans. Wadalba is located generally to the east of the Pacific Highway, while Hamlyn Terrace and Woongarra are located to the north of Wadalba on the western side of the Pacific Highway.

This area has been the focus of the former Plan, with the cost of many works that will provide wider benefits apportioned over projected development across the Warnervale District.

Approximately 74% of the WWAHT has been developed, and when completed will accommodate approximately 18,100 people.

Precinct 7A

Precinct 7A is an area south of Sparks Road and east of the Northern Railway Line that has long been planned as the next residential release within the Greater Warnervale District. This area was rezoned for residential development in 2014 as part of the Wyong Local Environmental Plan. While road, drainage, district open space and community facilities have long been apportioned to the projected population of this area, additional local open space has been identified in the strategic planning for the area and has been included in the works schedule in this Plan.

Precinct 7A will accommodate a population of approximately 6,000 in some 2,300 dwellings.

Warnervale Town Centre

The WTC will accommodate approximately 2,900 residents in approximately 1,140 dwelling. Residents will be accommodated in a variety of housing types including, single dwellings (on individual allotments), attached duplexes & townhouses and apartments, some of which are likely to be within retail/commercial developments.

The WTC will also accommodate up to 20,000m² of retail floor space, up to 4,000m² of bulky goods floor space and up to 5,000m² of commercial floor space.

The majority of the non-residential development is likely to be within the civic precinct (precinct 6a). The proposed Woolworths Development in the western part of the WTC, will likely account for the majority of this non-residential use. Some of this projected non-residential use is likely to spill over to the adjoining B4 Business Zones, which will likely to be otherwise developed for medium density residential use.

Figure 3 shows the various precincts and land uses proposed within the WTC.

Education Site

The Education site is located immediately south west of the Warnervale Railway Station on the route of the proposed Link Road between Sparks Road and Britannia Drive, Wyong. The majority of the Education Site is zoned B7 – Business Park, which permits a range of office and light industrial uses as well as limited residential accommodation that contributes to the provision of employment opportunities.

Wyong Employment Zone

This area is made up of three adjoining areas west of the Sydney-Newcastle Railway on either side of Sparks Road. This area was rezoned for industrial use under State Environmental Planning Policy (Major Projects) 2005

(Amendment 21) in November 2008 (GG 7 Nov 2008 pg 10687) independent of Council. This land has not been developed to date because of the high cost of providing infrastructure, including the need to provide up-front funding for suitable access. There are also some environmental constraints that still need to be addressed.

Beyond Warnervale District

The proposed indoor recreation centre is a higher order facility that will serve the projected population in the northern part of the local government area beyond the Warnervale District, and as such will be apportioned to the proposed development in this area, as well as the planned development within the Warnervale District.

Public Amenities and Public Services

The public amenities and public services required to meet the demands of the expected future development and which are levied under this Plan include:

- Local open space and recreational facilities within the WWAHT, Precinct 7A and the WTC and a contingency for such in the South & East Wadalba Area.
- District open space and recreational facilities and community facilities
- Road and intersection works within the Warnervale District
- Drainage land & works within the WWAHT, Precinct 7a, the Educational Precinct, Wyong Employment Zone, WTC, North Wyong Industrial Park and Catchment D1 (part of the South & East Wadalba Area)
- Water quality land & works within the WWAHT, Precinct 7a, the Educational Precinct, Wyong Employment Zone, WTC, North Wyong Industrial Park and Catchment D1 (part of the South & East Wadalba Area)
- Environmental land & works within the Wadalba Area

Contributions are also required to recoup monies spent on the preparation of planning studies, environmental and infrastructure strategies, and a contingency for future specialist studies and valuations necessary to ensure the Plan has currency.

Contributions are also required for the administration of the Plan.

Significant development has occurred within the WWAHT area and significant monies have already been spent on public amenities and public services. This Plan seeks to recoup the apportioned value attributable to new development in addition to the apportioned cost of future works.

The contribution catchment maps for the categories of public amenities and public services that indicate whether contributions are applicable are provided in **Section 5**.

The public amenities and public services, their costs and programs for delivery, and the maps showing their locations (where known) are contained in **Section 6**.

Work Schedule

The total value of the various categories of public amenities and public services that will be provided under this Plan is summarised in **Table 1**. The value of works (including land) represents both the indexed value of expenditure that has been completed to date and the remaining works that are yet to be completed.

Table 1 **Summary of Plan Costs**

WDC Plan	Expenditure under this WDC Plan								Total WDC Plan
	WWAHT Wadalba, Woongarra & Hamlyn Terrace Dec-14	NWIE North Wyong Industrial Estate Dec-14	WTC Warnervale Town Centre Dec-14	Precinct 7A Dec-14	Education Site Dec-14	WEZ Wyong Employment Zone Dec-14	Balance of Greater Warnervale District Dec-14	North Wyong Shire Release areas Dec-14	
Open Space Land	\$17.3 M		\$4.2 M	\$7.0 M			\$1.1 M		\$29.7 M
Open Space Works	\$28.3 M		\$5.9 M	\$8.8 M			\$2.0 M		\$45.1 M
Community Facilities Land	\$0.9 M		\$0.1 M	\$0.3 M			\$0.5 M	\$0.5 M	\$2.4 M
Community Facilities Works	\$17.8 M		\$3.2 M	\$6.5 M			\$8.2 M	\$3.7 M	\$39.5 M
Roadworks	\$63.7 M	\$5.5 M	\$27.4 M	\$27.5 M	\$2.4 M	\$30.7 M	\$21.8 M		\$179.0 M
Drainage Land	\$11.3 M	\$0.6 M	\$0.9 M	\$0.6 M	\$0.0 M				\$13.4 M
Drainage Works	\$19.1 M	\$1.9 M	\$1.8 M	\$4.4 M	\$0.7 M	\$8.7 M			\$36.6 M
Water Quality Land	Included in Drainage								
Water Quality Works	\$9.0 M	\$0.3 M	\$3.1 M	\$5.1 M					\$17.4 M
Wadalba Corridor land	\$2.3 M								\$2.3 M
Wadalba Corridor works / Environmental Works	\$1.3 M		\$0.8 M						\$2.1 M
Addition to Wadalba Corridor	\$2.2 M								\$2.2 M
Studies	\$1.1 M	\$0.2 M	\$0.4 M	\$0.2 M	\$0.1 M	\$0.6 M	\$0.3 M		\$2.9 M
Adminstration	\$2.3 M	\$0.4 M	\$0.4 M	\$0.9 M	\$0.1 M	\$1.4 M	\$0.9 M		\$6.5 M
TOTAL PLAN COSTS	\$176.6 M	\$8.8 M	\$48.2 M	\$61.4 M	\$3.3 M	\$41.4 M	\$34.9 M	\$4.3 M	\$378.9 M

Table 2 provides a summary of the total estimated cost of the planned road infrastructure indexed to March 2014 to be delivered across the Warnervale District.

Table 2 Summary of Road Costs

Road Catchments	Total S94 WDC Plan
	Dec-14
Wadalba, Woongarra & Hamlyn Terrace (WWAHT) - Precincts 7b, 8a & 8b	\$63.7 M
Warnervale Town Centre	\$27.4 M
Precinct 7A -	\$27.5 M
Wadalba 8B1 & 8C	\$9.3 M
North Wyong Industrial	\$5.5 M
Employment Corridor	\$2.8 M
Mackillop Catholic College	\$0.4 M
GP Super Clinic	\$1.5 M
WEZ - Mountain Rd Precinct	\$20.3 M
WEZ - South & West	\$6.1 M
PRECINCT 14	\$4.3 M
Warnervale Education Site	\$2.4 M
BRUCE CRESCENT	\$7.6 M
GRAMMAR SCHOOL	\$0.2 M
TOTAL	\$179.0 M

Contributions Rates Schedule and Catchments

Table 3 provides the contribution rates per development unit for the drainage catchments within WWAHT.

Table 4 provides the contribution rates per development unit for the drainage catchments within Precinct 7A, WTC and the balance of the District

Table 5 provides the contribution rates that are levied under this Plan for the subdivision of land in the North Wyong Industrial Park and the Wyong Employment Zone catchments, for the augmentation of the road network, drainage and water quality infrastructure, studies and administration.

Table 6 provides the contribution rates for development towards the augmentation of the road network for all identified road catchments.

Table 7 provides the contribution rates for the clearing of identified lands in the Wadalba area, to be used for the purchase of land for “additions to the Wadalba Environmental Corridor”.

Table 8 provides contributions required by the State Government under either a Special Infrastructure Contributions Plan or a Regional Infrastructure Levy. These contributions do not form part of this Plan and are provided as information only in accordance with the advice provided by the Department of Planning & Infrastructure at the time this plan was prepared. Rates and payment requirements need to be confirmed directly with the Department of Planning & Infrastructure.

Rates are regularly adjusted for inflation in accordance with the provisions of **Section 2.16** of this plan.

Applicants should inquire at the Council or on the Council’s website for information on the latest contribution rates.

Calculating Contributions under this Plan

This Plan applies to all developments situated within the area marked on **Figure 2**.

Contributions in this Plan are levied on the basis of:

- the location of the development site within the various contribution catchments;
- cost of public amenities and public services; and
- the apportionment of those costs to the total development within the relevant catchment.

The contribution catchments for the different categories of public amenities and public services are provided in **Section 5**.

The total monetary contribution levied for any individual development under this plan is the sum of the contributions shown in **Tables 3 to 7** of this plan for the relevant catchments, or as prescribed by other provisions in the Plan.

Summary WDC Plan Schedules

Table 3 Summary of Contributions for Residential Development – WWAHT

Drainage Catchments	Wadalba, Woongarra & Hamlyn Terrace															
	A	B1	B2	B3	B4	C1	C2	C3	D1	D2	D3	E	F1	G1	SW	H1
	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14
Open Space Land	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876	\$2,876
Open Space Works	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696	\$4,696
Community Facilities Land	\$152	\$152	\$152	\$152	\$152	\$152	\$152	\$152	\$152	\$152	\$152	\$152	\$152	\$152	\$152	\$152
Community Facilities Works	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959	\$2,959
Roadworks	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090	\$9,090
Drainage Land	\$1,735	\$1,353	\$4,856	\$1,549	\$805	\$1,492	\$1,462	\$342	\$1,441	\$1,441	\$1,441	\$513	\$2,231	\$514	n/a	\$363
Drainage Works	\$4,475	\$1,969	\$5,028	\$2,055	\$2,075	\$2,208	\$3,139	\$0	\$2,482	\$2,482	\$2,482	\$2,836	\$2,573	\$2,651	n/a	n/a
Water Quality Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Water Quality Works	n/a	n/a	\$1,536	\$1,492	n/a	\$1,278	\$1,060	\$9,910	\$1,089	\$1,089	n/a	\$3,514	\$1,065	\$1,096	n/a	n/a
Wadalba Corridor land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$1,799	\$1,799	\$1,799	\$1,799	n/a
Wadalba Corridor works	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$1,026	\$1,026	\$1,026	\$1,026	n/a
Addition to Wadalba Corridor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Rates in Table 7		Rates in Table 7		n/a
Studies	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173
Administration	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382
TOTAL Contributions per DU	\$26,538	\$23,650	\$31,748	\$25,425	\$23,209	\$25,307	\$25,989	\$30,581	\$25,340	\$25,340	\$24,252	\$30,016	\$29,022	\$27,414	\$23,153	\$20,691

Note: The section below is provided for information only and is not part of this plan

Shire Wide Contributions	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036
TOTAL CONTRIBUTIONS	\$27,574	\$24,686	\$32,784	\$26,461	\$24,245	\$26,342	\$27,025	\$31,617	\$26,376	\$26,376	\$25,288	\$31,052	\$30,057	\$28,450	\$24,189	\$21,727

Table 4 Summary of Contributions for Residential Development – Other Areas in Warnervale District

Drainage Catchments	PRECINCT 7A							WARNERVALE TOWN CENTRE							Remainder of Warnervale District
	H3,H4,H9,H10,I1,I2&I3	H2	H5	H6	H7	H8	J1	WTC 1	WTC 2	WTC 3	WTC 4	WTC 5	WTC 6	WTC 7	
	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14	DU Dec-14
Open Space Land	\$3,155	\$3,155	\$3,155	\$3,155	\$3,155	\$3,155	\$3,155	\$3,376	\$3,376	\$3,376	\$3,376	\$3,376	\$3,376	\$3,376	\$3,155
Open Space Works	\$3,956	\$3,956	\$3,956	\$3,956	\$3,956	\$3,956	\$3,956	\$4,734	\$4,734	\$4,734	\$4,734	\$4,734	\$4,734	\$4,734	\$3,956
Community Facilities Land	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$127
Community Facilities Works	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,522	\$2,522	\$2,522	\$2,522	\$2,522	\$2,522	\$2,522	\$2,920
Roadworks	\$12,259	\$12,259	\$12,259	\$12,259	\$12,259	\$12,259	\$12,259	\$10,528	\$10,528	\$10,528	\$10,528	\$10,528	\$10,528	\$10,528	As per Table 6
Drainage Land	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$2,015	\$290	\$1,370	\$290	n/a	n/a	n/a	n/a
Drainage Works	\$1,991	\$1,991	\$1,991	\$1,991	\$1,991	\$1,991	\$1,991	\$3,835	\$3,828	\$2,252	\$1,939	n/a	n/a	n/a	n/a
Water Quality Land	n/a							n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Water Quality Works	\$929	\$1,613	\$4,330	\$4,144	\$9,756	\$2,406	\$4,396	\$3,242	n/a	\$5,759	n/a	\$3,139	n/a	n/a	n/a
Environmental Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Environmental Restoration Works	\$363	\$363	\$363	\$363	\$363	\$363	\$363	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Studies	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$87
Administration	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382	\$382
TOTAL Contributions per NDA	\$26,452	\$27,136	\$29,852	\$29,666	\$35,278	\$27,929	\$29,918	\$31,007	\$26,032	\$31,296	\$24,143	\$25,053	\$21,914	\$21,914	\$10,626

Note: The section below is provided for information only and is not part of this plan

Shire Wide DU Rate or NDA equivalent	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036	\$1,036
TOTAL CONTRIBUTIONS	\$27,488	\$28,172	\$30,888	\$30,702	\$36,314	\$28,965	\$30,954	\$32,043	\$27,068	\$32,332	\$25,179	\$26,089	\$22,950	\$22,950	\$11,662

Table 5 **Net Developable Area Contribution Rates for Non-Residential Subdivisions (per ha)**

Drainage Catchments	WWAHT	North Wyong Industrial Estate					Precinct 7A & Education Site	Warnervale Town Centre					Wyong Employment Zone			Balance of District
		F2	G2	G3	G4	G5		WTC1	WTC2	WTC3	WTC4	WTC5	WEZ Mountain Rd	WEZ South & West	Precinct 14	
	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014	NDA Dec-2014
Roadworks	\$0	\$75,413	\$75,413	\$75,413	\$75,413	\$75,413	See Table 6	See Table 6	See Table 6	See Table 6	See Table 6	See Table 6	\$202,476	\$150,334	\$61,925	See Table 6
Drainage Land	\$0	\$39,380	\$8,804	\$8,804	\$6,164	\$6,164	n/a	\$42,882	\$6,164	\$31,582	\$6,164	n/a	n/a	n/a	n/a	n/a
Drainage Works	\$0	\$45,405	\$45,438	\$45,438	\$36,540	n/a	\$41,271	\$73,724	\$73,724	\$41,271	\$41,271	n/a	\$41,271	\$41,271	\$41,271	n/a
Water Quality Land	n/a	n/a	n/a	\$18,792	n/a	\$18,792	n/a	\$62,324	n/a	\$105,528	n/a	\$66,969	n/a	n/a	n/a	n/a
Studies	\$0	\$2,935	\$2,935	\$2,935	\$2,935	\$2,935	\$2,016	\$7,024	\$7,024	\$7,024	\$7,024	\$7,024	\$2,998	\$2,998	\$2,998	\$2,904
Adminstration	\$0	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712	\$6,712
TOTAL Contributions per NDA (per ha)	\$0	\$169,844	\$139,301	\$158,093	\$127,763	\$110,015	\$49,999	\$192,665	\$93,623	\$192,116	\$61,170	\$80,705	\$253,456	\$201,314	\$112,905	\$9,616

Table 6 Roads Contributions for Warnervale District

APPLICATION DETAILS			DVT Cost Based Contributions		Area Based Contributions
CATCHMENT	APPLICATION	DEVELOPMENT TYPE	Cost per DVT	Cost per Development Unit (DU) - per 4 bedroom dwelling	Contribution rate per ha
			Non-residential developments	Residential unit developments (based on 7.4 trips per 4 bedroom dwell.) 7.40	Specific Residential and Industrial subdivision
			Dec-14	Dec-14	Dec-14
Wadalba, Woongarra & Hamlyn Terrace (WWAHT) Precincts 7b, 8a & 8b		Residential Development	n/a	\$9,090	n/a
		Non-residential developments	\$1,228	n/a	n/a
Precinct 7A -		Residential	n/a	\$12,259	n/a
	All Zones	Non-residential developments	\$1,657	n/a	n/a
Warnervale Town Centre	Precincts 1,2,3,4 & 7b (Zoned R1)	Residential	n/a	\$10,528	n/a
	Precinct 5, 6a, 6b & 7a (Zoned B2 & B4)	Residential	n/a	\$10,528	n/a
	All zones	Non-residential developments	\$1,423	n/a	n/a
Wadalba 8B ¹ & 8C		Residential	n/a	\$4,659	n/a
	All Zones	All other development	\$630	n/a	n/a
North Wyong Industrial		Industrial Subdivision of Greenfield areas	n/a	n/a	\$75,413
	All Zones	Additional Development	\$503	n/a	n/a
Employment Corridor		All developments	\$573	n/a	n/a
Mackillop Catholic College		All developments	\$538	n/a	n/a
GP Super Clinic		All developments	\$692	n/a	n/a
WEZ - Mountain Rd Precinct		Industrial subdivision / developments	n/a	n/a	\$202,476
		Additional developments	\$3,521	n/a	n/a
WEZ - South & West		Industrial subdivision / developments	n/a	n/a	\$150,334
		Alternative developments	\$2,615	n/a	n/a
PRECINCT 14		Industrial subdivision / developments	n/a	n/a	\$61,925
		Alternative developments	\$2,477	n/a	n/a
Warnervale Education Site		Industrial subdivision / developments	n/a	n/a	\$149,327
		Alternative developments	\$1,345	n/a	n/a
BRUCE CRESCENT		residential subdivision	n/a	n/a	\$77,794
		Industrial subdivision / development	n/a	n/a	\$40,299
		Alternative developments	\$701	n/a	n/a
GRAMMAR SCHOOL			\$334	n/a	n/a

Table 7 Contributions for Additions to the Wadalba Environmental Corridor

	Per Hectare
Contribution per ha of designated land that is cleared	\$68,867

Table 8 State or Regional Infrastructure Contribution

Area	State or Regional Infrastructure Contribution		
	Council Ref.	Date	Un-indexed rate per ha of NDA
Warnervale Town Centre	D01363090	1-Oct-08	\$140,000
Wyong Employment Zone	D11868475 & D11868498	1-Aug-08	\$91,000
Hamlyn Terrace - Louisiana Rd Land	D01979760	16-Jun-08	see Planning Agreement
Precinct 7A			to be advised
<p>Note: This is not part of this contribution plan and is provided for information only. Clarification & conformation with Department of Planning & Infrastructure should be sought.</p> <p>Note: The rates may be subject of the 2012 NSW Government Policy to apply a discount to these rates</p>			

Non-Monetary Contributions

In addition to the monetary contributions, this Plan also requires the making of non-monetary contributions including:

- Consequential dedication of land to Council for specific works, the location of which is identified in the Plan.
- The dedication of land that has been identified in the Plan as being required to be dedicated free of cost, which is generally otherwise constrained land.
- The balance of land in respect of land for which a monetary value in the Plan has been recognised, but which is in excess of land which could otherwise have been acquired under Just Terms Compensation Legislation.

1 Introduction

1.1 Background to this Plan

This Plan continues Council's policy of requiring development contributions as a condition of development consent for developments in the Warnervale District for the full range of public amenities and public services.

This Plan represents a comprehensive amendment of the *Section 94 Contributions Plan No. 7A – Warnervale District 2005* (2005 Plan) and because of the extensive nature of the amendments, the former plan is completely repealed and replaced by this Plan.

A contributions plan for the Warnervale District first commenced in 1994 and was subject to a series of amendments up until adoption of the 2005 Plan. Significant work has been undertaken to review this plan, however, due to a number changes in the NSW Government policy, the process of Plan preparation has not been completed to the stage where the 2005 Plan has been formerly replaced.

A history of Plan amendments is provided in **Table 9**.

2006-2007 Review - A significant review was carried out between late 2006 and early 2007, however this review did not result in the amendment to the Plan as the NSW government announced that new legislation was to be enacted that would significantly affect Council's ability to levy Section 7.11 developer contributions.

The primary reason for carrying out this review (2007) was to update capital works cost estimates and revise the previously adopted land valuation method, which projected land values to 2008 and were significantly higher than current market conditions..

2009 Review - A draft plan was prepared by Newplan in 2009 (D01871040) on behalf of Council titled "*Woongarra, Hamlyn Terrace & Wadalba Development Contributions Plan 2009*". This draft plan was prepared to replace the Warnervale District Plan. It was submitted to the Department of Planning as part of the approval process to obtain an exemption from the NSW Governments contributions capping regime. Due to further changes in the Governments Capping Regime this draft Plan was not exhibited or adopted.

WTC Plan - Council adopted a new contributions plan for the Warnervale Town Centre on 12 December, 2012 in recognition of the additional infrastructure needed for this area (D03220486), which in effect removed this area from the Warnervale District Contributions Plan.

WWAHT Plan - A comprehensive review was undertaken of the cost base of the Warnervale District Plan between 2011 and 2013 culminating in the adoption of the Wadalba, Woongarra & Hamlyn Terrace Development Control Plan 2013 by Council on 13 December 2013.

This Plan was the result of a major review of the underlying cost base associated with the provision of public amenities and public services for the development area that, in part, has been encouraged by changes to legislation and State Government policy. The latest review involved:

- the documentation of historic costs,
- the use of more current land valuation data,
- the review and update of future works costs, and
- a review of the rationale for the apportionment of costs.

This adopted Plan did not come into effect, although the rates under this Plan were applied under the auspices of the existing Warnervale District 7A Contributions Plan 2005.

This Plan seeks to reinstate a single contribution plan for the Warnervale District in recognition of the common infrastructure and the need to provide a consistent approach to the apportionment of costs.

Current Plan – This plan proposes to include additional infrastructure costs associated with the development of Precinct 7A, the re-integration of the Warnervale Town Centre Contributions Plan and the adaption of the review of costs included in the adopted WWAHT Plan 2013. This will provide an integrated approach to the provision of infrastructure for the whole of the Warnervale District that is based on contemporary and equitable costs apportioned over all development.

Table 9 **Amendments to Plan**

Amendment Number	Adopted Council	by	Effective	Purpose of Plan Amendment	Council File
Principal Plan			April 13, 1994		T40/08700
1	February 11, 1998		February 19, 1998	To address zoning amendments to the Warnervale East/Wadalba North West release area and revised land valuations.	T40/08700
2	October 14, 1998		October 22, 1998	To review the Wadalba North-West development concept.	T40/08700-02
3	November 24, 1999		November 26, 1999	To address zoning amendments at Wadalba, amendments to <i>Wyong Development Control Plan No.49</i> and revised land values.	T40/08700-03
4	September 13, 2000		N/A	To adopt revised land values for Wadalba, changes to the provision requirements for community facilities and changes to intersection improvements and costs	T40/08700-06
5	September 27, 2000		October 25, 2000		
6	November 28, 2001		December 5, 2001	To adopt revised land values in all categories throughout the development area, and revision of indexation and alterations to some intersection costs.	D01910056
7	March 13, 2002		May 8, 2002	To adopt a new development concept for land north of Mataram Road affected by <i>Wyong Development Control Plan No. 49</i> .	D01910299
8	June 23, 2004		June 29, 2004	To incorporate proposed developments in the wider Warnervale District, to update land values (including projected future land values) and construction costs and make other consequential amendments identified since 2002.	D00019961
9	September 14, 2005		September 21, 2005	To include projected land value for Woongarra Sporting Fields, the inclusion of the Additions to the Wadalba Corridor land not subject to the multiparty deed and update Warnervale District Map to include Koohindah Waters	D00375602 D02052407 D00371971
	December 12, 2012		December 21, 2012	Adoption of Warnervale Town Centre Development Contributions Plan and nominal deletion of this area from the District Plan	D03220486
10	December 13, 2013		N/A	The adoption of <i>Wadalba, Woongarra & Hamlyn Terrace Development Control Plan 2013</i> to review projects, costs and apportionments. Rates applied to Development applications notwithstanding that the plan did not come into effect.	D05261929
11	March 25, 2015		April 1, 2015	This Plan – Warnervale District Contributions Plan 2014 – Additional Cost for Precinct 7A, reintegration of Warnervale Town Centre Contributions Plan and adoption of the revised cost base under the WWHAHT Plan 2013	F2014/01538
12	April 27, 2020		May 22, 2020	Amended development rate for secondary dwellings and minor administrative matter	F2014/01538

1.1.1 Minister's Directions

The Minister for Planning over a 4 year period became actively involved in directing the operations of contribution plans and setting up a new framework for development contributions in NSW, with the stated aim of reducing development costs.

The following provides a chronology of these directions and Council's response:

- 1 The NSW Government as part of the **November 2008** Mini Budget foreshadowed a package of reforms on infrastructure comprising the establishment of a \$20,000 cap per dwelling / residential allotment on S7.11 Contributions unless otherwise approved by the Department of Planning (DoP Circular PS08-017).
- 2 The Minister for Planning issued a Section 7.17 Direction to give effect to this package of reforms on **13 January 2009**, which was to commence on 30 April 2009 (D02004017). The delayed commencement date was intended to allow Councils time to apply for an exemption.
- 3 Wyong Shire Council submitted a notice of intention to seek an exemption to the \$20,000 cap in its letter dated **30 January 2009**, as well as advice that Council had commenced a review of the current 2005 7A Warnervale District Contributions Plan (D01678939).
- 4 A formal submission was made to the Local Contributions Review Panel on **2 March 2009** seeking an exemption to the \$20,000 cap (D01871040).
- 5 The Minister issued a further direction dated **28 April 2009** that provided a temporary exemption from the \$20,000 cap for those Councils that had made an exemption application under the 13 January 2009 Direction (D01898795). Wyong Shire Council was one of these Councils.
- 6 The Minister issued a specific Section 7.17 Direction to Wyong Shire Council on **31 May 2009** that capped the contributions for the Warnervale district at \$34,682.11 per dwelling/ residential allotment in the direction dated 31 May 2009 (D01933087). This amount was based on the highest rate under the 2009 Draft Plan that was being prepared at the time.
- 7 The S7.17 Direction issued **4 June 2010** revoked all previous Directions to all Councils and re-instituted the \$20,000 per dwelling / allotment for new consents. The specific Wyong Shire Directions of 31 May 2009 (\$34,681.11 cap Direction) was thus made null and void.
- 8 The 2009 Draft Wadalba, Hamlyn Terrace & Woongarra Development Contributions Plan and the Shire-Wide Contributions Plan were submitted to the Department on **7 September 2009** (D02016574) seeking the Department's approval for the 2009 Draft Plan to be placed on public exhibition.
- 9 The Minister subsequently issued a new Section 7.17 Direction on **17 September 2010** revoking the 4 June 2010 Direction (\$20,000 cap), such that a \$30,000 cap would apply for new release areas and no cap would apply to contribution plan areas where more than 25% of the land had already been granted consent for subdivision/development. The Direction contained schedules of contribution plans for which the "\$30,000 cap" and the "no cap" applied respectively. The Warnervale area and The Entrance contributions plans were included in the "no cap" schedule on the basis that more than 25% of the land had already been released (D02370497). The NSW Planning Circular PS 10-022 dated 16 September 2010 was issued with the Ministerial Direction to provide the policy framework of the Government's new contribution capping framework.

- 10 The Department of Planning Guidelines issued on **23 November 2010** (PS10-025) restated the capping principals that were applied in the Minister's Direction of 17 September 2010, as well as providing a role for the Independent Pricing & Regulatory Tribunal (IPART) in the review and approval of Section 7.11 plans. The Guidelines indicated that new contribution plans that exceed the prescribed caps would need to be reviewed by IPART, as well as those for which priority infrastructure funding was being sought.
- 11 The Director General indicated by letter dated **5 December 2011** that he had no objection to the exhibition of the draft Plan on the basis that it was a refinement of the current contributions plan and there was no increase in the scope of works (D02859147).
- 12 A further review process had commenced prior to the endorsement by the Director- General of the 2009 draft Plan with a view to providing more current valuations and costs, and to adopt an amended works schedule.
- 13 The further Ministerial Directions of **3 March 2011** (D02554586) and **21 August 2012** were subsequently issued re-confirming the previous exemptions and ratifying new ones. The NSW Planning Circular (PS 11-012) dated 15 March 2011 was issued with the 3 March 2011 Ministerial Direction and reconfirms the principals for capping exemptions that were outlined in the previous two Circulars.
- 14 The NSW Planning & Infrastructure issue of the "Revised Local Development Contribution Practice Notes" in **February 2014**, which provides guidelines for the assessment of Contributions Plans by the Independent Price and Regulatory Tribunal. Only contributions plans that are not exempt from capping and propose to exceed the specified caps are required to be submitted to IPART for approval.

"Gap funding" under the Local Infrastructure Growth Scheme will only be granted where a contribution plans are approved by IPART, which will only approve plans that comply with its Practice Notes. The current Practice Notes requires that the contributions plan only collect for Essential Works i.e.

3.4.2 Essential works list

The following public amenities or public services are considered **essential works**:

- land for open space (for example, parks and sporting facilities) including base level embellishment (Section 3.4.2.1)
- land for community services (for example, childcare centres and libraries) (Section 3.4.2.2)
- land and facilities for transport (for example, road works, traffic management and pedestrian and cyclist facilities), but not including carparking
- land and facilities for stormwater management, and
- the costs of plan preparation and administration (Section 3.4.2.3)

1.1.2 Exemption to Capping

The whole of "Warnervale District Release Area" as identified in the former Plan is exempt from any Section 7.11 contribution cap under the current Minister's Section 7.17 Direction in accordance with the NSW Government contribution capping framework. The NSW Government capping framework provides an exemption for areas where more than 25% of the planned development had been completed in 2009 when the capping framework was first adopted.

The proportion of development in the Warnervale District that had been completed in 2009 was in excess of this 25% minimum. In 2009 the completed development in the Warnervale District equated to some 3,520 lots, with a projected population of approximately 10,560. This represents 31% of the total projected population of approximately 34,000 for the Warnervale District.

The relevant extracts from the Ministers Direction that confirms no capping applies is provided as follows:

4 No cap on contributions for development on Schedule 1 land

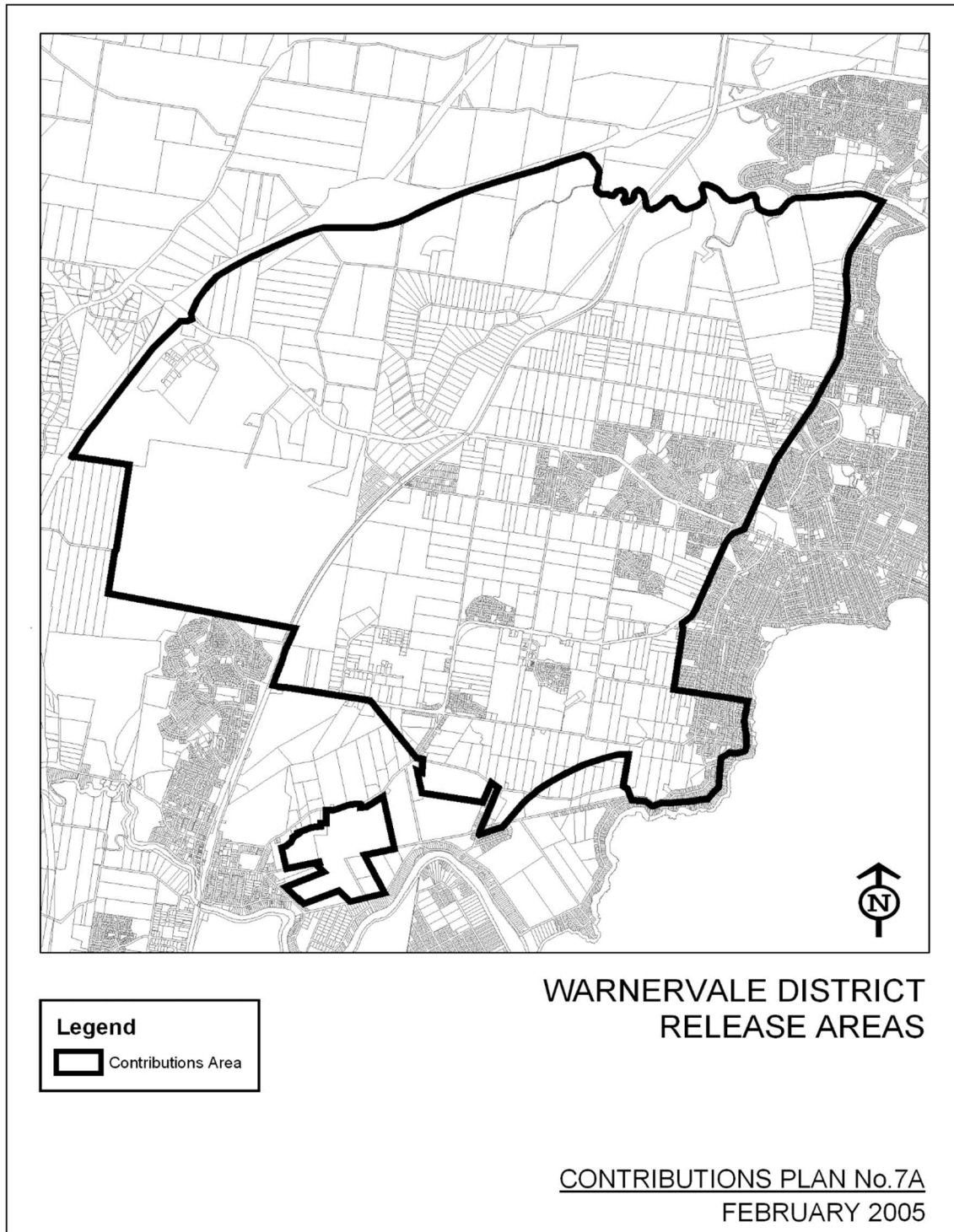
This Direction does not apply to a development consent to the extent that it authorises the carrying out of development on any land identified in Schedule 1.

Extract from Schedule 1 referred to above:

(20) Land within the Wyong Local government Area identified as:

- (a) The Entrance District in the *Section 94 Contributions Plan No.3 'The Entrance District'*, or
- (b) the Warnervale District Release Areas in the *Section 94 Contributions Plan No.7A 'Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale District'*.

Figure 1 Extract from Warnervale District 7A Contributions Plan
(Area exempted from capping)



2 Administration and Operation

2.1 What are Development Contributions?

Development contributions are contributions made by those undertaking development under the auspices of the EP&A Act toward the provision of public amenities and public services.

A Council can require the payment of development contributions through imposition of a condition in a development consent if:

- it has adopted a contributions plan justifying the contribution (such as this plan); and
- the contribution is imposed in accordance with the provisions of such a plan.

2.2 Contributions must be Reasonable

The power to levy a Section 7.11 contribution relies on there being a clear relationship (or 'nexus') between the development being levied and the need for the public amenities and public services for which the levy is required.

Section 7.11 of the EP&A Act allows consent authorities to seek the following types of contributions from development:

- a reasonable development contribution for the provision, extension or augmentation of "public amenities and public services" within the area; and/or
- a reasonable monetary contribution towards recoupment of the cost of providing existing "public amenities and public services" within the area.

The EP&A Act enables consent authorities to seek contributions from development:

- toward the provision, extension or augmentation of "public amenities and public services" only where development is likely to require the provision of or increase the demand for such "public amenities and public services"; and
- toward the recoupment of the cost of providing existing "public amenities and public services" within the area if it is satisfied that:
 - the development concerned will, if carried out, benefit from the provision of the existing "public amenities and public services"; and
 - the existing "public amenities and public services" were provided within the area by a consent authority in preparation for or to facilitate the carrying out of development in the area.

Sections 3 & 4 of this Plan described the relationship between expected development and the demand for public amenities and public services included in this Plan.

2.3 Definitions

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

Accredited Certifier has the same meaning as set out in the EP&A Act.

Attributable cost means the proportion of the estimated cost for an item in the works schedule and/or a category of public amenity or public service for which a development or the projected development within a specific area is required to pay based on the proportion of total demand generated by that development or area.

Committed projected population means the projected population for WWAHT, Warnervale Town Centre and Precinct 7A.

Community infrastructure means public amenities and public services as referred to in Section 7.11 of the EP&A Act and is synonymous with the terms amenities, services, infrastructure and facilities and the items in the works schedule attached to this Plan.

Council means the Council of the Central Coast.

Development contribution or contributions means a contribution referred to in Section 7.11 of the EP&A Act.

Development unit (DU) means a single dwelling with 4 bedrooms or a vacant residential allotment or the equivalent in terms of demand for infrastructure, public amenities and facilities. Where dwelling units are the basis for collecting contributions, and development does not conform to either a single dwelling or a residential allotment, then the basis for assessing the quantum of contributions required to be paid shall be in accordance with the equivalent number of dwelling units based on demand.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

Former Plan means the contributions plan titled "*Section 94 Contributions Plan No. 7A — Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale District*" dated September 2005"

Gross floor area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of the external walls.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2000*.

LGA means local government area.

Net development area (NDA) means the area of land zoned for urban purposes expressed in hectares and excludes land allocated for public uses such as for trunk drainage, roads, open space, community facilities, noise buffers and the like, as well as undevelopable lands. NDA may include land not zoned for urban purposes where it is included in subdivided allotments and offers some utility or amenity associated with the developable part of the allotment.

Planning agreement means a voluntary planning agreement referred to in Section 116T of the EP&A Act.

Potential Projected Population means total potential population for an area that extends beyond the committed projected population within the Warnervale District.

Public amenities and public services means public amenities and public services as referred to in Section 7.11 of the EP&A Act and are synonymous with the terms amenity, services, infrastructure and facilities and the items in the works schedule attached to this plan.

Secondary dwelling means a self-contained dwelling that:

- a is established in conjunction with another dwelling (the principal dwelling), and
- b is on the same lot of land as the principal dwelling, and
- c is located within, or is attached to, or is separate from, the principal dwelling.

Warnervale District means the area that this Plan applies to.

WEZ means the area known as *Wyong Employment Zone* - refer to item 5 in Figure 7 (Section 5) for the location

WWAHT means the suburbs of Wadalba, Woongarra and Hamlyn Terrace as defined by item 1 in Figure 7 (Section 5).

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

Works schedule means the schedule of the public amenities and public services for which contributions are required to fund, and the cost estimate for providing such.

2.4 Name of this Plan

This contributions plan is called the "**Warnervale District Contributions Plan 2014**" (the Plan, this Plan or District Plan, WDC Plan).

2.5 Purposes of this Plan

The primary purpose of this plan is to authorise:

- Council, when granting consent to an application to carry out development to which this Plan applies; or
- an accredited certifier, when issuing a complying development certificate for development to which this Plan applies,

To require a contribution to be made towards:

- the provision, extension or augmentation of public amenities and public services only where development is likely to require the provision of or increase the demand for public amenities and public services; and
- the recoupment of the cost of providing existing public amenities and public services within the area to which this Plan applies.

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and public services generated by development within the area;
- to determine the demand for public amenities and public services generated by the incoming population to the area and ensure that development makes a reasonable contribution toward such public amenities and services that are required for that population;
- to ensure that the existing community is not unreasonably burdened by the provision of public amenities and public services required (either partly or fully) as a result of development in the area; and
- to ensure Council's management of development contributions complies with relevant legislation and practice notes, and achieves best practice in plan format and management.

Contributions from development levied under this Plan will not be used to address any backlog in the provision of works and services for the existing population.

2.6 Commencement of this Plan

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

2.7 Land to which this Plan Applies

This Plan applies to all development situated within the Warnervale District.

The application area of this Plan is detailed in **Figure 2**.

2.8 Development to which this Plan Applies

All development within the application areas of this Plan as detailed in **Figure 2** are subject to this Plan with the exception of:

The type and quantum of the contributions applicable to any development will be determined by:

- the form of the development proposed;
- the location of the development site; and
- the contribution catchments that a development site located in.

Table 10 sets out the types of development that may be required under this Plan to make a contribution toward the provision of public amenities and public services and the contributions that the development type may be subject to.

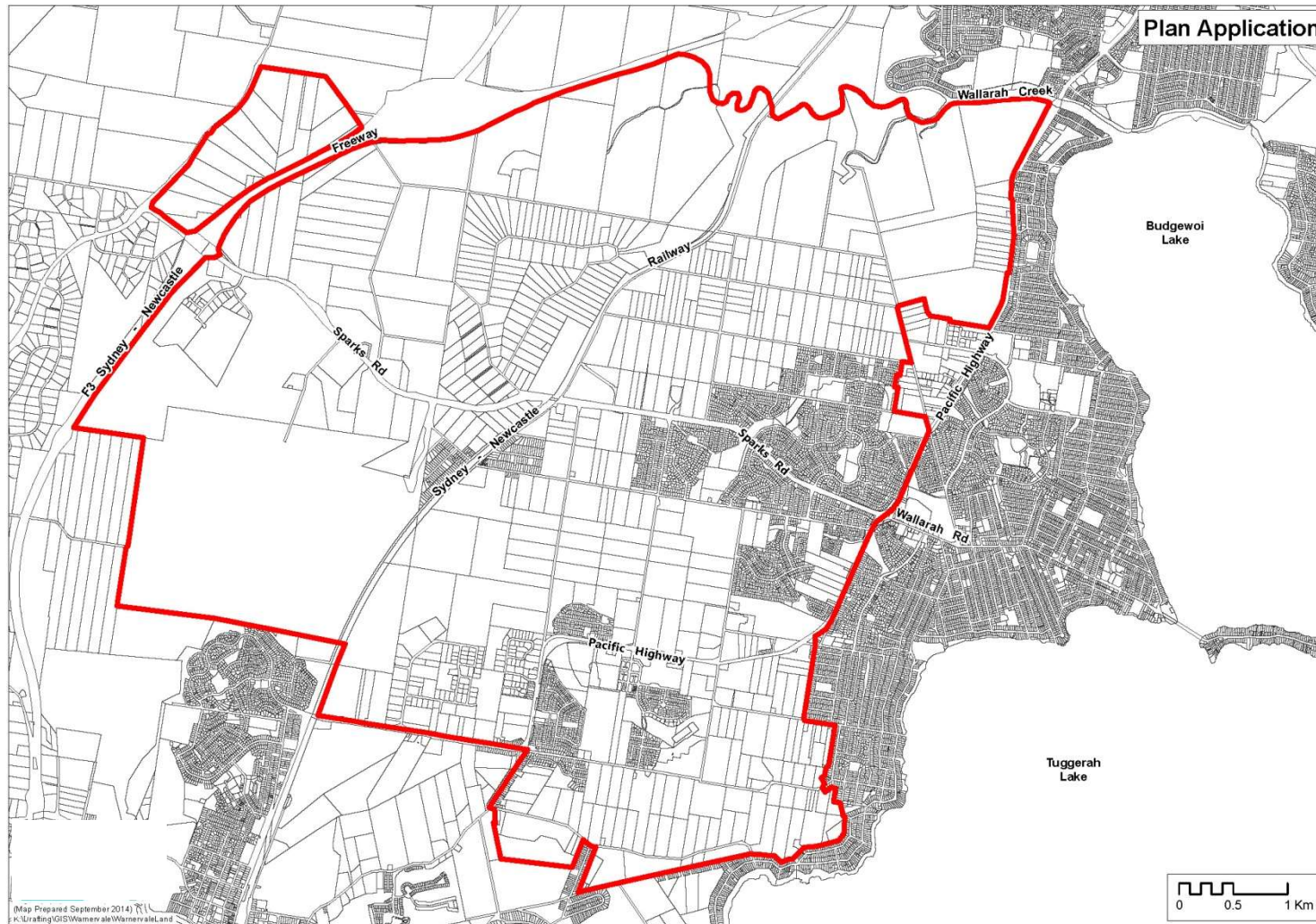
Figure 2 Application of Contributions Plan

Table 10 **Development Affected by this Plan and the Infrastructure Contributions Required**

Development Type	Infrastructure Type							
	Open Space	Community Facilities	Roads	Drainage	Water Quality	Wadalba Environmental Corridor	Additions to Wadalba Environmental Corridor	Planning Studies/ Administration
Residential or Greenfield Subdivision	DU	DU	DU	DU	DU	DU	Ha of land to be cleared	DU
Residential Flat, Dual Occupancies, Secondary Dwellings	DU	DU	DU	DU	DU	n/a	n/a	DU
Hospital Bed	n/a	n/a	DU	DU	DU	n/a	n/a	DU
Nursing Home Bed	n/a	n/a	DU	DU	DU	n/a	n/a	DU
Hostel Bed	DU	DU	DU	DU	DU	n/a	n/a	DU
Hotel	DU	DU	DU	DU	DU	n/a	n/a	DU
Tourist Developments	DU	DU	DU	DU	DU	n/a	n/a	DU
Motel Suites	DU	DU	DU	DU	DU	n/a	n/a	DU
Caravan Park – holiday site	DU	DU	DU	DU	DU	n/a	n/a	DU
Caravan – long term	DU	DU	DU	DU	DU	n/a	n/a	DU
Industrial Subdivision	n/a	n/a	NDA	NDA	NDA	n/a	n/a	NDA/GFA
Industrial Development	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
Commercial (Shops/Offices)	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
Shopping Centre	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
Restaurants/Cafes	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
Licensed Clubs	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
All other non-residential developments	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA

Key:

DU – Development Unit
 NDA – Net Developable Area
 DVT – Daily Vehicle Trips
 ha - Area Cleared
 GFA - Gross Floor Area

2.9 Relationship to Other Plans and Policies

This Plan authorises the imposition of conditions of consent requiring the payment of monetary development contributions and/or the dedication of land for certain development within the contribution catchments identified in this plan.

This Plan replaces the former plan (Section 94 Contributions Plan No. 7A – Warnervale District) for all new development applications.

This Plan takes precedence over any of Council's codes and policies where there are any inconsistencies in relation to development contributions.

2.10 Infrastructure Addressed by this Plan

This Plan authorises the Council or an accredited certifier to require the payment of monetary contributions and/or the dedication of land from development towards the provision of certain public amenities and public services.

The types of public amenities and public services required to meet the demands of the expected future development which are addressed in this plan, are as follows:

- local & district parks;
- local and district sporting & recreation facilities;
- multi-purpose community centres & cultural centres;
- local and District roads & intersections;
- drainage, stormwater works & water quality works; and
- environmental corridors.

The cost of studies and administration of the Plan is also addressed in this Plan.

2.11 Determination of Community Infrastructure Costs

2.11.1 Works Costs

The estimated cost of uncompleted work in this Plan is based on either a review of the original cost or the indexation of the original costs.

Council can amend the contribution rates to reflect the effects of inflation, as discussed in **Section 2.16**. This is in effect the same as indexing the cost of uncompleted works and the final cost of completed works. Council may also review works costs in conjunction with a regular review of the Plan.

Cost estimates for many road and traffic management works are based on the indexation of standard construction rates, especially in respect of the less complex works. Other road and traffic management works are based on a more detailed review of costs.

The 2004 review of the former contributions Plan also included a number of revised or new cost estimates based on further information available to Council at the time of preparing that review.

More detail on works costs reviews are contained in the following documents:

- 2002 Review of Development Control Plan No. 49 & Contributions Plan No. 7A – Warnervale East & Wadalba North West Urban Release Areas incorporating the North Wyong Industrial Estate and Development Control Plan No. 38 Warnervale East Industrial Area, January 2002, Wyong Shire Council Technical Report, and in other technical reports prepared by the Council;
- 2004 Review of Contributions Plan No. 7A - The Wider Warnervale District, Wyong Shire Council Technical Report.

All works costs used in this Plan are exclusive of Goods and Services Tax (GST). Should the Federal Government policy remove the GST exemption that currently applies to infrastructure provision and contribution payments, this provision authorises the addition of the GST to the cost of works and contribution rates.

Many works identified in the Plan will be required to be undertaken by developers in order for their developments to proceed. The reason why such works are contained in the Plan is to provide a material recognition that other developments in the locality will obtain a benefit from those works.

While the cost estimates in the Plan for such works are the best available at the time the Plan was prepared, they may not reflect the final costs. The Plan is not directed at providing the guarantee for the full reimbursement to developers of the value of the works that are necessary for their developments to proceed. The recognition of costs for such works will be restricted to the cost estimate contained in the Plan.

2.11.2 Land Costs

Land values were originally based on September 1997 valuations, with valuations for the drainage corridor and multi-purpose environmental corridor within Wadalba release area based on August 1998 valuations. A further valuation was obtained in July 1999 for that land adjoining the Kanwal Reservoirs that was zoned 7(a) Conservation. Subsequent reviews of land costs were as follows:

- a revised valuation for non-flood affected land within Woongarra and Hamlyn Terrace was obtained in November 1999;
- a revised valuation for non-flood affected land within Wadalba North-West was obtained in March 2000;
- a revision of land values for all categories was undertaken in August 2001. For flood affected land within the release area, individual land valuations were prepared. An average cost/ha was then calculated;
- a review of all valuations was undertaken in June 2003 and 2004;
- a review of land values was undertaken in 2006; and
- a review of land values was undertaken in 2011.

The former Plan included an indexing regime based on the increases in land value in the early part of the last decade (2000-2004) extrapolated to 2008. Since that time significant changes have occurred in the economy as a result of the Global Financial Collapse (GFC), which makes these extrapolated values largely redundant. The greatest impact has been on the value of residential land, and land acquired at residential values between 2005 and the commencement of this Plan. The land values have been reviewed based on more contemporary land values.

The cost base of land for open space and community facilities that was purchased or for which a credit was recognised under the land indexing regime of the previous Plan, has for the purpose of this Plan, been reduced to the current market value.

Most land required to be dedicated/transferred or acquired under this Plan is necessary because of its location or other strategic feature to service and/or facilitate the development of the wider planning precinct/area. Where land identified in this Plan is part of a development site, Council will require that land to be dedicated as a condition of development consent. While under Section 7.11 of the EP&A Act, a contribution plan can require a contribution in the form of the dedication of land free of cost. This Plan seeks to provide recompense to the owners of land required to be dedicated where it provides a wider benefit. The recompense shall be restricted to the market values up to the values under this Plan.

Some land, such as local road reserves, some pedestrian interconnections and some drainage land identified in strategic planning and Development Control Plans will be required to be dedicated under this Plan at no cost to Council. In such cases, the land will only benefit the existing development, or alternatively, it will involve an addition to a network for which other developments have made, or will make, a contribution in the form of land.

The only land based contribution that will not to be indexed relates to the Wadalba Environmental Corridor (GOR 58) and the Additions to the Wadalba Environment Corridor (GOR125) on the basis that there is a need for continuity between the former plan and this plan.

2.12 Staging of Infrastructure

Council is not able to 'bankroll' works required as a consequence of development addressed under this Plan and will only be able to directly provide works and services when sufficient funds have been provided by way of contributions.

The works schedules under this Plan identify spending priorities for some works. The priorities for many works cannot be accurately identified because their need relates to the timing of the development on adjoining lands. The identified priorities will inform decisions about the order that works will be delivered and works that may be delivered using pooled funds.

Work priorities may be adjusted to account for Council's capacity to carry out works having regard to Council-wide works programs. Similarly some works may be accelerated where there are synergies with other Council works.

2.13 Development Contributions for Community Infrastructure may be required as a Condition of Consent

This Plan authorises the Council or an accredited certifier, when determining a development application or an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under Section 116G(1)(a) of the EP&A Act requiring:

- the payment of a monetary contribution; and/or
- the dedication of land free of cost,

to the Council towards the provision, extension or augmentation of public amenities and public services as specified in the works schedule in this plan to meet the demands of the development.

This Plan also authorises the Council to require monetary contributions from development towards recouping the cost for the provision of existing public amenities and public services that has been provided by the Council for or to facilitate the carrying out of development from which the development will benefit.

2.13.1 Contributions for Land for Community Infrastructure required under this Plan

This Plan authorises Council, through the imposition of a condition of development consent, to require in connection with any development on land to which this Plan applies:

- the dedication of land for public purpose free of cost to the Council; and/or
- the payment of a monetary contribution to the Council for land for public amenities and public services identified in this Plan.

Wherever land required under this Plan is situated within a development site, the Council will require the developer of that land to dedicate such land as a condition of consent.

Most land that would otherwise have a reasonable prospect for development, but for the fact that it is required for a wider public purposes, has been included in the works schedule with an assigned value, which is used in determining the rate of monetary contributions required for development under this Plan.

Council will acknowledge the market value of such land up to the estimated value under the plan as a credit and allow it to be offset against the required monetary contributions in accordance with its prevailing policy at the time of dedication and/or in accordance with negotiated arrangements. Where the credit value exceeds the value of the monetary contributions required, the residual value of a credit may be used as an offset against future contribution obligations for developments undertaken in the same plan area in accordance with Council's policy current at the time and/or in accordance with negotiated arrangements.

Land credits given under the previous Plan will not automatically be permitted to be offset against contributions required under this Plan. In most cases such credits will need to be discounted to reflect the new cost base of this Plan.

Some land, such as local road reserves, some pedestrian interconnections and some drainage land identified in strategic planing and/or Development Control Plan will be required to be dedicated under this Plan at no cost to Council. In such cases, the land will primarily benefit the existing development, or alternatively, will

involve an addition to a network for which other developments have made, or will make, a contribution in the form of land.

2.14 Other Contributions to be taken into Account

Council, in proposing to impose a requirement for contributions towards public amenities and public services, will take into consideration any land, money or other material public benefit that the applicant has elsewhere dedicated or provided free of cost within the plan area (or any adjoining area) or previously paid to the consent authority, other than:

- a benefit provided as a condition of the grant of development consent under the EP&A Act; or
- a benefit excluded from consideration by a planning agreement.

In order for Council to consider the previous benefits made by the applicant, details must be submitted at the time of the development application.

A reduction in the contribution requirement under this plan may be considered where it can be described / demonstrated by the applicant that:

- the land, money or other material public benefit previously provided continues to provide an ongoing benefit to the community; and
- the benefit was not required to be provided under a condition of consent (including a condition imposed under Section 7.11 of the EP&A Act) or under a planning agreement; and
- the benefit offsets some of the need for public amenities and public services identified in this plan; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this plan (including whether the Council would need to make up for any shortfall in contributions by its agreement to reduce the contribution).

Council shall have sole discretion as to whether it is appropriate for land, money or other material public benefit to be recognised as a discount against contributions required under this plan.

2.15 Obligations of Accredited Certifiers

2.15.1 Complying Development Certificates

In accordance with Section 7.21(1) of the EP&A Act:

- a Accredited certifiers must, in issuing a complying development certificate, impose a condition under Section 7.11 that requires the payment of monetary contributions to Council calculated in accordance with this development contributions Plan. The condition of consent shall also require the payment to be made prior to the commencement of works where building works are involved or prior to the commencement of use where no building works are involved.
- b This Plan authorises accredited certifiers to impose such a condition. The condition must include a notation that the contribution amounts are indexed on a quarterly basis.
- c The amount of contributions and timing of payment shall be strictly in accordance with the provisions of this contributions plan.

It is the responsibility of accredited certifiers to:

- a Accurately calculate the quantum of contributions or alternatively seek advice and assistance directly from Council; and
- b Apply the Section 7.11 condition correctly.

2.15.2 Construction Certificates

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

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

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

2.16 Indexation of Contribution Rates under this Plan

The purpose of this section is to ensure that the monetary contribution rates imposed at the time of development consent are adjusted to reflect the indexed cost of the provision of public amenities and public services and the cost of land included in this Plan, with the exception of the Wadalba Corridor Land & the Additional Wadalba Corridor Land (no indexing).

Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary contribution rates set out in this plan to reflect quarterly changes to the Consumer Price Index.

The monetary contribution rates will be indexed as follows:

$$\frac{\$C_A \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

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

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

Note: The Quarterly CPI shall not be applied where it results in a reduction in the contribution rate.

While land is indexed in accordance with the CPI, it is Council's intention to regularly review the costs of land to be acquired under this Plan. These reviews will be carried out by a registered valuer and any adjustment of land values in the Plan (other than by the CPI) will require amendment and public exhibition of the Plan.

2.17 Adjustment of Contributions required by a Condition Imposed under this Plan

The purpose of this section is to ensure that the monetary contributions imposed on developments at the time of consent are adjusted at the time of payment to reflect the indexed cost of the provision of public amenities and public services included in this Plan (with the exception of the Wadalba Corridor Land & the Additional Wadalba Corridor Land).

A contribution required by a condition of development consent imposed in accordance with this Plan will be indexed between the date of the grant of the consent and the date on which the contribution is made as follows.

The contributions imposed in a development consent are calculated on the basis of the development contribution rates determined in accordance with this Plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at the 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 contribution rates are published by the Council and are available on the Council's website.

2.18 Timing of Payment of Monetary Contributions required under this Plan

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is as follows:

- development applications involving subdivision – prior to the release of the subdivision certificate (linen plans);
- development applications involving building work – prior to the release of the construction certificate;
- development applications where no subdivision or building approval is required prior to commencement of the use;
- Complying development – prior to the commencement of works, where building works are involved or prior to the commencement of use where no building works are involved.

2.19 Policy on Deferred or Periodic Payments

Council will generally not accept arrangements for the periodic payment of contributions required under this Plan. Notwithstanding this position, an application for periodic payments may be made to Council, and Council after giving consideration to it may in extenuating circumstances accede to such a request subject to conditions that it considers appropriate. Such conditions may include the confirmation of the payment schedule via a legal agreement and the payment of a fee.

Council will generally only consider permitting the deferred payment of contributions in accordance with its *"Deferred Payment of Section 94 Contributions Policy"* current at the time of application.

2.20 Material Public Benefits and Dedication of Land Offered in Part or Full Satisfaction of Contributions

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in lieu of making a contribution in accordance with a condition imposed under this Plan, in the terms described below.

An offer of this type may be accepted if the offer is deemed by Council to represent an "equivalent material public benefit". A developer is required to make prior written representations to Council at which time the proposal may be considered.

Council encourages developers to provide works-in-kind (i.e. works identified in this Plan) in lieu of making cash contributions provided prior written agreement is reached with Council.

Approval to offset the value of the material public benefit against contributions will not be automatic. Applications will be considered on their merits (refer **Section 2.20.1** below).

Water and sewerage works (which are not works under this Plan) will not be offset against contributions determined in accordance with this Plan; rather they may be offset against sewer and water charges where permitted under the provisions of the relevant Development Servicing Plan.

Where the value of a particular work-in-kind exceeds the contributions payable for that category of work, this excess value may (subject to Council's written concurrence) form a credit to the developer. This credit may be redeemed against other categories of contributions that are payable in respect to the subject development or other developments in the Plan area subject to Council policy at the time.

Land credits given under the previous Plan will not automatically be permitted to be offset against contributions required under this Plan. In most cases such credits will need to be discounted to reflect the new cost base of this Plan.

The cash redemption of credits will be repaid either at the time identified in a planning agreement entered into before the grant of development consent or once all of the following criteria have been met:

- 1 All of the developer's land within the area serviced by the subject land has been developed and all relevant contributions have been offset against the credit value.
- 2 80% of the areas benefiting from the credited land have contributed to the scheme.
- 3 if sufficient uncommitted funds exist in the fund.

Valuation of offers of material public benefits will be carried out in accordance with **Section 2.20.3**.

2.20.1 Matters to be Considered by the Council in Determining Offers of Material Public Benefits

Council will take into account the following matters in deciding whether to accept an offer of material public benefit:

- the requirements contained in any material public benefits or works-in-kind policy that the Council has adopted; and
- the standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction; and
- the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- the provision of the material public benefit will not prejudice the timing or the manner of the provision of public amenities and public services included in the works program.

Where the offer of material public benefit does not relate to an item of public amenities and public services identified in this contributions plan, the Council will take into account the following additional matters:

- the overall community benefit of the proposal; and
- whether the works schedule included in this Plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this plan (including whether the Council would need make up for any shortfall in contributions by its acceptance of the offer; and
- the implications of funding the recurrent cost of the facility(s) the subject of the offer.

2.20.2 Agreements to be in Writing

Council will require the applicant to enter into a written agreement for the provision of works prior to the commencement of works for the development. If the offer is made by way of a draft planning agreement under the EP&A Act, the Council will require the agreement to be entered into and performed via a condition in the development consent.

A works-in-kind and material public benefit agreement shall be made between the Council and the developer and the land owner (if the developer is not the land owner).

An agreement shall specify (as a minimum) the works the subject of the offer, the agreed value of those works, the relationship between those works and this plan, the program for delivering the works. Planning agreements shall address the matters included in the EP&A Act and EP&A Regulation.

2.20.3 Valuation of Offers of Works-In-Kind and Other Material Public Benefits

The value of works offered as works-in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this plan.

The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared.

2.20.4 Dedication of Land in Part or Full Satisfaction of a Contribution Required Under this Plan

Subject to prior written agreement with Council, land may be dedicated free of cost in lieu of making a contribution towards the acquisition of land required under this Plan.

Council will only accept land dedication where that land is of a suitable nature for the purpose for which it is being dedicated. All land shall be developed for the purposes for which it is being dedicated, unless otherwise agreed by Council. In such cases as a minimum it shall be free of any improvements, structures or other impediments which would restrict or hinder its future use. Such land shall also be free of any refuse, contamination, or the like, unless otherwise agreed by Council.

2.20.5 Temporary Works

It may be feasible to provide temporary measures to service initial stages of development in lieu of constructing major works up front. Such proposals will need to be assessed at the time of application and provision of such works will be the sole responsibility of the particular applicant, except where any part of them forms part of a work identified in this contribution plan (in which case that part will be treated as works in kind).

The cost of temporary works, not recognised as works in kind cannot be offset against any other contributions required under this Plan.

2.21 Exemptions

The following developments or components of developments are exempt from the requirement to make a contribution under this Plan:

- development for drainage, utility, open space or community facilities or transport infrastructure purposes to be provided by State Government or the Council; and
- any development that in the opinion of Council does not increase the demand for the categories of public facilities and services addressed by this Plan.

2.21.1 No Exemption for First Lot

An exemption is often permitted for the first lot in a subdivision within established urban areas on the basis that the demands generated by a single dwelling on the land (whether built or not) has been factored into the planned provision of public amenities and public services. In this context the exemption is often referred to as a "credit".

This does NOT apply to the development of "Greenfield" areas where urban facilities and infrastructure are minimal or non-existent, and no previous Section 7.11 payments have been made towards public amenities and public services. The standard of public amenities and public services provided to service rural populations is very different from that which is required for urban population. There is a general expectation and acceptance by rural residents that there is a lower level of infrastructure and a need to travel further afield to access amenities and facilities. Rural residents also have the benefit of acreage to satisfy some of the domestic demands for public amenities and public services. Rural properties have the potential to satisfy some recreational needs and obviate the needs for drainage and water quality infrastructure.

This Plan applies primarily to land that has been, and continues to be, developed as a "greenfield" urban expansion corridor and thus under this Plan NO exemption will be recognised for the first lot.

Given that the original public amenities and public services in the WWAHT was adequate for the projected rural densities under the previous rural zoning, and the rezoning of the land for urban purposes is the reason for the requirement for new public amenities and public services, the developments that benefit from the rezoning should pay the total cost.

The level of facilities and infrastructure provided in the area prior to rezoning for residential / urban purposes was based on rural dwelling densities. Such facilities at worse become redundant and at best reduce the cost base for providing the urban standards of public amenities and public services.

The concept of an exemption or credit for the underlying property is incongruous with contributions based on the NDA, which is essentially about apportioning the cost of public amenities and public services between different developments as a ratio of the total NDA.

2.22 Pooling of Funds

To provide a strategy for the orderly delivery of the public amenities and public services, this Plan authorises monetary contributions paid:

- for different purposes in accordance with the conditions of various development consents authorised by this Plan; and
- for different purposes under any other contributions plan approved by the Council

to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the relevant works schedules (**Section 6**) or as outlined in the relevant sections of this Plan.

In deciding whether to pool and progressively apply contributions funds, Council must be satisfied that this action will not unreasonably prejudice the carrying into effect, within a reasonable time, the purposes for which the money was originally paid i.e. The infrastructure to be delivered in the Plan for which money has been borrowed.

2.23 Accountability and Access to Information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EP&A Regulation and include:

- maintenance of, and public access to, a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of contributions; and
- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at the Council's administration office.

2.24 Review of Contributions Plan

This Plan will be reviewed at regular intervals and may be revised if the extent or nature of the proposed development varies and these variations lead to a change in the demand for public amenities and public services.

Review/revision of this Plan is to ensure that:

- the Plan remains financially sustainable;
- the Plan continues to address the other public amenities and public services needs generated by new development;
- the public amenities and public services will be delivered in a reasonable time; and
- contributions rates are reasonable and are not an impediment to development.

Matters to be addressed may include (but not necessarily be limited to) the following:

- changing estimates of the costs of the public amenities and public services items;
- adjusting estimated costs to completed costs for completed public amenities and public services;
- the need for public amenities and public services demanded by development; and
- review of land values.

Review, amendment and updating of the Plan (except for the types of amendments specified in clause 32(3) of the EP&A Regulation) will require preparation and public exhibition of a new contributions Plan.

2.25 Repeal of Existing Plans

This Plan repeals the following plans upon coming into effect:

- Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities & Roads – Warnervale District – September 2005.
- Warnervale Town Centre Development Contributions Plan 2012.
- Wadalba, Woongarra & Hamlyn Terrace Development Contributions Plan 2013.

2.26 Savings and Transitional Arrangements

A development application, which has been submitted prior to the adoption of this Plan, will be determined in accordance with the provisions of the plan that applies at the date of determination.

Where contributions have been imposed in a development consent under a previous contributions Plan, that Plan shall continue to apply in respect to that consent.

3 Land Budget and Population Projections

3.1 Occupancy Rates

The Warnervale-Wadalba Statistical Area contains the WWAHT and some adjoining rural areas. The statistical area is highly representative of the WWAHT as the adjoining rural areas contain a very small proportion of dwellings and population, which is not sufficiently large to change the underlying trends and statistics.

The following table demonstrates that an occupancy rate of 3 persons per dwelling is reasonable for the purpose of estimating total population for the purpose of quantifying open space and community facility needs, as well as apportioning the cost of district facilities

Table 11 **2011 Housing and Population Statistics for Warnervale-Wadalba**

Number of Bedrooms in Private Dwellings	Dwells	% of total Dwells	Pop	% of pop.	Occupancy Rate
None (includes bedsitters)	13	0.3%	17	0.1%	1.31
One bedroom	88	2.3%	112	1.0%	1.27
Two bedrooms	177	4.7%	292	2.5%	1.65
Three bedrooms	582	15.4%	1,352	11.8%	2.32
Four bedrooms	2,635	69.5%	8,436	73.4%	3.20
Five bedrooms	265	7.0%	1,125	9.8%	4.25
Six bedrooms or more	31	0.8%	160	1.4%	5.16
Total Occupied Dwellings	3,791	100.0%	11,494	100.0%	3.03
Not stated	163		517		
Not applicable	207		545		
Total	4,161		12,556		

By way of comparison, the occupancy rates for the former Wyong Shire are provided as follows:

Table 12 **2011 Housing and Population Statistics for former Wyong Shire**

No of Bedrooms Permanent Private Dwellings	Dwellings	% of total Dwells	Population	% of pop.	Occuapancy rate
None (includes bedsitters)	85	0%	152	0.1%	1.79
One bedroom	1,708	3%	2,216	1.6%	1.30
Two bedrooms	10,267	19%	17,416	12.7%	1.70
Three bedrooms	23,897	44%	57,593	41.9%	2.41
Four bedrooms	15,210	28%	47,958	34.9%	3.15
Five bedrooms	2,485	5%	9,796	7.1%	3.94
Six bedrooms or more	523	1%	2,346	1.7%	4.49
Sub Total	54,175		137,477	100.0%	2.54
Caravan Cabin, Houseboat	644		981		
Improvised home, tent, sleepers out	3		12		
House or flat attached to a shop, office, etc.	96		232		n/a
Not stated	2,723		5,867		
Not applicable	7,786		2,789		
TOTAL	65,427		147,358		

Having regard to the 2011 ABS Housing and Population data, the following occupancy rates are adopted for the purpose of this Plan.

Table 13 Adopted Occupancy Rates

Unit Size	Assumed Occupancy Rate	No. of Development Units	Basis for the Assumed Occupancy Rates
Long Term Caravan Site	1.05	0.35	
1 bedroom residential unit/dwelling	1.30	0.43	This is consistent with the occupancy rate of bedsitters and one bedroom units/dwellings in the Warnervale-Wadalba Statistical Area, as well as the one bedroom rate for the whole of the former Wyong Shire.
2 bedroom residential unit/dwelling	1.70	0.57	The occupancy rate for 2 bedroom dwellings in the Warnervale-Wadalba Statistical Area in 2011 was 1.65 persons per dwelling and 1.7 persons per dwelling for the whole of the former Wyong Shire. It is considered that 1.7 persons per 2 bedroom dwelling is reasonable.
3 bedroom residential unit/dwelling or a vacant residential allotment of 350m ² or less	2.50	0.83	The occupancy rate for 3 bedroom dwellings in the Warnervale-Wadalba Statistical Area in 2011 averaged 2.232 persons per dwelling and 2.41 persons for the whole of the former Wyong Shire. The occupancy rate for the terrace houses two storeys or over within this group was 3.63 persons per dwelling. It is considered that the suitable occupancy rate for prospective 3 bedroom units should be skewed towards the two storey and over terrace house rate. It is notable that only 15% of the dwellings in the Warnervale-Wadalba Statistical Area in 2011 were 3 bedrooms, compared to 44% across the former Wyong Shire. It is considered that an occupancy rate of 2.5 persons per dwelling is reasonable for 3 bedroom dwellings.
4 bedroom residential unit/dwelling/residential allotment	3.00	1.00	The occupancy rate for 4 bedroom dwellings for the former Wyong Shire was 3.15 persons per dwelling in 2011 and 3.21 in 2006. The occupancy rate for 4 bedroom dwellings in the Warnervale-Wadalba Statistical Area in 2011 was 3.03 persons per dwelling, with a valid comparable 2006 rate not available due to change in collector district boundaries. It is considered that 3.00 persons per dwelling is reasonable having regard to some evidence in a decline in occupancy rates between 2006 & 2011
5 or more bedroom residential unit/dwelling (Dual Occupancy / Villa /Townhouse / Apartments / Self-contained tourist accommodation & alike)	0.5 person per additional bedroom	Proportional	

3.2 Current and Expected Development

Population Projections

Population projections have been made in respect of the areas within the District that are zoned for development and it has been assumed that development of these areas will be completed within 20 years, which is generally considered to be the upper limit of the life of a Section 7.11 Plan.

More conservative projections have been made in respect to the balance of the District that is unzoned for development and for which significant investigations are required to be undertaken to demonstrate the areas suitable for development. It is likely that not all areas with future development potential within the Warnervale District will be developed within a 20 year time frame.

WWAHT

Table 14 shows the developed and undeveloped NDA within the WWAHT. The NDA can be used in conjunction with existing and projected dwelling densities and occupancy rates to estimate the projected population for the WWAHT.

The total projected population under this Plan is 18,100, which is less than the 20,387 projected under the former plan. The lower population projection is the result of lower occupancy rates, lower dwelling densities and a slight reduction in the assessed net developable area.

The table indicates that 73 per cent of the projected net developable area within WWAHT had been developed as of January 2013.

Table 14 Land Budget, Dwelling Units and Population Projections for Wadalba, Woongarra & Hamlyn Terrace

Drainage Catchment	Zoning	Developed NDA January 2013	Undeveloped NDA January 2013	TOTAL NDA	Existing Dwelling Units per ha	Existing Dwelling Units	Projected Dwelling Units per ha for Undeveloped Land	Projected Dwelling Units for Undeveloped Land	Total Projected Dwelling Units	Projected Population Assumed persons per Dwelling Unit
		(ha)	(ha)	(ha)	DU / Ha	DU	DU / Ha	DU	Total DU	3.00
A	R2	28.36	0.00	28.36	14.67	416	14.7	0	416	1,248
B1	R2	20.63	0.00	20.63	15.75	325	15.8	0	325	975
B2	R3	27.58	9.08	36.65	17.26	476	17.3	157	633	1,898
B3	R4	27.82	0.00	27.82	15.79	439	15.8	0	439	1,318
B4	R5	15.14	2.19	17.33	15.64	237	15.6	34	271	813
C1	R6	13.91	0.00	13.91	14.70	205	14.7	0	205	614
C2	R7	55.13	20.86	75.98	17.73	977	17.7	370	1,347	4,042
C3	R8	0.00	6.88	6.88	n/a	0	18.0	124	124	371
D2	R2	3.19	11.68	14.87	17.28	55	18.0	210	265	796
D3	R1	0.00	10.33	10.33	n/a	0	18.0	186	186	558
E	R2	19.81	10.13	29.94	18.04	357	18.0	183	540	1,620
F1	R2	26.46	17.85	44.31	17.65	467	17.7	315	782	2,346
G1	R2	14.09	1.48	15.57	17.14	242	17.1	25	267	801
H1	R2	6.26	0.00	6.26	17.00	106	17.0	0	106	319
South Wadalba	R2	1.11	5.98	7.09	18.77	21	17.0	102	122	367
TOTAL		259.47	96.44	355.91		4,323		1,705	6,028	18,085

Precinct 7A & WTC

Table 15 provides the development assumptions that have been made for the new release areas

Table 15 Dwelling Mix and Occupancy Rate Assumptions for Precinct 7A & WTC

Residential use		Assumed Dwelling type Split	Assumed Dwelling Density DUs per ha NDA	Average occupancy rate per DU based on assumed dwelling mix	Area per per DU m ²
Single dwelling			18	2.90	500
Attached (Town Houses)			30	2.42	333
Apartments			50	1.94	200
R2 Residential	% of single dwellings	100%	20	2.90	500
R1 Residential	% of single dwellings	70%	24	2.76	417
	% of attached dwellings	30%			
B2 & B4 Business	% of attached dwellings	60%	38	2.23	263
	% of apartment dwellings	40%			

The average occupancy has been calculated having regard to the application of occupancy rates from Table 13 to a mix of dwelling sizes in accordance with **Table 16**.

Table 16 **Average Occupancy Rates and DU based on a mix of dwelling sizes****Assumed Occupancy Rate for Separate Houses in the Warnervale Town Centre & Precinct 7A**

Private Dwellings by number of bedrooms	Assuming a 100 dwellings							Ratio of dwellings to DUs
	Assumed % split ¹	no. of dwells	Occupancy rates ²	total population	Average Occupancy Rate	DUs per dwelling	DUs	
Three bedrooms	20%	20	2.50	50		0.83	17	
Four bedrooms	80%	80	3.00	240		1.00	80	
	100%	100		290	2.90		97	96.67%

¹ Approximates split between 3 & 4 bedroom dwellings in Warnervale-Wadalba Statistical Area which had 17:83 ratio in 2011.

² 2011 Occupancy rate for separate dwellings in Warnervale-Wadalba Statistical Area

Assumed Occupancy Rate for Town Houses in the Warnervale Town Centre & Precinct 7A

Private Dwellings by Number of Bedrooms	Assuming a 100 dwellings							Ratio of dwellings to DUs
	Assumed % split	no. of dwells	Occupancy rates	total population	Average Occupancy Rate	DUs per dwelling	DUs	
Two bedrooms ¹	10%	10	1.70	17		0.57	6	
Three bedrooms ²	90%	90	2.50	225		0.83	75	
	100%	100		242	2.42		81	80.67%

¹ Approximates split between 2 & 3 bedroom townhouses with two or more storeys in Wyong Shire, which had a ratio of 13:87 in 2011

Assumed Occupancy Rate for Apartments in Warnervale Town Centre & Precinct 7A

Private Dwellings by Number of Bedrooms	Assuming a 100 dwellings							Ratio of dwellings to DUs
	Assumed % split	no of dwells	Occupancy rates ¹	total population	Average Occupancy Rate	DUs per dwelling	DUs	
Two bedrooms	70%	70	1.70	119		0.57	40	
Three bedrooms	30%	30	2.50	75		0.83	25	
	100%	100		194	1.94		65	64.67%

¹ Assumes that the 2011 ratio of 80:20 between 2 and 3 bedroom dwellings for all flat, unit & apartments in Wyong Shire will reduce with a change in living preferences.

Table 17 indicates future development within Precinct 7A will accommodate a population of approximately 6,000 persons in some 2,300 dwellings.

Table 17 *Land Budget, Dwelling Unit and Population Projections for Precinct 7A*

Zoning	Development Characteristics	Estimated Net Developable Area (ha)	Assumed Dwelling Density (DUs)	Total Projected DUs	NDA of Existing residential lots	Existing DU's	Total Existing & Future DUs	Assumed Occupancy Rate	Committed Population	Assumed Population Increase	Total Population
R1 Residential	Greenfield	19.29	24	463	0		463	2.76		1,276	1,276
R2 Residential	Greenfield	86.25	20	1,725	0		1,725	2.90		5,003	5,003
	Committed Dwellings i.e. existing residential lots				26.7	212	212	2.90	615		615
	Additional dwelling estimates on existing residential lots			42			42	2.90		123	123
		105.54		2,230	26.68	212	2,442		615	6,401	7,016

Warnervale Town Centre

Warnervale Town Centre comprises a mixture of intensive residential and non-residential land uses.

Table 18 provides the land budget for the WTC.

Table 19 provides the rational for the calculation of the estimated population and Development Units for WTC when it is fully developed.

Table 18 *Dwelling Unit & Population Projections for WTC*

Land Use	Zone	NDA Area ha	NDA Area ha	% of Total Site Area
Residential ¹	R1	38.865	38.865	
Business 2	B2	7.585	13.956	
Business 4	B4	6.371		
Total NDA		52.82	52.82	44.1%
Recreation	RE1	12.069	12.069	10.1%
Environmental buffer	E2	12.700	12.700	10.6%
Environmental	E3	1.209	1.209	1.0%
School	SP1	7.758	7.758	6.5%
Railway	SP2	4.483	4.483	3.7%
Total Zoned Area (excluding roads)		91.038	91.038	76.0%
Road Area		28.792	28.792	24.0%
Total Site Area		119.83	119.83	100.0%

¹ Includes 1.338 ha super clinic & 2.451 ha Woolworths site

Table 19 Population Projections for WTC

Precinct	Zoning	Developable Area ha	Excluded land ha	Assumed Non Residential ha	Total Residential NDA ha	Dwelling Types	Assumed Allocation of Land (%)	Allocated Areas ha	Assumed Dwelling Density DUs per ha	Resultant Dwellings	Average Occupancy Rate pers per DU	Pop	Total Pop	% of Total Pop	Total DUs	Average Dwelling Density DU per ha	Average occupancy rate persons per DU
Precinct 1 ¹	R1	8.138	1.338	0.000	6.800	Single Dwellings	60%	4.080	20	82	2.90	237	434	13.8%	163	24	2.7
						Attached	40%	2.720	30	82	2.42	197					
Precinct 2	R1	13.039		0.000	13.039	Single Dwellings	60%	7.823	20	156	2.90	454	832	26.4%	313	24	2.7
						Attached	40%	5.215	30	156	2.42	379					
Precinct 3	R1	10.514		0.000	10.514	Single Dwellings	60%	6.309	20	126	2.90	366	671	21.3%	252	24	2.7
						Attached	40%	4.206	30	126	2.42	305					
Precinct 4	R1	3.172		0.000	3.172	Single Dwellings	60%	1.903	20	38	2.90	110	203	6.4%	76	24	2.7
						Attached	40%	1.269	30	38	2.42	92					
Precinct 5	B2	1.458		0.292	1.166	Attached	60%	0.700	30	21	2.42	51	96	3.0%	44	38	2.2
						Apartments	40%	0.467	50	23	1.94	45					
Precinct 6a ²	B2	6.127	2.451	0.735	2.941	Attached	60%	1.764	30	53	2.42	128	242	7.7%	112	38	2.2
						Apartments	40%	1.176	50	59	1.94	114					
Precinct 6b	B4	4.073		0.815	3.259	Attached	60%	1.955	30	59	2.42	142	268	8.5%	124	38	2.2
						Apartments	40%	1.304	50	65	1.94	126					
Precinct 7a	B4	2.297		0.459	1.838	Attached	60%	1.103	30	33	2.42	80	151	4.8%	70	38	2.2
						Apartments	40%	0.735	50	37	1.94	71					
Precinct 7b	R1	4.001			4.001	Single Dwellings	60%	2.401	20	48	2.90	139	255	8.1%	96	24	2.7
						Attached	40%	1.600	30	48	2.42	116					
TOTAL		52.820	3.79	2.30	46.730			46.730		1,250		3,154	3,154	100%	1,250		

Balance of Warnervale District

Table 20 provides land budget and the rationale for the estimated population projections and Development Units for WTC. The population projections are conservative as there has been no constraints mapping or detailed planning. The full development of these areas is likely to occur within the life of this plan.

Table 20 *Population & Dwelling Unit Projections for Balance of Warnervale District*

	NDA Ha	Dwelling Density Lots/Ha	Lots /DUs	Populaiton 3
South & East Wadalba (SEW)	111	18	1,994	5,981
BRUCE CRESCENT Residential	23	18	416	1,247
TOTAL	134		2,409	7,227

3.3 Summary of District Population

The following table provides the “committed projected population” and the “potential projected populations” for the Greater Warnervale District and beyond on which contribution works are apportioned. The “committed projected population” comprises the projected populations for the WWAHT, the Warnervale Town Centre and Precinct 7A. The “potential projected populations” comprise:

- the likely potential for additional populations in other areas of the Greater Warnervale District that are yet to be investigated and confirmed as suitable for development;
- the projected population in the identified residential release areas to the north of the Greater Warnervale District outlined in the North Wyong Shire Structure Plan. This projected population is relevant only for the apportionment of the estimated cost of the indoor recreation centre.

The “committed projected populations” has been utilised in the sizing of local open space and community facilities within the WWAHT.

The “potential projected populations” are utilised for road network planning and the provision of higher order recreation and community facilities.

Table 21 Population Projections for Greater Warnervale District

Development Areas	Warnervale District				Warnervale District + North Wyong Shire Release Areas	
	Zoned for Development		Total Future Development			
	Committed Projected Population	% of Population	Potential Projected Population	% of Population	Potential Projected Population	% of Population
WWAHT	18,100	66%	18,100	52%	18,100	38%
7A Precinct	6,400	23%	6,400	18%	6,400	14%
WTC	3,100	11%	3,100	9%	3,100	7%
Potential future release areas within Balance of the Warnervale District		0%	7,200	21%	7,200	15%
North Wyong Shire Structure Plan Residential Release					12,400	26%
TOTAL	27,600	100%	34,800	100%	47,200	100%

4 Public Amenities and Public Services

4.1 Public Amenities and Public Services that will be required as a Result of the Expected Development

The WWAHT is expected to receive further urban development in the future, consistent with the urban zoning of the area under *Wyong Local Environmental Plan 1991* and *Wyong Local Environmental Plan 2013*. Development of existing and proposed urban development areas will result in approximately 34,200 in the Warnervale District and 46,600 in the Warnervale District and North Wyong Shire Release Areas.

The development of WWAHT for primarily residential purposes has impacted upon, and will continue to impact on, the demand for and the provision of public amenities and public services.

Prior to the commencement of the development of the release areas, the public amenities and public services that existed at that time was minimal and in keeping with the area's historic role as a rural area.

The incoming populations in Greenfield release areas can only be sustained by a significant investment in the provision, extension and augmentation of public amenities and public services.

Council has identified that the expected development will generate increased demands for the types of public amenities and public services listed in the following table.

Table 22 Community Infrastructure Demanded

Community Infrastructure Category	Community Infrastructure Required	Application Area
Open space and recreation	<u>Land for open space & recreation facilities</u> Small local parks. Large local parks. A District Park Local and district sports fields and sports courts. Semi-natural passive open space areas. Cycleways and pedestrian access ways.	The District
Community, cultural and social	<u>Land for community, cultural, library & social facilities</u> Multi-purpose community centres (local). Smart Hub/library (district). Indoor Recreation Centre (Aquatic) (district).	The District
Roads, traffic management, bus	<u>Land for roads & traffic management facilities</u> Reconstruction of local roads Intersection treatments including roundabouts and traffic signals. Bus shelters	The District
Drainage and water quality	Land for drainage and stormwater management facilities.	WWHAT, Precinct 7A, WTC, Education Site, North Wyong

Community Infrastructure Category	Community Infrastructure Required	Application Area
	Road culverts. Channel construction and landscaping. Detention basins and wetlands	Industrial Estate, Education Site and WEZ
Environmental Protection	Wadalba Environmental Corridors & Addition to Wadalba Environmental Corridor areas	Wadalba Area
Contributions plan administration	Resources to administer the contributions plan. Studies and reviews	The District

Council has, since the commencement of development in the area, considered it appropriate that the development requiring these public amenities and public services make a reasonable contribution toward the provision of such.

The costs and programs of works relating to these public amenities and public services were informed by a range of studies, strategies, plans and adopted standards. The real cost associated with works that have been delivered and the estimated costs of future works is provided in works schedules contained in **Section 6** of this plan.

This section provides more details on:

- the future demand for public amenities and public services;
- the relationship of public amenities and public services to the expected development;
- the strategies for the delivery of public amenities and public services; and
- the calculation of reasonable development contributions.

4.2 Open Space and Community Facilities

4.2.1 Open Space

Open space and recreation facility needs for Warnervale District were identified in the *Wyong Open Space Plan*, the *Warnervale/Wadalba Open Space Plan* and a report prepared by Council's Landscape Planner in September 1991 and supplemented by the more recent Wyong Open Space Principals Plan (2005) (D024531988) and the Wyong Recreation Facilities Strategy (2009).

The approach to establishing requirements for this area has been to:

- identify any existing open space land and improvements prior to urban development occurring;
- identify requirements to service existing population and developments for which consent has already been issued;
- determine any spare capacity for future development; and
- determine the additional open space requirements needed to service the urban residential development.

The *Wyong Open Space Plan* identified a minimum open space standard of 3 hectares per 1,000 residents. This standard is primarily focused on areas that provide informal and formal active open space areas and is generally exclusive of environmental areas that may provide some residual passive recreational opportunities.

On this basis 81.0 ha of open space is required to be provided for the projected population of the current release areas.

Table 23 Application of Open Space Standard to Release Areas

Area	Projected Population	Open Space required to meet standard ha	Provided & Planned Open Space Provision
Open Space Standard (ha per 1000 persons)		3.0	
WWAHT	18,100	54.3	39.7
WTC	3,100	9.3	14.2
Precinct 7A	6,400	19.2	8.5
Total	27,600	82.8	62.4

The level of open space provision within Warnervale District is below Council's required standard, although a significant portion of the open space provided to date is of a high quality, in terms of its usability and potential for recreational development.

Table 24 **Planned Open Space Provision for WWAHT, WTC & Precinct 7A**

OPEN SPACE PROVISION			Excluding Completely Passive					
Recreational Category	Area Type	Area Details	Provided	Planned	Total Area Type	Category Total	%	Provision by Category
Projected Population	27,600		ha	ha	ha	ha		area per 1000 people (ha)
Completely Passive	Semi Natural Areas	plus extensive drainage channel land & Environmental Corridors						
	Small parks	WWAHT S1-S15	7.85	1.73	9.58			
	Small parks	Precinct 7A		7.99	7.99			
	Parks	WTC - Ridge Park East & Redge Park West		4.70	4.70			
Passive & Informal Active	Large parks	WWAHT-L1	6.12		6.12	32.92	51.2%	1.19
	District Park	Hill Top Park		4.53	4.53			
Formal Active	Local Playing Fields & Courts	Apportioned F1, F2, F3 & F4	23.43	0.00	23.43	31.35	48.8%	1.14
	District fields	Apportioned to WWAHT, Precinct 7A & WTC		7.92	7.92			
TOTAL			37.40	26.87	64.27	64.27	100%	2.33

Local Open Space

The small parks, large parks and semi natural areas have a distinctive local focus and the planned provisions of such local open space will be apportion 100% to development in the applicable local catchment.

District Park –Hill Top Park

Hill Top Park is a District Facility that will offer recreational opportunities to the existing release areas. It has not been apportioned over future release areas due to the extended time frame for the development of those areas and because it is likely that the open space planning for those areas will also provide open space facilities that have a wider use.

Table 25 provides the apportionment based on the projected population.

Table 25 Apportionment of Hill Top Park

Apportionment Areas	Projected Population	% of Population	Area of Park to be Provided	Indexed LAND COST Dec-2014	Indexed EMBELLISHMENT COST Dec-2014	Total Costs Dec-2014
WWAHT	18,100	65.6%	2.97	\$0	\$2,703,863	\$2,703,863
WTC	3,100	11.2%	0.51	\$0	\$463,092	\$463,092
7A Precinct	6,400	23.2%	1.05	\$0	\$956,062	\$956,062
TOTAL	27,600	100.0%	4.53	\$0	\$4,123,017	\$4,123,017

Playing Fields

The playing and district fields will meet the playing fields needs of the District.

Hill Top Park is a District Facility that will offer recreational opportunities to the existing release areas. It has not been apportioned over future release areas due to the extended time frame for the development of those areas and because it is likely that the open space planning for those areas will also provide open space facilities that have a wider use.

Table 26 provides the apportionment for existing playing fields based on *committed projected population* of the existing release areas.

These playing fields have not been apportioned over future release areas due to the extended time frame for the development of those areas and because it is likely that additional fields will need to be provided as part of the planning for those areas.

Table 26 **Apportionment of Existing Playing Fields**

Apportionment Areas	Projected Population	% of population	Area of Playing Fields Provided	LAND COST Dec-2014	EMBELLISHMENT COST Dec-2014	Total Costs Dec-2014
WWAHT	18,100	65.6%	15.36	\$6,944,713	\$13,621,927	\$20,566,641
WTC	3,100	11.2%	2.63	\$1,189,426	\$2,333,037	\$3,522,463
7A Precinct	6,400	23.2%	5.43	\$2,455,589	\$4,816,593	\$7,272,182
TOTAL	27,600	100.0%	23.43	\$10,589,729	\$20,771,557	\$31,361,286

Table 27 provides the apportionment for proposed District playing fields based on *committed projected population* of the Warnervale District.

Table 27 **Apportionment of District Playing Fields**

Apportionment Areas	Projected Population	% of population	Area of Playing Fields Provided	LAND COST Dec-2014	EMBELLISHMENT COST Dec-2014	Total Costs Dec-2014
WWAHT	18,100	52.0%	4.12	\$2,790,555	\$5,032,747	\$7,823,302
WTC	3,100	8.9%	0.71	\$477,940	\$861,962	\$1,339,903
7A Precinct	6,400	18.4%	1.46	\$986,716	\$1,779,535	\$2,766,250
Potential future release areas in Greater Warnervale District	7,200	20.7%	1.64	\$1,110,055	\$2,001,977	\$3,112,032
TOTAL	34,800	100.0%	7.92	\$5,365,266	\$9,676,221	\$15,041,486

Staging

The acquisition of the majority of open space will occur when the land on which it is located is developed, and where it will be required to be dedicated as a condition of the development consent. The embellishment of such open space will likewise be timed to coincide with the development of the adjoining land.

The exception to this staging pattern will be the acquisition and development of the District Playing Fields. Significant investment has been undertaken through the former plan for the provision of 3 substantial playing

field facilities (approximately \$30M), which at the time of provision required substantial forward funding. The District Playing Fields will not be provided until a substantial part of the Warnervale Town Centre & Precinct 7A has been developed and there are available funds.

Adjoining Areas

There are areas within the District that are currently zoned for rural purposes that are identified for investigation for the suitability for urban development. Notwithstanding the current rural zoning, some forms of residential development are permitted under the Wyong LEP and State Environmental Planning Policies.

It is considered that a similar provision of open space will ultimately be planned and provided in these areas as that which has been planned, and is being provided and planned for in the existing release areas.

In the circumstances, a contribution equivalent to that which is applied to the Precinct 7A will be applied to all development in the balance of the District. This represents an equivalent contribution towards district facilities that is required for the existing release areas together with a contingency towards local open space facilities.

Additional Passive Recreational Opportunities

Additional land is also required to meet drainage and environmental conservation objectives, which will provide opportunities for passive recreation and connections in the cycleway /pedestrian footpath network.

In the former contribution plan the works schedule provided for the cost of half width road construction and land cost for roads that fronted open space land or the environmental corridor.

These costs are generally recognised under this Plan except in a few exceptional circumstances. It is now assumed that the cost of providing local open space with road frontage is offset by the increased amenity that the open space offers prospective development.

4.2.2 Community Facilities

The approach followed in establishing human service requirements for the development area has been as follows:

- identify any existing community facilities and associated land;
- identify requirements to service existing population, future single dwelling development on existing allotments for which no contribution can be sought and developments for which consent has already been issued;
- from the above, determine if there is any spare capacity for future development;
- determine the additional community facilities and land requirements, if any, needed to service the future development being considered.

A report was also prepared by Council's Strategic Planning Department to review the Strategic Social Planning Framework and Guidelines used by Council in the planning, provision and development of community facilities. The report titled *Guidelines for the Planning and Provision of Community Facilities in Wyong Shire* (July 2002) (D02226844) recommends the following baseline provision standards:

Table 28 Community Facilities Standards

	m ² Per Person	Area Required for 1m ² of Building
Community facility floor space	0.282	
Community facility land	1.76	6.24

Note: Standards from Guidelines for the Planning & Provision of Community Facilities in Wyong Shire - Amended July 2002 - D02226844

Where these standards are applied to the *committed projected population* for Warnervale District the following sizing of community facilities should be provided.

Table 29 Application of Community Facilities Standards

Community Facilities Standard	Approx GFA (m ²)	Units
Community Facility GFA standard per person	0.282	m2
Approximate future population of Warnervale District	34,800	persons
GFA required to meet the Community Facility GFA standard	9,814	m2
Area of land per person on which to site community facilities	1.71	m2
Community Facilities land required to meet the standard	59,508	m ²

While some community facilities have nominally been categorised as “local” and “district” facilities in the past, the reality is that this type of distinction is somewhat artificial having regard to the size of the Warnervale District, and the proximity and accessibility of existing and proposed facilities to the existing and future residences of the District. It is thus reasonable for the provision of all community facilities to be sized and apportioned having regard to the committed projected population of the Warnervale District.

The total Gross Floor Area (GFA) of community facilities planned for the *committed projected population* for the Warnervale District will meet only 63.2% of this standard as per the table below i.e. there is a shortfall 36.8% shortfall. The total land area on which the proposed facility will be sited is significantly below the specified standard for a number of reasons, including that one facility has been co-located with a school. The future planned facilities will likely be co-located with other community or recreational facilities to facilitate the creation of focal points for community activity. It is desirable to co-located or clustered facilities in highly visible central locations with connectivity to complimentary land uses and public transport to enhance community access and safety and facilitate high levels of usage.

Table 30 Proposed Warnervale District Community Facilities

Community Facilities to be funded under this Plan	Details	Existing GFA m ²	Planned GFA m ²	Total GFA m ²	Land Area m ²
CF1 Wadalba Community Centre	On Wadalba Community School - Completed 2000	400		400	Nil
CF3 - Hamlyn Terrace Community Centre	Completed 2010-11 - Official Opening 26/5/2012	380		380	2,500
CF5 Additional District Facilities	Multi-purpose centre incorporating arts and culture space, youth space, space for children, family, active and healthy lifestyle programs		1,020	1,020	6,366
CF6 Warnervale Smart Hub (District)	Centre includes library, smart hub/technology centre		4,000	4,000	2,133
CF8 Additional Local Community Centre	Multi-purpose Centre in South & East Wadalba Central	400		400	
GFA of COMMUNITY FACILITIES TO BE FUNDED UNDER THIS PLAN (m²)		1,180	5,020	6,200	10,999
% of GFA standard met by proposed facilities				63.2%	18.5%
Provision Rate per person				0.178	0.316

Apportionment of the District Community Facilities

Whereas it was previously proposed to provide a single district facility within the Warnervale Town Centre, it is now planned to provide 2 facilities comprising the Smart Hub on the Education Site and a district multi-purpose community facility either within the Warnervale Town Centre or co-located with the proposed district playing fields. Having regard to the existing community facilities within the WWAHT and the planned local community facilities in South and East Wadalba that will be funded by development in these respective areas, it is appropriate for these areas to contribute less to the District Facilities. **Table 31** provides the rational for the apportionment of District Community Facilities.

Table 31 Apportionment of Warnervale Community Hub

Development Areas	Projected Population	% of Population	Gross Floor Area				% Apportioned Costs	Indexed Land Cost	Indexed Construction Costs	Total
			Total Community facilities	Existing Local Community Facilities	Planned Local Community facilities	GFA of District Community Facilities apportioned to Development Areas				
			To meet Standard at 63.2%							
			m2	m2	m2	m2		Dec-14	Dec-14	Dec-14
WWAHT	18,100	52.0%	3,225	780		2,445	48.7%	\$0	\$9,850,569	\$9,850,569
7A Precinct	6,400	18.4%	1,140			1,140	22.7%	\$0	\$4,594,370	\$4,594,370
WTC	3,100	8.9%	552			552	11.0%	\$0	\$2,225,398	\$2,225,398
Future Development Areas In Greater Warnervale District	7,200	20.7%	1,283		400	883	17.6%	\$0	\$3,556,931	\$3,556,931
TOTAL	34,800	100.0%	6,200			5,020	100.0%	\$0	\$20,227,268	\$20,227,268

Indoor Recreation Centre

Council has identified the need to provide an Indoor Recreation Centre within the Greater Warnervale District to provide prospective residents with the ability to satisfy a range of passive and active recreational needs, as well as leisure needs with a recreational focus within a structured and non-structured format.

The principal components of the proposed Indoor Recreation Centre are aquatic facilities and indoor sports courts.

A catchment population of up to 70,000 is required to service a substantial aquatic centre based around a 50m indoor pool. A lower population is required to service an aquatic facility based around a 25 metre indoor pool. It is important that aquatic facilities are appropriately sized to meet the demands of the catchment population to minimise the annual running costs that are required to be subsidised by Council.

Conversely, aquatic and indoor sports facilities need to contain a wide range of leisure opportunities to maintain high levels of patronage and thus viability.

CGP Management Pty Ltd, in its report "*Warnervale Indoor Aquatic and Recreation Centre 2005*", concluded that a minimum population of 32,000 in the wider Warnervale area would be needed to support the provision of an indoor recreation centre based around a 25 metre pool and 2 sports courts.

The design details and component costs of the Indoor Recreation Centre recommended by CGP Management Pty Ltd is provided below:

Table 32 Recreation Centre Costs

Description	Additional Components	2005 Costs	Indexed Costs Dec-14	Total Cost funded by S94 Contributions Dec-14
25m x 20m pool, separate leisure pool, warm water/programme pool,	Includes: outdoor water play, gymnasium, gymnastics room, pool store, creche, meeting rooms, outdoor creche play area, dry play facilities (outdoor), wet & dry toilets & change area, social & active garden areas, admin, staff, first aid, café & plant areas.	\$17,890,000	\$22,745,847	\$22,745,847
2 indoor sports courts + an extra court/multipurpose hall		\$4,350,000	\$5,530,712	\$5,530,712
			\$0	
Additional components	50 m outdoor pool	\$3,210,480	\$4,081,894	
(not included)	Commercial Kitchen	\$873,251	\$1,110,276	
	Spa Sauna	\$540,929	\$687,752	
	Outdoor courts	\$346,732	\$440,845	
	Outdoor Play Area	\$385,258	\$489,828	
	Climbing wall	\$192,629	\$244,914	
	Lazy River	\$898,934	\$1,142,930	
Total Cost		\$28,688,213	\$36,474,997	\$28,276,559
S94 Plan cost assumed Grant funding/joint venture	50%			\$14,138,279.40

It is noted that the additional components in the above table are for information only and are not presently planned to be funded by Section 7.11 contributions and that it has been assumed that 50% of the funding will come from government grants or from a joint venture partner.

Notwithstanding the conclusion by CGP Management Pty Ltd about the proposed *Indoor Recreation Centre* being suitable for a catchment population, it is considered that the Centre should be apportioned over a larger *potential projected population* that includes the projected population of the proposed residential release areas under the North Wyong Shire Structure Plan as per **Table 33** below:

Table 33 Apportionment of Recreation Centre

	Projected Population	% of Population	Land Area ha	Land Costs Dec-14	Building Costs Dec-14	Total Dec-14
WWAHT	18,100	38.3%	1.15	\$799,977	\$5,421,671	\$6,221,648
WTC	3,100	6.6%	0.20	\$137,013	\$928,573	\$1,065,586
7A Precinct	6,400	13.6%	0.41	\$282,865	\$1,917,055	\$2,199,920
Potential future release areas	7,200	15.3%	0.46	\$318,223	\$2,156,687	\$2,474,910
North Wyong Shire Structure Plan Releases	12,400	26.3%	0.79	\$548,051	\$3,714,294	\$4,262,344
TOTAL	47,200	100%	3.00	\$2,086,128	\$14,138,279	\$16,224,408

Staging

To date significant investment through the pooling of contributions monies has been made in playing fields in preference to the provision of community facilities. To date, only two of the planned community facilities have been provided.

The proposed Smart Hub has been identified as a priority and will likely commenced in the next 3 year. The additional District Facility and the Indoor Recreation Centre will not be provided until a substantial part of the Warnervale Town Centre and Precinct 7A has been developed.

Adjoining Areas

There are areas within the District that are currently zoned for rural purposes that are identified for investigation for the suitability for urban development. Notwithstanding the current rural zoning, some forms of residential development are permitted under the Wyong LEP and State Environmental Planning Policies.

It is considered that a similar provision of community facilities will ultimately be planned and provided in these areas as that which has been planned, and is being provided and planned for in the existing release areas.

In these circumstances, a contribution equivalent to that which is applied to the Precinct 7A will be applied to all development in the balance of the District. This represents an equivalent contribution towards district facilities that is required for the existing release areas.

Where a compatibility certificate is obtained for any residential development within the Greater Warnervale District that is outside the WWAHT, a contribution equivalent to that which is applied to the WWAHT will also be applied.

Works Schedule

Schedules showing an estimate of the cost and staging of open space and community facilities to be delivered under this strategy plan are shown in **Section 6** of this Plan.

4.2.3 Calculation of Open Space and Community Facilities Contributions

Open space and community facilities contributions within the Warnervale District will be determined by the Development Unit (DU) in accordance with the following formula:

$$\begin{aligned} \text{Contribution Rate}_{\text{DU}} (\$) &= \frac{\text{Cost}_{\text{total}}}{\text{DU}_{\text{total}}} \\ \text{Contrib}_{\text{dev}} (\$) &= \text{Contribution Rate}_{\text{DU}} (\$) \times \text{DU}_{\text{number}} \end{aligned}$$

Where:

Contribution Rate_{DU} is the total contribution payable for open space land, open space embellishment, community facilities land and community facilities per development unit.

Cost_{total} is the total cost of providing open space land, open space embellishment, community facilities land and community facilities for the existing and future residents of the particular catchment.

DU_{total} is the total projected population dwelling units (DU) within the particular catchment.

Contrib_{dev} is the total contribution payable for open space land, open space embellishment, community facilities land and community facilities for every development unit (DU) that is proposed to be developed.

DU_{number} the total development units in a development based on **Table 14** in Section 3.

Determining Number of Development Units

Table 34 shall be used as a guide for determining the number of Development Units in a residential development for the purpose of calculating open space and community facilities contributions. A DU is defined by reference to a vacant residential allotment or a 4 bedroom dwelling.

Table 34 **Development Unit Ratio for different types of Residential Uses**

Accommodation Type	Bedrooms /habitable Rooms	Limitations	Assumed Occupancy Rate	No. of Development Units
Hostel Bed	nil	Dormitory Style accommodation Minimum 4 beds to a room	0.45	0.15
Boarding House Room	1	Maximum 1 habitable room, Maximum 20m ² , only common kitchen facilities	0.78	0.26
Motel Suite	1			
Hotel Room	1			
Short term caravan site	1			
Private* self contained dwelling and infill self care housing as defined by SEPP – Housing for Seniors	1 to 2	Dwellings less than 60m ² GFA	1.05	0.35
Long term caravan site				
Secondary Dwellings /Dual Occupancy/Villa/Townhouse/Apartments /Self-contained tourist accommodation & alike	1	Maximum approx. 80m ² GFA	1.30	0.43
	2	Maximum approx. 120m ² GFA	1.70	0.57
	3	Maximum approx. 160m ² GFA	2.50	0.83
	4	Maximum approx. 200m ² GFA	3.00	1.00
	5	Maximum approx. 200m ² GFA + 20m ² GFA for each additional room	0.5 person per room	Proportional

Open Space and Community Facilities Contributions

Table 35 applies the formula above to calculate the DU contribution rate for open space land, open space embellishment, community facilities land and community facility works.

Table 35 **Summary of Open Space and Community Facilities Contributions**

Contribution Type	Total Indexed Cost of Works Dec-14	Estimated DUs	Indexed Cost per DU Dec-14
WWAHT Open Space Land	\$17,339,257	6,028	\$2,876
WWAHT Open Space Embellishment	\$28,309,471	6,028	\$4,696
WWAHT Community Facilities Land	\$913,895	6,028	\$152
WWAHT Community Facilities Works	\$17,838,322	6,028	\$2,959
TOTAL	\$64,400,945		\$10,683
Precinct 7A Open Space Land	\$7,035,590	2,230	\$3,155
Precinct 7A Open Space Embellishment	\$8,823,353	2,230	\$3,956
Precinct 7A Community Facilities Land	\$282,865	2,230	\$127
Precinct 7A Community Facilities Works	\$6,511,424	2,230	\$2,920
TOTAL	\$22,653,232		\$10,157
WTC Open Space Land	\$4,221,295	1,250	\$3,376.00
WTC Open Space Embellishment	\$5,918,968	1,250	\$4,733.72
WTC Community Facilities Land	\$137,013	1,250	\$109.58
WTC Community Facilities Works	\$3,153,971	1,250	\$2,522.40
TOTAL	\$13,431,247		\$10,742
Balance of Warnervale District Open Space Land	Same level as Precinct 7A	2,400	\$3,155
Balance of Warnervale District Open Space Embellishment		2,400	\$3,956
Balance of Warnervale District Community Facilities Land	Same level as Precinct 7A	2,400	\$127
Balance of Warnervale District Community Facilities Works		2,400	\$2,920
TOTAL			\$10,157

Table 36 to 38 provide a cost according to the size of dwellings.

Table 36 WWAHT Open Space and Community Facilities Contributions

Dwelling Size	Assumed Occupancy Rate	DU's	Contributions Rates				Total
			Open Space Land Dec-14	Open Space Embellishment Dec-14	Community Facilities Dec-14	Community Facilities Works Dec-14	
1 bedroom residential dwelling/unit	1.30	0.43	\$1,246	\$2,035	\$66	\$1,282	\$4,630
2 bedroom residential dwelling/unit	1.70	0.57	\$1,630	\$2,661	\$86	\$1,677	\$6,054
3 bedroom residential dwelling/unit or vacant lot 350m ² or less	2.50	0.83	\$2,397	\$3,913	\$126	\$2,466	\$8,903
4 bedroom residential/unit/residential allotment	3.00	1.00	\$2,876	\$4,696	\$152	\$2,959	\$10,683
5 or more bedroom residential dwelling/unit	Plus 0.5 person per each additional habitable room/bedroom in excess of 4	Proportional	Proportional	Proportional	Proportional	Proportional	

Table 37 Precinct 7A & Remainder of Warnervale District Open Space and Community Facilities Contributions

Dwelling Size Precinct 7A & Remainder of Warnervale District	Assumed Occupancy Rate	DU's	Contributions Rates				Total
			Open Space Land Dec-14	Open Space Embellishment Dec-14	Community Facilities Dec-14	Community Facilities Works Dec-14	
1 bedroom residential dwelling/unit	1.30	0.43	\$1,367	\$1,714	\$55	\$1,265	\$4,402
2 bedroom residential dwelling/unit	1.70	0.57	\$1,788	\$2,242	\$72	\$1,654	\$5,756
3 bedroom residential dwelling/unit or vacant lot 350m ² or less	2.50	0.83	\$2,629	\$3,297	\$106	\$2,433	\$8,465
4 bedroom residential/unit/residential allotment	3.00	1.00	\$3,155	\$3,956	\$127	\$2,920	\$10,157
5 or more bedroom residential dwelling/unit	Plus 0.5 person per each additional habitable room/bedroom in excess of 4	Proportional	Proportional	Proportional	Proportional	Proportional	

Table 38 WTC Open Space and Community Facilities Contributions

Dwelling Size	Assumed Occupancy Rate	DU's	Contributions Rates				Total
			Open Space Land	Open Space Embellishment	Community Facilities	Community Facilities Works	
			Dec-14	Dec-14	Dec-14	Dec-14	Dec-14
1 bedroom residential dwelling/unit	1.30	0.43	\$1,463	\$2,051	\$47	\$1,093	\$4,655
2 bedroom residential dwelling/unit	1.70	0.57	\$1,913	2,682	\$62	\$1,429	\$6,088
3 bedroom residential dwelling/unit or vacant lot 350m ² or less	2.50	0.83	\$2,813	\$3,945	\$91	\$2,102	\$8,952
4 bedroom residential/unit/residential allotment	3.00	1.00	\$3,376	\$4,734	\$110	\$2,522	\$10,742
5 or more bedroom residential dwelling/unit	Plus 0.5 person per each additional habitable room/bedroom in excess of 4	Proportional	Proportional	Proportional	Proportional	Proportional	

Open Space and Community Facilities Catchments

The catchment areas within which open space and community facilities contributions are payable are illustrated in **Figure 3** in Section 5.

4.3 Roads, Traffic Management and Bus Facilities Strategy

4.3.1 Background

The road network in the Warnervale District was originally designed, constructed, augmented and maintained to serve a rural population up until the mid-1990's when the area was identified for urban expansion.

The transformation of the area from a rural district to an urbanised area will eventually result in approximately 138,000 additional daily vehicle trips.

Without investment in roads and intersection upgrades the projected additional traffic from the projected development of in the Warnervale District will reduce the safe and efficient operation of the existing road network.

Development in the Warnervale District has, and will continue to, require a significant investment in the road network in terms of:

- new intersections and upgrades to existing intersections;
- new and upgraded road links that meet the needs of the release area as a whole (i.e. only the extra pavement width attributable to higher order roads is to be funded via development contributions);
- new facilities for public transport (bus facilities).

The approach to establishing road and intersection requirements for this area has been:

- identify existing road hierarchy and traffic flows;
- predict future road hierarchy and traffic flows generated by all development including the proposed development in the plan area;
- identify road and intersection improvements necessary to cater for these predicted flows;
- identify additional road and intersection improvements necessary to cater for these predicted flows; and
- apportion the costs of improvements based on assessed daily vehicle trips by different land use types and by development precinct.

Road Catchments

Fifteen road catchments have been identified within the Greater Warnervale District as discrete development areas, which will have differing impacts on different parts of the road network. Each catchment will be required to contribute to each road and intersection work that it impacts on in terms of its total projected Daily Vehicle Trips (DVT) (as a proportion of the total projected DVT from all catchments that impacts each work).

Figure 5 showing the location of the roads catchments is provided in Section 5.

Works Schedule

Schedules showing an estimate of the cost and staging of road works to be delivered under this Plan are shown in **Section 6**.

The works in the Works Schedule comprise of:

- The cost of upgrading intersections, particularly the larger ones which are likely to be undertaken by Council and/or the NSW Roads and Marine Service.
- The cost of upgrading existing local collector roads with the widening of the pavement width and the road reserve to facilitate traffic flows, permit bus routes, provide parking lanes and adjoining cycleways. Much of this work will be undertaken by developers as part of the development of their development sites. The cost of these upgrade works are estimates that may, or may not, reflect the final construction costs. There will be instances where the final construction cost exceeds the cost estimate in the plan, and this portion of the costs will be borne by the developer. The purpose of including works in the plan is to recognise that the adjoining developer should not have to pay the full cost of the work when the traffic from other developments that have no frontage to such works are or will generate the need for the higher road and pedestrian standards. Thus, the Plan seeks to provide some apportionment and relief from the cost of providing the full cost of the higher standard required.
- The cost of works that have already been completed in advance of development that provides additional capacity in the road system.

All other road reserves identified in adopted Development Control Plans shall be dedicated free of cost.

4.3.2 Calculation of the Contribution Rate

Contributions will be collected from all residential and non-residential development in the Warnervale District toward roads, traffic management and bus facilities identified under this Plan.

The cost of the roads contribution is based on trip generation, which is used to calculate the roads contribution on a Trip Cost, Net Developable Area (NDA) or Development Unit (DU) basis depending on the area and the development proposed.

The total quantum of contributions depends on the road catchment the development is located in, the type of development, and traffic generating characteristics of that type of development.

Contributions will be payable on a DU basis for all residential development in the WWAHT. Contributions will be payable on a NDA basis for industrial subdivision within the Wyong Industrial Park. Contributions for other developments will be based on the number of daily vehicle trips (DVTs) generated.

Council will decide on the method of collection in consultation with **Table 39**.

The following section provides the formulas that demonstrate how the contributions are calculated by each method.

Daily Vehicle Trip Cost Method

The determination of the roads contribution based on the cost of each DVT for each road catchment and its application to a particular development is calculated via the follows series of formulas:

$$\text{Cost}_{\text{catchX-workA}} (\$) = \text{Cost}_{\text{workA}} (\$) \times \frac{\text{Trips}_{\text{catchX-workA}}}{\text{Total Trips}_{\text{catchXYZ-workA}}}$$

Where:

Cost_{catchX-workA} is the cost attributable to a particular roads catchment for a particular work.

Cost_{workA} is the total cost of the particular road work

Trips_{catchX workA} - is the total projected DVTs attributable to a particular roads catchment for a particular work

Total Trips_{catchXYZ-workA} is the total projected DVTs of all the catchments for which a particular work is attributable to.

The total cost of all works attributable to a particular road catchment can be expressed as the sum of all the proportional costs of all the road works attributable to a particular road catchment:

$$\text{Total Cost}_{\text{catchX-all works}} (\$) = \left(\text{Cost}_{\text{catch x-workA}} \right) + \left(\text{Cost}_{\text{catch x-workB}} \right) + \text{Etc}$$

Where:

Total Cost_{catchX-all works} is the total cost of all works attributable to a particular roads catchment.

Cost_{catch x-workA} is the cost attributable to a particular road catchment for work A.

Cost_{catch x-workB} is the cost attributable to a particular road catchment for work B.

Etc – is the cost attributable to a particular road catchment of all remaining work.

The determination of the trip cost for each roads catchment is as follows:

$$\text{Trip Cost}_{\text{catchX}} (\$) = \frac{\text{Total Cost}_{\text{catchX-all works}} (\$)}{\text{Total Trips}_{\text{catchX}}}$$

Where:

Trip Cost_{catchX} is the cost of each DVT for a particular road catchment

Total Cost_{catchX-all works} is the total cost of all works attributable to a particular roads catchment.

Total Trips_{catchx} is the total projected DVTs attributable to a particular roads catchment

The determination of the roads contribution based on the trip cost that is payable for a particular development is as follows:

$$\text{Contrib}_{\text{dev-catchX}} (\$) = \text{Trip Cost}_{\text{catchX}} (\$) \times \text{Trips}_{\text{dev}}$$

Where:

Contrib_{dev-catchX} is the total roads contribution for a proposed development located in a particular catchment

Trip Cost_{catchX} is the total contribution per DVT for the roads catchment that the proposed development is located in a particular catchment

Trips_{dev} is the additional DVT generated by the proposed development

Net Developable Area Method

The determination of the NDA rate for a road catchment and the application to a particular development is as follows:

$$\text{Contrib}_{\text{nda-catchX}} (\$) = \frac{\text{Total Cost}_{\text{catchX-all works}} (\$)}{\text{NDA}_{\text{catchX}}}$$

Where:

Contrib_{nda-catchX} is the total roads contribution payable within a particular roads catchment for every hectare of net developable area that is developed

Total Cost_{catchX-all works} is the total cost of all works attributable to the particular roads catchment.

NDA_{catchX} is the total Net developable area within the particular catchment

The determination of the roads contribution based on the NDA that is payable for a particular development is as follows:

$$\text{Contrib}_{\text{dev-catchX}} = \text{Contrib}_{\text{nda-catchX}} (\$) \times \text{Area}_{\text{dev}}$$

Where:

Contrib_{dev-catchX} is the total roads contribution for a proposed development

Contrib_{nda-catchX} is the total roads contribution payable for every hectare of net developable area that is developed in the roads catchment within which the development is located

Area_{dev} is the area proposed to be developed in hectares

Development Unit Method

The determination of the DU rate for residential development is as follows:

$$\text{Contrib}_{\text{dev-DU}} = \frac{\text{Trip Cost}_{\text{catchX}}}{(\$)} \times \text{DU}_{\text{number}}$$

Where:

Contrib_{dev-DU} is the total roads contribution payable for a particular development

Trip Cost_{catchX} is the cost of each DVT for the road catchment within which the proposed development is located

DU_{number} the total development units that are proposed by a particular development

Table 39 applies the formulas above to calculate the contribution rates on the basis of DVT, NDA or DU for each road catchment.

Table 39 Roads Contributions Rates for the Greater Warnervale District

APPLICATION DETAILS			Catchment Details				DVT Cost Based Contributions		Area Based Contributions
CATCHMENT	APPLICATION	DEVELOPMENT TYPE	Total Projected DVTs for Catchment	Total Apportioned Cost to Catchment	% of Total Cost	Cost per projected DVT	Cost per DVT	Cost per Development Unit (DU) - per 4 bedroom dwelling	Contribution rate per ha
							Non-residential developments	Residential unit developments (based on 7.4 trips per 4 bedroom dwelling.)	Specific Residential and Industrial subdivision
				Dec-14		Dec-14	Dec-14	Dec-14	Dec-14
Wadalba, Woongarra & Hamlyn Terrace (WWAHT) Precincts 7b, 8a & 8b		TOTAL CATCHMENT	51,833	\$63,671,819	35.6%	\$1,228			
		Residential Development					n/a	\$9,090	n/a
		Non-residential developments					\$1,228	n/a	n/a
Precinct 7A -		TOTAL CATCHMENT	16,579	\$27,464,944	15.3%	\$1,657			
		Residential					n/a	\$12,259	n/a
	All Zones	Non-residential developments					\$1,657	n/a	n/a
Warnervale Town Centre		TOTAL CATCHMENT	19,237	\$27,367,777	15.3%	\$1,423			
	Precincts 1,2,3,4 & 7b (Zoned R1)	Residential					n/a	\$10,528	n/a
	Precinct 5, 6a, 6b & 7a (Zoned B2 & B4)	Residential					n/a	\$10,528	n/a
	All zones	Non-residential developments					\$1,423	n/a	n/a
Wadalba 8B ¹ & 8C		TOTAL CATCHMENT	14,752	\$9,287,526	5.2%	\$630			
		Residential					n/a	\$4,659	n/a
	All Zones	All other development					\$630	n/a	n/a
North Wyong Industrial		TOTAL CATCHMENT	10,959	\$5,509,471	3.1%	\$503			
		Industrial Subdivision of Greenfield areas					n/a	n/a	\$75,413
	All Zones	Additional Development					\$503	n/a	n/a
Employment Corridor		TOTAL CATCHMENT	4,945	\$2,835,096	1.6%	\$573			
		All developments					\$573	n/a	n/a

APPLICATION DETAILS			Catchment Details				DVT Cost Based Contributions		Area Based Contributions
CATCHMENT	APPLICATION	DEVELOPMENT TYPE	Total Projected DVTs for Catchment	Total Apportioned Cost to Catchment	% of Total Cost	Cost per projected DVT	Cost per DVT	Cost per Development Unit (DU) - per 4 bedroom dwelling	Contribution rate per ha
							Non-residential developments	Residential unit developments (based on 7.4 trips per 4 bedroom dwell.) 7.40	Specific Residential and Industrial subdivision
				Dec-14		Dec-14	Dec-14	Dec-14	Dec-14
Mackillop Catholic College		TOTAL CATCHMENT	790	\$424,461	0.2%	\$538			
		All developments					\$538	n/a	n/a
GP Super Clinic		TOTAL CATCHMENT	2,170	\$1,500,597	0.8%	\$692			
		All developments					\$692	n/a	n/a
WEZ - Mountain Rd Precinct		TOTAL CATCHMENT	5,764	\$20,296,222	11.3%	\$3,521			
		Industrial subdivision / developments					n/a	n/a	\$202,476
		Additional developments					\$3,521	n/a	n/a
WEZ - South & West		TOTAL CATCHMENT	2,341	\$6,121,596	3.4%	\$2,615			
		Industrial subdivision / developments					n/a	n/a	\$150,334
		Alternative developments					\$2,615	n/a	n/a
PRECINCT 14		TOTAL CATCHMENT	1,725	\$4,272,985	2.4%	\$2,477			
		Industrial subdivision / developments					n/a	n/a	\$61,925
		Alternative developments					\$2,477	n/a	n/a
Warnervale Education Site		TOTAL CATCHMENT	1,820	\$2,448,970	1.4%	\$1,345			
		Industrial subdivision / developments					n/a	n/a	\$149,327
		Alternative developments					\$1,345	n/a	n/a
BRUCE CRESCENT		TOTAL CATCHMENT	10,803	\$7,571,026	4.2%	\$701			
		residential subdivision					n/a	n/a	\$77,794
		Industrial subdivision / development					n/a	n/a	\$40,299
		Alternative developments					\$701	n/a	n/a
GRAMMAR SCHOOL		TOTAL CATCHMENT	612	\$204,415	0.1%	\$334			
							\$334	n/a	n/a
SUB TOTAL			144,329	\$178,976,906	100%				

4.3.3 Vehicle Trips for Different Land Uses

Residential DVTs

The following table shall be the means of determining trip generation for residential development based on the size of dwellings.

Table 40 Road Contribution for Residential Development by Residential Type & Bedroom Size

Residential Development Type	Assumed Daily Vehicle Trips	DU Rate	Source
Hostel bed	1.4	0.19	Assumes 66% of a boarding House Room
Housing for Seniors	2.1	0.28	Technical Direction TDT 2013/04a(NSW Transport) August 2013.
Boarding House room	2.1	0.28	Same as for Housing for Seniors
Secondary Dwelling	2.5	0.34	Technical Direction TDT 2013/04a(NSW Transport) August 2013.
Motel Room	3	0.41	RTA Guide to Traffic Generation Developments Version 2.2 -October 2002
1 bedroom unit/dwelling	4	0.54	Adapted from the RTA Guide to Traffic Generation Developments Version 2.2 -October 2002 i.e. 4-5 DVT for Small Units
2 bedroom unit/dwelling	5	0.68	Adapted from the RTA Guide to Traffic Generation Developments Version 2.2 -October 2002 i.e. 4-5 DVT for Small Units
3 bedroom unit/dwelling or vacant lot 350m2 or less	6	0.81	Adapted from the RTA Guide to Traffic Generation Developments Version 2.2 -October 2002 i.e. 5-6.5 DVT for Large Units
4 bedroom unit / dwelling / residential allotment	7.4	1.00	Adapted from Technical Direction TDT 2013/04a(NSW Transport) August 2013.
5 bedroom unit	8.4	1.14	assuming one addition vehicle for the 5 bedroom
Larger units / Dwellings to be determined on a proportional basis			

Non-Residential DVTs

The method for determining the number of non-residential daily trips shall be by reference to the current Roads and Maritime Services *"Guide to Traffic Generating Developments"*.

Table 41 summarises the method for calculating the DVTs for non-residential developments under this Guide.

Table 42 provides additional guidelines from other sources that can be used for landuses that are not covered in the *"Guide to Traffic Generating Developments"*.

Where a development type is not listed or there are other peculiarities for a traffic perspective, the daily trip generation shall be determined by Council having regards to the standards applicable to like uses and/or other substantive research.

Table 41 **Land Use Trip Generation Rates**

Development Type	Average Daily Vehicle Trips	Unit
Motels	3	Per unit
Office & Commercial	10	100 m ² GLFA
Shopping Centre 1-10,000 m ²	121	100 m ² GLFA
10,000-20,000 m ²	78	100 m ² GLFA
20,000-30,000 m ²	63	100 m ² GLFA
30,000-40,000 m ²	50	100 m ² GLFA
Motor showrooms	0.7	100 m ² site area
Car Tyre Retail Outlets	10	100 m ² Site area
Markets	18	per stall
Recreation - Tennis	45	Court
Recreation - Gymnasium	45	100 m ² GFA
Restaurant	60	100 m ² GFA
Road Transport Terminal	5	100 m ² GFA
Factories covered by light industry	5	100 m ² GFA
Warehouses	4	100 m ² GFA

Source: RTA Guide to Traffic Generation Developments
Version 2.2 -October 2002

Table 42 Land Use Trip Generation Rates

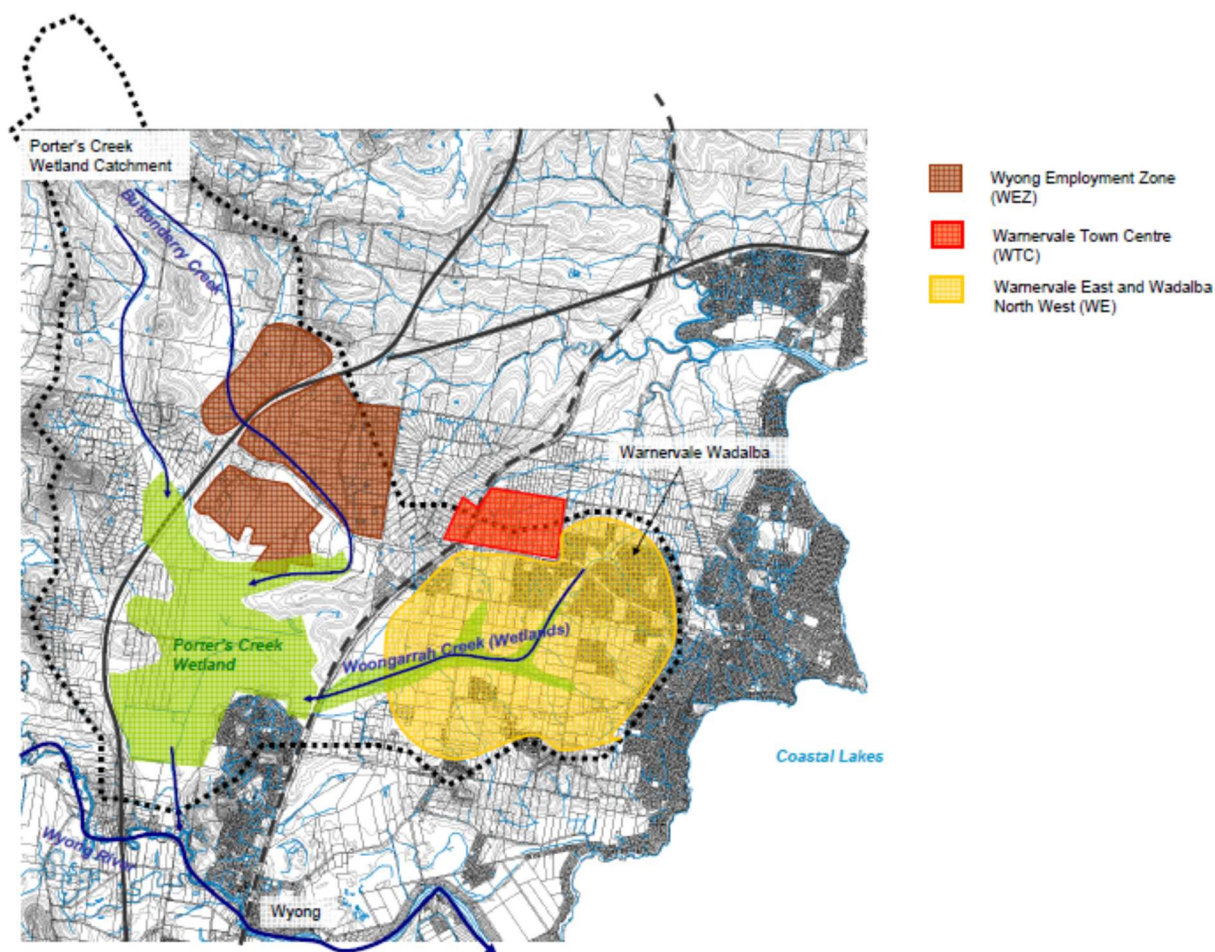
Development Type	Average Daily Vehicle Trips	Unit
Primary school	1.4	Enrolment
High school	1.4	Enrolment
TAFE college	1.8	Enrolment
Taverns, hotels	110	100 m ² GLFA
Fast food not included in shopping centre	60	100 m ² GLFA
Retail market	20	100 m ² GLFA
Recreation - Squash	45	Court
Hospitality facilities	50	100 m ² GLFA
Licensed clubs	100	100 m ² GLFA
Motor showrooms	5	100 m ² GLFA
General heavy industry	1.5	100 m ² GLFA
Mixed industrial park/Business Parks	7.83	100 m ² GLFA
Garden centre not included in Shopping Centre	40	100 m ² retail area
Hardware not included in shopping centre	80	100 m ² GLFA
Mixed retail showroom	40	100 m ² GLFA
Furniture showroom	10	100 m ² GLFA
Major Offices (including government)	12	100 m ² GLFA
Medical centres & dentists	50	100 m ² GLFA
Doctor's surgery	50	100 m ² GLFA
Source: Other Traffic Sources		

4.5 Drainage & Water Quality

4.4.1 Overview

The majority of the area identified as the Greater Warnervale District is within the Porters Creek Drainage Catchment, where runoff flows into the Porters Creek Wetland with overflows continuing into the Wyong River (see **Figure 3** below). The WWAHT, Precinct 7A (shown as Warnervale East and Warnervale North West in figure), the Warnervale Town Centre, the Wyong Employment Zone are all located in this catchment.

Figure 3 Porters Creek Catchment



Source: Warnervale Wadalba IWCM Strategy 2008

Note: WWAHT & Precinct 7A are shown as Warnervale East & Warnervale North West.

As rural areas are developed for urban purposes there is an increase in the areas of impervious surfaces and a converse decline of the surface areas where surface water can infiltrate. The process of urbanization increases both the volumes and velocity of rainwater runoff, which can impact on stream levels and water quality. Water quality from urban areas is also impacted by organic matter and chemicals that can change the chemical composition of water that can alter the natural biological processes and characteristics of water.

The original strategy for addressing stormwater and water quality in the Warnervale District relied on identifying a program of works for culvert upgrades, drainage channel treatments and water quality treatment facilities. The proposed treatment of drainage channels at this time included the “hard engineering” approach to water management that involved piping and the formalization of drainage channel with “end of pipe” treatment solutions. The water quality treatment under the previous stormwater management strategy was to provide a series of treatment facilities at strategic downstream locations in the various sub-catchments as per the Warnervale Wetlands Concept Design Report (Kinhill 2000) and the subsequent 2002 Revision.

A number of factors contributed to the realization that changes were required to the original approach to stormwater management including:

1. impacts of urban stormwater flows on the environmental health of the Porters Creek Wetland;
2. significant philosophical changes in the Engineering Industry to stormwater management;
3. the need to address stormwater on a catchment wide basis, at a time when consideration was being given to the potential for development of the Warnervale Town Centre and the Wyong Employment Zone;
4. the opportunity to undertake stormwater harvesting to augment water supplies.

Porters Creek Wetland

The Porters Creek Wetland is the largest remaining freshwater wetland on the Central Coast and one of the last of its kind in NSW. Porters Creek Wetland contains large areas of Endangered Ecological Communities (EECs) and significant areas of habitat for a number of threatened species, which are protected under the *Biodiversity Conservation Act 2018* and *Commonwealth Environment Protection and Biodiversity Act, 1999*.

Porters Creek Wetland was also recognised as a wetland of State significance when it was gazetted as a State Environmental Planning Policy No 14 - Coastal Wetland (SEPP 14 – Coastal Wetlands) in 1999 (*now State Environmental Planning Policy (Coastal Management)*). Council has a responsibility under these planning controls to protect this wetland and to properly manage the effects of planned developments within its catchment.

Porters Creek Wetland is exhibiting signs of stress from altered drainage and hydrology from previously approved development within the Porters Creek catchment principally in the Greater Warnervale District. Impervious surfaces such as roads, roofs and car parks increase stormwater runoff, which poses a significant threat to the long-term viability of the wetland. Increased runoff from additional development in the catchment, if left unchecked, will result in loss of significant areas of EECs and the consequential reduction in habitat values and natural water quality treatment capacity.

Integrated Water Cycle Management (IWCM) Principals

Integrated Water Cycle Management (IWCM) and Water Sensitive Design (WSUD) is an approach to stormwater management that is directed towards urban development that promotes sustainable and integrated management of land and water resources, and incorporates best practice stormwater management, water conservation and environmental protection. It is directed to mitigating the impacts of stormwater and water quality at all parts of the runoff stream.

The main elements of the revised IWCM scheme as explained in the Ecological Engineering Report 2006 are:

Water quality requirements mainly provided by artificial wetlands, but also by allotment and streetscape works. These are designed to reduce the sediment and nutrient load from runoff entering the Porters Creek Wetland or before being diverted to the regional stormwater harvesting scheme. These elements are to be provided by Developers at no expense to Council.

Water diversion works consisting of storages, pump stations and pipelines designed to divert stormwater around Porters Creek Wetland to Wyong River. The discharge point into Wyong River is at the Wyong River Weir, which provides the options of discharging stormwater:

- either upstream of the weir for use in directly supplementing the town water supply,
- into the weir as an environmental flow substitution thereby indirectly supplementing the town water supply, or
- or downstream of the weir without contacting the town water supply.

Integrated Water Cycle Management (IWCM) Strategy

An Integrated Water Cycle Management (IWCM) Strategy was formulated in 2006 to mitigate impacts on the Porters Creek Wetland associated with the proposed development of the Warnervale Town Centre and the Wyong Employment Zone. The aim of the IWCM Strategy is to capture and treat urban runoff in accordance with the principals of IWCM, as well as to divert excess stormwater around the Porters Creek Wetland and into Wyong River. This evolved into what is now referred to as the "Porters Creek Stormwater Harvesting Scheme" or the "Regional Porters Creek Wetland IWCM Strategy".

Modelling shows that the IWCM Scheme would significantly contribute to maintaining the wetland in its pre-development condition. Construction of storage and treatment areas together with a piped diversion around the Porters Creek Wetland will also permit a valuable water resource to be tapped whilst permitting further development in the Porters Creek catchment to occur in a sustainable manner. This excess stormwater could also be used to directly or indirectly supplement the Gosford-Wyong potable water supply.

The aims of the original 2006 IWCM Scheme were amended by Council in 2009 to reflect a change in the operating parameters i.e. reduction in the required stormwater storage and pump rate. Certain elements of the scheme were also removed. Council adopted a revised Porters Creek Stormwater Harvesting scheme in February 2010 (Wyong Shire Council Report, 2010).

The cost estimate for the Porters Creek Stormwater Harvesting Scheme in 2011 was \$45.5 M of which \$26M was to be funded by future development contributions (D02520205) apportioned over future development in the Warnervale Town Centre, Precinct 7A and Wyong Employment Zone. It is clear that the cost of this scheme will have a significant impact on the development costs for subdivision and development.

This contributions plan is based on the scheme being modified to remove the water harvesting component. A review of the hydraulic modelling of the Porters Creek Catchment has commenced as the first step in the replacement of the Stormwater Harvesting Scheme with a Wetland Diversion Scheme. An interim cost of \$15M has been adopted for the purpose of levying contributions towards this lower cost scheme.

WWAHT

Prompted by the 2006 Integrated Water Cycle Management (IWCM) Strategy that focused on the WTC and WEZ, a comprehensive review of the stormwater management strategy for the balance of the Porters Creek Catchment comprising WWAHT and Precinct 7A was carried out in 2008. This review was undertaken by EDAW/AECOM/Storm Consulting and produced the report titled *Warnervale-Wadalba Integrated Water Cycle Management Section 94 (2008)*. This review revealed that although the previous water quality strategy based on the Kinhill 2000 report represented the best practice at the time that report was published, it is no longer consistent with contemporary stormwater design and did not support the Regional Porters Creek Wetland IWCM Strategy.

Central to the recommendations in this report was placing greater responsibility on developers to integrate water cycle management elements as part of subdivision design and domestic development (i.e. water tanks, infiltration areas etc).

The report provided a number of options for retrofitting the stormwater management in the WWAHT district including a strategy:

1. for pumping water via a network of pipes from retention basins at the downstream end of drainage sub-catchments to the Wyong River, or
2. for providing storage volumes to be included at the downstream end of the catchments, especially for stormwater for catchments A (W1), C1 (W4&W5), C2 (W6), E (W10), F (W12), G (W14), D1 (W23).

Given the cost of undertaking a full retrofitting of the stormwater management in the WWAHT district, which is substantially developed, the second approach (b. above) was adopted.

Further refinement of the IWCM Strategy for WWAHT was provided through the Precinct 7A IWCM Strategy (2012). Under this strategy, a central storage facility within Precinct 7A was designed to accommodate water from sub-catchments within WWAHT where treatment will be otherwise difficult due to existing development and/or environmental constraints.

The design of the central storage facility will address water quality and stormwater storage volumes for existing and proposed development within a number of local drainage catchments within both the WWAHT and precinct 7A. The central storage facility will thus replace a number of previously planned water quality facilities.

This plan will continue recouping monies spent on the water quality facilities provided for Catchments B2 & B3 and will continue collecting for the planned Catchment E facility. While new Greenfield developments throughout the WWAHT will need to address increased stormwater volumes and water quality in accordance with the IWCM principals, developments in catchments C3 and D3 will not be able to rely on the storage volumes and water quality opportunities associated with the proposed central water storage facility. Development in these catchments will need to achieve pre-development flows and water quality standards completely within their respective catchments.

The drainage and water quality management scheme for WWAHT is based on managing stormwater on a drainage sub-catchment basis. The drainage and water quality catchments are shown in **Figure 5** in Section 5.

Precinct 7A

This Plan imposes contributions for developments in Precinct 7A for:

- The cost of acquiring the floodplain on the southern side of Precinct 7A apportioned over the WWAHT, Precinct 7a and WTC.
- The cost of implementing a Porters Creek Diversion Scheme apportioned over the WTC, WEZ and Precinct 7A.

While the capacity with the Central Storage Facility is allocated in the Precinct 7A IWCM Strategy (2012), the decision to review the Stormwater Harvesting Scheme and the impact of the cumulative \$7.11 contributions on the development costs in Precinct 7A have determined that water quality will be provided by individual developments until or unless other arrangements are adopted in response to the review.

Water Quality within Precinct 7A will need to be addressed on site using the principles outlined in the IWCM Strategy.

Warnervale Town Centre

This Plan imposes contribution for developments within the WTC based on identified works within each sub catchment apportioned over future identified development. The only external works that all development in the WTC will contribute to will be:

1. The cost of acquiring the floodplain on the southern side of Precinct 7A apportioned over the WWAHT, Precinct 7A and WTC.
2. The cost of implementing a Porters Creek Diversion Scheme apportioned over the WTC, WEZ and Precinct 7A.
3. The cost of a central storage facility

Developments in WCT1 & WCT2 will contribute towards water quality facilities within the respective catchments.

WEZ & the Education Site

This Plan imposes contributions for developments within the WEZ and the Education Site for the apportioned cost of the \$15M Porters Creek Diversion Scheme.

All necessary drainage and water quality works within the WEZ will be further identified in a future Contributions Plan applying to that area.

All necessary drainage and water quality works within the Education Site will be provided by the developer of that site.

Works Schedule

Schedules showing an estimate of the cost of stormwater and water quality facilities to be delivered under this plan are shown in **Section 6** of this plan.

The location of drainage land and work are illustrated in **Figures 14 to 18**. The location of water quality works is illustrated in **Figure 19**.

Staging

Drainage and Water Quality Land - The acquisition of drainage and water quality land will generally occur when the land, on which it is located, is developed. A condition of the development consent will require such land to be dedicated.

The exception is drainage land identified as floodplain, where a deed of agreement is in place with an existing land owner for the acquisition of approximately 130 ha of the total 200 ha (approximate) upon the rezoning of Precinct 7A, which is the subject of Wyong Local Environmental Plan 2013. Other parts of the floodplain are likely to be acquired as the holdings, on which they are located, are developed.

Drainage channel works will largely be undertaken by developers when developing the land on which the drainage works are located on.

Drainage channel works for catchment A and B1 have been completed. Substantial sections of the remaining drainage channels still require completion, especially drainage channels in catchments C and drainage channels D1 & D2. It is proposed that Channel F will remain in a largely natural state and some restoration works will be required as development proceeds.

Culverts - Significant progress has been made in respect to the provision of the planned culverts with the completion of Mataram Road Culverts (dcB1 & dcB2), Warnervale Road Culvert (dcAB4) largely completed. The major culverts under the Pacific Highway have been completed except for those in Catchment D (dcD2 & dcD4), which will be required to be upgraded as part of the development of the adjoining lands. The balance of the other culverts will also be required to be upgraded as the development of adjoining lands proceeds.

The Minnesota Road Culvert (DcAD1) was completed in 2013. While the cost of this was previously apportioned a number of upstream drainage catchments, under this plan it has been included as part of the cost of the upgrade of Minnesota Road.

Water Quality Works – The Water Quality facility for Catchments B1 (wqB1) was completed by Council between February 2005 and March 2006. Water Quality facility for Catchments B2 (wqB2) was completed by the adjoining developers in two stages in 2005/6 & 2007/08.

A water quality facility for Catchment E W10 will be completed as development in the catchment nears completion. The completion of the central water storage facility will be completed in conjunction with the development in Precinct 7A.

4.4.2 How are Infrastructure Demands and Costs Apportioned?

Each development is to pay a contribution towards the provision of drainage and water quality facilities planned within the catchment it is located in. The cost of land purchases for drainage reserves and landscaping costs are also included. Where more than one catchment contributes to a downstream structure, the cost has been apportioned between contributing catchments.

All built development is considered as contributing to increased runoff and thus the apportionment of drainage and water quality costs is based on NDA, with a further apportionment undertaking for residential development for each drainage catchment on the basis of projected dwelling units.

Drainage and Water Quality contributions for industrial subdivision of the Wyong Industrial Park will be calculated on a NDA rate, with all other areas based on DU rate.

Net Developable Area Method

Contributions will be collected from the Wyong Industrial Park in respect of industrial subdivision toward the provision of drainage and water quality facilities.

The NDA rate for **drainage land & works and water quality land & works** and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{nda}} (\$) = \frac{\text{Cost}_{\text{catchX}}}{\text{NDA}_{\text{total-Catch X}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{nda}} \times \text{Area}_{\text{dev}}$$

Where:

Contrib_{nda} is the total contribution payable for drainage land, drainage works, water quality land and water quality works for every hectare of NDA that is proposed to be developed

Cost_{catchX} is the cost of providing for drainage land, drainage works, water quality land and water quality works proposed to be provided to achieve the planned drainage and water quality outcomes for a particular catchment

NDA_{total-catchX} – the total NDA within a particular catchment for which contributions have been or will be levied in the future

Contrib_{total} is the total contribution payable in respect to a development proposal for drainage land, drainage works, water quality land and water quality works.

Area_{dev} is the NDA in hectares proposed to be developed.

The contribution rates for drainage and water quality for each catchment using the formula above are provided in the tables overleaf.

Table 43 Non- residential NDA Contribution Rates for Drainage Land

Drainage Land			
Catchment	TOTAL COST	total NDA	NDA Rate
	(\$)	(ha)	(\$)
F2	\$205,268	5.21	\$39,380
G2 (existing consents)	\$166,358	18.90	\$8,804
G3 (no consents)	\$63,189	7.18	\$8,804
G4 (existing consent)	\$83,855	13.61	\$6,164
G5 (no consents)	\$39,741	6.45	\$6,164
Educationa Site	\$0	16.32	\$0
WTC1	\$296,752	6.92	\$42,882
WTC2	\$43,397	7.04	\$6,164
WTC3	\$522,706	16.55	\$31,582
WTC4	\$19,553	3.17	\$6,164
WTC5	\$0	13.38	\$0
WTC6	\$0	4.30	\$0
WTC7	\$0	1.46	\$0
WEZ Mountain Rd			
WEZ South & West			
Precinct 14			
All Other Catchments	\$11,948,111	715.88	See DU rates
TOTAL	\$13,388,931	836.36	

Table 44 Non-residential NDA Contribution Rates for Drainage Works

Drainage Works			
Catchment	TOTAL COST	total NDA	NDA Rate
	(\$)	(ha)	(\$)
F2	\$236,674	5.21	\$45,405
G2 (existing consents)	\$858,601	18.90	\$45,438
G3 (no consents)	\$326,129	7.18	\$45,438
G4 (existing consent)	\$497,125	13.61	\$36,540
G5 (no consents)	\$0	6.45	\$0
Educational Site	\$673,538	16.32	\$41,271
WTC1	\$510,186	6.92	\$73,724
WTC2	\$519,089	7.04	\$73,724
WTC3	\$683,070	16.55	\$41,271
WTC4	\$130,927	3.17	\$41,271
WTC5	\$0	13.38	\$0
WTC6	\$0	4.30	\$0
WTC7	\$0	1.46	\$0
WEZ Mountain Rd	\$4,136,977	100.24	\$41,271
WEZ South & West	\$1,680,544	40.72	\$41,271
Precinct 14	\$2,847,804	69.00	\$41,271
All Other Catchments	\$23,512,701	505.92	See DU Rates
TOTAL	\$36,613,365	836.36	

Table 45 Non-Residential NDA Contribution Rates for Water Quality Works

Water Quality Works			
Catchment	TOTAL COST	total NDA	NDA Rate
	(\$)	(ha)	(\$)
G3	\$134,880	7.18	\$18,792
G5	\$121,168	6.45	\$18,792
WTC 1	\$431,296	6.92	\$62,324
WTC 3	\$1,746,584	16.55	\$105,528
WTC 5	\$896,131	13.38	\$66,969
All Other Catchments	\$14,039,700	426.26	See DU Rates
TOTAL	\$17,369,760	476.74	

Development Unit Method

Contributions for the provision of drainage and water quality facilities will be collected from all development on a development unit (DU) basis. As indicated in the section above, the only exception will be for industrial subdivision within the Wyong Industrial Park.

The DU rate for **drainage land & works and water quality land & works** and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{DU}} (\$) = \frac{\text{Cost}_{\text{catchX}}}{\text{DU}_{\text{total-Catch X}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{DU}} \times \text{DU}_{\text{dev}}$$

Where:

Contrib_{DU} is the total contribution payable for drainage land, drainage works, water quality land and water quality works per Development Unit.

Cost_{catchX} is the cost of providing for drainage land, drainage works, water quality land and water quality works proposed to be provided to achieve the planned drainage and water quality outcomes for a particular catchment.

DU_{total-catchX} – the total DUs within a particular catchment for which contributions have been or will be levied in the future.

Contrib_{total} is the total contribution payable in respect to a development proposal for drainage land, drainage works, water quality land and water quality works.

DU_{dev} is the DU's proposed in the development.

Table 34 shall be the basis on which the equivalent DU shall be determined for different size dwellings.

The DU contribution rates for drainage and water quality for each catchment using the formula above are provided in the tables overleaf.

Non-Residential Development

Where non-residential lots are proposed within the WWAHT, the drainage and water quality contribution will be calculated as follows:

$$\text{Contrib}_{\text{non-resid}} (\$) = \text{Contrib}_{\text{DU}} \times \text{Area}_{\text{non-resid}} (\text{ha}) \times 18$$

Where:

Contrib_{non-resid} is the total contribution payable in respect of a new (from Greenfield site) non-residential lot for drainage land, drainage works, water quality land and water quality works.

Contrib_{DU} is the total contribution payable for drainage land, drainage works, water quality land and water quality works per Development Unit.

Area_{non-resid} is the area of the new non-residential lot.

Table 46 Residential DU Contribution Rates for Drainage Land

Drainage Land			
Catchment	TOTAL COST	Equivalent DUs	DU Rate
	(\$)		(\$)
A	\$721,588	416	\$1,735
B1	\$439,414	325	\$1,353
B2	\$3,071,790	633	\$4,856
B3	\$680,366	439	\$1,549
B4	\$218,084	271	\$805
C1	\$305,081	205	\$1,492
C2	\$1,969,307	1,347	\$1,462
C3	\$30,510	89	\$342
D1-D3	\$1,809,222	1,256	\$1,441
E	\$281,631	549	\$513
F1 (resid)*	\$1,614,971	724	\$2,231
G1 (resid)	\$137,075	267	\$514
South Wadalba	\$0	123	\$0
H1	\$38,599	106	\$363
H2-H10, i1-i3 & J1	\$630,476	2,230	\$283
WTC 1	\$268,063	133	\$2,015
WTC 2	\$39,274	136	\$290
WTC 3	\$415,557	303	\$1,370
WTC 4	\$19,553	68	\$290
All Other Catchments	\$558,411	412	See NDA Rates
WTC Non-residential	\$139,960		
TOTAL	\$13,388,931	10,031	

Table 47 Residential DU Contribution Rates for Drainage Works

Drainage Works			
Catchment	TOTAL COST	Equivalent DUs	DU Rate
	(\$)		(\$)
A	\$1,861,616	416	\$4,475
B1	\$639,476	325	\$1,969
B2*	\$3,180,619	633	\$5,028
B3	\$902,762	439	\$2,055
B4	\$562,248	271	\$2,075
C1	\$451,502	205	\$2,208
C2	\$4,228,402	1,347	\$3,139
C3	\$0	89	\$0
D1-D3	\$3,116,756	1,256	\$2,482
E	\$1,558,390	549	\$2,836
F1m (resid)	\$1,862,063	724	\$2,573
G1 (resid)	\$707,464	267	\$2,651
South Wadalba	\$0	123	\$0
H1	\$0	106	\$0
H2-H10, i1-i3 & J1	\$4,441,400	2,230	\$1,991
WTC 1	\$510,186	133	\$3,835
WTC 2	\$519,089	136	\$3,828
WTC 3	\$683,070	303	\$2,252
WTC 4	\$130,927	68	\$1,939
All Other Catchments	\$11,257,392	412	See NDA Rates
WTC Non-residential	\$0		
TOTAL	\$36,613,365	10,031	

Table 48 Residential DU Contribution Rates for Water Quality Works

Water Quality Works			
Catchment	TOTAL COST	Equivalent DUs	DU Rate
	(\$)		(\$)
B2	\$971,764	633	\$1,536
B3	\$655,351	439	\$1,492
C1	\$261,445	205	\$1,278
C2	\$1,427,870	1,347	\$1,060
C3	\$882,961	89	\$9,910
D1,D2	\$1,165,157	1,070	\$1,089
D3	\$592,342	185	\$3,198
E	\$1,930,853	549	\$3,514
F1	\$770,664	724	\$1,065
G1	\$292,593	267	\$1,096
H2	\$464,086	288	\$1,613
H3,H4,H9,H10,i1,i2 &i3	\$1,096,988	1,180	\$929
H5	\$259,549	60	\$4,330
H6	\$662,290	160	\$4,144
H7	\$1,426,258	146	\$9,756
H8	\$680,471	283	\$2,406
J	\$499,059	114	\$4,396
WTC 1	\$431,296	133	\$3,242
WTC 3	\$1,746,584	303	\$5,759
WTC 5	\$896,131	285	\$3,139
All Other Catchments	\$256,048		NDA
TOTAL	\$17,369,760	8,460	

Note: Any residential development within the North Wyong Industrial Park shall pay Catchment G1 Drainage and Water Quality Contributions.

4.5 Environmental Conservation

The strategy for conserving areas of native vegetation comprises of the preservation of:

- a riparian vegetation as part of drainage corridors and floodplains;
- b the Wadalba Environmental Corridor;
- c the Additional Wadalba Environmental Corridor.

The first initiatives are dealt with indirectly in association with the drainage & water quality land and works, while the last two initiatives are detailed as follows:

4.5.1 Floodplain Restoration

The planning for drainage and water quality are fundamentally directed towards addressing the physical impacts on the environment. As part of the planning for drainage and water quality there are also opportunities to improve and/or restore the ecological values of drainage channels and floodplains.

A precondition for the development of Precinct 7A is the provision of bio-diversity offsets for the development of land. The only area within the locality for such offsets is the adjoining floodplain.

The estimated cost of environmental works required to be undertaken as part of riparian vegetation as part of drainage corridors and floodplains is outlined in the following table:

Table 49 **Estimated Cost for Floodplain Restoration Works – Precinct 7A**

Cost Items	Indexed Costs Dec-14	Unit of Cost	Dimensions	Area Units ha	TOTAL Dec-14
Restoration and rehabilitation of floodplain	\$4,956	per hectare	92	ha	\$455,923
Noxious weed removal	\$45.51	man hours	284	hr	\$12,945
Feral animal control	\$45.51	man hours	220	hr	\$10,012
Signage, walking trails, community education					\$101,136
Fencing perimeter, removal of internal fences	\$9	per metre	9,610	m	\$87,473
Drainage and water quality upgrades			92	ha	\$141,591
Total					\$809,081

The contribution rate for development in Precinct 7A towards the restoration of the Woongarra Creek Flood Plain is outlined in the following Table:

Table 50 *DU Contribution Rates Floodplain Restoration – Precinct 7A*

	TOTAL COST Dec-14	DUs	Contribution per DU Dec-14
Floodplain Restoration	\$809,091	2,230	\$363

4.5.2 Wadalba Environmental Corridor

The Wadalba Environmental Corridor nominally refers to the vegetated corridors within the Wadalba locality bounded by the Pacific Highway, Johns Road and Louisiana Road that runs generally east west with additional spurs to the south and north. This vegetation comprises:

- the areas of riparian vegetation on either side of the drainage channel in Catchment F in the western part of Wadalba, and;
- the vegetated ridge between drainage catchment E & F in the east part of Wadalba.

It should be appreciated that the majority of the Wadalba locality bounded by the Pacific Highway, Johns Road and Louisiana Road was zoned from 1(c) Rural Holdings to 2(b) Residential on 16 July 1993 with the gazettal of Amendment No. 2 to Wyong Local Environmental Plan 1991. This rezoning included the majority the Wadalba Environmental Corridor, which was zoned and was actively being planned for residential use at the time. The only exceptions were the properties that fronted Louisiana Road on the western side and an adjoining property to the west fronting Johns Road, as well as a very small area of land zoned 7(a) Conservation adjoining the Wadalba Reservoir.

Thus, the majority of the Wadalba Corridor including the riparian vegetation was capable of development for urban purposes subject to development assessment. Clearly the requirements of the Endangered Fauna (Interim Protection) Act 1991 and the subsequent Threatened Species legislation had a progressive impact on development options and potential.

A report by Lesryk Environmental Consultants (1998) recommended the incorporation of an environmental corridor within the urban release area due to the presence of threatened species and the value of providing a fauna corridor through the site. This Report prompted:

- 1 The "back zoning" of the eastern part of the Wadalba Corridor (the ridgeline vegetation) from 2(b) Residential Zone to 7(a) Conservation Zone with the Gazettal on 25 February 2000 of Amendment No. 121 to the Wyong Local Environmental Plan.
- 2 The 1999 amendment of the former Contributions Plan to include acquisition and restoration costs for this part of the Corridor (T40/08700-03).

For the purpose of this plan the term "*Wadalba Environmental Corridor*" refers to this eastern part of the corridor (approximately 17 ha), which has been, and will continue to be, funded from development in the vicinity that obtains the recreational and amenity benefits associated with its conservation. The western part (riparian area) of the corridor is protected by its identification as part of the Catchment F drainage channel.

Works Schedule

The cost of acquiring the Wadalba Environmental Corridor and undertaking restoration works is provided in **Section 6**.

4.5.2.1 Calculation of the Contribution Rate

The NDA rate for **Wadalba Environmental Corridor** and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{nda}} (\$) = \frac{\text{Cost}_{\text{total}}}{\text{NDA}_{\text{total}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{nda}} \times \text{Area}_{\text{dev}}$$

Where:

Contrib_{nda} is the total contribution payable towards the purchase and embellishment of the Wadalba Corridor for every hectare of NDA that is proposed to be developed.

Cost_{total} is the cost of the purchase and embellishment of the Wadalba Environmental Corridor.

NDA_{total} – the total NDA that exists in the Wadalba Area that is in proximity to the Wadalba Environmental Corridor and will provide future residents with an enhanced local amenity.

Contrib_{total} is the total contribution payable for the purchase and embellishment of the Wadalba Environmental Corridor for a particular development.

Area_{dev} is the NDA proposed to be development in hectares.

4.5.3.2 Contribution Catchment

The contributions will be collected from the development in the Wadalba area as shown in **Figure 6** in **Section 5**.

The total NDA of the contribution catchment is provided in the **Table 50**.

Table 51 NDA of Wadalba Environmental Corridor Contribution Catchments

Catchment	NDA Developed	NDA Undeveloped	TOTAL NDA
Catchment E	9.45	6.00	15.46
Catchment F1	23.16	17.85	41.01
Catchment G (east of Pacific Highway)	15.24	0.33	15.57
Catchment South Wadalba	1.11	5.56	6.67
Total	48.96	29.75	78.71

Table 52 provides the contribution rates applicable to the Wadalba Environmental Corridor calculated in accordance with the formula above.

Table 52 Wadalba Environmental Corridor Contribion Rates

	TOTAL COST Mar-14	DUs	Contribution per DU Mar-14
Wadalba Environmental Corridor Land	\$2,319,377	1,289	\$1,799
Wadalba Environmental Corridor Works	\$1,322,602	1,289	\$1,026

4.5.3 Addition to Wadalba Environmental Corridor

During 2003 and 2004 a number of major development applications were lodged for residential subdivision in the Wadalba Area that were assessed as likely to have a significant impact on threatened species, and thus were required to be accompanied by a species impact statement in accordance with Part 5A of the EP&A Act. The Department of Environment & Conservation (DEC) indicated in early 2004 that it was prepared to grant a deemed concurrence for all development in Wadalba where a strategic approach was taken to development and conservation.

Investigations were subsequently undertaken that refine the areas of significant vegetation that should be preserved and the areas that could be cleared for development. Some of the areas of significant vegetation were already 'earmarked' for acquisition, and thus preservation, via their identification as part of the Catchment F drainage channel in the west or the 7(a) Conservation Zoning in the east. The investigations identified a further area of 2.39 hectares of significant vegetation on a northern spur in Central Wadalba that was zoned 2(b) Residential. This area is referred to as the *"Addition to the Wadalba Environmental Corridor"* and comprises 4 adjoining areas in different ownerships. The later areas identified for clearing has an area of 32.12 hectares and consists of small areas located throughout Wadalba.

Deemed concurrence was received from DEC in December 2004 (D00109135) for the clearing of the identified vegetated areas. A condition of this concurrence was that an agreement must be in place with the land owners to ensure that the identified stand of significant vegetation is conserved (the addition to the Wadalba Environmental Corridor).

A separate multi-party legal agreement was concluded in accordance with the DEC requirement in August 2005 that covers the land owners of 28.3 hectares of the vegetation identified for clearing. The owners of the remaining 3.8 ha of land identified for clearing are not party to this agreement. A plan of management was prepared in September 2006 (D00075499) for the management of the greater corridor.

Without a suitable agreement being in place covering the retention of the identified stand of significant vegetation, DEC would not allow for the additional vegetation to be cleared. Therefore, the nexus between the clearing of the vegetation and the retention of the area covered by the scheme has been established. The costs for retaining the land containing the significant vegetation in public ownership is apportioned over the land that can be cleared under the DEC concurrence, the owners of which will directly benefit from the corridor.

The Addition to Wadalba Environmental Corridor contribution is directly modelled on the scheme envisaged in the multi-party agreement, but also includes the land owned by those that were not a party to this agreement.

Works Schedule

The following table provides the cost of preserving identified high conservation value land that comprises the Addition to the Wadalba Environmental Corridor.

Table 53 Cost of Addition to Wadalba Environmental Corridor

Map Ref.	2005 Owners	Original Property Description	Property Address in Deed	Area (ha)	Land Valuation rate on basis of function	Total Cost	%
A	CPG Estate Pty Ltd (Investa)	Lot 1 DP 376236	531 Pacific Highway	1.13	\$1,470,000	\$1,664,040.00	78%
B	Westminster Developments Pty Ltd	Lot 2602 DP 1043825	Van Stappen Road	0.91	\$297,669	\$270,878.79	12%
C	Mrs S A Haddad	Lot 1 DP 306056	205 Johns Road	0.20	\$297,669	\$59,533.80	3%
D	Grandeo Pty Ltd	Lot 102 DP 101919	501 Pacific Highway	0.10	\$1,470,000	\$147,000.00	7%
Total				2.34		\$2,212,012.59	100%

The location of the lands that make up the addition to the Wadalba Environmental Corridor are identified in the map provided in **Section 6**.

4.5.3.1 Apportionment

The costs of the *Additional Environmental Corridor* to be funded by the clearing of land are identified in **Table 53**. The locations of the areas permitted to be cleared subject to the payment of contributions are identified in **Figure 9** provided in **Section 5**, with further property details provided in a schedule in **Section 6**.

4.5.3.2 Calculation of the Contribution Rate

The per hectare rate for clearing identified vegetated land to fund the acquisition of the **Addition to the Wadalba Environmental Corridor** and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{ha}} (\$) = \frac{\text{Cost}_{\text{total}}}{\text{Cleared}_{\text{total}} (\text{ha})}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{ha}} \times \text{Area}_{\text{dev}}$$

Where:

Contrib_{ha} is the total contribution payable towards the purchase of the Addition to Wadalba Environmental Corridor for every hectare of vegetated land cleared (of the land identified for clearing)

Cost_{total} is the cost of purchasing the *Addition to Wadalba Environmental Corridor*.

Cleared_{total} – the total area of vegetated land identified for clearing.

Contrib_{ha} is the total contribution payable per ha of cleared land

Area_{dev} is the total area of the identified land to be cleared as result of the proposed development . The table below applies the formula above to calculate the contribution rate for every hectare of land that has been identified for clearing.

Table 54 Contribution Rate for Clearing Identified Lands

	Total
Total Cost of Land	\$2,212,012.59
Total Area to be cleared (ha)	32.12
Contribution per ha of Cleared Land	\$68,867

Staging

Staging for the provision of the *Wadalba Environmental Corridor* and the *Addition to the Wadalba Environmental Corridor* is totally dependent on the development of the land that they form a part. A condition of consent will be imposed requiring the dedication of these lands when the relevant land holdings are proposed for development.

4.6 Studies & Administration

4.6.1 Studies

The Planning process to identify future development areas requires significant investigations and the preparation of studies and management strategies to determine the scope of development that is suitable and the necessary infrastructure and services necessary to mitigate adverse impacts and meet the future demands of development.

Council has traditionally taken a lead role in funding such investigations, studies and plans, although it is now more common to require developers to fund such costs. It is common for additional studies to be required after areas have developed to update existing strategies and plans to account for new information and changes in industry standards, as well as account for the cumulative impacts of development.

Council has expended significant monies on investigations, studies and plans to permit the areas within Warnervale to be identified for development and to determine strategies for addressing demands. Many of these investigations have been undertaken by consultants on behalf of Council. The cost of the various studies undertaken by such consultants applicable to the Warnervale District is calculated to be \$2.8M (indexed).

The following table provides a breakdown of the categories of studies:

Table 55 Expenditure on Studies

Categories	Total Dec-14
Flood & Drainage Studies	\$871,702
Environmental Studies	\$895,802
Aboriginal Studies	\$21,162
Traffic Studies	\$223,132
Valuations	\$715,473
Others	\$123,078
TOTAL	\$2,850,350

The cost of studies have been apportioned to the following areas:

Table 56 Apportionment of Costs

	% of Expenditure	Total Dec-14
WWAHT & NWIE	43.21%	\$1,231,729
7A Precinct & Education Precinct	9.46%	\$269,704
WTC	13.02%	\$371,006
WEZ	22.08%	\$629,379
Balance of Warnervale District	12.23%	\$348,532
TOTAL	100%	\$2,850,350

4.6.2 Administration

Preparation and administration of contributions plans by councils incur significant on-going costs.

Council staff are deployed to:

- prepare and review contributions plans;
- account for contributions receipts and expenditure; and
- coordinate the implementation of contributions plans and works, including involvement in negotiation of works in kind and material public benefit agreements.

A review of staff resources between 1993 projected to 2022 indicates that on average 2.6 equivalent full time persons are required to administer all contributions plans. This cost equates to approximately \$8.7M over the 35 year period.

An assessment of past costs and future projected costs indicates that approximately 71% of this cost is attributable to the Greater Warrnervale District.

It is reasonable that the costs associated with preparing and administering this plan be recouped from development.

Reasonable apportioned costs associated with the ongoing administration and management of the contributions plan will be levied on all applications which require a development contribution.

4.6.3 Calculation of Contribution Rate for Studies and Administration

The method for the collection of contributions for Studies and Administration depends on what type of development is proposed i.e.

- Non-Residential Subdivisions – NDA
- Residential Development – DU
- Post subdivision non-residential development – GFA

The primary method of distributing cost is via NDA, which is then apportioned according to a secondary factor that is then applied to the particular catchment in respect of Studies and in respect of land use for administration.

Net Developable Area Method

The NDA rate for **Studies** and **Administration** under this Plan and the monetary contribution payable for a development is determined as follows:

$$\begin{aligned} \text{Contrib}_{\text{NDA}} (\$) &= \frac{\text{Cost}_{\text{total}}}{\text{NDA}_{\text{total}}} \\ \text{Contrib}_{\text{total}} (\$) &= \text{Contrib}_{\text{NDA}} \times \text{NDA}_{\text{dev}} \end{aligned}$$

Where:

Contrib_{NDA} is the total contribution payable for Studies and Administration per NDA proposed to be developed.

Cost_{total} is the total cost of Studies for the applicable catchment and the total cost of Administration required to plan, account and implement this plan.

NDA_{total} – the total equivalent NDAs that exists within the applicable catchment.

Contrib_{total} is the total contribution payable in respect of Studies and Administration for a particular development.

NDA_{dev} is the number of NDAs proposed in a development.

Development Unit Method

The DU rate for **Studies** and **Administration** under this Plan and the monetary contribution payable for a development is determined as follows:

$$\begin{aligned} \text{Contrib}_{\text{du}} (\$) &= \frac{\text{Cost}_{\text{total}}}{\text{DU}_{\text{total}}} \\ \text{Contrib}_{\text{total}} (\$) &= \text{Contrib}_{\text{du}} \times \text{DU}_{\text{dev}} \end{aligned}$$

Where:

Contrib_{du} is the total contribution payable for Studies and Administration per DU proposed to be developed.

Cost_{total} is the total cost of Studies for the applicable catchment and the total cost of Administration required to plan, account and implement this plan.

DU_{total} – the total equivalent DUs that exists within the applicable catchment.

Contrib_{total} is the total contribution payable in respect of Studies and Administration for a particular development.

DU_{dev} is the number of DUs proposed in a development.

This method of collection for Studies and Administration in respect of all residential developments.

Gross Floor Area

The GFA rate for **Studies** and **Administration** under this Plan and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{gfa}} (\$) = \frac{\text{Cost}_{\text{total}}}{\text{GFA}_{\text{total}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{gfa}} \times \text{GFA}_{\text{dev}}$$

Where:

Contrib_{gfa} is the total contribution payable for Studies and Administration per m² of GFA proposed to be developed.

Cost_{total} is the total cost of Studies for the applicable catchment and the total cost of Administration required to plan, account and implement this plan.

DU_{total} – the total equivalent GFAs in m² that exists within the applicable catchment.

Contrib_{total} is the total contribution payable in respect of Studies and Administration for a particular development.

GFA_{dev} is the number GFA in m² proposed in a development.

This is the method of collection is for all non-residential developments.

4.6.4 Contribution Rates

Tables 57 to 61 provide the contribution rates for Studies for the different areas within the District.

Table 61 provides the contribution rate for Administration depending on the type of development.

4.6.7 Contribution Catchment

The contributions for Studies will be collected from the development in accordance with the Studies Catchment it is located in. The Studies catchments are shown in **Figure 7** in **Section 5**.

The contribution towards the administration of the Plan will be collected in respect of all development that is required to make a contribution under this Plan, other than a contribution exclusively for administration.

Table 57 WWAHT & North Wyong Industrial Estate – Studies Contribution

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contribution Rates		
		ha			m2		Net Developable Area	Development Unit	Gross Floor Area
							Dec-2014		
North Wyong Industrial Park		61.54	14.7%			\$180,639	\$2,935		
WWAHT	Residential	355.91	84.8%	6,028		\$1,044,629		\$173.29	
	Non-Residential buildings	2.20	0.5%		5,970	\$6,461			\$1.08
TOTAL	TOTAL	419.66	100%			\$1,231,729	\$2,935		

Table 58 Precinct 7A & Education Site – Studies Contributions

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contribution Rates		
		ha			m2		Net Developable Area	Development Unit	Gross Floor Area
							Dec-2014		
Education Site		26.16	19.6%			\$52,741	\$2,016		
Precinct 7A	Non Residential	2.08	1.6%			\$4,193	\$2,016		
	Residential	105.54	78.9%	2,442		\$212,770		\$87.12	
TOTAL	TOTAL	133.78	100%			\$269,704	\$2,016		

Table 59 **Warnervale Town Centre – Studies Contributions**

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
		ha			m2		Net Developable Area	Development Unit	Gross Floor Area
							Dec-2014		
Warnervale Town Centre	Residential	46.73	88.5%	1250		\$328,231		\$262.50	
	Non-Residential	6.09	11.5%		29,000	\$42,775			\$1.47
TOTAL	TOTAL	52.82	100%			\$371,006	\$7,024		

Table 60 **Wyong Employment Zone – Studies Contributions**

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
		ha			m2		Net Developable Area	Development Unit	Gross Floor Area
							Dec-2014		
WEZ		209.96	100%			\$629,379	\$2,998		
TOTAL	TOTAL	209.96	100%			\$629,379			

Table 61 **Balance of Greater Warnervale District – Studies Contributions**

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
		ha			m2		Net Developable Area	Development Unit	Gross Floor Area
		Dec-2014							
Non Residential Subdivisions		based on the equivalent of 18 DU per ha					\$2,904		
Residential				2400				\$145.22	
Non Residential buildings	All Precincts	Based on Floor Space Ratio of 1:3							\$0.87
TOTAL	TOTAL	0.00	0%			\$348,532			

Table 62 **Administration Contributions**

DETAILS						Administration			
Development	Precinct	Area	% of Area	Projected Dwellings	Projected GFA	Apportioned Costs	Contribution Rates		
		ha			m2		Net Developable Area	Development Unit	Gross Floor Area
		Dec-2014							
Residential Lots		666.75	69.1%	11,710		\$4,475,090		\$382.17	
Non-residential	Industrial	287.91	29.8%			\$1,932,378	\$6,712		
Non-residential	Retail/Commercial	10.37	1.1%		34,970	\$69,608			\$1.99
TOTAL	TOTAL	965.03	100%			\$6,477,076			

5 Contributions Catchment Maps

Figure 4 Open Space and Community Facility Contributions Catchments

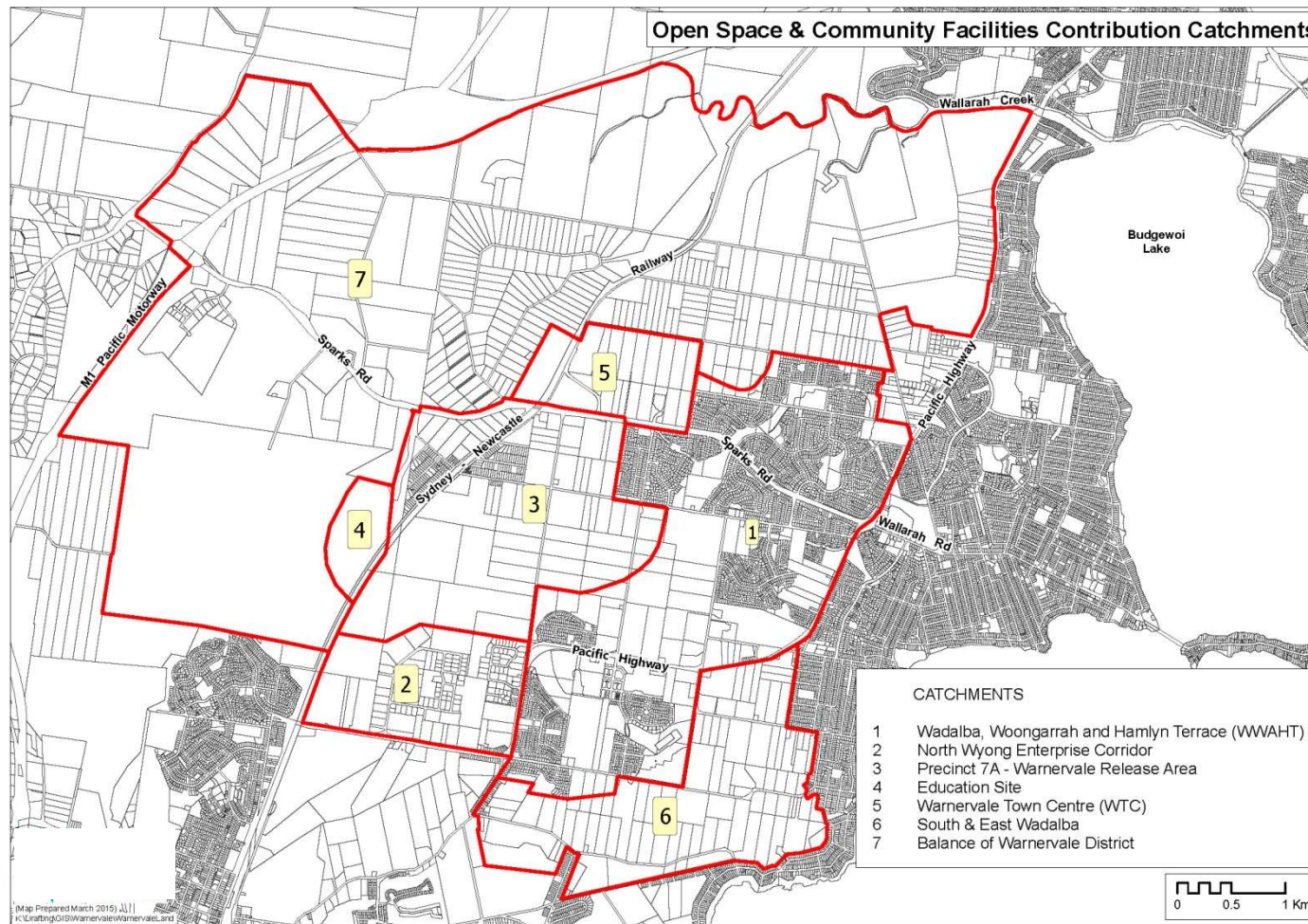


Figure 5 Road Contributions Catchments

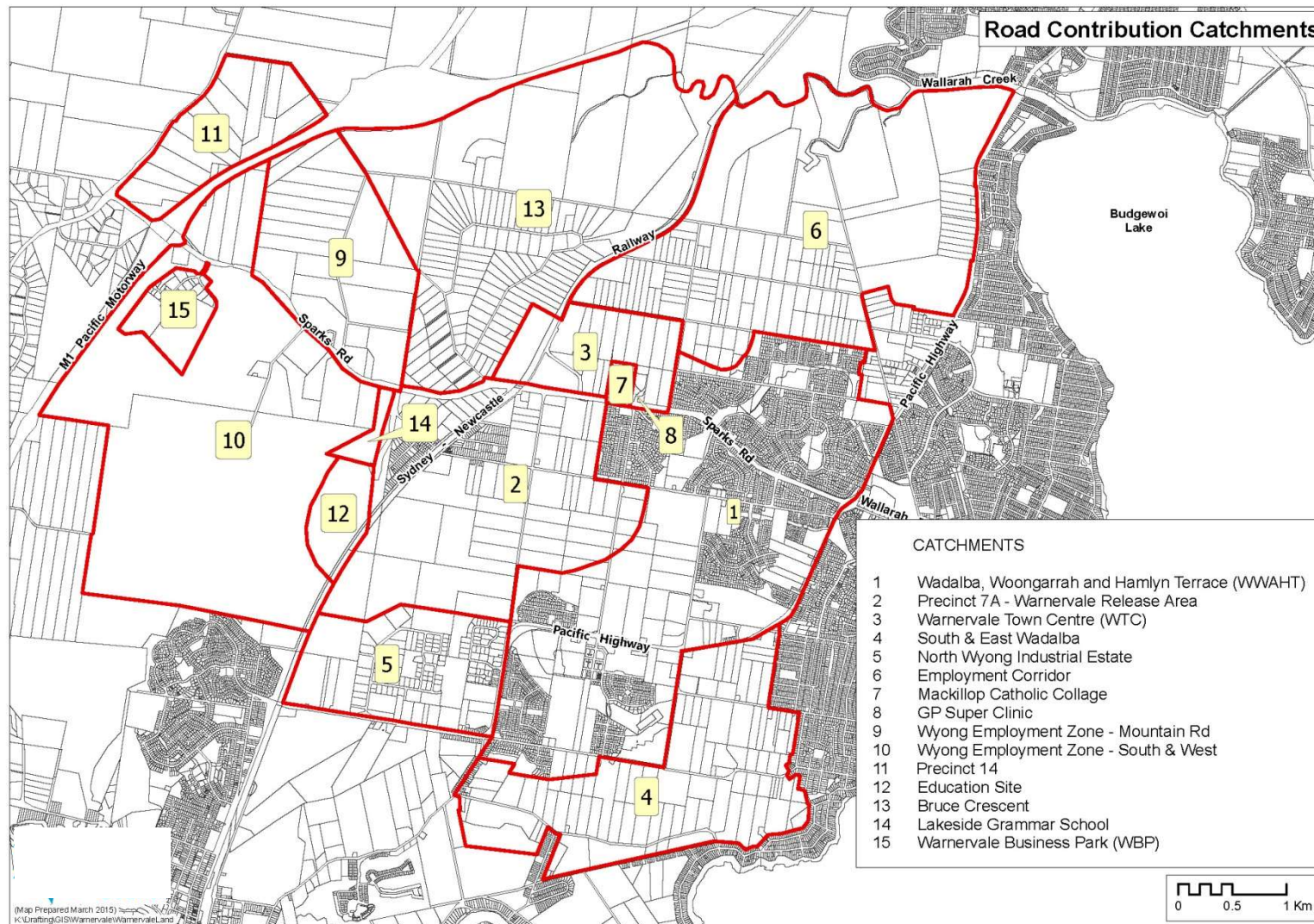


Figure 6 Drainage and Water Quality Contributions Catchments

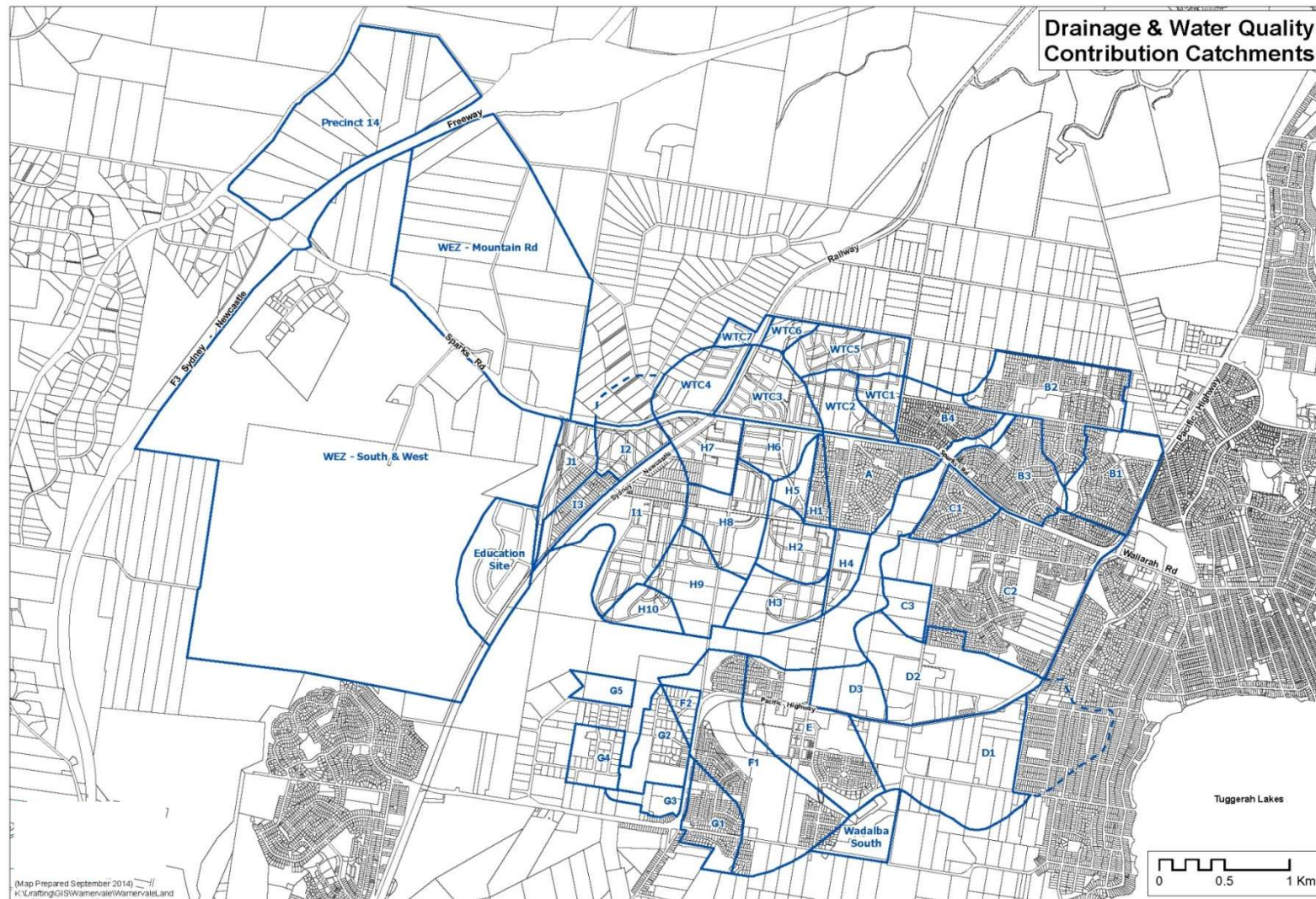


Figure 7 Studies Contributions Catchments

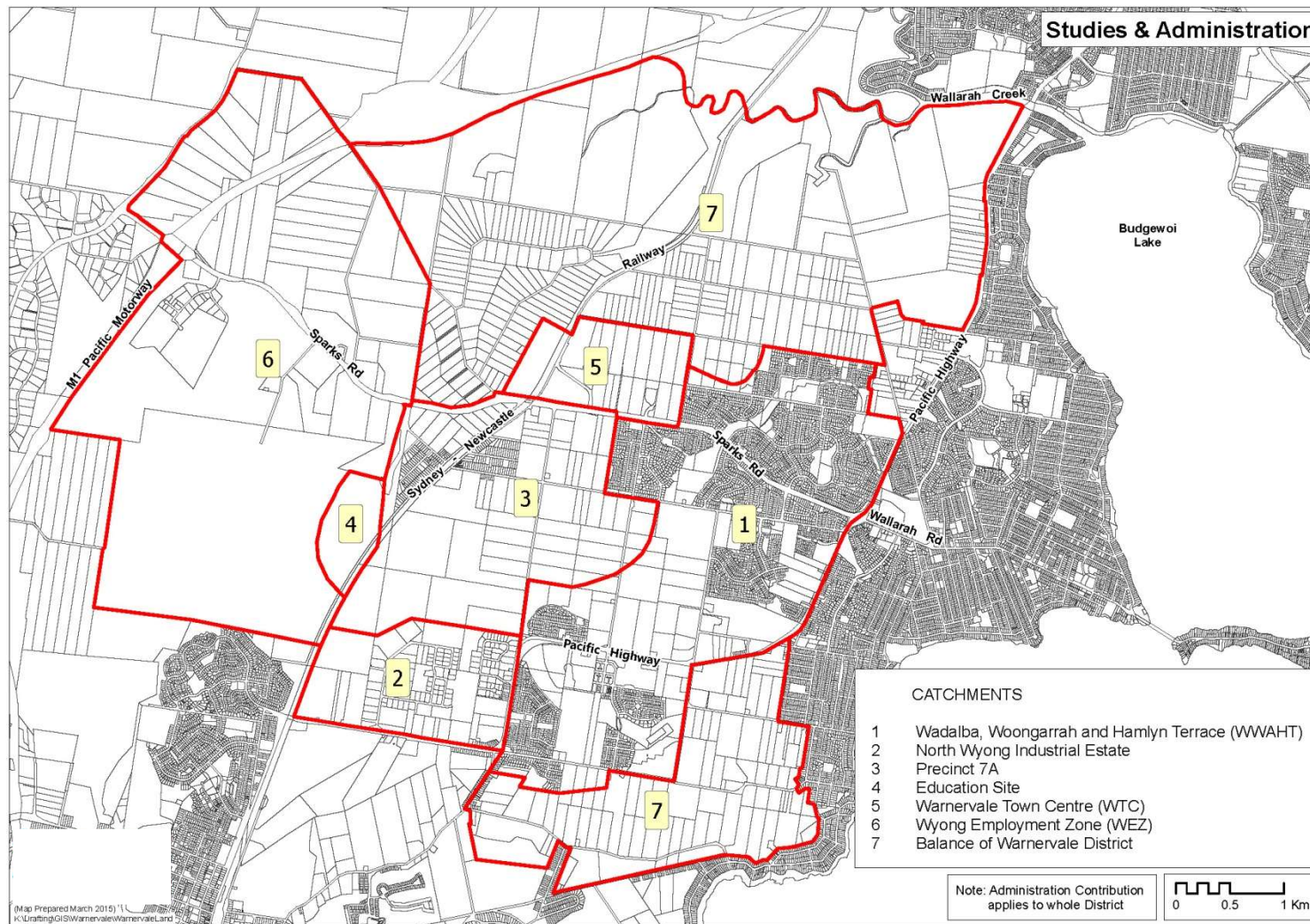


Figure 8 Wadalba Environmental Corridor Contributions Catchment

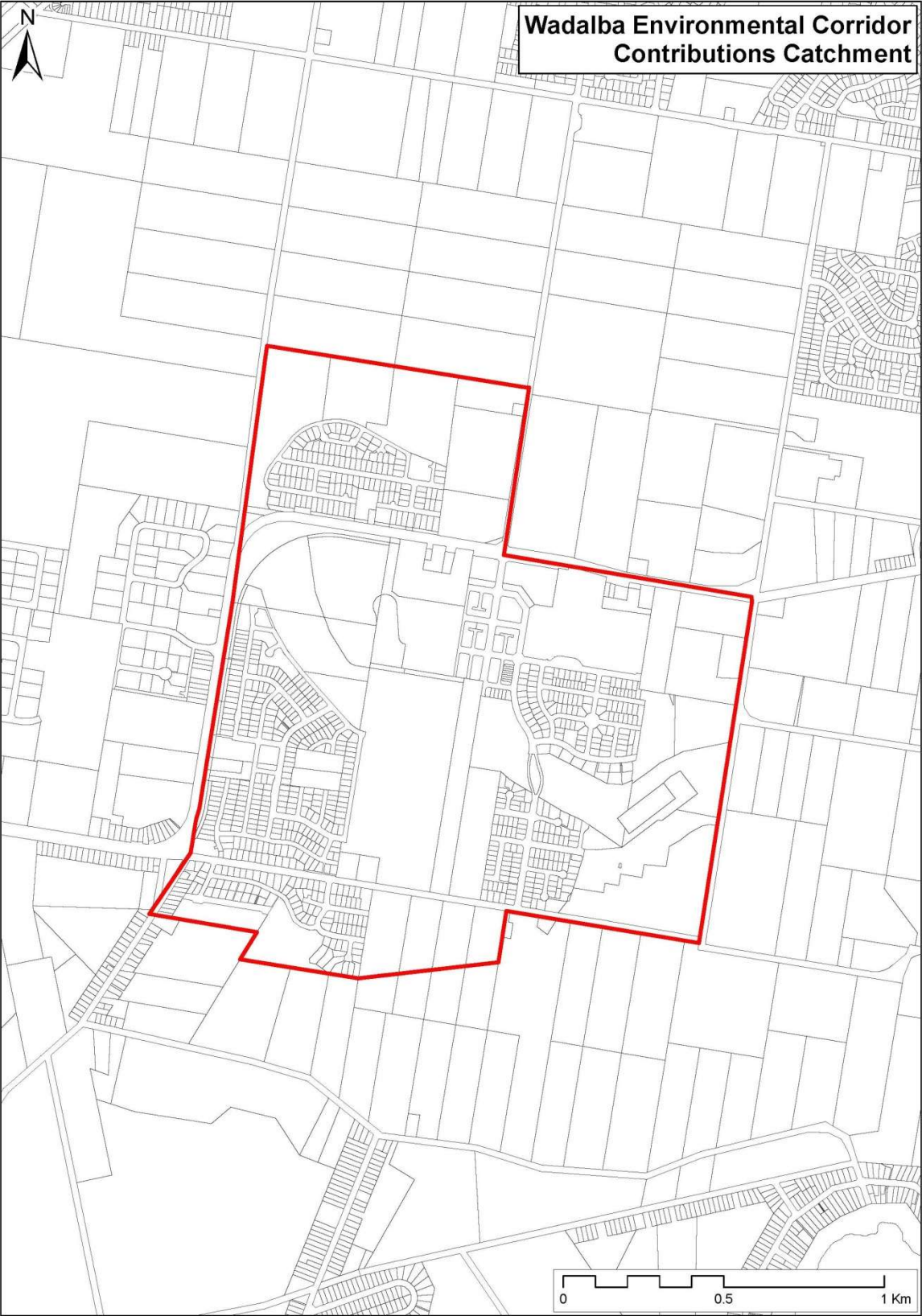
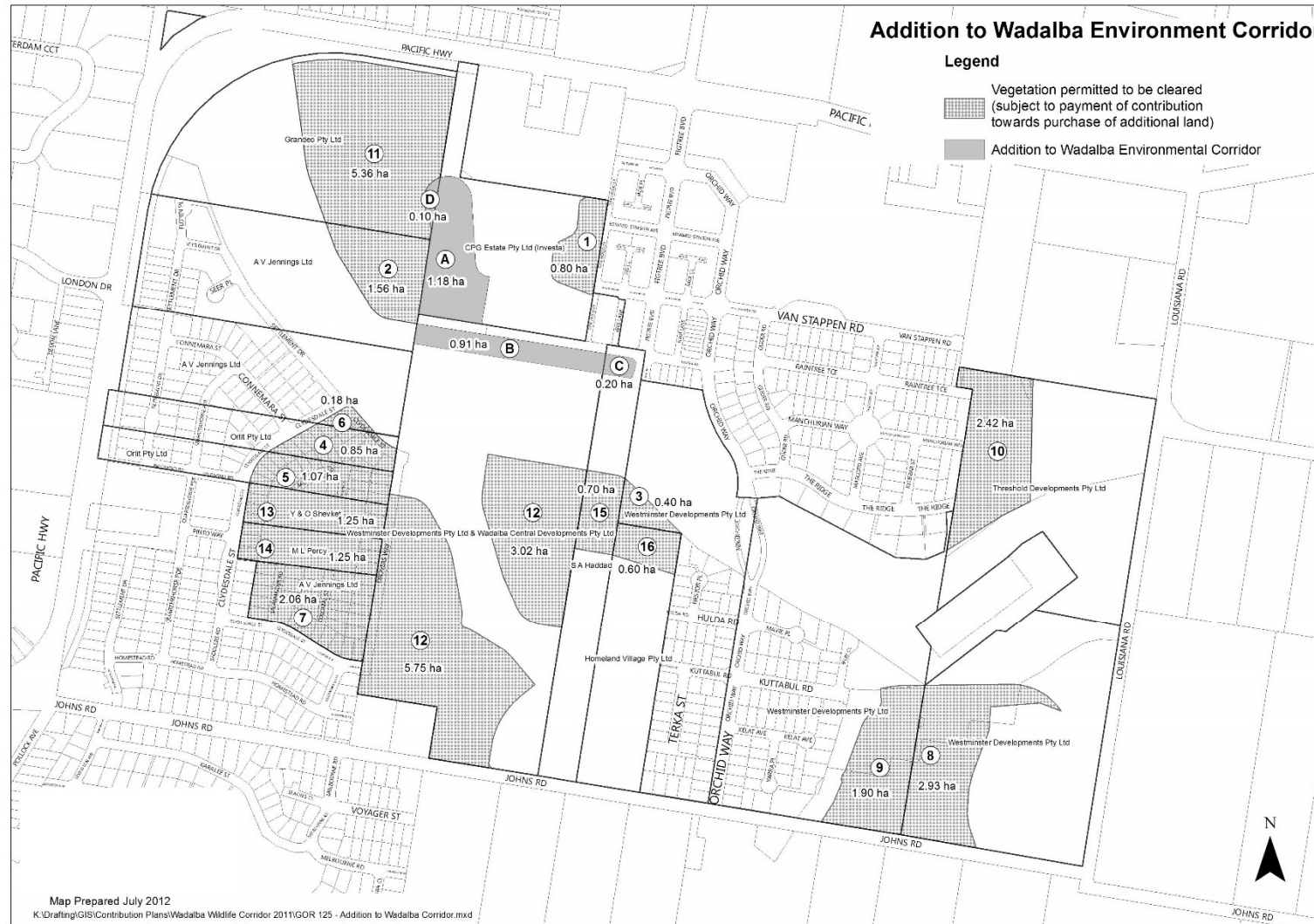


Figure 9 Addition to Wadalba Environmental Corridor Catchment

6 Works Schedules and Location Maps

6.1 Open Space and Community Facilities

6.1.1 Open Space

WWAHT SMALL PARKS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area ha	Indexed Expenditure Dec-2014	Area ha	Total acquisition Cost Dec-14	Area ha	Purchased & unpurchased land Dec-2014
S1	44 Birch Dr, Hamlyn Terrace	Lot 157 DP 1045368	Transferred 2003	0.50	\$93,718	0.00	\$0	0.50	\$93,718
S2	Within additional Wadalba environmental corridor	Part lot 152 DP 1097858 (.452 ha of 1.632 ha)	Transferred 2006	0.50	\$315,374	0.00	\$0	0.50	\$315,374
S3a	241 Johns Rd, Wadalba (crn Pacific Hw y)	Lot 126 DP 1046712	Transferred 2002	0.38	\$73,949	0.00	\$0	0.38	\$73,949
S3b-1	"Owl Park" 2W Pinto Way, Wadalba	Lot 1111 DP 1109861	Transferred 2006	0.10	\$318,696	0.00	\$0	0.10	\$318,696
S3b-2	"Owl Park" 19W Quarterhouse Pde, Wadalba	Lot 1112 DP 1080360	Transferred 2005	0.34	\$217,796	0.00	\$0	0.34	\$217,796
S4-1	228 Johns Road, Wadalba (Southern Side)	Lot 11 DP 1107413			\$0	0.17	\$69,518	0.17	\$69,518
S4-2	229 Johns Road, Wadalba (Southern Side)	Lot 432 DP 1080786			\$0	0.33	\$417,274	0.33	\$417,274
S4a	Kuttatubul Rd, Wadalba South	Lot 233 DP 1105837	Transferred 2009	0.52	\$287,333	0.00	\$0	0.52	\$287,333
S5	87 Mataram Rd, Woongarra	Lot 2 DP 1100817	Transferred 2006	0.40	\$246,728	0.00	\$0	0.40	\$246,728
S6-1	26W Mataram Rd, Woongarra	Part Lot 2 DP 1009396	Transferred 2007	0.52	\$182,322	0.00	\$0	0.52	\$182,322
S6-2	11 Plane Tree Circuit, Woongarra	lot 143 DP 857809	Transferred 1996	0.21	\$39,922	0.00	\$0	0.21	\$39,922
S7-1	33 Peppercorn Ave, Woongarra	Lots 260 DP 1036768	Transferred 2002	0.50	\$377,929	0.00	\$0	0.50	\$377,929
S7-2	33 Peppercorn Ave, Woongarra	Lots 262 DP 1036768	Transferred 2002	0.15	\$37,103	0.00	\$0	0.15	\$37,103
S8	11 Oregon Pl, Hamlyn Terrace	Lot 271 DP 875227	Transferred 1998	0.50	\$95,499	0.00	\$0	0.50	\$95,499
S9	5W Paperbark St, Hamlyn Terrace	Part Lot 367 DP 881531 (0.5 ha of 3.53ha)	Transferred 1998	0.50	\$94,235	0.00	\$0	0.50	\$94,235
S10	17 Highland Cr, Hamlyn Terrace	Lot 282 DP 877952	Transferred 1998	0.50	\$95,074	0.00	\$0	0.50	\$95,074
S11-1	2 Peonny Place, Hamlyn Terrace	Lot 197 DP 1089251	Transferred 2007	0.90	\$77,886	0.00	\$0	0.90	\$77,886
S11-2	275-281 Warnervale Rd, Hamlyn Terrace	Part Lot 55 DP 658429				0.20	\$17,226	0.20	\$17,226
S12	315W Warnervale Road, Hamlyn Terrace	Lot 240 DP 1152170	Transferred 2010	0.83	\$471,387	0.00	\$0	0.83	\$471,387
S13	West Louisiana - part of Louisiana Road infill precinct	Lot 4 DP 208596			\$0	0.52	\$392,964	0.52	\$392,964
S14-1	81W & 83W Skyhawk Ave, Hamlyn Terrace	Lot 2043 DP 1033080 (formerly Lot 2 DP 347653)	Transferred 2001	0.30	\$123,516	0.00	\$0	0.30	\$123,516
S14-2	83W Skyhawk Ave, Hamlyn Terrace	Part Lot 99 DP 1097696 - 0.1984 of 1.811 ha -see SN5	Transferred 2006	0.20	\$124,642	0.00	\$0	0.20	\$124,642
S15-1	West Louisiana - part of Louisiana Road infill precinct	Lot 1 DP 168292, Lot 1 DP 43827			\$0	0.30	\$226,089	0.30	\$226,089
S15-2	West Louisiana - part of Louisiana Road infill precinct	Part Lot 1 DP 181839			\$0	0.21	\$160,674	0.21	\$160,674
TOTAL				7.85	\$3,273,110	1.73	\$1,283,743	9.58	\$4,556,853

WWAHT LARGE PARKS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Indexed Expenditure	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Dec-2014	ha	Dec-14	ha	Dec-2014
L1-1	38-46 Mountain View Dr, Woongarra	Lot 97 DP 1033345	Transferred 2001	2.03	\$683,876	0.00	\$0	2.03	\$683,876
L1-2	38-46 Mountain View Dr, Woongarra	Lot 335 DP 867549	Transferred 1997	1.78	\$339,090	0.00	\$0	1.78	\$339,090
L1-3	38-46 Mountain View Dr, Woongarra	Lot 25 DP 1043482	Transferred 2001	2.12	\$1,221,879	0.00	\$0	2.12	\$1,221,879
L1-4	38-46 Mountain View Dr, Woongarra	Lot 498 DP 874312	Transferred 1998	0.12	\$23,034	0.00	\$0	0.12	\$23,034
L2-1	10W Woodcutters Rd, Woongarra	Lot 32 DP 1044070	Transferred 2002	0.07	\$28,503	0.00	\$0	0.07	\$28,503
L2-2	10W Woodcutters Rd, Woongarra	Lot 61 DP 7738, Lot 62 & 63 DP 456250, Lot 64 DP 660503 & Lot 1 DP 1077476				0.00	Removed	0.00	\$0
TOTAL				6.12	\$2,296,382	0.00	0.00	6.12	\$2,296,382

PRECINCT 7A PARKS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Indexed Expenditure	Area	Total acquisition Cost	Area	Acquired & unpurchased land
				ha	Dec-2014	ha	Dec-14	ha	Dec-2014
P7-OS 1	To be determined with reference to future road network	Part Lot 1 DP 1101086				1.14	\$525,000	1.14	\$525,000
P7-OS 2	To be determined with reference to future road network	Part Lot 2 DP 1101086				4.58	\$1,850,000	4.58	\$1,850,000
P7-OS 3	15-19 Virginia Rd, Warnervale	Part Lots 136 DP 24673				0.61	\$365,640	0.61	\$365,640
P7-OS 4	27-31 Virginia Rd, Warnervale	Part Lots 137 DP 24673				0.08	\$48,720	0.08	\$48,720
P7-OS 5	21-25 Virginia Rd, Warnervale	Part Lots 138 DP 24673				0.59	\$351,960	0.59	\$351,960
P7-OS 6	To be determined with reference to future road network	Part Lot 271 DP 707329				0.50	\$139,125	0.50	\$139,125
P7-OS 7	To be determined with reference to future road network	Part Lot 1 DP 124109				0.50	\$312,840	0.50	\$312,840
TOTAL				0.00	\$0	7.99	\$3,593,285	7.99	\$3,593,285

WARNERVALE TOWN CENTRE PARKS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Indexed Expenditure	Area	Total acquisition Cost	Area	Acquired & unpurchased land
				ha	Dec-2014	ha	Dec-14	ha	Dec-2014
	Civic Square	Part Lot 521 DP 594726	Removed from adopted DPC - to be provided by developer			0.00	\$0	0.00	\$0
wrc os-1	Ridge Park East	Part Lots 57, 58, 59 & 60 DP 7527		\$0	\$0	3.23	\$1,814,343	3.23	\$1,814,343
wrc os-2	Ridge Park West	Part Lot 1 DP 357408		\$0	\$0	1.47	\$739,586	1.47	\$739,586
TOTAL				\$0	\$0	4.70	\$2,553,929	4.70	\$2,553,929

DISTRICT PARK - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area ha	Revised valuation Dec-2014	Area ha	Total acquisition Cost Dec-14	Area ha	Purchased & unpurchased land Dec-2014
DP-1	Hilli Top Park				\$0	4.53	\$0	4.53	\$0
TOTAL				0.00	\$0	4.530	\$0	4.53	\$0
Apportioned to WWAHT 65.6%				0.00	\$0	2.971	\$0	2.971	\$0
Apportioned to Precinct 7A 23.2%				0.00	\$0	1.050	\$0	1.050	\$0
Apportioned to WTC 11.2%				0.00	\$0	0.509	\$0	0.509	\$0

SPORTING FIELDS & COURTS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area ha	Revised valuation Dec-2014	Area ha	Total acquisition Cost Dec-14	Area ha	Purchased & unpurchased land Dec-2014
F1	57 Hakone Rd, Woongarah (north side)	Lot 85a DP 22837 (2.914) & Lot 85a DP 22837 (2.914)	Woongarah Sportsfields	5.04	\$3,121,872	0.00	\$0	5.04	\$3,121,872
F2	80 Minesota Rd, Hamlyn Terrace	Lot 71 DP 1154758 (5.04 ha) (was previously Lot 7 DP 1071685 - 5.08 ha)	Hamlyn Terrace Playing Fields	4.79	\$2,182,672	0.00	\$0	4.79	\$2,182,672
F3-1	591 Pacific Highway, Wadalba	Lot 1 DP 369486	Wadalba Sporting Complex	2.56	\$2,241,480	0.00	\$0	2.56	\$2,241,480
F3-2	592 Pacific Highway, Wadalba	Lot 2 DP 369486	Wadalba Sporting Complex	2.28	\$1,929,590	0.00	\$0	2.28	\$1,929,590
F3-3	593 Pacific Highway, Wadalba	Lot 1 DP 412885	Wadalba Sporting Complex	0.94	\$349,813	0.00	\$0	0.94	\$349,813
F3-4	594 Pacific Highway, Wadalba	Lot 3 DP 1093787	Wadalba Sporting Complex	3.77	\$764,302	0.00	\$0	3.77	\$764,302
F4	54-90 Warnervale Rd, Warnervale	Lot 82 DP 7091	Warnervale Athletics Oval	4.05	\$0	0.00	\$0	4.05	
TOTAL				23.43	\$10,589,729	\$0	\$0	23.43	\$10,589,729
Apportioned to WWAHT 65.6%				15.36	\$6,944,713	0.00	\$0	15.36	\$6,944,713
Apportioned to Precinct 7A 23.2%				5.43	\$2,455,589	0.00	\$0	5.43	\$2,455,589
Apportioned to WTC 11.2%				2.63	\$1,189,426	0.00	\$0	2.63	\$1,189,426

DISTRICT PLAYING FIELDS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description		Area ha	Revised valuation Dec-2014	Area ha	Total acquisition Cost Dec-14	Area ha	Purchased & unpurchased land Dec-2014
D1	to be determined	Location to be determined				7.92	\$5,279,998	7.92	\$5,279,998
		acquisition costs				0.00	\$85,268	0.00	\$85,268
TOTAL				0.00	\$0	7.92	\$5,365,266	7.92	\$5,365,266
Apportioned to WWAHT 52.0%				0.00	\$0	4.119	\$2,790,555	4.12	\$2,790,555
Apportioned to Precinct 7A 18.4%				0.00	\$0	1.457	\$986,716	1.46	\$986,716
Apportioned to WTC 8.9%				0.00	\$0	0.706	\$477,940	0.71	\$477,940
Apportioned to balance of Warnervale District 20.7%				0.00	\$0	1.639	\$1,110,055	1.64	\$1,110,055

SEMI NATURAL AREAS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area ha	Revised valuation Dec-2014	Area ha	Total acquisition Cost Dec-14	Area ha	Purchased & unpurchased land Dec-2014
SN 6-1	25 Mataram Rd, Woongarra	part Lot 11 DP 1145788 (0.5563 ha of 1.327 ha)			\$0	0.56	\$439,244	0.56	\$439,244
SN 6-3	Cascade Rd Woongarra	Lot 732 DP 1157871		0.29	\$302,979			0.29	\$302,979
SN 6-4	25 Mataram Rd, Woongarra	Lot 10 DP 1145788		0.05	\$8,530			0.05	\$8,530
TOTAL				0.57	\$311,510	0.56	\$439,244	1.13	\$750,753

HALF ROADS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area ha	Revised valuation Dec-2014	Area ha	Total acquisition Cost Dec-14	Area ha	Purchased & unpurchased land Dec-2014
Land Cost for providing Half Road frontages to open space			No longer collected for.		\$0	0.00	\$0		\$0
TOTAL				0.00	\$0	0.00	\$0	0.00	\$0

TOTAL OPEN SPACE LAND				Purchased Land		Unpurchased Land Costs		TOTAL	
				Area ha	Revised valuation Dec-2014	Area ha	Total acquisition Cost Dec-14	Area ha	Purchased & unpurchased land Dec-2014
WWAHT				29.91	\$12,825,715	9.38	\$4,513,542	39.28	\$17,339,257
Precinct 7A				5.43	\$2,455,589	10.50	\$4,580,000	15.93	\$7,035,590
Warnervale Town Centre				2.63	\$1,189,426	5.91	\$3,031,869	8.55	\$4,221,295
Balance of Warnervale District				0.00	\$0	1.64	\$1,110,055	1.64	\$1,110,055
TOTAL				37.97	\$16,470,730	27.43	\$13,235,467	65.40	\$29,706,197

WWAHT SMALL PARKS - Embellishment				Indexed Expenditure	Future Embellishment Costs	Total Costs
Open Space Code	Address	Property Description	Notes			
				Dec-2014	Dec-2014	Dec-2014
S1	44 Birch Dr, Hamlyn Terrace	Lot 157 DP 1045368	Embellished 2003	\$186,416	\$0	\$186,416
S2	Within additional Wadalba environmental corridor	Part lot 152 DP 1097858 (.452 ha of 1.632 ha)			\$276,207	\$276,207
S3a	241 Johns Rd, Wadalba (crn Pacific Hwy)	Lot 126 DP 1046712	Embellished 2002	\$81,708	\$0	\$81,708
S3b-1	"Owl Park" 2W Pnto Way, Wadalba	Lot 1111 DP 1109861	Embellished 2008	\$145,322	\$0	\$145,322
S3b-2	"Owl Park" 19W Quarterhouse Pde, Wadalba	Lot 1112 DP 1080360				
S4-1	228 Johns Road, Wadalba (Southern Side)	Lot 11 DP 1107413			\$302,264	\$302,264
S4-2	229 Johns Road, Wadalba (Southern Side)	Lot 432 DP 1080786				
S4a	Kuttatubul Rd, Wadalba South	Lot 233 DP 1105837			\$280,279	\$280,279
S5	87 Mataram Rd, Woongarra	Lot 2 DP 1100817	Embellished 2005-06	\$1,082,705	\$0	\$1,082,705
S6-1	26W Mataram Rd, Woongarra	Part Lot2 DP 1009396	Embellished 2000	\$96,157	\$0	\$96,157
S6-2	11 Plane Tree Circuit, Woongarra	lot 143 DP 857809	Embellished 1996	\$13,040	\$0	\$13,040
S7	33 Peppercorn Ave, Woongarra	Lots 260 DP 1036768	Embellished 2005-06	\$176,322	\$0	\$176,322
S8	11 Oregon Pl, Hamlyn Terrace	Lot 271 DP 875227	Embellished 1998	\$104,409	\$0	\$104,409
S9	5W Paperbark St, Hamlyn Terrace	Part Lot 367 DP 881531 (0.5 ha of 3.53ha)	Embellished 1998	\$84,499	\$0	\$84,499
S10	17 Highland Cr, Hamlyn Terrace (adjoining Lot 284 (0.1470ha) transferred to WSC)	Lot 282 DP 877952	Embellished 2002	\$85,481	\$0	\$85,481
S11-1	2 Peonny Place, Hamlyn Terrace	Lot 197 DP 1089251			\$241,007	\$241,007
S11-2	275-281 Warnervale Dr. Hamlyn Terrace	Part Lot 55 DP 658429				
S12	315 Warnervale Road, Hamlyn Terrace	Lot 240 DP 1152170			\$468,122	\$468,122
S13	West Louisiana - part of Louisiana Road infill precinct	Lot 4 DP 208596			\$268,907	\$268,907
S14-1	81W & 83W Skyhawk Ave, Hamlyn Terrace	Lot 2043 DP 1033080 (formerly Lot 2 DP 347653)	Embellished 2001	\$136,841	\$0	\$136,841
S14-2	83W Skyhawk Ave, Hamlyn Terrace	Part Lot 99 DP 1097696 - 0.1984 of 1.811 ha - see SN5			\$0	
S15-1	West Louisiana - part of Louisiana Road infill precinct	Lot 1 DP 168292, Lot 1 DP 43827			\$156,039	\$156,039
S15-2	West Louisiana - part of Louisiana Road infill precinct	Part Lot 1 DP 181839			\$110,892	\$110,892
TOTAL				\$2,192,900	\$2,103,717	\$4,296,616

PRECINCT 7A PARKS - Embellishment				Indexed Embellishment Expenditure	Future Embellishment Costs	Total Costs
Map Ref.	Address	Property Description	Comments	Dec-14	Dec-2014	Dec-14
P7-OS 1	To be determined with reference to future road network	Part Lot 1 DP 1101086	Only 0.5 ha to be developed for local park		\$228,857	\$228,857
P7-OS 2	To be determined with reference to future road network	Part Lot 2 DP 1101086				
P7-OS 3	15-19 Virginia Rd, Warnervale	Part Lots 136 DP 24673			\$278,931	\$278,931
P7-OS 4	27-31 Virginia Rd, Warnervale	Part Lots 137 DP 24673			\$37,166	\$37,166
P7-OS 5	21-25 Virginia Rd, Warnervale	Part Lots 138 DP 24673			\$268,495	\$268,495
P7-OS 6	To be determined with reference to future road network	Part Lot 271 DP 707329			\$228,857	\$228,857
P7-OS 7	To be determined with reference to future road network	Part Lot 1 DP 124109			\$228,857	\$228,857
				\$0	\$1,271,164	\$1,271,164

WWAHT LARGE PARKS - Embellishment				Indexed Expenditure	Future Embellishment Costs	Total Costs
Open Space Code	Address	Property Description	Notes			
L1-1	38-46 Mountain View Dr, Woongarra	Lot 97 DP 1033345	Embellished 1998	\$179,278	\$0	\$179,278
L1-2	38-46 Mountain View Dr, Woongarra	Lot 335 DP 867549	Embellished 1999			
L1-3	38-46 Mountain View Dr, Woongarra	Lot 25 DP 1043482	Embellished 2000	\$212,036	\$0	\$212,036
L1-4	38-46 Mountain View Dr, Woongarra	Lot 498 DP 874312	Embellished 2001			
L2-1	10W Woodcutters Rd, Woongarra	Lot 61 DP 7738, Lot 62 & 63 DP 456250, Lot 64 DP 660503 & Lot 1 DP 1077476	removed - to be funded by Employment Corridor Development		\$0	\$0
L2-2		Lot 32 DP 1044070			\$0	
TOTAL				\$391,314	\$0	\$391,314

WARNERVALE TOWN CENTRE PARKS - Embellishment				Indexed Expenditure	Future Embellishment Costs	Total Costs
Map Ref.	Address	Property Description	Notes	Dec-2014	Dec-2014	Dec-14
1	Civic Square	Part Lot 521 DP 594726	Removed from adopted DPC - to be provided by developer		\$0	\$0
2	Ridge Park East	Part Lots 57, 58, 59 & 60 DP 7527			\$1,556,085	\$1,556,085
3	Ridge Park West	Part Lot 1 DP 357408			\$704,791	\$704,791
					\$2,260,876	\$2,260,876

DISTRICT PARK - Embellishment				Indexed Expenditure	Future Embellishment Costs	Total Costs
Open Space Code	Address	Property Description				
				Dec-2014	Dec-2014	Dec-2014
DP-1	Hill Top Park - address to be determined with Reference to Future road network	Pt Lot 1 DP 376264, Pt Lots 54 & 55 DP7527 & Pt Lot 4 DP 7738			\$4,123,017	\$4,123,017
TOTAL				\$0	\$4,123,017	\$4,123,017
Apportioned to WWAHT				65.58%	\$0	\$2,703,863
Apportioned to Precinct 7A				23.19%	\$0	\$956,062
Apportioned to WTC				11.23%	\$0	\$463,092

PLAYING FIELDS - Embellishment				Indexed Expenditure	Future Embellishment Costs	Total Costs
Open Space Code	Address	Property Description				
				Dec-2014	Dec-2014	Dec-2014
F1	57 Hakone Rd, Woongarra (north side)	Lot 85a DP 22837 (2.914) & Lot 85a DP 22837 (2.914)	Developed between 2005-2010	\$7,105,603		\$81,280
F2-1	80 Minesota Rd, Hamlyn Terrace	Lot 71 DP 1154758 (5.04 ha)	Developed between 2005-2011	\$5,060,034	\$0	\$16,139
F3-1	591 Pacific Highway, Wadalba	Lot 1 DP 369486	Developed between 2005-2010	\$8,605,920	\$0	\$8,605,920
F3-2	592 Pacific Highway, Wadalba	Lot 2 DP 369486				
F3-3	593 Pacific Highway, Wadalba	Lot 1 DP 412885				
F3-4	594 Pacific Highway, Wadalba	Lot 3 DP 1093787				
F4	Warnervale Athletics Field	Lot 82 DP 7091	Development costs not included.	\$0		\$0
TOTAL				\$20,771,557	\$0	\$20,771,557
TOTAL Attributable to WWAHT				65.58%	\$13,621,927	\$13,621,927
Apportioned to Precinct 7A				23.19%	\$4,816,593	\$4,816,593
Apportioned to WTC				11.23%	\$2,333,037	\$2,333,037

DISTRICT PLAYING FIELDS - Embellishment				Indexed Expenditure	Future Embellishment Costs	Total Costs
Open Space Code	Address	Property Description				
				Dec-2014	Dec-2014	Dec-2014
D1	to be determined	District Playing Fields		\$54,603	\$9,621,617	\$9,676,221
TOTAL				\$54,603	\$9,621,617	\$9,676,221
TOTAL Attributable to WWAHT				52.01%	\$28,400	\$5,032,747
Apportioned to Precinct 7A				18.39%	\$10,042	\$1,779,535
Apportioned to WTC				8.91%	\$4,864	\$861,962
Apportioned to balance of Warnervale District				20.69%	\$11,297	\$2,001,977

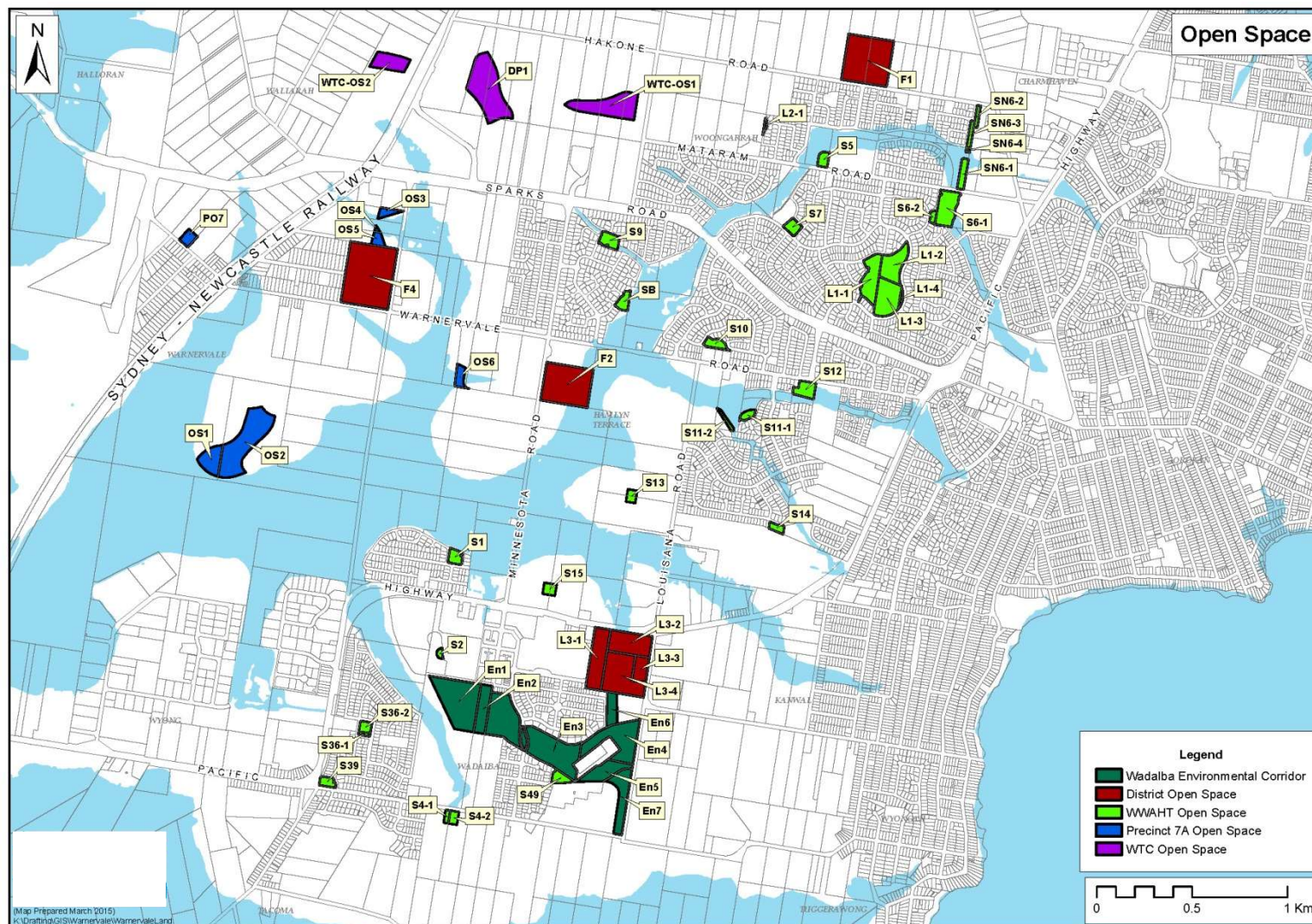
SEMI NATURAL AREAS - Embellishment				Indexed Expenditure Dec-2014	Future Embellishment Costs Dec-2014	Total Costs Dec-2014
Open Space Code	Address	Property Description				
SN 6-1	25 Mataram Rd, Woongarra	part Lot 11 DP 1145788 (0.5563 ha of 1.327 ha)		\$78,160	\$0	\$78,160
SN 6-3	Cascade Rd Woongarra	Lot 732 DP 1157871		\$26,393	\$0	\$26,393
TOTAL				\$104,553	\$0	\$104,553

PEDESTRIAN FACILITIES				Indexed Expenditure Dec-2014	Future Embellishment Costs Dec-2014	Total Costs Dec-2014
Open Space Code	Address	Property Description				
Pedestrian bridges	North of Mataram Rd				\$49,495	\$49,495
Pedestrian bridge	Woongarra Waters adjacent to Waterside Drive			\$283,741	\$0	\$283,741
Pedestrian Overpass	Sparks Road West of Minnesota				removed	\$0
Cycleway bridge	in vicinity of Dam Hotel				\$236,307	\$236,307
TOTAL				\$283,741	\$285,801	\$569,543

CYCLEWAY & HALF ROAD CONSTRUCTION				Indexed Expenditure Dec-2014	Future Embellishment Costs Dec-2014	Total Costs Dec-2014
Open Space Code	Address	Property Description				
Cycleway construction		70% completed Cycleway network		\$1,089,657	\$0	\$1,089,657
		30% uncompleted cycleway network			\$499,251	\$499,251
Half road construction fronting open space				\$0	\$0	\$0
TOTAL				\$1,089,657	\$499,251	\$1,588,908

TOTAL EMBELLISHMENT COSTS	Indexed Expenditure	Future Embellishment Costs	Total Costs
	Dec-2014	Dec-2014	Dec-2014
WWAHT	\$17,712,492	\$10,596,978	\$28,309,471
Precinct 7A	\$4,826,635	\$3,996,718	\$8,823,353
Warnervale Town Centre	\$2,337,901	\$3,581,066	\$5,918,968
Balance of Warnervale District	\$11,297	\$1,990,679	\$2,001,977
TOTAL	\$24,888,326	\$20,165,442	\$45,053,768

Figure 10 Open Space Works Locations



6.1.2 Community Facilities

WWAHT - Community Facility Land				Acquired Land		Unpurchased Land Costs		TOTAL		Apportioned Costs to WWAHT				
Project Ref.	Name of Facility	Property Description	Comments	Area ha	Per Ha rate	Area ha	Total acquisition Cost Dec-2014	Area ha	Purchased & Unpurchased land Dec-2014	%	Area	Apportioned Cost Dec-2014	Completed Dec-2014	Unpurchased Dec-2014
CF1	Wadalba Community Centre	Sited on the Wadalba Community School	400m ² GFA facility co-located with Wadalba Primary School in 2001-02.				\$0	0.00	\$0	100%		\$0.00	\$0	\$0
CF2	Wadalba adjoining playing fields	Not land Required	This facility was deleted as part of a strategy review.				\$0	\$0	\$0					
CF3	Hamlyn Terrace Community Centre	Part Lot 71 DP 1154758 Adjoining Hamlyn Terrace Playing Fields - 80 Minesota Rd, Hamlyn Terrace	380m ² GFA facility completed in 2011/12.	0.25	\$406,180			0.25	\$113,918	100%		\$113,918	\$113,918	
CF4	Woongarra Primary School Joint Venture	Lot 1 DP 1100817	Project abandoned					\$0	\$0					
CF5	Additional District Community Facilities	To be investigated - Within Woongarra/Hamlyn Terrace/ Wadalba	Multi-purpose centre incorporating arts and culture space, youth space, space for children, family, active and healthy lifestyle programs.			0.25	\$761,703	0.25		48.7%	0.12	\$0	\$0	\$0
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	A creative, collaborative and community centric learning centre - includes library, smart technology centre			0.40	\$266,667	0.40		48.7%	0.19	\$0	\$0	\$0.00
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,086,128	3.00	\$2,086,128	38.3%	1.15	\$799,977	\$0	\$799,977
TOTAL				0.250		3.65	\$3,114,498	3.90	\$2,200,046		1.47	\$913,895	\$113,918	\$799,977

Precinct 7A - Community Facilities Land				Acquired Land		Unpurchased Land Costs		TOTAL		Apportioned to Precinct 7A				
Project Ref.	Name of Facility	Property Description	Comments	Area	Per Ha rate	Area	Total acquisition Cost	Area	Purchased & Unpurchased land	%	Area	Apportioned Cost	Completed	Unpurchased
				ha		ha	Dec-2014	ha	Dec-2014			Dec-2014	Dec-2014	Dec-2014
CF5	Additional District Community Facilities	To be investigated - Within Woongarrah/Hamlyn Terrace/ Wadalba	Multi-purpose centre incorporating arts and culture space, youth space, space for children, family, active and healthy lifestyle programs.			0.25	\$761,703	0.25		22.7%	0.06	\$0	\$0	\$0
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	A creative, collaborative and community centric learning centre - includes library, smart technology centre			0.40	\$266,667	0.40		22.7%	0.09	\$0	\$0	\$0
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,086,128	3.00	\$2,086,128	13.6%	0.41	\$282,865	\$0	\$282,865
TOTAL				0.0	\$0	3.40	\$2,352,795	3.40	\$2,086,128		0.50	\$282,865	\$0	\$282,865

WTC - Community Facilities Land				Acquired Land		Unpurchased Land Costs		TOTAL		APPORTIONMENT TO WTC				
Project Ref.	Name of Facility	Property Description	Comments	Area	Per Ha rate	Area	Total acquisition Cost	Area	Purchased & Unpurchased land	%	Area	Apportioned Cost	Completed	Unpurchased
				ha		ha	Dec-2014	ha	Dec-2014			Dec-2014	Dec-2014	Dec-2014
CF5	Additional District Community Facilities	To be investigated - Within Woongarrah/Hamlyn Terrace/ Wadalba	Multi-purpose centre incorporating arts and culture space, youth space, space for children, family, active and healthy lifestyle programs.			0.25	\$761,703	0.25		11.0%	0.03	\$0	\$0	\$0
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	A creative, collaborative and community centric learning centre - includes library, smart technology centre			0.40	\$266,667	0.40		11.0%	0.04	\$0	\$0	\$0
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,086,128	3.00	\$2,086,128	6.6%	0.20	\$137,013	\$0	\$137,013
TOTAL				0.0			\$2,352,795	3.40	\$2,086,128		0.24	\$137,013	\$0	\$137,013

Balance of Warnervale District - Community Facilities Land				Acquired Land		Unpurchased Land Costs		TOTAL		Apportioned to Balance of Warnervale District				
Project Ref.	Name of Facility	Property Description	Comments	Area	Per Ha rate	Area	Total acquisition Cost	Area	Purchased & Unpurchased land	%	Area	Apportioned Cost	Completed	Unpurchased
				ha		ha	Dec-2014	ha	Dec-2014			Dec-2014	Dec-2014	Dec-2014
CF5	Additional District Community Facilities	To be investigated - Within Woongarrah/Hamlyn Terrace/ Wadalba	Multi-purpose centre incorporating arts and culture space, youth space, space for children, family, active and healthy lifestyle programs.			0.25	\$761,703	0.25		17.6%	0.04	\$0	\$0	\$0
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	A creative, collaborative and community centric learning centre - includes library, smart technology centre			0.40	\$266,667	0.40		17.6%	0.07	\$0	\$0	\$0
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,086,128	3.00	\$2,086,128	15.3%	0.46	\$318,223	\$0	\$318,223
CF8	Additional Local Community Facility	within South & East Wadalba	Area determined by 400m2 GFA x 6.24m2 of land area to each m2 of GFA			0.25	\$166,400	0.25	\$166,400	100%	25%	\$166,400	\$0	\$166,400
TOTAL				0.0	\$0	3.65	\$2,519,195	3.65	\$2,252,528		0.78	\$484,623	\$0	\$484,623

North Wyong Release Area- Community Facilities Land				Acquired Land		Unpurchased Land Costs		TOTAL		Apportioned to North Wyong Release Area				
Project Ref.	Name of Facility	Property Description	Comments	Area	Per Ha rate	Area	Total acquisition Cost	Area	Purchased & Unpurchased land	%	Area	Apportioned Cost	Completed	Unpurchased
				ha		ha	Dec-2014	ha	Dec-2014			Dec-2014	Dec-2014	Dec-2014
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,086,128	3.00	\$2,086,128	26.3%	0.79	\$548,051	\$0	\$548,051
TOTAL				0.0	\$0	3.00	\$2,086,128	3.00	\$2,086,128		0.79	\$548,051	\$0	\$548,051

TOTAL Community Facilities Land														
											Area	TOTAL COSTS	Completed	Unpurchased
												Dec-2014	Dec-2014	Dec-2014
	WWAHT										1.47	\$913,895	\$113,918	\$799,977
	Precinct 7A										0.50	\$282,865	\$0	\$282,865
	WTC										0.24	\$137,013	\$0	\$137,013
	Balance of Warnervale District										0.78	\$484,623	\$0	\$484,623
	North Wyong Structure Plan										0.79	\$548,051	\$0	\$548,051
TOTAL											3.77	\$2,366,447	\$113,918	\$2,252,528

WWAHT Community Facilities Works

Community Facilities / Works - Wadalba, Woongarra & Hamlyn Terrace				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO WWAHT			
Project Ref.	Name of Facility	Property Description	Comments	GFA m ²	Indexed Expenditure Dec-2014	GFA m ²	Future Embellishment Costs Dec-2014	GFA m ²	Completed & Proposed works Dec-2014	%	Apportioned Cost Dec-2014	Completed Dec-2014	Unpurchased Dec-2014
CF1	Wadalba Community Centre	Sited on the Wadalba Community School	400m ² GFA facility co-located with Wadalba Primary School in 2001-02.	400	\$1,126,083	0	\$0	400	\$1,126,083	100%	\$1,126,083	\$1,126,083	\$0
CF2	Wadalba adjoining playing fields	Not land Required	This facility was deleted as part of a strategy review.			0	\$0						
CF3	Hamlyn Terrace Community Centre	Lot 71 DP 1154758 (5.04 ha) Adjoining Hamlyn Terrace Playing Fields - 80 Minnesota Rd, Hamlyn Terrace	380m ² GFA facility completed in 2011/12.	380	\$1,439,999	0	\$0	380	\$1,439,999	100%	\$1,439,999	\$1,439,999	\$0
CF4	Woongarra Primary School Joint Venture (Deleted)	Lot 1 DP 1100817	Project abandoned										
CF5	Additional District Community Facilities	To be investigated	Proposed 1,020 m ² GFA facility			1,020	\$4,045,454	1,020	\$4,045,454	48.7%	\$1,970,114	\$0	\$1,970,114
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	Multi-purpose centre incorporating HAAC, Integrated Child & Family Centre, Youth Precinct, Arts & Cultural Centre - Apportioned over Warnervale District			4,000	\$16,181,814	4,000	\$16,181,814	48.7%	\$7,880,455	\$0	\$7,880,455
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			n/a	\$14,138,279		\$14,138,279	38.3%	\$5,421,671	\$0	\$5,421,671
TOTAL				780	\$2,566,082	5,020	\$34,365,548	5,800	\$36,931,630		\$17,838,322	\$2,566,082	\$15,272,240

Precinct 7A Community Facilities Works

Community Facilities - Precinct 7A				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO PRECINCT 7A			
Project Ref.	Name of Facility	Property Description	Comments	GFA m ²	Indexed Expenditure Dec-2014	GFA m ²	Future Embellishment Costs Dec-2014	GFA m ²	Completed & Proposed works Dec-2014	%	Cost attributed to WTC Dec-2014	Completed Dec-2014	Unpurchased Dec-2014
CF5	Additional District Community Facilities	To be investigated	Multi-purpose centre incorporating arts and culture space, youth space, space for children, family, active and healthy lifestyle programs.			1,020	\$4,045,454	1,020	\$4,045,454	22.7%	\$918,874	\$0	\$918,874
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	A creative, collaborative and community centric learning centre - includes library, smart technology centre			4,000	\$16,181,814	4,000	\$16,181,814	22.7%	\$3,675,496	\$0	\$3,675,496
CF7	Indoor Recreation Centre	To be determined	Facility apportioned over 35,000 population catchment.			0	\$14,138,279	0	\$14,138,279	13.6%	\$1,917,055	\$0	\$1,917,055
TOTAL					\$0	5,020	\$34,365,548	5,020	\$34,365,548		\$6,511,424	\$0	\$6,511,424

WTC Community Facilities Works

Community Facilities / Works - Warnervale Town Centre				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO WTC			
Project Ref.	Name of Facility	Property Description	Comments	GFA m ²	Indexed Expenditure Dec-2014	GFA m ²	Future Embellishment Costs Dec-2014	GFA m ²	Completed & Proposed works Dec-2014	%	Cost attributed to WTC Dec-2014	Completed Dec-2014	Unpurchased Dec-2014
CF5	Additional District Community Facilities	To be investigated	Multi-purpose centre incorporating arts and culture space, youth space, space for children, family, active and healthy lifestyle programs.			1,020	\$4,045,454	1,020	\$4,045,454	11.0%	\$445,080	\$0	\$445,080
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	A creative, collaborative and community centric learning centre - includes library, smart technology centre			4,000	\$16,181,814	4,000	\$16,181,814	11.0%	\$1,780,318	\$0	\$1,780,318
CF7	Indoor Recreation Centre	To be determined	Facility apportioned over 35,000 population catchment.			0	\$14,138,279	0	\$14,138,279	6.6%	\$928,573	\$0	\$928,573
TOTAL					\$0	5,020	\$34,365,548	5,020	\$34,365,548		\$3,153,971	\$0	\$3,153,971

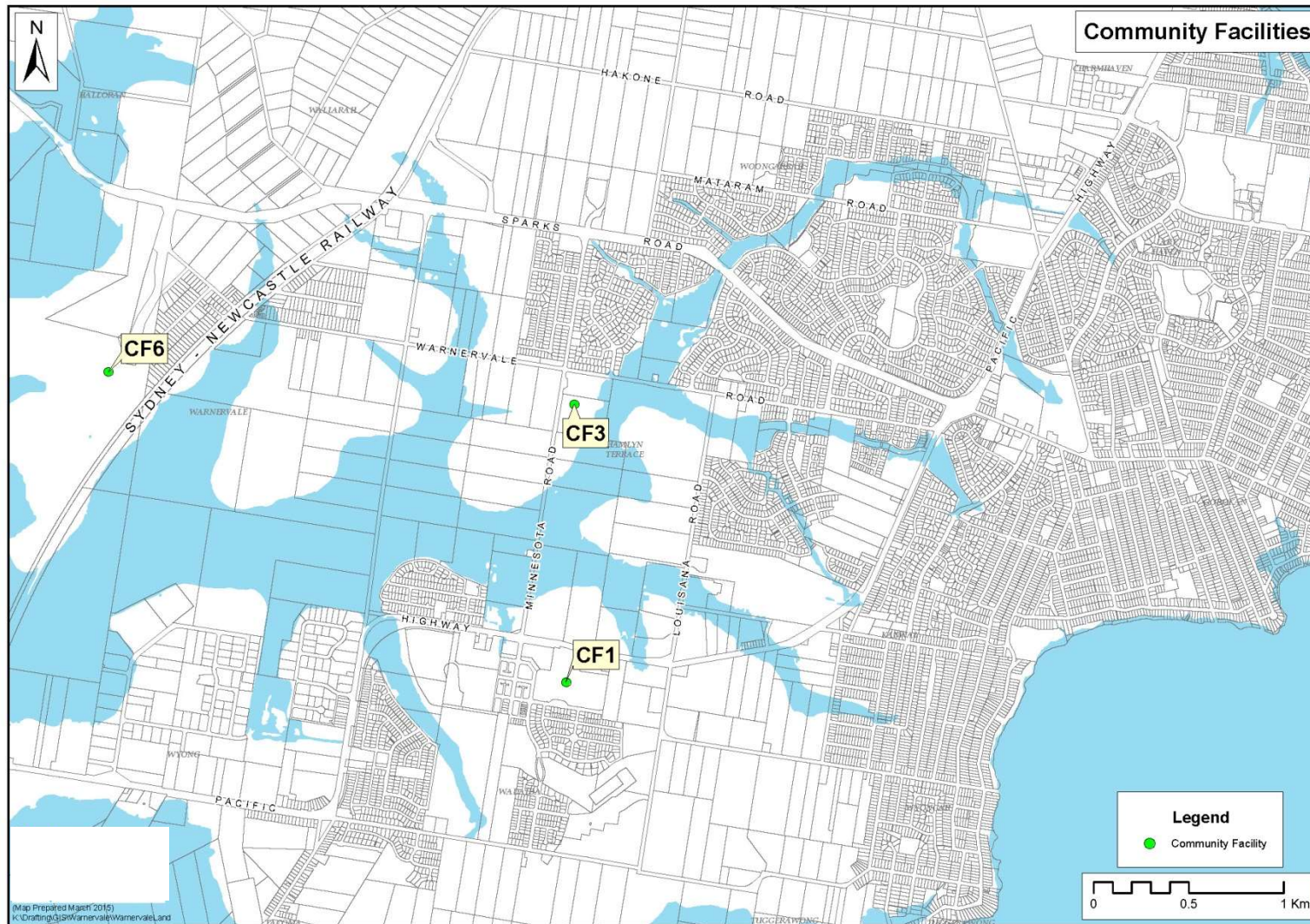
Balance of Warnervale District - Community Facilities Works

Community Facilities / Works - Balance of District				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO Balance of District			
Project Ref.	Name of Facility	Property Description	Comments	GFA m ²	Indexed Expenditure Dec-2014	GFA m ²	Future Embellishment Costs Dec-2014	GFA m ²	Completed & Proposed works Dec-2014	%	Cost attributed to WTC Dec-2014	Completed Dec-2014	Unpurchased Dec-2014
CF5	Additional District Community Facilities	To be investigated	Multi-purpose centre incorporating arts and culture space, youth space, space for children, family, active and healthy lifestyle programs.			1,020	\$4,045,454	1,020	\$4,045,454	17.6%	\$711,386	\$0	\$711,386
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	A creative, collaborative and community centric learning centre - includes library, smart technology centre			4,000	\$16,181,814	4,000	\$16,181,814	17.6%	\$2,845,545	\$0	\$2,845,545
CF7	Indoor Recreation Centre	To be determined	Facility apportioned over 35,000 population catchment.			0	\$14,138,279	0	\$14,138,279	15.3%	\$2,156,687	\$0	\$2,156,687
CF8	Additional Local Community Centre - South & East Wadalba	To be determined	Local			400	\$2,528,408	400	\$2,528,407.96	100%	\$2,528,408	\$0	\$2,528,408
TOTAL					\$0	5,420	\$36,893,955	5,420	\$36,893,955		\$8,242,026	\$0	\$8,242,026

North Wyong Structure Plan Release Area - Community Facilities Works

Community Facilities / Works - North Wyong Plan Release Area				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO North Wyong Structure Plan Release Area			
Project Ref.	Name of Facility	Property Description	Comments	GFA m ²	Indexed Expenditure Dec-2014	GFA m ²	Future Embellishment Costs Dec-2014	GFA m ²	Completed & Proposed works Dec-2014	%	Cost attributed to WTC Dec-2014	Completed Dec-2014	Unpurchased Dec-2014
CF7	Indoor Recreation Centre	To be determined	Facility apportioned over 35,000 population catchment.			0	\$14,138,279	0	\$14,138,279	26.3%	\$3,714,294	\$0	\$3,714,294
TOTAL					\$0	0	\$14,138,279	0	\$14,138,279		\$3,714,294	\$0	\$3,714,294

Community Facilities Works - TOTAL										TOTAL COSTS	Completed	Unpurchased
										Dec-2014	Dec-2014	Dec-2014
	WWAHT									\$17,838,322	\$2,566,082	\$15,272,240
	Precinct 7A									\$6,511,424	\$0	\$6,511,424
	WTC									\$3,153,971	\$0	\$3,153,971
	Balance of Warnervale District									\$8,242,026	\$0	\$8,242,026
	North Wyong Structure Plan									\$3,714,294	\$0	\$3,714,294
TOTAL										\$39,460,038	\$2,566,082	\$36,893,955

Figure 11 Community Facilities Locations

6.2 Roads, Traffic Management and Bus Facilities Works

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL VWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadalba 8C & 8B1 (SEW)	North Wyong Industrial Estate	Employment Corridor	Mackillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
	Map Reference No.			1	3	2	4	5	6	7	8	9	10	11	12	13	14	Dec-2014	Dec-14	Dec-14
R 01	Railway Road (Link Rd)	New road linking Watanobbi & Warnervale between Britannia Dr & Sparks Rd.	CAPITAL	\$17,324,151	\$5,541,200	\$6,429,465	\$0	\$0	\$1,652,766	\$263,881	\$725,278	\$1,926,433	\$782,565	\$576,571	\$608,432	\$3,610,583	\$204,415	\$39,645,739	\$23,171,111	\$62,816,850
R 03	District Entry Road from Sparks Rd	Additional cost to provide off-road cycleway	CAPITAL	\$0	\$0	\$60,682	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,682	\$0	\$60,682
R 04	Hiawatha Road	Road Widening	CAPITAL	\$0	\$0	\$861,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$861,557	\$0	\$861,557
R 06	Hakone Rd	Half Road adjacent to Open Space + Vehicular Bridge over Railway Line + Diff in cost with off-road cycleway	CAPITAL	\$0	\$0	\$2,882,331	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,882,331	\$17,960,352	\$20,842,683
			LAND	\$0	\$0	\$49,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,314	\$0	\$49,314
R 08	Mountain Road	Reconstruct Road across flood plain	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,226,752	\$0	\$0	\$0	\$0	\$0	\$5,226,752	\$0	\$5,226,752
R 16	Sparks Rd	Pedestrian Crossing of Railway	CAPITAL	\$0	\$571,374	\$662,966	\$0	\$0	\$0	\$27,210	\$74,786	\$0	\$0	\$0	\$0	\$0	\$0	\$1,336,336	\$0	\$1,336,336
R 19	Nikko Rd (sth section) TC2 - Type 2 Street	Town Centre R2 -1/2 Road adjacent to railway line + land acquisition for widening	CAPITAL	\$0	\$0	\$842,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$842,956	\$0	\$842,956
			LAND	\$0	\$0	\$613,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$613,440	\$0	\$613,440
R 29	Hill Top Park FrontageTC9 - Type 9 Street	Full Width (equivalent) across open space riparian corridor	CAPITAL	\$0	\$0	\$974,951	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$974,951	\$0	\$974,951
R 41	WTC Riparian Crossing TC23 - Type 9 Street	Full Width (equivalent) across open space riparian corridor	CAPITAL	\$0	\$0	\$343,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343,528	\$0	\$343,528
R 57	WTC cycleways & Bus Shelters	3.1 Km of off-road cycleway + 8 bus shelters	CAPITAL	\$0	\$0	\$890,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$890,025	\$0	\$890,025
R 49 01	Hakone Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$695,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$695,525	\$0	\$695,525
			LAND	\$128,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,247		\$128,247
R 49 02	Mataram Road	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$1,802,355	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,802,355	\$0	\$1,802,355
			LAND	\$166,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,198		\$166,198
R 49 03	Waterside Drive	Additional 4m pavement width (7m to 11m) & 22 m road reserve	CAPITAL	\$913,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$913,788	\$0	\$913,788
			LAND	\$181,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,466		\$181,466
R 49 04	Mountain View Dr - between Mataram - Sparks	Additional 4m pavement width (7m to 11m) & 22 m road reserve	CAPITAL	\$1,610,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,610,966	\$0	\$1,610,966
			LAND	\$390,849	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,849		\$390,849
R 49 06	Minnesota Rd (between Sparks & Warnervale Road)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$356,695	\$0	\$132,379	\$0	\$0	\$0	\$5,433	\$14,933	\$0	\$0	\$0	\$0	\$0	\$0	\$509,440	\$0	\$509,440
			LAND	\$42,948	\$0	\$15,939	\$0	\$0	\$0	\$654	\$1,798	\$0	\$0	\$0	\$0	\$0	\$0	\$61,339		\$61,339
R 49 07	Minnesota Rd (between Warnervale Rd & Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$4,102,170	\$1,312,096	\$1,522,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,070	\$0	\$0	\$7,080,763	\$0	\$7,080,763
			LAND	\$8,542	\$2,732	\$3,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$14,744		\$14,744
R 49 08	Warnervale Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$3,204,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,204,886	\$0	\$3,204,886
			LAND	\$119,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,523		\$119,523
R 49 09	Louisiana Road (Nth Pacific Hwy to Warnervale Rd)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$996,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$996,944	\$0	\$996,944
			LAND	\$103,383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,383		\$103,383
R 49 10	Figtree Boulevard	Additional 6m pavement width (7m to 13m) & 22 m road reserve	CAPITAL	\$2,023,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,023,716	\$0	\$2,023,716
			LAND	\$258,022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,022		\$258,022

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadialba 8C & 8B1 (SEW)	North Wyong Industrial Estate	Employment Corridor	Mackillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
	Map Reference No.			1	3	2	4	5	6	7	8	9	10	11	12	13	14	Dec-2014	Dec-14	Dec-14
R 49 11	Van Strappen Road - Wahroongah Extn	Additional 4m pavement width (7m to 11m) & 22 m road reserve	CAPITAL	\$673,632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$673,632	\$0	\$673,632
			LAND	\$175,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,271		\$175,271
R 49 12	Johns Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$2,035,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,035,103	\$0	\$2,035,103
			LAND	\$136,099	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,099		\$136,099
R 49 13	Louisiana Rd (Sth Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$0	\$0	\$0	\$339,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,901	\$0	\$339,901
			LAND	\$0	\$0	\$0	\$30,535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,535		\$30,535
R 49 14	Georgia Drive / Primrose Drive	Additional 2m pavement width (7m to 9m) in varying width road reserve	CAPITAL	\$2,175,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,175,015	\$0	\$2,175,015
			LAND	\$330,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330,514		\$330,514
R 49 15	Peppercorn Avenue (North - Sparks Road)	Additional 2m pavement width (7m to 9m) & 18 m road reserve	CAPITAL	\$505,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$505,681	\$0	\$505,681
			LAND	\$130,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,865		\$130,865
R 49 16	Clydesdale Street	Addit. Land cost only	CAPITAL	\$54,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,209	\$0	\$54,209
			LAND	\$139,589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,589		\$139,589
R 49 17	New Rear Residential Access - DPs 22195	rear access	CAPITAL	\$0	\$0	\$0	\$0	\$438,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438,645	\$0	\$438,645
			LAND	\$0	\$0	\$0	\$0	\$95,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,967		\$95,967
R 49 18	Devon Lane - Nth Wyong Industrial - Residential Rear Access	rear access	CAPITAL	\$0	\$0	\$0	\$0	\$228,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228,575	\$0	\$228,575
			LAND	\$0	\$0	\$0	\$0	\$351,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$351,820	\$0	\$351,820
R 49 19	Orchid Way	Additional 4m pavement width (7m to 11m) & 20 m road reserve	CAPITAL	\$635,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$635,216	\$0	\$635,216
			LAND	\$162,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,093		\$162,093
R 49 20	Louisiana Rd- Minnesota Rd Link	Additional 4m pavement width (7m to 11m) & 22/20 m road reserve	CAPITAL	\$781,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$781,845	\$0	\$781,845
			LAND	\$161,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,836		\$161,836
R 49 30	Bus Stops, bus lay-bys & pedestrian refuges		CAPITAL	\$982,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$982,670	\$0	\$982,670
RP7 -01	Road 1 Entry Road	Additional width for collector road	CAPITAL	\$0	\$3,023,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$331,982	\$0	\$0	\$3,355,461	\$0	\$3,355,461
			LAND	\$0	\$227,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,928	\$0	\$0	\$251,958	\$0	\$251,958
RP7 -02	Virginia Road	Additional width for collector road	CAPITAL	\$0	\$2,366,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,366,408	\$0	\$2,366,408
			LAND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RP7-03	Warnervale Road (Western End)	Additional width for collector road	CAPITAL	\$0	\$6,241,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$685,304	\$0	\$0	\$6,926,606	\$0	\$6,926,606
			LAND	\$0	\$561,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,605	\$0	\$0	\$622,661	\$0	\$622,661
RP7 -04	Albert Warner Drive	Half Road adjacent to Zone Open Space on Northern Side	CAPITAL	\$0	\$159,223	\$0									\$17,483			\$176,705		\$176,705
RP7 -05	Cycleways	Cycleways	CAPITAL	\$0	\$2,285,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,993	\$0	\$0	\$2,536,869	\$0	\$2,536,869
Total Capital Costs				\$40,874,566	\$21,500,957	\$15,603,267	\$339,901	\$667,220	\$1,652,766	\$296,524	\$814,998	\$7,153,185	\$782,565	\$576,571	\$2,038,263	\$3,610,583	\$204,415	\$96,115,780	\$41,131,464	\$137,247,244
Total Land Costs				\$2,635,444	\$790,818	\$681,863	\$30,535	\$447,787	\$0	\$654	\$1,798	\$0	\$0	\$0	\$86,833	\$0	\$0	\$4,675,733	\$0	\$4,675,733
TOTALS ROADS COSTS				\$43,510,010	\$22,291,775	\$16,285,130	\$370,436	\$1,115,008	\$1,652,766	\$297,178	\$816,796	\$7,153,185	\$782,565	\$576,571	\$2,125,096	\$3,610,583	\$204,415	\$100,791,513	\$41,131,464	\$141,922,977

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadaiha 8C & 8B1 (SEW)	North Wyong Industrial Estate	Employment Corridor	MacKillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
	Map Reference No.			1	3	2	4	5	6	7	8	11	10	12	9	13	14	Dec-14	Dec-14	Dec-14
I1	Mataram Rd/Hiawatha Roads	Raised Intersection, with speed cushions in Hiawatha	CAPITAL	\$0	\$0	\$262,546	\$0	\$0	\$67,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330,037	\$0	\$330,037
I3	WTC Internal Intersection on Entry Rd	Signals	CAPITAL	\$0	\$0	\$711,794	\$0	\$0	\$0	\$0	\$80,294	\$0	\$0	\$0	\$0	\$0	\$0	\$792,089	\$0	\$792,089
I4	WTC northern internal intersection - Road Type 3B/Road Type 3B	Signals	CAPITAL	\$0	\$0	\$420,074	\$0	\$0	\$107,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,059	\$0	\$528,059
I5	WTC middle Internal Intersection - Road Type 8A/Road Type 10	Signals	CAPITAL	\$0	\$0	\$420,074	\$0	\$0	\$107,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,059	\$0	\$528,059
I7	Chelmsford/Arizona Roads	Roundabout plus land	CAPITAL	\$2,117,322	\$0	\$785,796	\$0	\$0	\$201,998	\$32,251	\$88,642	\$0	\$0	\$0	\$74,361	\$0	\$0	\$3,300,369	\$0	\$3,300,369
I8	Arizona/Hakone Roads	Roundabout plus land	CAPITAL	\$2,197,828	\$0	\$815,674	\$0	\$0	\$209,678	\$0	\$0	\$0	\$0	\$0	\$77,189	\$0	\$0	\$3,300,369	\$0	\$3,300,369
I9	Hakone Rd/Waterside Dr/Sports Field	Signals	CAPITAL	\$1,305,455	\$0	\$484,490	\$0	\$0	\$124,544	\$19,885	\$0	\$0	\$0	\$0	\$45,848	\$0	\$0	\$1,980,222	\$0	\$1,980,222
I10	Hakone/Hiawatha Roads	Signals	CAPITAL	\$0	\$0	\$1,050,186	\$0	\$0	\$269,962	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,320,148	\$0	\$1,320,148
I11	Entry Road/Main Street/ Nikko Rd extension	Signals	CAPITAL	\$0	\$0	\$482,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,651	\$0	\$0	\$528,059	\$0	\$528,059
I19	Sub-arterial (West of Railway) East	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,980,222	\$0	\$1,980,222	\$0	\$1,980,222
I20	Sub-arterial (West of Railway) West	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,980,222	\$0	\$1,980,222	\$0	\$1,980,222
I21	Sub-arterial/Railway Station/ Nikko Rd	Signals or Roundabout	CAPITAL	\$0	\$0	\$2,372,648	\$0	\$0	\$0	\$0	\$267,648	\$0	\$0	\$0	\$0	\$0	\$0	\$2,640,295	\$0	\$2,640,295
I22	Sparks Rd/Burnet Rd	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,693,942	\$1,906,797	\$0	\$0	\$0	\$0	\$6,600,739	\$0	\$6,600,739
I23	Sparks Rd/Mountain Rd	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,693,942	\$1,906,797	\$0	\$0	\$0	\$0	\$6,600,739	\$0	\$6,600,739
I24	Sparks Rd/Jack Grant Drive	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,755,154	\$1,525,437	\$0	\$0	\$0	\$0	\$5,280,591	\$0	\$5,280,591
I27	Sparks Rd/Hue Hue Rd	Seagull	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,320,148	\$0	\$0	\$0	\$1,320,148	\$0	\$1,320,148
I28	Sparks/Prec 14	Roundabout	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,188,133	\$0	\$0		\$1,188,133	\$0	\$1,188,133
I29	Hue Hue/Prec 14	Seagull	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,188,133	\$0	\$0		\$1,188,133	\$0	\$1,188,133
I31	WTC Entry Rd/ Nikko Rd /Road Type 8A	Signals	CAPITAL	\$0	\$0	\$360,573	\$0	\$0	\$92,689	\$0	\$40,675	\$0	\$0	\$0	\$34,122	\$0		\$528,059	\$0	\$528,059
I32	WTC Internal Intersection - Mataram Rd Extension/Minnesota Rd Extension	Signals	CAPITAL	\$0	\$0	\$660,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$660,074	\$0	\$660,074
I 49 1	Sparks/Warnervale Roads	Signals	CAPITAL	\$976,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$976,398	\$0	\$976,398
I 49 2	Sparks/Minnesota Roads	Signals	CAPITAL	\$2,685,884	\$0	\$996,805	\$0	\$0	\$0	\$40,911	\$112,445	\$0	\$0	\$0	\$0	\$0	\$0	\$3,836,045	\$0	\$3,836,045
I 49 3	Sparks/Pacific Hwy/Wallarah Roads	Signals	CAPITAL	\$1,176,722	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,176,722	\$2,137,988	\$3,314,710
I 49 4	Sparks/Peppercorn	left in / left out only	CAPITAL	\$916,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$916,561	\$0	\$916,561
I 49 5	Pacific Hwy/Pearce Rd/Craigie Ave (incl ped facility)	Signals	CAPITAL	\$1,632,245	\$0	\$0	\$464,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,096,788	\$0	\$2,096,788
I 49 6	Pacific Hwy / Minnesota Rd-Figtree Boulevard	Signals	CAPITAL	\$1,329,792	\$493,522	\$425,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,703	\$0	\$0	\$2,295,356	\$0	\$2,295,356
I 49 7	Minnesota Rd/ Warnervale Rd	Signals with left turn slip lane	CAPITAL	\$1,866,046	\$0	\$692,540	\$0	\$0	\$0	\$28,424	\$78,122	\$0	\$0	\$0	\$0	\$0	\$0	\$2,665,132	\$0	\$2,665,132
I 49 8	Pacific Highway/Warnervale Road	Closure	CAPITAL	\$134,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,509	\$0	\$134,509
I 49 9	Sparks/Hiawatha Roads	left in / left out	CAPITAL	\$0	\$0	\$141,624	\$0	\$0	\$0	\$5,813	\$15,976	\$0	\$0	\$0	\$0	\$0	\$0	\$163,412	\$0	\$163,412
I 49 10	Sparks/Dundonald Rd	left in / left out	CAPITAL	\$132,588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,588	\$0	\$132,588
I 49 11	Pacific Hwy/LouisianaRoad	Signals	CAPITAL	\$0	\$0	\$0	\$8,452,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,452,547	\$2,238,139	\$10,690,686

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadalba 8C & 8B1 (SEW)	North Wyong Industrial Estate	Employment Corridor	Mackillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
	Map Reference No.			1	3	2	4	5	6	7	8	11	10	12	9	13	14	Dec -14	Dec -14	Dec -14
I 49 11	Pacific Hwy/LouisianaRoad	Signals	CAPITAL	\$0	\$0	\$0	\$8,452,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,452,547	\$2,238,139	\$10,690,686
I 49 12	Mataram Rd / Mountain View Dr	Signals	CAPITAL	\$351,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$351,376	\$0	\$351,376
I 49 14	Warnervale Rd/Louisiana Rd	Signals	CAPITAL	\$790,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$790,595	\$0	\$790,595
I 49 15	Pacific Hwy/Johns Rd/Pollock Ave	Roundabout	CAPITAL	\$2,548,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,548,487	\$0	\$2,548,487
I 49 16	Pacific Hwy/Lucca Rd	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$1,983,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,983,895	\$2,408,299	\$4,392,194
I 49 17	Pacific Hwy/London Drive Extension	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$2,410,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,410,568	\$0	\$2,410,568
IP7-1	Southern leg of WTC Entry Rd/Sparks Rd	Fourth Leg to Signals	Construction		\$3,119,765							\$0	\$0	\$0	\$0	\$0	\$0	\$3,119,765	\$0	\$3,119,765
IP7-2	Warnervale Rd /Entry Rd Intersection	Traffic Signals	Construction		\$727,945							\$0	\$0	\$0	\$0	\$0	\$0	\$727,945	\$0	\$727,945
IP7-3	Warnervale Road and Minnesota Rd	Slip Lane	Construction		\$831,937							\$0	\$0	\$0	\$0	\$0	\$0	\$831,937	\$0	\$831,937
TOTAL INTERSECTION COSTS				\$20,161,809	\$5,173,169	\$11,082,647	\$8,917,090	\$4,394,463	\$1,182,331	\$127,283	\$683,802	\$13,143,037	\$5,339,031	\$3,696,414	\$323,874	\$3,960,443	\$0	\$78,185,393	\$6,784,426	\$84,969,819

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadalba 8C & 8B1	North Wyong Industrial Estate	Employment Corridor	Mackillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
	Map Reference No.			1	3	2	4	5	6	7	8	9	10	11	12	13	14	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
TOTAL CAPITAL COSTS				\$61,036,374	\$26,674,126	\$26,685,914	\$9,256,991	\$5,061,683	\$2,835,096	\$423,807	\$1,498,799	\$20,296,222	\$6,121,596	\$4,272,985	\$2,362,137	\$7,571,026	\$204,415			
TOTAL LAND COSTS				\$2,635,444	\$790,818	\$681,863	\$30,535	\$447,787	\$0	\$654	\$1,798	\$0	\$0	\$0	\$86,833	\$0	\$0			
TOTAL COSTS				\$63,671,819	\$27,464,944	\$27,367,777	\$9,287,526	\$5,509,471	\$2,835,096	\$424,461	\$1,500,597	\$20,296,222	\$6,121,596	\$4,272,985	\$2,448,970	\$7,571,026	\$204,415			
% of total S94 costs				35.58%	15.35%	15.29%	5.19%	3.08%	1.58%	0.24%	0.84%	11.34%	3.42%	2.39%	1.37%	4.23%	0.11%			
																		78.88%	21.12%	100.00%

WARNERVALE DISTRICT ROAD WORKS			TOTAL		
Project No.	ROAD	Project Description	WORKS & LAND Dec-14	Other Sources of Funding Dec-14	WORKS & LAND costs levied under S94 Plans Dec-14
R 01	Railway Road (Link Rd)	New road linking Watanobbi & Warnervale between Britannia Dr & Sparks Rd.	\$62,816,850	\$23,171,111	\$39,645,739
R 03	District Entry Road from Sparks Rd	Additional cost to provide off-road cycleway	\$60,682	\$0	\$60,682
R 04	Hiawatha Road	Road Widening	\$861,557	\$0	\$861,557
R 06	Hakone Rd	Hill Road adjacent to Open Space + Vehicular Bridge over Railway Line + Diff in cost with off-road cycleway	\$20,891,997	\$17,960,352	\$2,931,645
R 08	Mountain Road	Reconstruct Road across flood plain	\$5,226,752	\$0	\$5,226,752
R 16	Sparks Rd	Pedestrian Crossing of Railway	\$1,336,336	\$0	\$1,336,336
R 19	Nikko Rd (sth section) TC2 - Type 2 Street	Town Centre R2 - 1/2 Road adjacent to railway line + land acquisition for widening	\$1,456,396	\$0	\$1,456,396
R 29	Hill Top Park Frontage TC9 - Type 9 Street	Full Width (equivalent) across open space riparian corridor	\$974,951	\$0	\$974,951
R 41	WTC Riparian Crossing TC23 - Type 9 Street	Full Width (equivalent) across open space riparian corridor	\$343,528	\$0	\$343,528
R 57	WTC cycleways & Bus Shelters	3.1 Km of off-road cycleway + 8 bus shelters	\$890,025	\$0	\$890,025
R 49 01	Hakone Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$823,772	\$0	\$823,772
R 49 02	Matarum Road	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$1,968,553	\$0	\$1,968,553
R 49 03	Waterside Drive	Additional 4m pavement width (7m to 11m) & 22 m road reserve	\$1,095,254	\$0	\$1,095,254
R 49 04	Mountain View Dr - between Matarum - Sparks	Additional 4m pavement width (7m to 11m) & 22 m road reserve	\$2,001,815	\$0	\$2,001,815
				\$0	\$0
R 49 06	Minnesota Rd (between Sparks & Warnervale Road)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$570,779	\$0	\$570,779
R 49 07	Minnesota Rd (between Warnervale Rd & Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$7,095,507	\$0	\$7,095,507
R 49 08	Warnervale Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$3,324,409	\$0	\$3,324,409
R 49 09	Louisiana Road (Nth Pacific Hwy to Warnervale Rd)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$1,100,327	\$0	\$1,100,327
R 49 10	Figtree Boulevard	Additional 4m pavement width (7m to 13m) & 22 m road reserve	\$2,281,738	\$0	\$2,281,738
R 49 11	Van Strappen Road - Wahroongah Extn	Additional 4m pavement width (7m to 11m) & 22 m road reserve	\$848,903	\$0	\$848,903

WARNEVALE DISTRICT INTERSECTIONS			COMPLETED WORKS			FUTURE WORKS			TOTAL
Project code	Intersection location	Intersection works	Indexed actual expenditure Dec-14	Indexed RTA contribution & other expenditure Dec-14	S94 Indexed Expenditure Dec-14 Project Cost less contributions from RTA + others	Indexed Projected Costs Dec-14	Indexed RTA Funding + other Dec-14	Total Indexed Projected Costs less contributions from RTA + Dec-14	Total Cost under S94 Plans Dec-14 Project Cost less contributions from RTA + others
I1	Mataram Rd/Hiawatha Roads	Raised Intersection, with speed cushions in Hiawatha	\$0	\$0	\$0	\$330,037	\$0	\$330,037	\$330,037
I3	WTC Internal Intersection on Entry Rd	Signals	\$0	\$0	\$0	\$792,089	\$0	\$792,089	\$792,089
I4	WTC northern internal intersection - Road Type 3B/Road Type 3B	Signals	\$0	\$0	\$0	\$528,059	\$0	\$528,059	\$528,059
I5	WTC middle Internal Intersection - Road Type 8A/Road Type 10	Signals	\$0	\$0	\$0	\$528,059	\$0	\$528,059	\$528,059
I7	Chelmsford/Arizona Roads	Roundabout plus land	\$0	\$0	\$0	\$3,300,369	\$0	\$3,300,369	\$3,300,369
I8	Arizona/Hakone Roads	Roundabout plus land	\$0	\$0	\$0	\$3,300,369	\$0	\$3,300,369	\$3,300,369
I9	Hakone Rd/Waterside Dr/Sports Field	Signals	\$0	\$0	\$0	\$1,980,222	\$0	\$1,980,222	\$1,980,222
I10	Hakone/Hiawatha Roads	Signals	\$0	\$0	\$0	\$1,320,148	\$0	\$1,320,148	\$1,320,148
I11	Entry Road/Main Street/ Nikko Rd extension	Signals	\$0	\$0	\$0	\$528,059	\$0	\$528,059	\$528,059
I19	Sub-arterial (West of Railway) East	Signals	\$0	\$0	\$0	\$1,980,222	\$0	\$1,980,222	\$1,980,222
I20	Sub-arterial (West of Railway) West	Signals	\$0	\$0	\$0	\$1,980,222	\$0	\$1,980,222	\$1,980,222
I21	Sub-arterial/Railway Station/ Nikko Rd	Signals or Roundabout	\$0	\$0	\$0	\$2,640,295	\$0	\$2,640,295	\$2,640,295
I22	Sparks Rd/Burnet Rd	Signals	\$0	\$0	\$0	\$6,600,739	\$0	\$6,600,739	\$6,600,739
I23	Sparks Rd/Mountain Rd	Signals	\$0	\$0	\$0	\$6,600,739	\$0	\$6,600,739	\$6,600,739

Section 6

Works Schedules and Location Maps

WARNEVALE DISTRICT INTERSECTIONS			COMPLETED WORKS			FUTURE WORKS			TOTAL
Project code	Intersection location	Intersection works	Indexed actual expenditure Dec-14	Indexed RTA contribution & other expenditure Dec-14	S94 Indexed Expenditure Project Cost less contributions from RTA + others Dec-14	Indexed Projected Costs Dec-14	Indexed RTA Funding + other Dec-14	Total Indexed Projected Costs less contributions from RTA + Dec-14	Total Cost under S94 Plans Project Cost less contributions from RTA + others Dec-14
I24	Sparks Rd/Jack Grant Drive	Signals	\$0	\$0	\$0	\$5,280,591	\$0	\$5,280,591	\$5,280,591
I27	Sparks Rd/Hue Hue Rd	Seagull	\$0	\$0	\$0	\$1,320,148	\$0	\$1,320,148	\$1,320,148
I28	Sparks/Prec 14	Roundabout	\$0	\$0	\$0	\$1,188,133	\$0	\$1,188,133	\$1,188,133
I29	Hue Hue/Prec 14	Seagull	\$0	\$0	\$0	\$1,188,133	\$0	\$1,188,133	\$1,188,133
I31	WTC Entry Rd/ Nikko Rd /Road Type 8A	Signals	\$0	\$0	\$0	\$528,059	\$0	\$528,059	\$528,059
I32	WTC Internal Intersection - Mataram Rd Extension/Minnesota Rd Extension	Signals	\$0	\$0	\$0	\$660,074	\$0	\$660,074	\$660,074
I491	Sparks/Warnervale Roads	Signals	\$976,398	\$0	\$976,398		\$0		\$976,398
I492	Sparks/Minnesota Roads	Signals	\$2,232,442	\$0	\$2,232,442	\$1,603,603	\$0	\$1,603,603	\$3,836,045
I493	Sparks/Pacific Hwy/Wallarah Roads	Signals	\$0	\$0		\$3,314,710	\$2,137,988	\$1,176,722	\$1,176,722
I494	Sparks/Peppercorn	left in / left out only	\$916,561	\$0	\$916,561		\$0	\$0	\$916,561
I495	Pacific Hwy/Pearce Rd/Craigie Ave (incl ped facility)	Signals	\$7,265,691	\$5,168,902	\$2,096,788	\$0		\$0	\$2,096,788
I496	Pacific Hwy / Minnesota Rd-Figtree Boulevard	Signals	\$2,295,356		\$2,295,356		\$0	\$0	\$2,295,356
I497	Minnesota Rd/ Warnervale Rd	Signals with left turn slip lane	\$2,087,210		\$2,087,210	\$577,922		\$577,922	\$2,665,132

Section 6

Works Schedules and Location Maps

WARNEVALE DISTRICT INTERSECTIONS			COMPLETED WORKS			FUTURE WORKS			TOTAL
Project code	Intersection location	Intersection works	Indexed actual expenditure Dec-14	Indexed RTA contribution & other expenditure Dec-14	S94 Indexed Expenditure Project Cost less contributions from RTA + others Dec-14	Indexed Projected Costs Dec-14	Indexed RTA Funding + other Dec-14	Total Indexed Projected Costs less contributions from RTA + Dec-14	Total Cost under S94 Plans Project Cost less contributions from RTA + others Dec-14
I 49 8	Pacific Highway/Warnervale Road	Closure	\$134,509		\$134,509		\$0		\$134,509
I 49 9	Sparks/Hiawatha Roads	left in / left out	\$0	\$0	0	\$163,412	\$0	\$163,412	\$163,412
I 49 10	Sparks/Dundonald Rd	left in / left out	\$0	\$0	0	\$132,588	\$0	\$132,588	\$132,588
I 49 11	Pacific Hwy/Louisiana Road	Signals	\$0	\$0	0	\$10,690,686	\$2,238,139.14	\$8,452,547	\$8,452,547
I 49 12	Mataram Rd / Mountain View Dr	Signals	\$0	\$0	0	\$351,376	\$0	\$351,376	\$351,376
I 49 14	Warnervale Rd/Louisiana Rd	Signals	\$0	\$0	0	\$790,595	\$0	\$790,595	\$790,595
I 49 15	Pacific Hwy/Johns Rd/Pollock Ave	Roundabout	\$2,917,522	\$369,035	\$2,548,487		\$0	\$0	\$2,548,487
I 49 16	Pacific Hwy/Lucca Rd	Signals	\$0	\$0	0	\$4,392,194	\$2,408,299	\$1,983,895	\$1,983,895
I 49 17	Pacific Hwy/London Drive Extension	Signals	\$2,410,568	\$0	\$2,410,568		\$0	\$0	\$2,410,568
IP7-1	Southern leg of WTC Entry Rd/Sparks Rd	Fourth Leg to Signals	\$0	\$0		\$3,119,765	\$0	\$3,119,765	\$3,119,765
IP7-2	Warnervale Rd /Entry Rd Intersection	Traffic Signals	\$0	\$0		\$727,945	\$0	\$727,945	\$727,945
IP7-3	Warnervale Road and Minnesota Rd	Slip Lane	\$0	\$0	0	\$831,937	\$0	\$831,937	\$831,937
TOTAL			\$21,236,258	\$5,537,937	\$15,698,321	\$69,271,498	\$6,784,426	\$62,487,072	\$78,185,393

WARNERVALE DISTRICT ROAD WORKS			TOTAL		
Project No.	ROAD	Project Description	WORKS & LAND Dec-14	Other Sources of Funding Dec-14	WORKS & LAND costs levied under S94 Plans Dec-14
R 49 12	Johns Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$2,171,202	\$0	\$2,171,202
R 49 13	Louisiana Rd (Sth Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$370,436	\$0	\$370,436
R 49 14	Georgia Drive / Primrose Drive	Additional 2m pavement width (7m to 9m) in varying width road reserve	\$2,505,529	\$0	\$2,505,529
R 49 15	Peppercorn Avenue (North - Sparks Road)	Additional 2m pavement width (7m to 9m) & 18 m road reserve	\$636,546	\$0	\$636,546
R 49 16	Clydesdale Street	Additional 2m pavement width (7m to 11m) & 20 m road reserve	\$193,798	\$0	\$193,798
R 49 17	New Rear Residential Access - DPs 22195	rear access	\$534,613	\$0	\$534,613
R 49 18	Devon Lane - Nth Wyong Industrial - Residential Rear Access	rear access	\$580,395	\$0	\$580,395
R 49 19	Orchid Way	Additional 4m pavement width (7m to 11m) & 20 m road reserve	\$797,308	\$0	\$797,308
R 49 20	Louisiana Rd- Minnesota Rd Link	Additional 4m pavement width (7m to 11m) & 22/20 m road reserve	\$943,681	\$0	\$943,681
R 49 30	Bus Stops, bus lay-bys & pedestrian refuges		\$982,670	\$0	\$982,670
RP7 -01	Road 1 Entry Road	Additional width for collector road	\$3,607,419	\$0	\$3,607,419
RP7 -02	Virginia Road	Additional width for collector road	\$2,366,408	\$0	\$2,366,408
RP7-03	Warnervale Road (Western End)	Additional width for collector road	\$7,549,266	\$0	\$7,549,266
RP7 -04	Albert Warner Drive	Half Road adjacent to Zone Open Space on Northern Side	\$176,705	\$0	\$176,705
RP7 -05	Cycleways	Cycleways	\$2,536,869	\$0	\$2,536,869
TOTAL			\$141,922,977	\$41,131,464	\$100,791,513

6.2.1 Roads and Traffic Management Facilities Staging/Priorities

Ref.	Works	Timing of Works/When Required			Comments
		When Adjacent Development Proceeds	Average Delay Exceeds 42 sec	Road Safety Upgrade	
R1	Link Road	✓			Stage 1 2009. Stage 2 likely to be constructed by 2024
R3	District Entry Road	✓			Required in conjunction with adjoining development and/or new Railway Station - Likely to be constructed by 2014
R6	Hakone Road	✓			In conjunction with the adjoining development
R8	Mountain Road	✓			In conjunction with the adjoining development
R16	Sparks Road (Ped Facilities at Railway Overpass)	✓	✓	✓	With development of District Centre
R19	Nikko Rd (south section) TC2 – Type 2 Street				In conjunction with the adjoining development
R29	Hill Top Park Frontage TC9 – 10 Street				In conjunction with the adjoining development
R41	Riparian Crossing TC23 – 10 Street				In conjunction with the adjoining development
R57	Warnervale Town Centre Cycleways & Bus Shelters				In conjunction with the adjoining development

Ref.	Works	Timing of Works/When Required			Comments
		When Adjacent Development Proceeds	Average Delay Exceeds 42 sec	Road Safety Upgrade	
R49 1	Hakone Road	✓			In conjunction with the adjoining development
R49 2	Mataram Road	✓			In conjunction with the adjoining development
R49 3	Waterside Drive	✓			Completed
R49 4	Mountain View Drive	✓			Completed
R49 6	Minnesota Rd (between Sparks & Warnervale Road)	✓			Completed
R49 6	Minnesota Rd (between Warnervale Rd & Pacific Hwy)	✓			Completed
R49 8	Warnervale Road	✓			Section between Ebony Drive & Monarch Drive to be constructed 2013-2014. Remainder in conjunction with the adjoining development
R49 9	Louisiana Road Nth	✓			In conjunction with the adjoining development
R49 10	Figtree Boulevard	✓			In conjunction with the adjoining development
R49 11	Van Strappen Road	✓			In conjunction with the adjoining development
R49 12	Johns Road	✓			In conjunction with the adjoining development
R49 13	Louisiana Road Sth	✓			In conjunction with the adjoining development
R49 14	Georgia Drive	✓			In conjunction with the adjoining development
R49 15	Peppercorn Avenue				Completed
R49 16	Clydesdale Street	✓			In conjunction with the adjoining development
R49 17	Nth Wyong Industrial - Rear Access Rd to Residential Prop. Sth of Donaldson	✓			New rear residential access - in conjunction with the adjoining development.
R49 18	Devon Lane				Completed
R49 19	Orchard Way				Completed
R49 20	Louisiana Rd- Minnesota Rd Link				In conjunction with the adjoining development
R49 30	Bus stops & Pedestrian Refuges				In conjunction with the adjoining development
RP7-01	Precinct 7A Entry Rd				When traffic volumes require after substantial development of Precinct 7A.
RP7-02	Virginia Rd				In conjunction with the adjoining development
RP7-03	Warnervale Rd (West of Minnesota Rd)				In conjunction with the adjoining development
RP7-04	Cycleway Network				In conjunction with the adjoining development

Ref.	Works	Timing of Works/When Required			Comments
		When Adjacent Development Proceeds	Average Delay Exceeds 42 sec	Road Safety Upgrade	
I1	Mataram/Hiawatha Roads	✓			In conjunction with the adjoining development
I3	WTC Internal Intersection on Entry Road	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I4	WTC northern internal intersection - Road Type 3B/Road Type 3B	✓			In conjunction with the adjoining development
I5	WTC middle Internal Intersection - Road Type 8A/Road Type 10	✓	✓	✓	In conjunction with the adjoining development
I7	Chelmsford/Arizona Roads (Roundabout and Land)	✓	✓	✓	When either situation occurs
I8	Arizona/Hakone Roads (Roundabout and Land)	✓	✓	✓	When either situation occurs
I9	Hakone Rd/Waterside Dr/Sports Field	✓			In conjunction with the adjoining development, development of the Warnervale Town Centre or there are safety issues.
I10	Hakone/Hiawatha Roads (Signals)	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development or development of WTC, with access from Hakone Rd. Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I11	Entry Road/Main Street/ Nikko Rd extension	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) upon commencement of operations of the Railway Station or when average delay for intersection exceeds 42 secs or there are safety issues.
I19	Sub-arterial (West of Railway) East (Signals)	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I20	Sub-arterial (West of Railway) West (Signals)	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I21	Sub-arterial/Railway Station/ Nikko Rd	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I22	Sparks Road/Burnet Road	✓	✓	✓	Signals required in conjunction with intersection upgrade if average delay for intersection exceeds 42 secs or there are safety issues.
I23	Sparks Road/Mountain Road	✓	✓	✓	Signals required in conjunction with intersection upgrade if average delay for intersection exceeds 42 secs or there are safety issues.
I24	Sparks Road/Jack Grant Drive	✓	✓	✓	Signals required in conjunction with intersection upgrade if average delay for intersection exceeds 42 secs or there are safety issues.
I27	Sparks Rd/Hue Hue Rd		✓	✓	When average delay exceeds 42 secs or there are safety issues.
I28	Sparks/Prec 14	✓			In conjunction with Stage 1 of the adjoining development
I29	Hue Hue/Prec 14				In conjunction with Stage 1 of the adjoining development
I31	WTC Entry Rd/ Nikko Rd /Road Type 8A				Stage 1 (construction of intersection) in conjunction with adjoining development. Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I32	WTC Internal Intersection - Mataram Rd Extension/Minnesota Rd Extension				Stage 1 (construction of intersection), in conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues

Ref.	Works	Timing of Works/When Required			Comments
		When Adjacent Development Proceeds	Average Delay Exceeds 42 sec	Road Safety Upgrade	
I49 1	Sparks/Warnervale Roads				Completed
I49 2	Sparks/Minnesota Roads	✓			Largely completed – extension of turning lanes required in future.
I49 3	Sparks/Pacific Hwy/Wallarah Roads	✓	✓	✓	Long term as traffic volumes require.
I49 4	Sparks/Collector (east of floodplain)				Completed
I49 5	Pacific Hwy/Pearce Road/Craigie Ave (incl pedestrian facility)				Completed
I49 6	Pacific Hwy/Minnesota Road				Complete
I49 7	Minnesota/Warnervale Roads		✓	✓	Largely completed. Left turn slip lane Minnesota Road to Warnervale Road (west) required in conjunction with construction of the road connecting Warnervale Road to Sparks Road, west of Minnesota Road
I49 8	Pacific Highway/Warnervale Road (Closure)				Complete
I49 9	Sparks/Hiwatha Roads		✓	✓	When alternative connection is available over the railway line between Hakone Road and Sparks Road
I49 10	Sparks/Dundonald Road (left in/left out)		✓	✓	Left in/Left out arrangement required in conjunction with duplication of Sparks Road or when average delay for intersection exceeds 42 secs or there are safety issues
I49 11	Pacific Hwy/Louisiana Road	✓	✓	✓	In conjunction with adjoining development
I49 12	Mataram Road Signals		✓	✓	When either situation occurs
I49 14	Warnervale Road/Louisiana Road Signals	✓	✓	✓	Required with development of the local centre or when average delay for intersection exceeds 42 secs or there are safety issues.
I49 15	Pacific Hwy/Johns Rd/Pollock Ave				Complete
I49 16	Pacific Hwy/Lucca Road		✓	✓	When average delay for intersection exceeds 42 secs or there are safety issues.
I49 17	Pacific Hwy/Donaldson Street Extension - Signals				Completed
IP7-01	Southern Leg of WTC Entry Road/Sparks Rd			✓	To be undertaken in conjunction with entry road
IP7-02	Warnervale Rd /Entry Rd Intersection			✓	To be undertaken in conjunction with entry road
IP7-03	Warnervale Road and Minnesota Rd	✓	✓	✓	When adjoining land is developed or when traffic volumes require

Figure 12 Road Works Locations

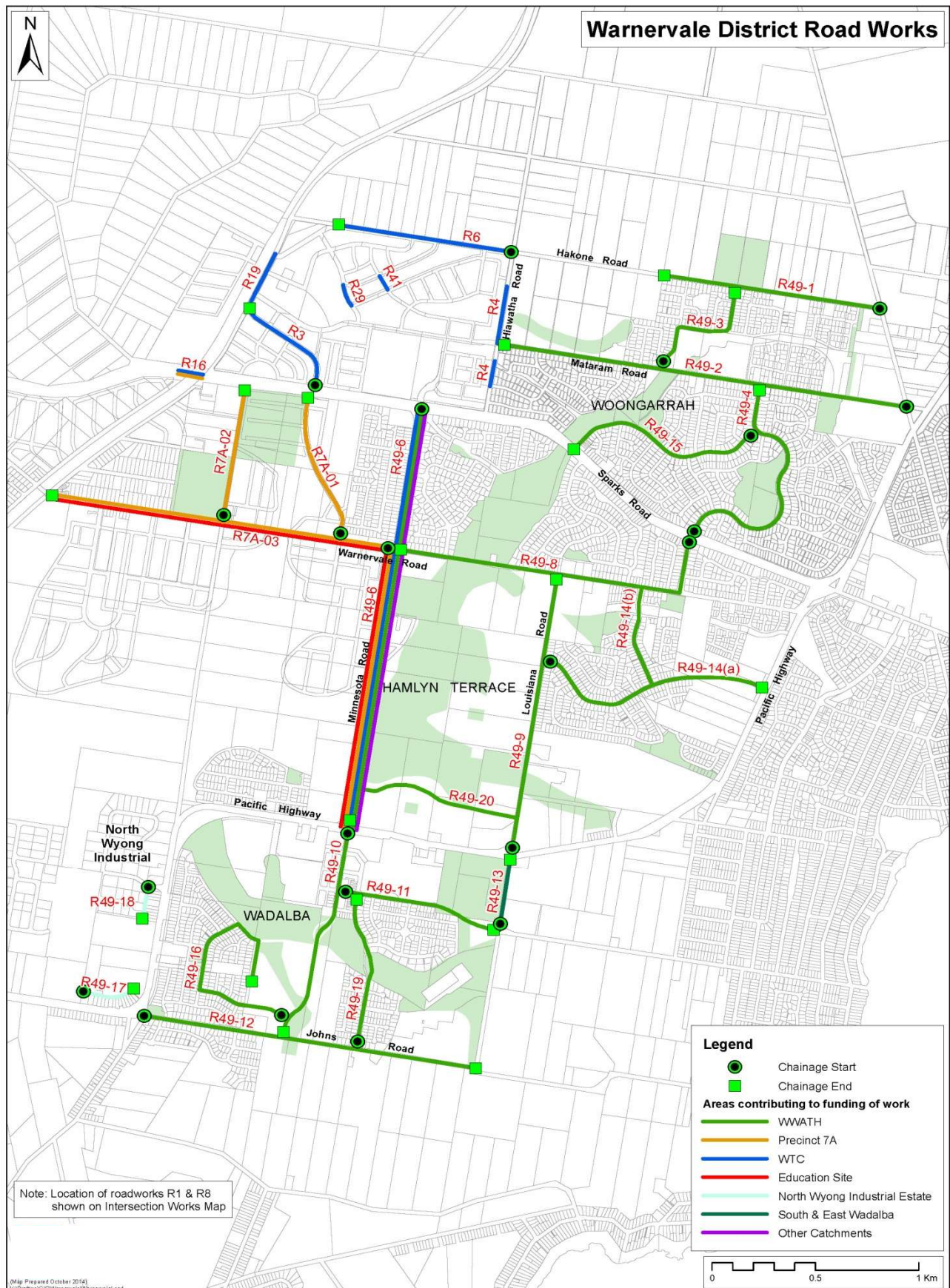
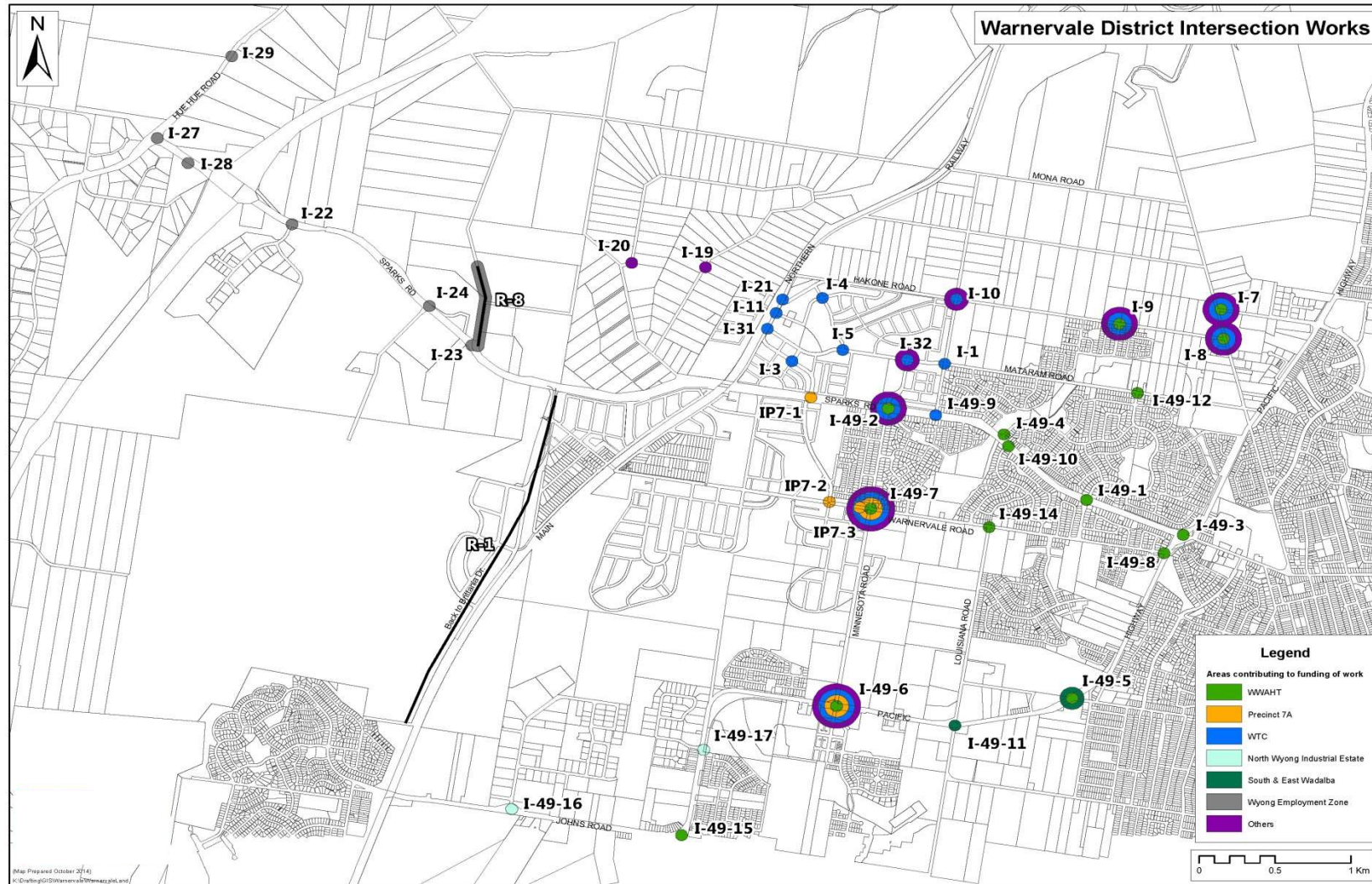


Figure 13 Intersection Work Locations



6.3 Drainage and Water Quality

6.3.1 Drainage Land and Works

Drainage Land - Catchment A

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dA1	Lot 366 DP 881531		100%	0.48	\$52,475			0.48	\$52,475
dA2	Part Lot 367 DP 881531		100%	0.43	\$47,275			0.43	\$47,275
		SUB-TOTAL		0.91	\$99,750	0.00	\$0	0.91	\$99,750
Major FP	Apportionment of major floodplain	See Wetland Table	4.90%	0.87	\$18,060	11.25	\$156,722	12.12	\$174,783
A-C1 Floodway	Apportionment of local floodplain	Apportioned between A & C1 - See apportionment Table	67.09%	10.76	\$447,055	0.00	\$0	10.76	\$447,055
TOTAL				12.54	\$564,865	11.25	\$156,722	23.79	\$721,588

Drainage Land- Catchment B1

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dB1	Lot 407 DP 1101427		100%	0.23	\$111,647			0.23	\$111,647
dB2	Lot 215 DP 1056244		100%	0.46	\$90,530			0.46	\$90,530
dB3	Lot 9041 DP 1062547		100%	0.84	\$73,318			0.84	\$73,318
dB4	Lot 9040 DP 1062547		100%	0.13				0.13	\$0
dB5	Lot 2 DP 1009396		100%	0.76	\$36,796			0.76	\$36,796
		SUB-TOTAL		2.42	\$312,291	0.00	\$0	2.42	\$312,291
Major FP	Apportionment of major floodplain	See Wetland Table	3.57%	0.64	\$13,136	8.18	\$113,987	8.82	\$127,123
TOTAL				3.06	\$325,427	8.18	\$113,987	11.24	\$439,414

Drainage Land - Catchment B2

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dB6	Lot 2 DP 1130477		100%	1.38	\$454,861			1.38	\$454,861
			100%		\$0			0.00	
			100%		\$0			0.00	
			100%		\$0			0.00	
dB7	Lot 733 DP 1157871		100%	0.01	\$7,206			0.01	\$7,206
dB8	Part Lot 90C DP 22837		100%	0.1395	\$6,907			0.14	\$6,907
dB9	Lot 4 DP 1130477		100%	0.11	\$38,800			0.11	\$38,800
dB10	Part Lot 90 DP 232837		100%	0.20	\$67,825			0.20	\$67,825
dB11	Lot 1 DP 1184429		100%	0.21	\$11,439			0.21	\$11,439
dB12	Part Lot 722 DP 1041623		100%	0.21	\$68,546			0.21	\$68,546
dB13	Lot 430 DP 1145240		100%	0.20	\$45,441			0.20	\$45,441
dB14	Lot 100 DP 1149052		100%	0.21	\$64,425			0.21	\$64,425
dB15	Lot 2 DP 1104475	Formerly Water Quality Land	100%	1.50	\$812,866			1.50	\$812,866
dB16	Lot 1 DP 1113258	Formerly Water Quality Land	100%	2.07	\$1,123,332			2.07	\$1,123,332
dB17	Lot 134 DP 1076050	Formerly Water Quality Land	100%	0.27	\$144,233			0.27	\$144,233
		SUB-TOTAL		6.51	\$2,845,881	0.00	\$0	6.51	\$2,845,881
Major FP	Apportionment of major floodplain	See Wetland Table	6.34%	1.13	\$23,343	14.54	\$202,566	15.67	\$225,909
TOTAL				7.64	\$2,869,224	14.54	\$202,566	22.18	\$3,071,790

Drainage Land - Catchment B3

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dB23	Lot 261 DP 1036768	Formerly Water Quality Land	100%	3.60	\$363,174			3.60	\$363,174
Major FP	Apportionment of major floodplain	See Wetland Table	4.81%	0.86	\$17,716	11.03	\$153,738	11.89	\$171,454
B3-B4 Floodway	Apportionment of B2-B3 Floodway	See B3-B4 Floodway Table	61.62%	5.40	\$145,738	0.00	\$0	5.40	\$145,738
TOTAL				9.86	\$526,628	11.03	\$153,738	20.89	\$680,366

Drainage Land - Catchment B5

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dB24	Lot Lot 342 DP 1020020		100%	0.14	\$5,601			0.14	\$5,601
dB25	Lot 341 DP 1020020		100%	0.27	\$10,801			0.27	\$10,801
dB26	Lot 241 DP 1020023		100%	0.10	\$4,132			0.10	\$4,132
		SUB-TOTAL		0.51	\$20,534	0.00	\$0	0.51	\$20,534
Major FP	Apportionment of major floodplain	See Wetland Table	2.99%	0.53	\$11,034	6.87	\$95,749	7.40	\$106,783
B3-B4 Floodway	Apportionment of B2-B3 Floodway	See B3-B4 Floodway Table	38.38%	3.37	\$90,767	0.00	\$0	3.37	\$90,767
TOTAL				4.41	\$122,335	6.87	\$95,749	11.28	\$218,084
TOTAL CATCHMENT B				24.97	\$3,843,613	40.62	\$566,040	65.58	\$4,409,653

Drainage Land - Catchment C1

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
Major FP	Apportionment of major floodplain	See Wetland Table	2.40%	0.43	\$8,861	5.52	\$76,890	5.95	\$85,750
A-C1 Floodway	Apportionment of Floodplain	Apportioned between A & C1 - See apportionment Table	32.91%	5.28	\$219,330	0.00	\$0	5.28	\$219,330
TOTAL				5.71	\$228,191	5.52	\$76,890	11.23	\$305,081

WW16 Drainage Land - Catchment C2

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dC1	Lot 415 DP 869015		100%	0.46	\$50,735			0.46	\$50,735
dC2	2 DP 873951		100%					0.00	\$0
dD2 & dC3	Lot 1 & 2 DP 873951		100%	0.58	\$64,867			0.58	\$64,867
dC4	Lot 8 DP 17867		100%			0.47	\$40,093	0.47	\$40,093
dC5	Lot 239 DP 1152170		100%			0.44	\$217,112	0.44	\$217,112
dC6	Pt Lot 198 DP 1089251 (west part)		100%	0.41	\$78,790			0.41	\$78,790
dC7	Pt Lot 198 DP 1089251 (east part)		100%	0.60	\$114,985			0.60	\$114,985
dC8	Part Lot 55 DP 658429		100%			0.88	\$75,905	0.88	\$75,905
dC9	Part Lot 54 DP 7091		100%			1.70	\$146,419	1.70	\$146,419
dC10	Part Lot 1 DP 119517		100%			1.68	\$144,697	1.68	\$144,697
dC11	Part Lot 103 DP 1131373		100%			1.62	\$139,529	1.62	\$139,529
dC12	lot 164 DP 1013390		100%	0.10	\$4,530			0.10	\$4,530
dC13	Lot 196 DP 1089251	included with other costs	100%	0.02				0.02	\$0
dC14	Lot 325 DP 1037413	included with other costs	100%	0.28				0.28	\$0
dC15	Part Lot 1 DP 347696		100%		\$0	0.04	\$3,833	0.04	\$3,833
dC16	Part Lot 99 DP 1097696 & Lot 106 DP 1119439		100%	1.65	\$419,491			1.65	\$419,491
		SUB-TOTAL		4.10	\$733,397	6.83	\$767,589	10.93	\$1,500,986
Major FP	Apportionment of major floodplain	See Wetland Table	13.13%	2.34	\$48,392	30.13	\$419,929	32.47	\$468,321
TOTAL				6.44	\$781,789	36.97	\$1,187,518	43.41	\$1,969,307

Drainage Land - Catchment C3

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
					\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.86%	0.15	\$3,153	1.96	\$27,357	2.12	\$30,510
TOTAL				0.15	\$3,153	1.96	\$27,357	2.12	\$30,510

				12.30	\$1,013,132	44.45	\$1,291,764	56.75	\$2,304,897
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Drainage Land - Catchments D1, D2 & D3

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dD1	Remaining 1% flood area south of Pacific Highway					4.80	\$315,294	4.80	\$315,294
dD2	Between Bingarra Rd & Pacific Highway					3.03	\$199,029	3.03	\$199,029
dD3	Lot 102 DP 1091897					0.71	\$46,637	0.71	\$46,637
dD4	Land on nursing home site DA 236/2005					1.82	\$119,785	1.82	\$119,785
dD5	Lot A DP 381268					3.32	\$217,947	3.32	\$217,947
dD6	Lot 3 DP 208596					4.93	\$323,636	4.93	\$323,636
dD7	Lot 2 DP 208596					1.30	\$85,484	1.30	\$85,484
dD8	Lots 1 & 2 DP 514442					0.85	\$55,833	0.85	\$55,833
		SUB-TOTAL		0.00	\$0	20.76	\$1,363,645	20.76	\$1,363,645
Major FP	Apportionment of major floodplain	See Wetland Table	12.50%	2.23	\$46,042	28.67	\$399,536	30.90	\$445,578
TOTAL				2.23	\$46,042	49.43	\$1,763,181	51.66	\$1,809,222

Drainage Land - Catchment D1	50.8%	1.13	\$23,381	25.10	\$895,401	26.23	\$918,782
Drainage Land - Catchment D2	35.0%	0.78	\$16,107	17.29	\$616,811	18.07	\$632,918
Drainage Land - Catchment D3	14.2%	0.32	\$6,553	7.04	\$250,968	7.35	\$257,522

Drainage Land - Catchment E

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dE1	Lot 821 DP 1113752	no land required		n/a		n/a	n/a	n/a	\$0
dE2	Lot 198 DP 1006789		100%	0.24	\$34,621			0.24	\$34,621
dE3	Lot 197 DP 1006789		100%	0.16	\$23,863			0.16	\$23,863
dE4	Lot 1531 DP 1159478		100%			0.21	\$11,197	0.21	\$11,197
dE5	Lot 1 DP 583083					0.45	\$24,224	0.45	\$24,224
		SUB-TOTAL		0.40	\$58,484	0.66	\$35,421	1.06	\$93,905
Major FP	Apportionment of major floodplain	See Wetland Table	5.26%	0.94	\$19,398	12.08	\$168,328	13.02	\$187,726
TOTAL				1.34	\$77,882	12.74	\$203,749	14.08	\$281,631

Drainage Land - Catchments F1 & F2

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dF1	part lot 1 DP306056		100%			0.30	\$32,298	0.30	\$32,298
dF2 a	part Lot 2602 DP 1043826		100%			0.86	\$93,073	0.86	\$93,073
dF2 b	part Lot 2602 DP 1043827		100%			1.11	\$119,827	1.11	\$119,827
dF3	part Lot 2602 DP 1043825		100%			2.77	\$298,652	2.77	\$298,652
dF4	lot 92 DP 1109788		100%	1.63	\$192,429			1.63	\$192,429
dF5	Lot 21 DP 1109786		100%	3.44	\$406,502			3.44	\$406,502
dF6	Lot 1302 DP 1135355		100%	3.76	\$380,576			3.76	\$380,576
dF7	Lot 1 DP 130423		100%	0.17	\$11,987			0.17	\$11,987
		SUB-TOTAL		8.99	\$991,494	5.05	\$543,851	14.05	\$1,535,345
Major FP	Apportionment of major floodplain	See Wetland Table	7.99%	1.42	\$29,438	18.33	\$255,456	19.76	\$284,894
TOTAL				10.42	\$1,020,932	23.38	\$799,307	33.80	\$1,820,239

Drainage Land - Catchment F1	88.7%	9.24	\$905,802	20.75	\$709,169	29.99	\$1,614,971
Drainage Land - Catchment F2	11.3%	1.17	\$115,130	2.64	\$90,138	3.81	\$205,268

Drainage Land - Catchments G1, G2 & G3

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dG1	Lot 1111 DP 1080360	No open channel required - Drainage Piped	100%	n/a	n/a	n/a	n/a		
dG2	Pacific Hwy Road Reserve	No Land Required - within Pacific Hwy Road Reserve	100%	n/a	n/a	n/a	n/a		
dG3	Lot 1212 DP 818944	No open channel required - Drainage to be piped with future service road	100%	n/a	n/a	n/a	n/a		
dG3b	Lot 51 DP 1100416	Deleted from Scheme	100%	n/a	n/a	n/a	n/a		
dG4	Future Road Reserve	Piping to be provided under future road	100%						
dG5	Future Road Reserve	Culvert under future road reserve	100%						
dG6	Lot 32 DP 1093732	Proposed drainage lot in approved subdivision	100%	0.24	\$54,690	n/a	n/a	0.24	\$54,690
dG7	Lot 32 DP 1093732		100%	2.60	\$55,260	n/a	n/a	2.60	\$55,260
dG8	Lot 8 DP 1100416	Dedicated to Council prior to Contributions Scheme	100%	5.24	\$0			5.24	
dG9	Lot 19 DP 250522	Dedicated to Council prior to Contributions Scheme	100%	0.34	\$0			0.34	
dG10	Easements over SP 78071 9-11 Willow Tree Rd	No Land - North Wyong Drain included in Easement	100%	n/a					
		SUB-TOTAL		8.42	\$109,949	0.00	\$0	8.42	\$109,949
Major FP	Apportionment of major floodplain	See Wetland Table	7.20%	1.28	\$26,522	16.52	\$230,151	17.80	\$256,673
TOTAL				9.70	\$136,471	16.52	\$230,151	26.22	\$366,622

Drainage Land - Catchment G1	37.4%	3.63	51,025	6.17	\$86,050	9.80	\$137,075
Drainage Land - Catchment G2	45.4%	4.40	61,925	7.49	\$104,433	11.90	\$166,358
Drainage Land - Catchment G3	17.2%	1.67	23,521	2.85	\$39,668	4.52	\$63,189

Drainage Land - Catchment G4

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	2.35%	0.42	\$8,665	5.40	\$75,190	5.81	\$83,855
TOTAL				0.42	\$8,665	5.40	\$75,190	5.81	\$83,855

Drainage Land - Catchment G5

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.1%	0.20	\$4,106	2.56	\$35,635	2.76	\$39,741
TOTAL				0.20	\$4,106	2.56	\$35,635	2.76	\$39,741

Drainage Land - Catchment H1

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.1%	0.19	\$3,988	2.48	\$34,611	2.68	\$38,599
TOTAL				0.19	\$3,988	2.48	\$34,611	2.68	\$38,599

Drainage Land - Catchment H2

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	2.4%	0.44	\$9,013	5.61	\$78,216	6.05	\$87,229
TOTAL				0.44	\$9,013	5.61	\$78,216	6.05	\$87,229

Drainage Land - Catchment H3

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.5%	0.27	\$5,641	3.51	\$48,952	3.79	\$54,594
TOTAL				0.27	\$5,641	3.51	\$48,952	3.79	\$54,594

Drainage Land - Catchment H4

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.4%	0.07	\$1,376	0.86	\$11,938	0.92	\$13,313
TOTAL				0.07	\$1,376	0.86	\$11,938	0.92	\$13,313

Drainage Land - Catchment H5

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dH5-1	Lot 15 DP 7091	Dedicated Free of Cost				2.98	to be dedicated free of cost	2.98	
dH5-2	Lot 16 DP7091	Dedicated Free of Cost				0.39	to be dedicated free of cost	0.39	
		SUB-TOTAL		0.00	\$0	3.37	\$0	3.37	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.4%	0.08	\$1,591	0.99	\$13,803	1.07	\$15,393
TOTAL				0.08	\$1,591	4.36	\$13,803	4.43	\$15,393

Drainage Land - Catchment H6

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dH6-1	Pt Lot 3 DP 748588	No Allocation				0.38	to be dedicated free of cost	0.38	
dH6-2	Lot 111 DP 705880					0.47	to be dedicated free of cost	0.47	
dH6-3	Lot 1E DP 24673					0.86	to be dedicated free of cost	0.86	
dH6-4	Lot 3 DP 559441					0.06	to be dedicated free of cost	0.06	
dH6-5	Lot 14 DP 371162					1.05	to be dedicated free of cost	1.05	
dH6-6	Lot 210 DP 1187449					1.58	to be dedicated free of cost	1.58	
		SUB-TOTAL		0.00	\$0	4.41	\$0	4.41	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.3%	0.23	\$4,829	3.01	\$41,906	3.24	\$46,735
TOTAL				0.23	\$4,829	7.41	\$41,906	7.65	\$46,735

Drainage Land - Catchment H7

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dH7-1	Lot 1 DP 349727	No Allocation				0.25	to be dedicated free of cost	0.25	
dH7-2	LOT 136 DP 24673					0.22	to be dedicated free of cost	0.22	
dH7-3	Lot 137 DP 24673					0.09	to be dedicated free of cost	0.09	
dH7-4	LOT 136 DP 24673					0.23	to be dedicated free of cost	0.23	
dH7-5	Lot 137 DP 24673					0.76	to be dedicated free of cost	0.76	
dH7-6	Lot 138 DP 24673					0.39	to be dedicated free of cost	0.39	
		SUB-TOTAL		0.00		1.93		1.93	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.2%	0.22	\$4,586	2.86	\$39,792	3.08	\$44,377
TOTAL				0.22	\$4,586	4.79	\$39,792	5.01	\$44,377

Drainage Land - Catchment H8

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dH8-1	Lot 71 DP 7091	No Allocation				0.10	to be dedicated free of cost	0.10	
dH8-2	Lot 72 DP 7091					0.54	to be dedicated free of cost	0.54	
dH8-3	Lot 101 DP 829060	No Allocation				0.18	to be dedicated free of cost	0.18	
		SUB-TOTAL		0.00	\$0	0.81	\$0	0.81	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	2.2%	0.38	\$7,951	4.95	\$68,993	5.34	\$76,944
TOTAL				0.38	\$7,951	5.76	\$68,993	6.14	\$76,944

Drainage Land - Catchment H9

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.8%	0.33	\$6,778	4.22	\$58,817	4.55	\$65,595
TOTAL				0.33	\$6,778	4.22	\$58,817	4.55	\$65,595

Drainage Land - Catchment H10

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.6%	0.10	\$2,111	1.31	\$18,321	1.42	\$20,432
TOTAL				0.10	\$2,111	1.31	\$18,321	1.42	\$20,432

Drainage land - Catchment i1

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	3.7%	0.66	\$13,553	8.44	\$117,607	9.10	\$131,160
TOTAL				0.66	\$13,553	8.44	\$117,607	9.10	\$131,160

Drainage land - Catchment i2

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
di2-2-1	PT LOT 2 DP214886	No Allocation				0.11	to be dedicated free of cost	0.11	
di2-2-2	LOT 1 DP 214886					0.47	to be dedicated free of cost	0.47	
di2-2-3	LOT 4 DP 21495					0.09	to be dedicated free of cost	0.09	
di2-2-4	LOT 11 DP 21495					0.79	to be dedicated free of cost	0.79	
di2-1-5	Lot 1 DP 940496	No Allocation				0.05	to be dedicated free of cost	0.05	
		No Allocation							
		SUB-TOTAL		0.00	\$0	1.51	\$0	1.51	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.8%	0.32	\$6,558	4.08	\$56,911	4.40	\$63,469
TOTAL				0.32	\$6,558	5.60	\$56,911	5.91	\$63,469

Drainage land - Catchment i3

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.3%	0.06	\$1,161	0.72	\$10,072	0.78	\$11,233
TOTAL				0.06	\$1,161	0.72	\$10,072	0.78	\$11,233

Drainage land - Catchment J1

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.0%	0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.00	\$0	0.00	\$0	0.00	\$0

Education Site

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table		0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.00	\$0	0.00	\$0	0.00	\$0

Drainage land - Catchment WTC1

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
SE2	Lot 10 DP 7738	MJD Valuers (19 May 2010) - Site 15 - D02271120	100.00%	0.00	\$0	0.45	\$254,099	0.45	\$254,099
		SUB-TOTAL		0.00	\$0	0.45	\$254,099	0.45	\$254,099
Major FP	Apportionment of major floodplain	See Wetland Table	1.2%	0.21	\$4,407	2.74	\$38,246	2.96	\$42,653
TOTAL				0.21	\$4,407	3.20	\$292,344	3.41	\$296,752

Drainage land - Catchment WTC2

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
		No Allocation		0.00	\$0	0.00	\$0	0.00	\$0
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.2%	0.22	\$4,484	2.79	\$38,913	3.01	\$43,397
A-C1 Floodway	Apportionment of Floodplain	Apportioned between A & C1 - See apportionment Table	0.00%	0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.22	\$4,484	2.79	\$38,913	3.01	\$43,397

Drainage land - Catchment WTC3

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
SW1				0.00	\$0	1.01	\$420,693	1.01	\$420,693
		SUB-TOTAL		0.00	\$0	1.01	\$420,693	1.01	\$420,693
Major FP	Apportionment of major floodplain	See Wetland Table	2.9%	0.51	\$10,541	6.56	\$91,472	7.07	\$102,013
TOTAL				0.51	\$10,541	7.58	\$512,165	8.09	\$522,706

Drainage land - Catchment WTC4

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
				0.00	\$0	0.00	\$0	0.00	\$0
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.5%	0.10	\$2,020	1.26	\$17,533	1.36	\$19,553
TOTAL				0.10	\$2,020	1.26	\$17,533	1.36	\$19,553

Drainage land - Catchment WTC5

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
WTC5-1	Pt Lot 54 DP 7527	To be dedicated at no cost to Council		0.00	\$0	0.32	to be dedicated free of cost	0.32	
WTC5-2	Pt Lot 55 DP 7527	To be dedicated at no cost to Council				1.16	to be dedicated free of cost	1.16	
WTC5-3	Pt Lot 56 DP 663082	To be dedicated at no cost to Council				1.10	to be dedicated free of cost	1.10	
WTC5-4	Pt Lot 57 DP 7738	To be dedicated at no cost to Council				1.20	to be dedicated free of cost	1.20	
WTC5-5	Pt Lot 58 DP 7738	To be dedicated at no cost to Council				1.30	to be dedicated free of cost	1.30	
WTC5-6	Pt Lot 59 DP 7738	To be dedicated at no cost to Council				0.52	to be dedicated free of cost	0.52	
								0.00	
		SUB-TOTAL		0.00	\$0	5.61	to be dedicated free of cost	5.61	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.0%	0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.00	\$0	5.61	\$0	5.61	\$0

Drainage land - Catchment WTC6

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
WTC6-1	Lot 521 DP294725, Hakone Rd, Woongarra	Location of N-2A Water Quality Facility		0.00	\$0	0.35	to be dedicated free of cost	0.35	\$0
		SUB-TOTAL		0.00	\$0	0.35	to be dedicated free of cost	0.35	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.0%	0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.00	\$0	0.35	\$0	0.35	\$0

Drainage land - Catchment WTC7

Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
WTC7-1	Lot 1 DP 357408, Bruce Cr. Wallarah	Location of N-2B Water Quality Facility		0.00	\$0	0.20	to be dedicated free of cost	0.20	\$0
		SUB-TOTAL		0.00	\$0	0.20	to be dedicated free of cost	0.20	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.0%	0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.00	\$0	0.20	\$0	0.20	\$0

TOTAL DRAINAGE

Land Categories	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
WWAHT	35.86	\$5,534,953	33.30	\$2,710,505	69.17	\$8,245,458
Precint 7A + Education Site	0.00	\$0	12.03	\$0.00	12.03	\$0
Warnervale Town Centre Land	0.00	\$0	7.63	\$674,792	7.63	\$674,792
Total Major Floodplain	17.82	\$368,454	229.44	\$3,197,337	247.26	\$3,565,791
Total A-C1 Floodway	16.04	\$666,386	0.00	\$0	16.04	\$666,386
Total B3-B4 Floodway	8.77	\$236,505	0.00	\$0	8.77	\$236,505
TOTAL	78.50	\$6,806,297	282.40	\$6,582,633	360.90	\$13,388,931

Major Floodplain (FP)

Map Ref.	Current Property Description	Additional Information	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
FP1	Lot 43 DP 7091				2.29	\$73,963	2.29	\$73,963
FP2	Lot 16 DP 1191950				1.15	\$37,143	1.15	\$37,143
FP3	Lot 38 DP 7091				3.43	\$110,783	3.43	\$110,783
FP4	Lot 42 DP 7091				4.29	\$138,560	4.29	\$138,560
FP5	Lot 45 DP 7091				0.56	\$18,087	0.56	\$18,087
FP6	Lot 465 DP 623589				8.51	\$274,859	8.51	\$274,859
FP7	Pt Lot 1 DP 168292				2.89	\$93,342	2.89	\$93,342
FP8	Pt Lot 1 DP 181839				4.86	\$156,970	4.86	\$156,970
FP9	Lot 22 DP 803506				4.35	\$140,498	4.35	\$140,498
FP10	Lot 23 DP 843478		0.12	\$18,384			0.12	\$18,384
FP11	Lot 24 DP 843478		1.83	\$62,982			1.83	\$62,982
FP12	Lot 158 DP 1045368		5.40	\$88,417			5.40	\$88,417
FP13	Lot 250 DP 1052355		3.85	\$74,868			3.85	\$74,868
FP14	Lot 436 DP 1060927		6.62	\$123,802			6.62	\$123,802
FP15	Lot 101 DP 829060 +adjoining properties				7.85	\$253,542	7.85	\$253,542
FP16	Lots 26,40 & 44 DP 7091				13.52	\$436,674	13.52	\$436,674
FP17	Lot 1 DP 385244				7.37	\$238,039	7.37	\$238,039
FP18	Lot 49 DP 7091				5.73	\$21,608	5.73	\$21,608
FP19	Lot 48 DP 7091				6.42	\$24,210	6.42	\$24,210
FP20	pt Lots 74 & 75				5.55	\$20,935	5.55	\$20,935
FP21	pt Lot 76 DP 7091				4.55	\$17,158	4.55	\$17,158
FP22	Lot 2 DP 1101086				7.24	\$27,302	7.24	\$27,302
FP23	Lot 3 DP 1101086				24.22	\$91,334	24.22	\$91,334
FP24	Lot 102 DP 588421				21.29	\$80,285	21.29	\$80,285
FP25	Lot 1 DP 1101086				22.89	\$86,318	22.89	\$86,318
FP26	Pt Lot 1 DP 385242				7.26	\$27,377	7.26	\$27,377
FP27	Lot 1 DP 958084				2.15	\$8,108	2.15	\$8,108
FP28	Lot 1 DP 1018444				3.36	\$12,671	3.36	\$12,671
FP29	Lot 2 DP 1018444				37.03	\$139,640	37.03	\$139,640
FP30	Lot 1 DP 1090455				3.65	\$117,889	3.65	\$117,889
FP31	Lot 3 DP 607756				2.21	\$71,379	2.21	\$71,379
FP32	Lot 1 DP 411020				0.80	\$25,839	0.80	\$25,839
FP33	Lot 4000 DP 1114793				7.49	\$241,915	7.49	\$241,915
FP34	Lot 271 DP 707329	accounted for in Open Space i.e. zoned RE1					0.00	\$0
FP35	Lot 14A DP 371162				2.04	\$65,889	2.04	\$65,889
FP36	Lot 16 DP 1191950				4.49	\$145,020	4.49	\$145,020
TOTAL			17.82	\$368,454	229.44	\$3,197,337	247.26	\$3,565,791

Catchments A & C1 FLOODWAY - Fw A-C1

Map Ref.	Current Property Description	Additional Information	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
FL1	Lot140 DP 1007969		1.47	\$65,237			1.47	\$65,237
FL2	Lot 230 DP 1007967		4.58	\$203,988			4.58	\$203,988
FL3	Lot 200 DP 874333		6.18	\$245,910			6.18	\$245,910
FL4	Lot 272 DP 875227		1.62	\$63,766			1.62	\$63,766
FL5	Lot 99 DP 865301		2.07	\$82,126			2.07	\$82,126
FL6	Lot 201 DP 815060		0.12	\$5,358			0.12	\$5,358
TOTAL			16.04	\$666,386	0.00	\$0	16.04	\$666,386

B3 & B4 Floodway

Map Ref.	Current Property Description	Additional Information	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dB18	Lot 263 DP 1036768		1.74	\$70,205			1.74	\$70,205
dB19	Lot 400 DP 1074910		0.95	\$134,253			0.95	\$134,253
dB20	Lot 41 DP 1046658		3.79	\$15,011			3.79	\$15,011
dB21	Lot 535 DP 1072899		2.28	\$16,429			2.28	\$16,429
dB22	Lot 352 DP1046345		0.02	\$607			0.02	\$607
TOTAL			8.77	\$236,505	0.00	\$0	8.77	\$236,505

Apportionment of Drainage Land

Drainage Catchments		Major Floodplain (FP) Land				A-C1 Floodplain Land				B3-B4 Floodplain Land				SE2 Land - WTC 1				SW1 Land - WTC 3			
Catchment	NDA	NDA	% of total NDA	Apportioned Floodplain	Apportioned Costs	NDA	% of total NDA	Apportioned Floodplain	Apportioned Costs	NDA	% of total NDA	Apportioned area	Apportioned Costs	NDA	% of total NDA	Apportioned area	Apportioned Costs	NDA	% of total NDA	Apportioned area	Apportioned Costs
	ha	ha		ha	Mar-2014	ha		ha	41699	ha		ha	Mar-2014	ha		ha	Mar-2014	ha		ha	Mar-2014
A	28.36	28.36	4.9%	12.12	\$174,783	28.36	67.1%	10.76	\$447,055												
B1	20.63	20.63	3.6%	8.82	\$127,123																
B2	36.65	36.65	6.3%	15.67	\$225,909																
B3	27.82	27.82	4.8%	11.89	\$171,454					27.82	61.6%	9.88	\$145,738								
B4	17.33	17.33	3.0%	7.40	\$106,783					17.33	38.4%	6.16	\$90,767								
C1	13.91	13.91	2.4%	5.95	\$85,750	13.91	32.9%	5.28	\$219,330												
C2	75.98	75.98	13.1%	32.47	\$468,321																
C3	4.95	4.95	0.9%	2.12	\$30,510																
D1	36.71																				
D2	25.29	72.29	12.5%	30.90	\$445,578																
D3	10.29																				
E	30.46	30.46	5.3%	13.02	\$187,726																
F1	41.01	46.22	8.0%	19.76	\$284,894																
F2	5.21																				
G1	15.57	41.64	7.2%	17.80	\$256,673																
G2	18.90																				
G3	7.18																				
G4	13.61	13.61	2.4%	5.81	\$83,855																
G5	6.45	6.45	1.1%	2.76	\$39,741																
South Wadalba	7.09																				
H1	6.26	6.26	1.1%	2.68	\$38,599																
H2	14.15	14.15	2.4%	6.05	\$87,229																
H3	8.86	8.86	1.5%	3.79	\$54,594																
H4	2.16	2.16	0.4%	0.92	\$13,313																
H5	2.50	2.50	0.4%	1.07	\$15,393																
H6	7.58	7.58	1.3%	3.24	\$46,735																
H7	7.20	7.20	1.2%	3.08	\$44,377																
H8	12.48	12.48	2.2%	5.34	\$76,944																
H9	10.64	10.64	1.8%	4.55	\$65,595																
H10	3.32	3.32	0.6%	1.42	\$20,432																
i1	21.28	21.28	3.7%	9.10	\$131,160																
i2	10.30	10.30	1.8%	4.40	\$63,469																
i3	1.82	1.82	0.3%	0.78	\$11,233																
J1	5.33																				
Education Site	16.32																				
WTC 1 - Residential	6.92	6.92	1.2%	2.96	\$42,653									6.92	100.0%	0.45	\$254,099				
WTC 2 - Residential	7.04	7.04	1.2%	3.01	\$43,397																
WTC 3 - Residential	16.55	16.55	2.9%	7.07	\$102,013													16.55	100.0%	1.01	\$420,693
WTC 4 - Residential	3.17	3.17	0.5%	1.36	\$19,553																
WTC 5 - Residential	13.38																				
WTC 6 - Residential	4.30																				
WTC 7 - Residential	1.46																				
WEZ Mountain Rd	100.24																				
WEZ South & West Precinct 14	40.72																				
	69.00																				
Total	836.36	578.53	100%	247.26	\$3,565,791	42.27	100%	16.04	\$666,386	45.14	100%	16.04	\$236,505	6.92	100%	0.45	\$254,099	16.55	100%	1.01	\$420,693

Figure 14 Drainage Land – Greater Warnervale District

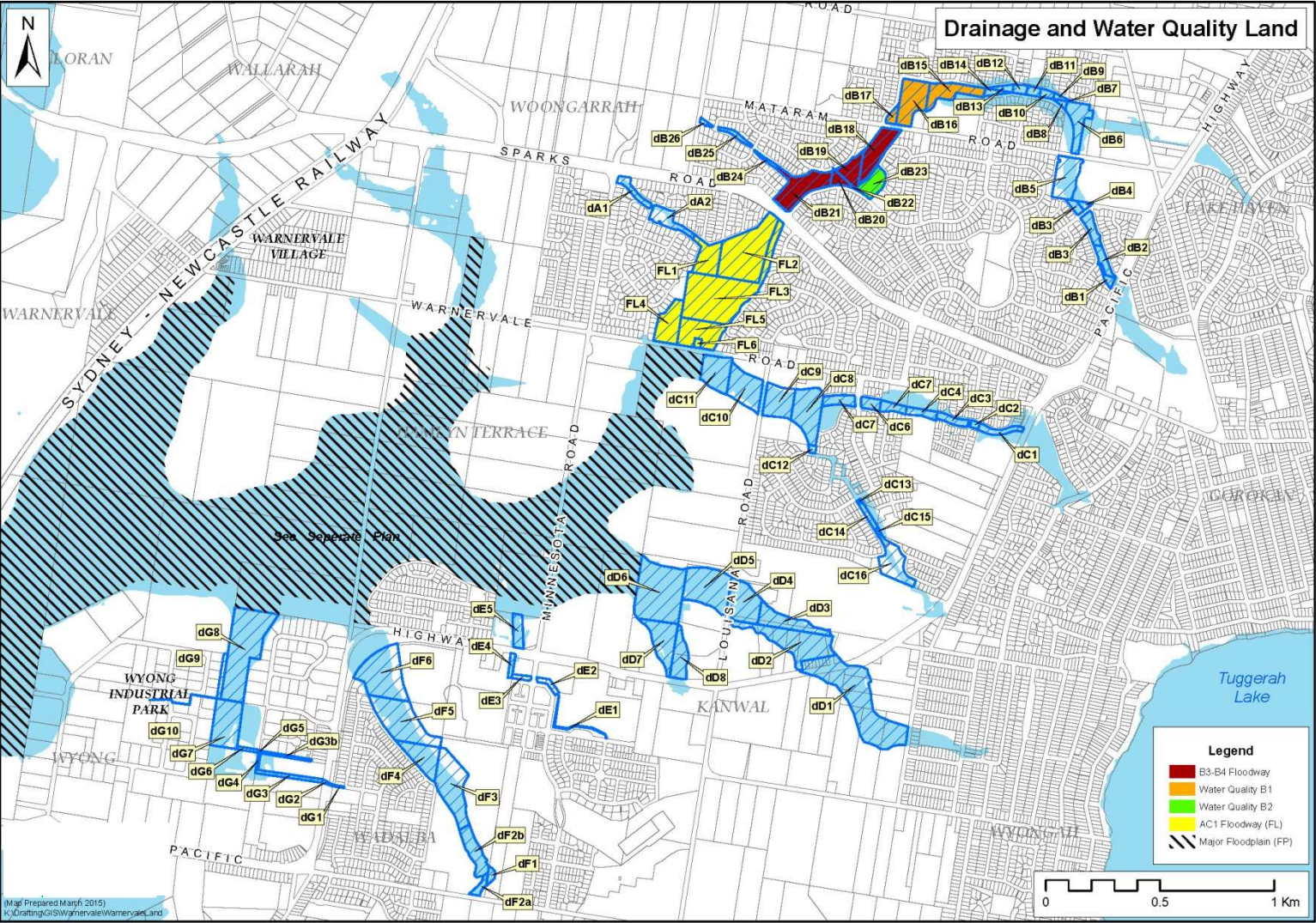


Figure 15 Drainage Land – Precinct 7A & WTC

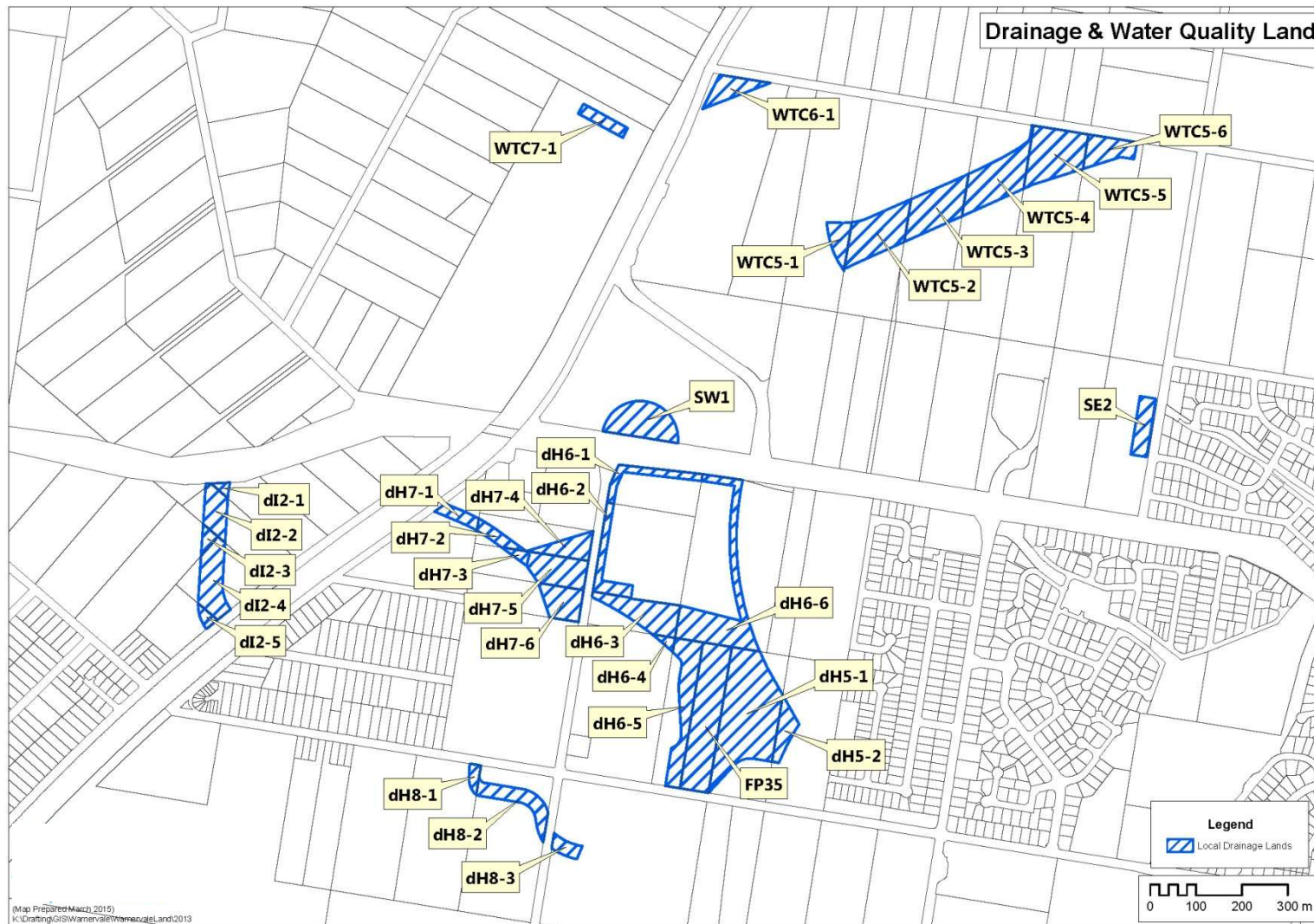
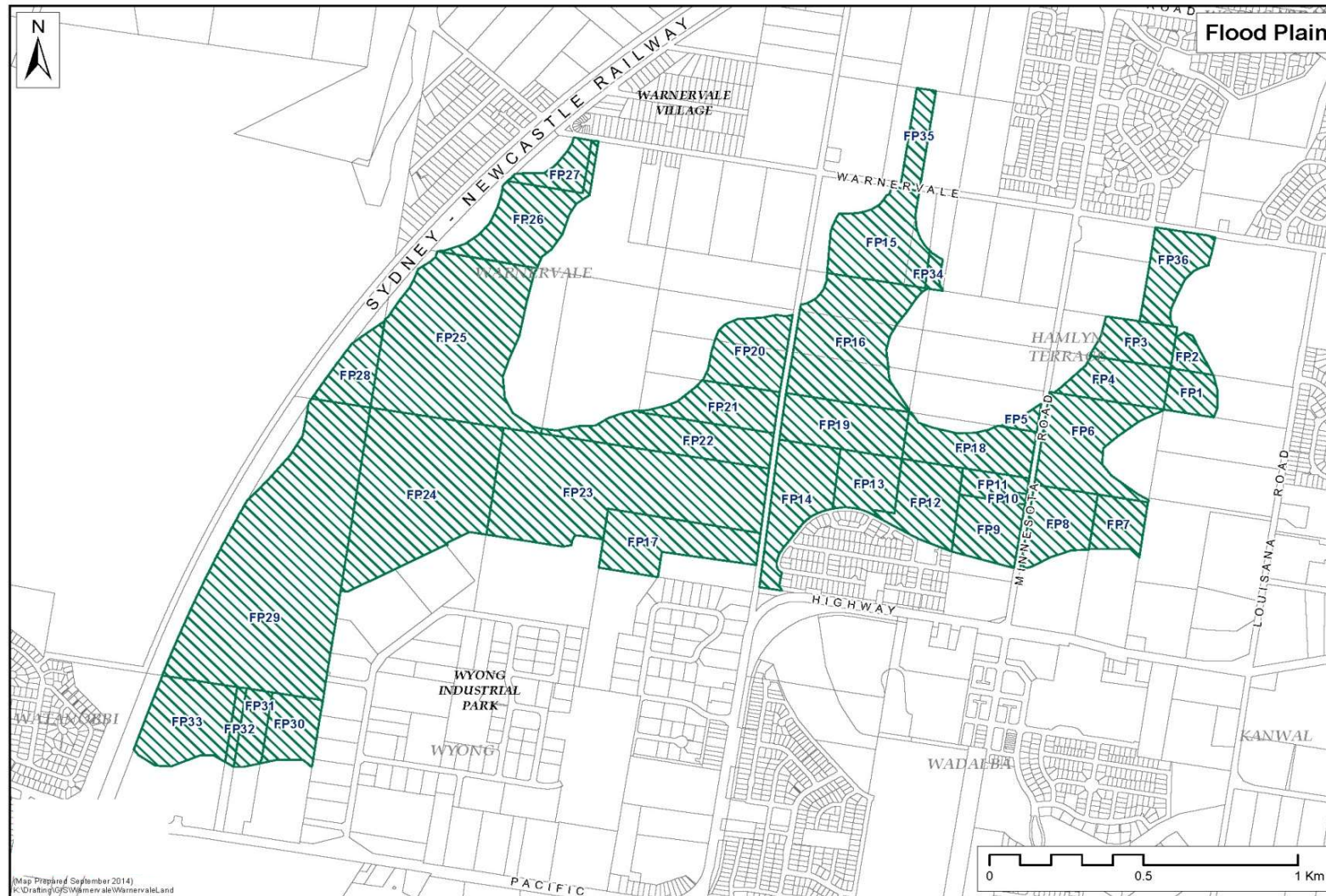


Figure 16 Flood Plain



Drainage Works - Catchment A

Map Ref.	Description / Chainage etc	Start Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Channel A	Lot 366 & 367 DP 881531 & Part lot 140 DP 1007968 (dA1 & dA2)	0	437	437		100%	\$696,832		\$696,832
Channel A	Lot 366 & 367 DP 881531 & Part lot 140 DP 1007968 (dA1 & dA2)	437	557	120		100%	\$62,609		\$62,609
dcA1	Paperbark St Culvert					100%	\$73,205		\$73,205
dcA2	Sparks Rd Culvert					100%	\$106,922		\$106,922
dcA3	Minnesota Road Culvert (dA8)					100%	\$1,762		\$1,762
Porters Cr Diversion Scheme						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	28.0%	\$370,575		
					Apportioned Future expenditure	28.0%		\$549,711	
					Total				\$920,286
TOTAL							\$1,311,905	\$549,711	\$1,861,616

Drainage Works - Catchment B1

Map Ref.	Description / Chainage etc	Start Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Channel B	Pacific Highway to northern boundary of Lot 407 DP 1101427 (dB1)	0	50	50		100%	\$47,505		\$47,505
Channel B	Southern to northern boundary of Lot 9041 DP 1062547 (dB2)	50	194	144		100%	\$56,298		\$56,298
Channel B	Along north eastern boundary of Lot 9040 DP 1062547 (dB3 & dB4)	194	420	226		100%	\$243,507		\$243,507
Channel B	Southern to northern boundary of Lot 2 DP 1009396 (dB5)	420	612	192		100%	\$124,634		\$124,634
dcB1	Mataram Road - Eastern Culvert					100%	\$167,533		\$167,533
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$639,476	\$0	\$639,476

Drainage Works - Catchment B2

Map Ref.	Description / Chainage etc	Start Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Channel B	Mataram Road to just west of western boundary of Lot 90 DP 22837 (dB6 to dB10)	612	915	303		100%		\$1,440,212	\$1,440,212
Channel B	Just west of western boundary of Lot 90 DP 22837 to Waterside Dr Pedestrian Bridge (dB11 to dB14)	915	1,402	487		100%	\$1,427,419		\$1,427,419
Channel B2	Main Channel in Lot 2 DP 1130477 to eastern spur boundary	0	84	84		100%			\$0
Channel B2	Eastern Spur Boundary within Lot 2 DP 1130477 east to Arizona Rd	84	308	224		100%			\$0
dcB2	Mataram Rd Western culvert					100%	\$1,375,076		\$1,375,076
dcB3	Hakone Road Culvert - located adjacent to the western boundary of Lot 1 DP 336676					100%		\$166,736	\$166,736
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$2,802,495	\$1,606,948	\$4,409,442
60% Indexed cost Over-run for Catchment B between 2005 & 2013 Plan							-\$1,228,823		-\$1,228,823
Cost over-run discounted against Catchment B2							\$1,573,672	\$1,606,948	\$3,180,619

Drainage Works - Catchment B3

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	27.4%	\$363,518		
					Apportioned Future expenditure	27.4%		\$539,243	
					Total				\$902,762
TOTAL							\$363,518	\$539,243	\$902,762

Drainage Works - Catchment B4

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Channel B3	w estern spur w ithin Lot 535 DP 1072899 (db21)	0	79	79	Constructed as part of development				\$0
Channel B3	w ithin Lot 342 DP 1020020 (dA24)	79	203	124					\$0
Channel B3	w ithin Lot 341 DP 1020020 (dA25)	203	371	168					\$0
Channel B3	w ithin lot 241 DP 1020023 (dA26)	371	432	61					\$0
Porters Cr Diversion Scheme						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	17.1%	\$226,403		
					Apportioned Future expenditure	17.1%		\$335,846	
					Total				\$562,248
TOTAL							\$226,403	\$335,846	\$562,248

Drainage Works - Catchment C1

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	13.7%	\$181,808		
					Apportioned Future expenditure	13.7%		\$269,694	
					Total				\$451,502
TOTAL							\$181,808	\$269,694	\$451,502

Drainage Works - Catchment C2

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Channel C	Pacific Hwy to western boundary of Lot 415 DP 869015 (dC1)	0	202	202		100%	\$214,929		\$214,929
Channel C	Eastern to Western boundary of Lot 2 DP 873951 (dC2 -dC3)	202	395	193		100%	\$366,134		\$366,134
Channel C	East-west across Lot 8 DP 17867 (dC4)	395	532	137		100%		\$413,565	\$413,565
Channel C	East-west across Lot 239 DP 1152170 (dC5)	532	647	115		100%		\$32,973	\$32,973
Channel C	East-west across Lot 198 DP 1089251 (dC6 & dC7)	647	902	255		100%	\$724,565		\$724,565
Channel C	East-west across Lot 55 DP 658429 (dC8)	902	1,032	130		100%		\$464,950	\$464,950
Channel C	East-west across Lot 54 DP 7091 to Louisiana Road (dC9)	1,032	1,158	126		100%		\$719,013	\$719,013
Channel C	East-west across Lot 103 DP 1131373 (dC10)	1,158	1,314	156	To be left in natural state	100%			
Channel C	East-west across Lot 1 DP 119518 (dC11)	1,314	1,445	131	To be left in natural state	100%			
Channel C2	Junction of main E-W channel from western boundary to southern boundary of Lot 55 DP 658429 (dC8)	0	201	201	Constructed as part of upstream channel	100%			\$0
Channel C2	northern to southern boundary of Lot 164 DP 1013390 (dC14)	201	235	34		100%		\$102,637	\$102,637
Piped	East along Dehaveland CCT & Cosmos Pl	235	569	334	Provided as part of development	100%			\$0
Channel C2	NW boundary of Lot 196 DP 1089251 to SE boundary of Lot 325 DP 1037413	569	708	139		100%			\$0
Channel C2	Across south west corner of Lot 1 DP 347696	708	754	46		100%			\$0
Channel C2	NW to SE of Lot 99 DP 1097696	754	1,024	270		100%			\$0
dcC1	Louisiana Rd Culvert					100%		\$1,045,838	\$1,045,838
dcC2	Sky Haw ke Avenue Basin - Lot 99 DP 1097696 (SN5)					100%	\$143,800		\$143,800
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$1,449,428	\$2,778,975	\$4,228,402

Drainage Works - Catchment C3

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$0	\$0	\$0

Drainage Works - Catchment D1, D2 & D3

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Channel D	Crn Pearce Rd betw een Hopetown Rd & Monash Rd to Norther side of Pacific Hw y (dD1)	0	441	441	To be undertake as part of Development	0%			
Channel D	Pacific Hw y to northern boundary of Lot 9 DP 201174 (dD2)	441	632	191		0%			
Channel D	30 meast of western boundary of Lot 9 DP 201174 within Bingarrh Rd to 25 m west of western boundary of Lot 102 DP 1091897 (dD3)	632	694	62		0%			
Channel D	across SW corner of Lot 1 DP 1147734 - Wyong Hospital (dD3)	694	721	27		0%			
Channel D	East to West across Lot 102 DP 1091897 (dD3)	721	855	134		0%			
Channel D	East to West across Lot 101 DP 1091897 (dD4)	855	983	128		0%			
	Louisiana Rd	983	1,003	20		0%			
Channel D	East to West across Lot A DP 381268 (dD5)	1,003	1,209	206		0%			
Channel D	East to West across Lot 3 DP 208596 (dD6)	1,209	1,412	203		0%			
Channel D2	Western boundary to southern boundary of Lot 3 DP 208596 (dD6)	0	241	241		100%		\$378,839	\$378,839
Channel D2	across NW corner of Lot 2 DP 208596 (dD7)	241	385	144		100%		\$226,360	\$226,360
Channel D2	inside of western boundary of Lot 2 DP 208596 to Pacific Hw y (dD8)	385	495	110		100%		\$172,914	\$172,914
	Floodplain Regeneration Works					100%		\$0	\$0
dcD1	* Pearce Road Culvert					100%		\$478,209	\$478,209
dcD2	Pacific Hw y Culvert - Bingarrh Rd					100%		\$743,880	\$743,880
dcD3	* Louisiana Rd Culvert					100%		\$638,345	\$638,345
dcD4	Pacific Hw y Culvert - West Tributary					100%		\$478,209	\$478,209
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$0	\$3,116,756	\$3,116,756

Drainage Works -Catchment D1	50.8%	0	\$1,582,791	\$1,582,791
Drainage Works - Catchment D2	35.0%	0	\$1,090,331	\$1,090,331
Drainage Works - Catchment D3	14.2%	0	\$443,634	\$443,634

Drainage Works - Catchment E

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Piped	Within Road Reserves from Pascord Ave west along Van Strappen Rd north along Orchid Way to Lot 198 DP 1006789	0	387	387		100%	\$390,131		\$390,131
Channel E	within Lot 198 DP 1006789 (dE2)	387	507	120		100%	\$448,041		\$448,041
Piped	Piped across Figtree Boulevard	507	529	22	Included in upstream channel costs	0%			\$0
Channel E	within Lot 197 DP 1006789 (dE3)	529	612	83	Included in upstream channel costs	0%			\$0
Channel E	inside the eastern boundary of Lot 1531 DP 1159478 (dE4)	612	707	95		100%		\$85,015	\$85,015
Channel Landscaping						100%		\$5,051	\$5,051
dcE1	Culvert under the Pacific Highway & Figtree Boulevard (east culvert)					100%	\$363,818		\$363,818
dcE2	* Pacific Hw y Culvert (west)					100%		\$266,334	\$266,334
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$1,201,990	\$356,400	\$1,558,390

Drainage Works - Catchment F1 & F2

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Channel F	Traversing Lot 2602 DP 1043826 (dF2 & dF3)	0	627	627	Cost associated with channalisation adjacent to culverts - betw een dcF3 & dcF4	100%		\$205,942	\$205,942
Channel F	Southern or north western corner of Lot 92 DP 1109788 (dF4)	627	790	163	No money to be spent balance of drainage channel F - to be left in a natural state	0%			
Channel F	Eastern boundary to northern boundary Lot 21 DP 1109786 (dF5)	790	1,009	219					
Channel F	Southern to northern boundary of Lot 1302 DP 1135355 (dF6)	1,009	1,213	204					
Channel F	Lot 101 DP 1019019	1,213	1,293	80					
	Channel Landscaping				landscaping adjacent to culverts - betw een dcF3 & dcF4	100%		\$177,794	\$177,794
dcF1	* Pacific Hwy Culvert - Van Stappen Corner					100%		\$956,417	\$956,417
dcF2	Culvert 1 - Extension of Clydesdale St					100%		\$212,537	\$212,537
dcF3	Culvert 3 - Southern part of Lot 2603 DP 1119536 - Figtree Boulevard Culvert					100%		\$159,403	\$159,403
dcF4	* Johns Road Culvert					100%		\$386,643	\$386,643
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$0	\$2,098,737	\$2,098,737
Drainage Works - Catchment F1						88.7%	\$0	\$1,862,063	\$1,862,063
Drainage Works - Catchment F2						11.3%	\$0	\$236,674	\$236,674

Warnervale/Wadaba Drainage Works (G1, G2 & G3)

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
G1 Piped (dcG1)	Pedestrian pathw ay on the southern side of Lot 701 DP 1079560	0	69	69		100%	\$103,595		\$103,595
G1 Piped (dcG2)	Culvert under the Pacific Highway	69	115	46		100%	\$343,588		\$343,588
G1 Piped (dcG3)	East-west across Lot 1212 DP 818944	115	412	297		100%		\$295,048	\$295,048
G1 Piped (dcG4)	Under future Road - southern extension of Brussels Rd	412	497	85		100%		\$84,554	\$84,554
G1 Piped Culvert (dcG5)	Industrial Road Culvert	497	517	20		100%		\$246,359	\$246,359
G1 Channel G (dcG6)	Across Lot 32 DP 1093732 east -w est	497	619	122		100%		\$121,198	\$121,198
G1 Channel G (dcG7)	Across Lot 32 DP 1093732 north-south	619	856	237		100%		\$240,473	\$240,473
G1 Channel G (dcG8)	Lot 8 DP 1100416	856	1,265	409		100%		\$416,545	\$416,545
(dcG9)	Lot 19 DP 250522	0	199	199	No expenditure required	100%			
	Channel Landscaping					100%		\$40,834	\$40,834
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$447,183	\$1,445,010	\$1,892,194
Drainage Works - Catchment G1						37.4%	\$167,195	\$540,269	\$707,464
Drainage Works - Catchment G2						45.4%	\$202,914	\$655,687	\$858,601
Drainage Works - Catchment G3						17.2%	\$77,074	\$249,054	\$326,129

Drainage Works - Catchment G4

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
G2 Piped (dcG10)	Easements over SP 78071 9-11 Willow Tree Rd	0	342	342		100%	\$497,125		\$497,125
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							497,125	\$0	\$497,125

Drainage Works -Catchment G5

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$0	\$0	\$0

Drainage Works - Catchment H1

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$0	\$0	\$0

Drainage Works - Catchment H2

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						3.9%		\$584,084	\$584,084
TOTAL							\$0	\$584,084	\$584,084

Drainage Works - Catchment H3

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						2.4%		\$365,555	\$365,555
TOTAL							\$0	\$365,555	\$365,555

Drainage Works - Catchment H4

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.6%		\$89,145	\$89,145
TOTAL							\$0	\$89,145	\$89,145

Drainage Works - Catchment H5

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.7%		\$103,074	\$103,074
TOTAL							\$0	\$103,074	\$103,074

Drainage Works - Catchment H6

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						2.1%		\$312,935	\$312,935
TOTAL							\$0	\$312,935	\$312,935

Drainage Works - Catchment H7

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						2.0%		\$297,149	\$297,149
TOTAL							\$0	\$297,149	\$297,149

Drainage Works - Catchment H8

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						3.4%		\$515,213	\$515,213
TOTAL							\$0	\$515,213	\$515,213

Drainage Works - Catchment H9

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						2.9%		\$439,224	\$439,224
TOTAL							\$0	\$439,224	\$439,224

Drainage Works - Catchment H10

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.9%		\$136,812	\$136,812
TOTAL							\$0	\$136,812	\$136,812

Drainage Works - Catchment i1

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
		m	m	m					
	Porters Cr Diversion Scheme					5.8%		\$878,241	\$878,241
	TOTAL						\$0	\$878,241	\$878,241

Drainage Works - Catchment i2

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
		m	m	m					
	Porters Cr Diversion Scheme					2.8%		\$424,985	\$424,985
	TOTAL						\$0	\$424,985	\$424,985

Drainage Works - Catchment i3

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
		m	m	m					
	Porters Cr Diversion Scheme					0.5%		\$75,216	\$75,216
	TOTAL						\$0	\$75,216	\$75,216

Drainage Works - Catchment J1

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
		m	m	m					
	Porters Cr Diversion Scheme					1.4%		\$219,767	\$219,767
	TOTAL						\$0	\$219,767	\$219,767

Educational Site

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
		m	m	m					
	Porters Cr Diversion Scheme					4.4%		\$673,538	\$673,538
	TOTAL						\$0	\$673,538	\$673,538

Drainage Works - Catchment WTC 1

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						1.9%		\$285,604	\$285,604
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	6.8%	\$90,434		
					Apportioned Future expenditure	6.8%		\$134,149	
					Total				\$224,583
TOTAL							90,434	\$419,753	\$510,186

Drainage Works - Catchment WTC 2

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						1.9%		\$290,587	\$290,587
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	6.9%	\$92,012		
					Apportioned Future expenditure	6.9%		\$136,490	
					Total				\$228,502
TOTAL							92,012	\$427,077	\$519,089

Drainage Works - Catchment WTC 3

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						4.5%	\$0	\$683,070	\$683,070
TOTAL							\$0	\$683,070	\$683,070

Drainage Works - Catchment WTC 4

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.9%	\$0	\$130,927	\$130,927
TOTAL							\$0	\$130,927	\$130,927

Drainage Works - Catchment WTC 5

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
							\$0	\$0	\$0
TOTAL							\$0	\$0	\$0

Drainage Works - Catchment WTC 6

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
							\$0	\$0	\$0
TOTAL							\$0		\$0

Drainage Works - Catchment WTC 7

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
							\$0	\$0	\$0
TOTAL							\$0	\$0	\$0

WEZ Mountain Rd Precinct

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
							\$0	\$4,136,977	\$4,136,977
TOTAL							\$0	\$4,136,977	\$4,136,977

WEZ South & West

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
							\$0	\$1,680,544	\$1,680,544
TOTAL							\$0	\$1,680,544	\$1,680,544

Precinct 14

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
							\$0	\$2,847,804	\$2,847,804
TOTAL							\$0	\$2,847,804	\$2,847,804

TOTALS

Total catchment specific Works	\$18,153,031
Porters Cr Diversion Scheme	\$15,170,451
Warnervale Rd Culvert	\$3,289,883
Minnesota Road Culverts	\$0
TOTAL	\$36,613,365

Figure 17 Drainage Works Locations – Catchments A, B & C

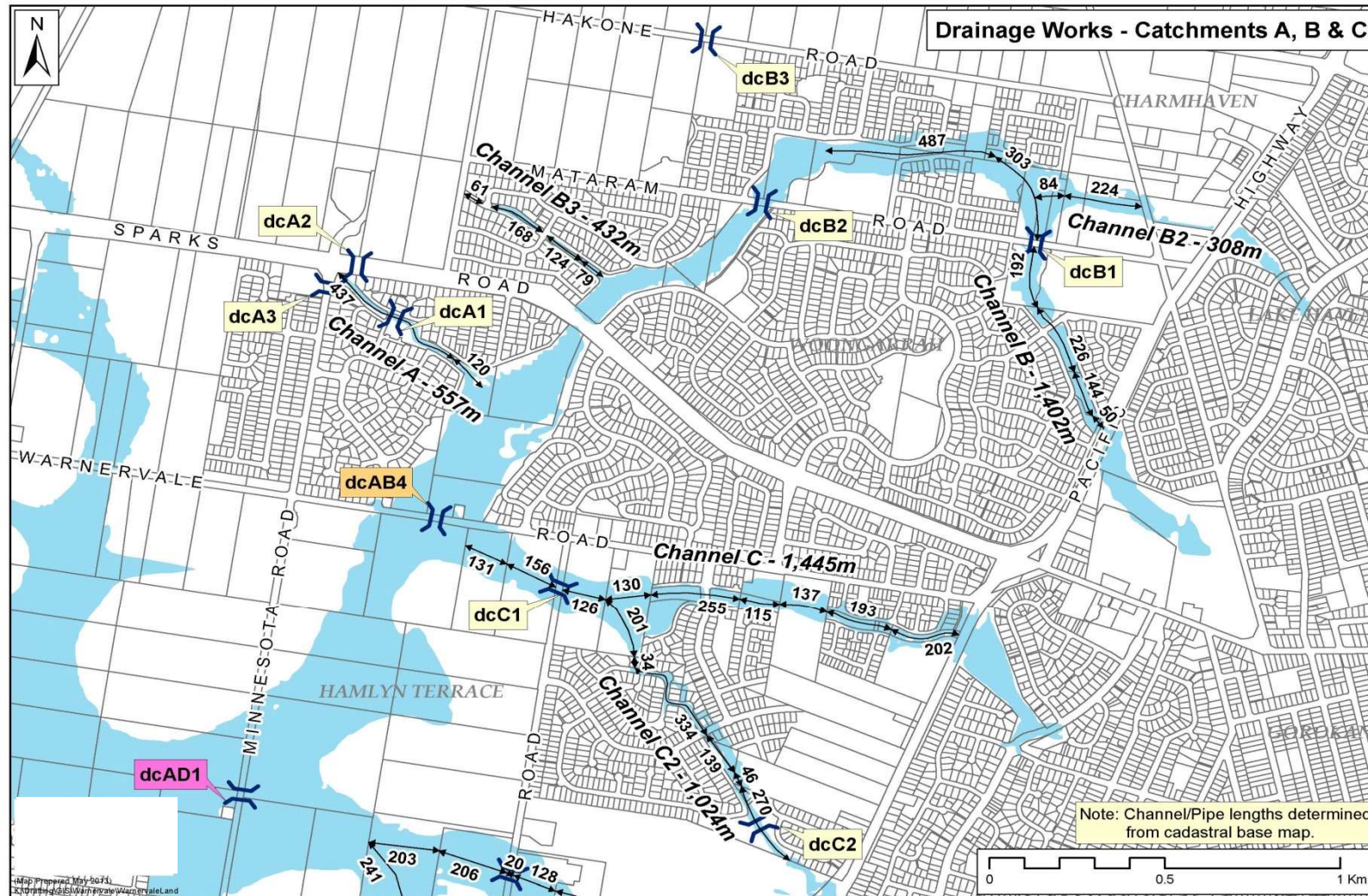
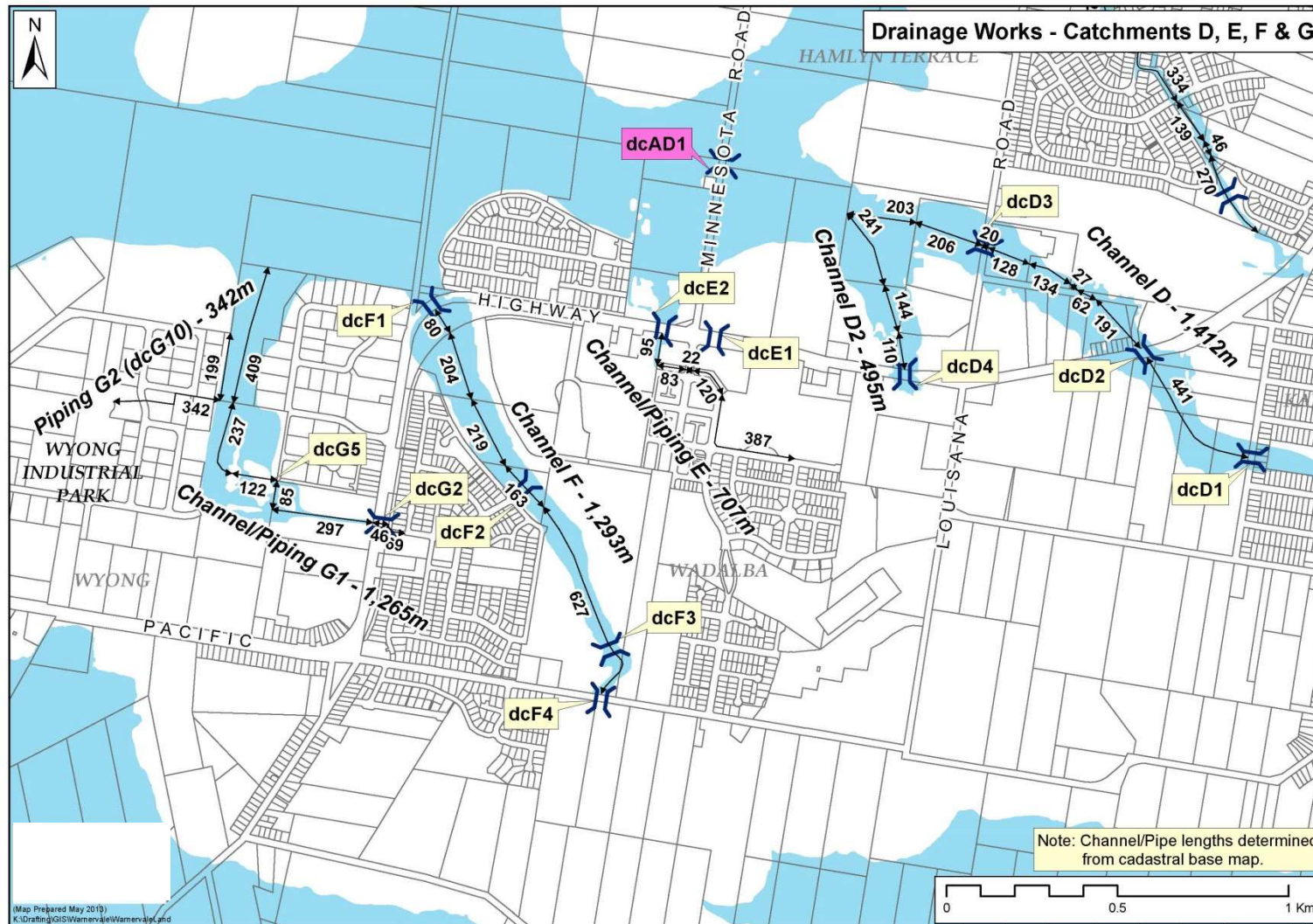


Figure 18 Drainage Works Locations – Catchments D, E & F



6.3.2 Water Quality Works

Water Quality Works - Catchment A

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.0%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment B1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.0%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment B2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
wqB2 - Waterside Dr Works	Lot 134 DP 1076050, Lot 1 DP 1113258 & Lot 2 DP 1104475 (dB15-dB17)	Completed in two stages 2005 & 2007-08.		\$971,764		\$971,764
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$971,764	\$0	\$971,764

Water Quality Works - Catchment B3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
wqB1 - Peppercorn Ave	Lot 261 DP 1036768 (dB23)			\$655,351		\$655,351
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$655,351	\$0	\$655,351

Water Quality Works - Catchment B4

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment C1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
				Dec-14	Dec-14	Dec-14
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		4.96%	\$0	\$261,445	\$261,445
TOTAL				\$0	\$261,445	\$261,445

Water Quality Works - Catchment C2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		27.09%		\$1,427,870	\$1,427,870
TOTAL				\$0	\$1,427,870	\$1,427,870

Water Quality Works - Catchment C3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W40		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$882,961	\$882,961
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$882,961	\$882,961

Water Quality Works - Catchment D1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		13.09%		\$689,905	\$689,905
TOTAL				\$0	\$689,905	\$689,905

Water Quality Works - Catchment D2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		9.02%		\$475,252	\$475,252
TOTAL				\$0	\$475,252	\$475,252

Water Quality Works - Catchment D3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W9		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$592,342	\$592,342
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086	To be addressed by Development	0.00%		\$0	\$0
TOTAL				\$0	\$592,342	\$592,342

Water Quality Works - Catchment E

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
W10	Lot 24 DP 843478 (FP11)				\$1,930,853	\$1,930,853
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$1,930,853	\$1,930,853

Water Quality Works - Catchment F1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		14.62%		\$770,664	\$770,664
TOTAL				\$0	\$770,664	\$770,664

GWater Quality Works - Catchment F2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
			0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchments G1, G3 & G5

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		10.41%		\$548,641	\$548,641
TOTAL				\$0	\$548,641	\$548,641

Water Quality Works - Catchment G1	53.3%	\$0	\$292,593	\$292,593
Water Quality Works - Catchment G3	24.6%	\$0	\$134,880	\$134,880
Water Quality Works - Catchment G5	22.1%	\$0	\$121,168	\$121,168

Water Quality Works - Catchment H1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment H2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W18		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$464,086	\$464,086
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$464,086	\$464,086

Water Quality Works - Catchment H3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		3.2%		\$166,451	\$166,451
TOTAL				\$0	\$166,451	\$166,451

Water Quality Works - Catchment H4

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.8%		\$40,591	\$40,591
TOTAL				\$0	\$40,591	\$40,591

Water Quality Works - Catchment H5

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W20		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$259,549	\$259,549
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$259,549	\$259,549

Water Quality Works - Catchment H6

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
Add2		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$662,290	\$662,290
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$662,290	\$662,290

Water Quality Works - Catchment H7

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W21		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$1,426,258	\$1,426,258
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$1,426,258	\$1,426,258

Water Quality Works - Catchment H8

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W19		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$680,471	\$680,471
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$680,471	\$680,471

Water Quality Works - Catchment H9

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		3.8%		\$199,995	\$199,995
TOTAL				\$0	\$199,995	\$199,995

Water Quality Works - Catchment H10

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		1.2%		\$62,296	\$62,296
TOTAL				\$0	\$62,296	\$62,296

Water Quality Works - Catchment (i1)

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		7.59%		\$399,896	\$399,896
TOTAL				\$0	\$399,896	\$399,896

Water Quality Works - Catchment (i2)

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		3.67%		\$193,512	\$193,512
TOTAL				\$0	\$193,512	\$193,512

Water Quality Works - Catchment (i3)

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central Storage	Lot 2 & 3 DP 1101086		0.65%		\$34,249	\$34,249
TOTAL				\$0	\$34,249	\$34,249

Water Quality Works - Catchment (J1)

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W39		Cost estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D006760970)			\$499,059	\$499,059
CS - Central Storage	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$499,059	\$499,059

Water Quality Works - Catchment WTC 1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
SE2	Lot 10 DP 7738	Stormwater Detention Basin	100%	\$0	\$431,296	\$431,296
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$431,296	\$431,296

Water Quality Works - Catchment WTC 2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment WTC 3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
SW1	Lot 1 & 2 DP 700096	Stormwater Detention Basin	100%	\$0	\$1,746,584	\$1,746,584
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$1,746,584	\$1,746,584

Water Quality Works - Catchment WTC 4

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment WTC 5

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
N1-A	Lot 59 DP7738	Stormwater Detention Basin	100%	\$0	\$601,420	\$601,420
N1-B	Lot 58 DP7738	Stormwater Detention Basin	100%	\$0	\$294,712	\$294,712
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$896,131	\$896,131

Water Quality Works - Catchment WTC 6

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
N-2A	Lot 521 DP 294725	Removed from WTC Plan - to be provided by developers	0%		\$0	\$0
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment WTC 7

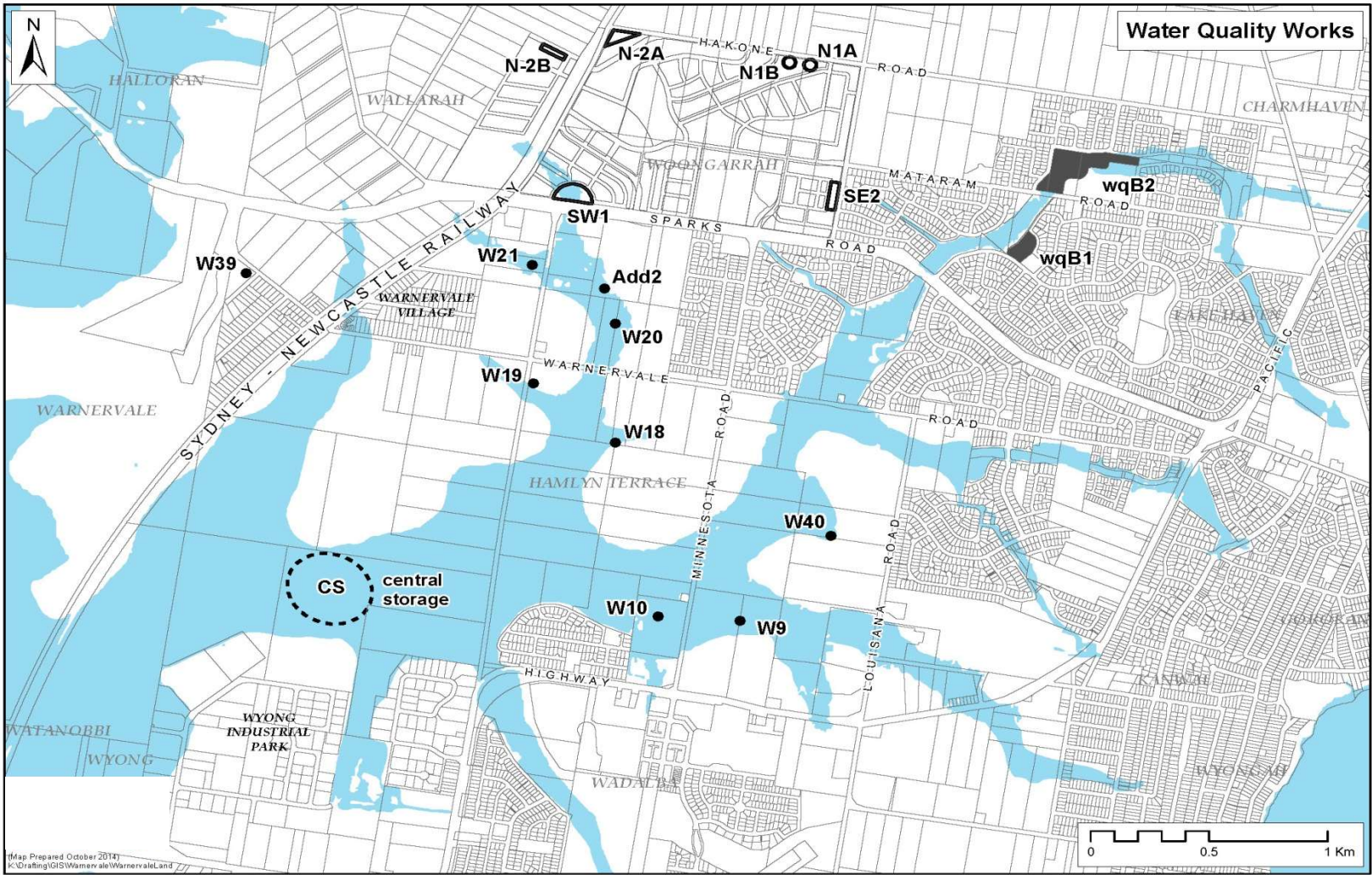
Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
N-2B	From Porters Creek Stormwater Harvesting Scheme	Removed from WTC Plan - to be provided by developers	0%		\$0	\$0
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

TOTAL WATER QUALITY WORKS				\$1,627,114	\$15,742,645	\$17,369,760
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Apportionment of Central Storage Water Quality Works

Drainage Catchments		Central WQ Treatment		
Catchment	NDA ha	NDA ha	% of total NDA	Apportioned Costs Mar-2014
A		WQ provided with development		
B1		WQ provided with development		
B2	36.65	WQ treatment via wqB2		
B3	27.82	WQ treatment via wqB1		
B4		WQ provided with development		
C1	13.91	13.91	5.0%	\$261,445
C2	75.98	75.98	27.1%	\$1,427,870
C3	4.95	WQ treatment via W40		
D1	36.71	36.71	13.1%	\$689,905
D2	25.29	25.29	9.0%	\$475,252
D3	10.29	WQ treatment via W9		
E	30.46	WQ treatment via W10		
F1	41.01	41.01	14.6%	\$770,664
F2		WQ provided with development		
G1	15.57	15.57	5.6%	\$292,593
G2		WQ provided with development		
G3	7.18	7.18	2.6%	\$134,880
G4		WQ provided with development		
G5	6.45	6.45	2.3%	\$121,168
South Wadalba		WQ required to be addressed on site		
H1		WQ provided with development		
H2	14.15	WQ treatment via W18		
H3	8.86	8.86	3.2%	\$166,451
H4	2.16	2.16	0.8%	\$40,591
H5	2.50	WQ treatment via W20		
H6	7.58	WQ treatment via Add2		
H7	7.20	WQ treatment via W21		
H8	12.48	WQ treatment via W19		
H9	10.64	10.64	3.8%	\$199,995
H10	3.32	3.32	1.2%	\$62,296
i1	21.28	21.28	7.6%	\$399,896
i2	10.30	10.30	3.7%	\$193,512
i3	1.82	1.82	0.6%	\$34,249
J	5.33	WQ treatment via W39		
Education Site		WQ provided with development		
WTC 1	6.92	WQ treatment via SE2		
WTC 2		WQ provided with development		
WTC 3	16.55	WQ treatment via SE1		
WTC 4		WQ provided with development		
WTC 5	13.38	WQ treatment via N1-A & N1-B		
WTC 6		WQ provided with development		
WTC 7		WQ provided with development		
WEZ Mountain Rd		Future Scheme to be determined		
WEZ South & West		Future Scheme to be determined		
Precinct 14		Future Scheme to be determined		
TOTAL	476.74	280.48	100.0%	\$5,270,764

Figure 19 Water Quality Works



6.3.3 Wadalba Environmental Corridor Land & Works

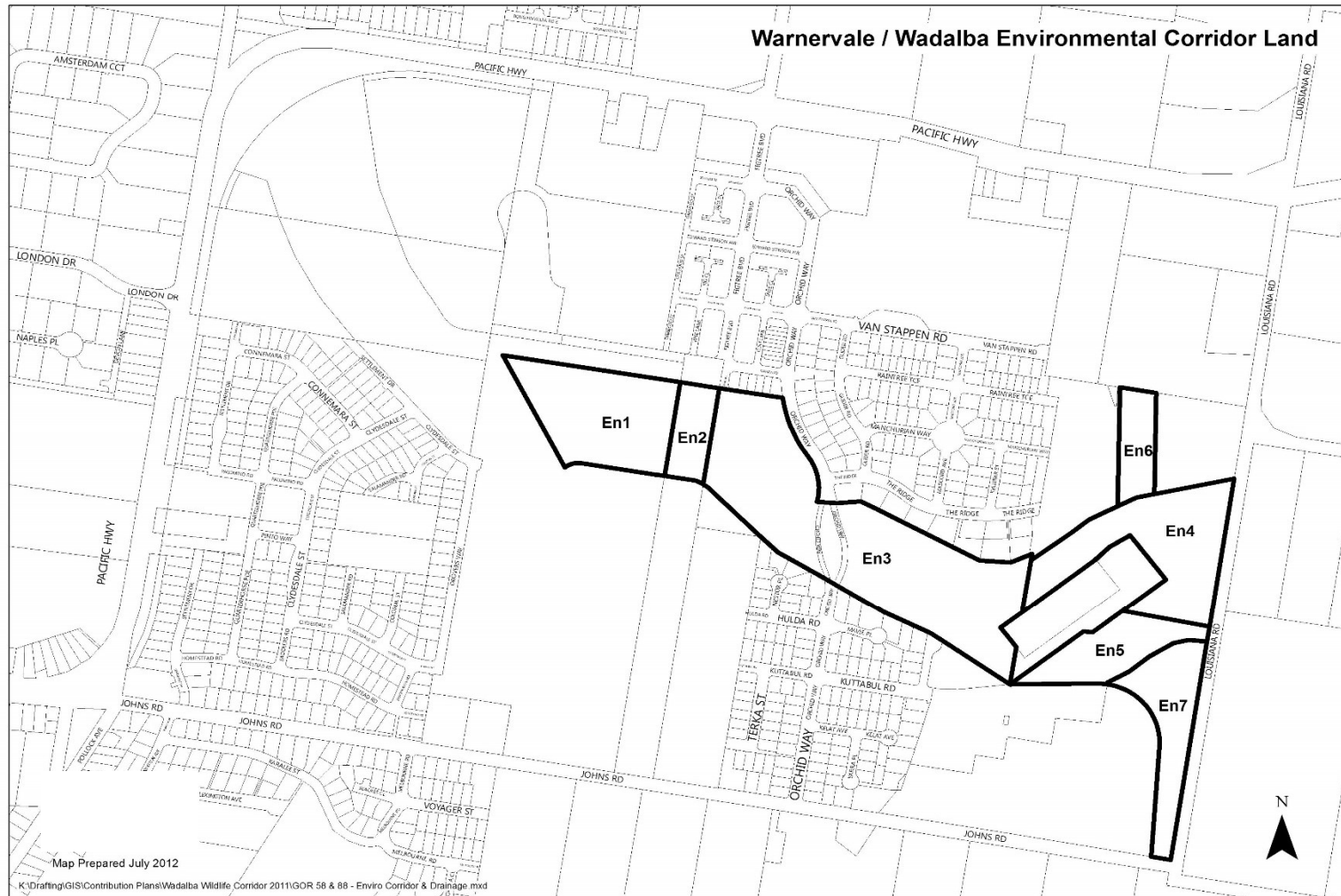
GOR 58 - Warnervale/Wadaba Environmental Corridor Land

Location		Acquired Land		Unpurchased Land		TOTAL	
Project Ref.	Property Description	Acquired Area (ha)	Indexed Acquisition Costs	Proposed Area (ha)	Estimated Cost	Total Area	TOTAL Cost
En1	Lot 2603 DP 1119536, formerly Lot 2602 DP 1043825			3.03	\$396,421	3.03	\$396,421
En2	Lot 1 DP 306056			0.66	\$85,970	0.66	\$85,970
En3	Lot 228 DP 1105837	8.25	\$1,016,565			8.25	\$1,016,565
En4	Lot 1 DP 1154872, formerly part Lot 311 DP 808521 (E2)	3.63	\$474,658			3.63	\$474,658
En5	Part Lot 229 DP 1105837, formerly Lot 312 DP 808521 (E2)			1.69	\$221,106	1.69	\$221,106
En6	part lot 2 DP 1154872 (formerly part Lot 311 DP 808521 (E2))	0.953	\$124,657			0.95	\$124,657
En7	Part Lot 229 DP 1105837, formerly Lot 312 DP 808521 (not part of previous plan)					0.00	\$0
Total		12.83	\$1,615,880	5.38	\$703,497	18.21	\$2,319,377

Warnervale/Wadaba Environmental Corridor Works

Items	Completed Works 01-Dec-14	Uncompleted Works 01-Dec-14	TOTAL 01-Dec-14
Preparation of Management Plan	13,673		\$13,673
Cost of Planned Embellishment Works		\$1,308,929	\$1,308,929
Total	\$13,673	\$1,308,929	\$1,322,602

Figure 20 Wadalba Environmental Corridor Land Locations



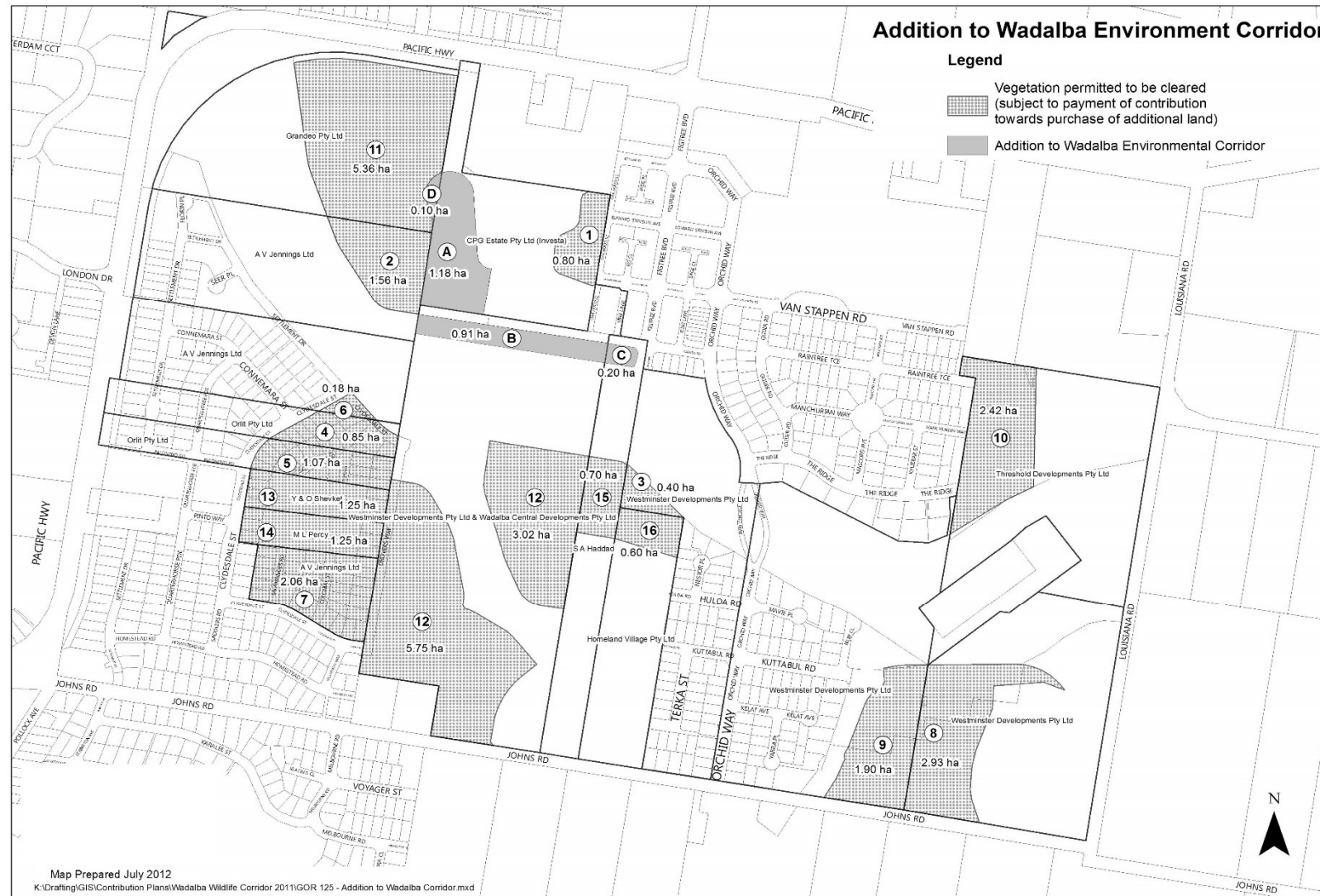
6.3.4 Addition to Wadalba Environmental Corridor

GOR 125 Additions to Corridor

Map Ref.	2005 Owners	Original Property Description	Property Address in Deed	Area (ha)	Land Valuation rate on basis of function	Total Cost	%
A	CPG Estate Pty Ltd (Investa)	Lot 1 DP 376236	531 Pacific Highway	1.13	\$1,470,000	\$1,664,040.00	78%
B	Westminster Developments Pty Ltd	Lot 2602 DP 1043825	Van Stappen Road	0.91	\$297,669	\$270,878.79	12%
C	Mrs S A Haddad	Lot 1 DP 306056	205 Johns Road	0.20	\$297,669	\$59,533.80	3%
D	Grandeo Pty Ltd	Lot 102 DP 101919	501 Pacific Highway	0.10	\$1,470,000	\$147,000.00	7%
Total				2.34		\$2,212,012.59	100%

Contributions towards Addition to Environmental Corridor Lands

Map Ref.	2005 Owners	Original Property Description	Property Address in Deed	Areas to be cleared (ha)	Contribution per ha of cleared land	Total Contribution
Owners subject to Deed of Agreement						
1	CPG Estate Pty Ltd (Investa)	Lot 1 DP 376236	531 Pacific Highway	0.80	\$68,867	\$55,093.60
2	A V Jennings Ltd	Part Lot 1 DP 180012	483 Pacific Highway	1.56	\$68,867	\$107,432.52
3	Westminster Developments Pty Ltd	Lot 261 DP 1038214	Johns Road	0.40	\$68,867	\$27,546.80
4	Orlit Pty Ltd	Lot A DP 386170	469 Pacific Highway	0.85	\$68,867	\$58,536.95
5	Orlit Pty Ltd	Lot B DP 386170	465 Pacific Highway	1.07	\$68,867	\$73,687.69
6	A V Jennings Ltd	Lot 2 DP1064784	542 Pacific Highway	0.18	\$68,867	\$12,396.06
7	A V Jennings Ltd	Lot 333 DP 1051976	Clydesdale Street	2.06	\$68,867	\$141,866.02
8	Westminster Developments Pty Ltd	Lot 312 DP 808521	155 Johns Road	2.93	\$68,867	\$201,780.31
9	Westminster Developments Pty Ltd	Part Lot 28 DP 755245	165-175 Johns Rd	1.90	\$68,867	\$130,847.30
10	Threshold Developments Pty Ltd	Lot 311 DP 808521	Louisiana Road	2.42	\$68,867	\$166,658.14
11	Grandeo Pty Ltd	Lot 102 DP 1019019	501 Pacific Highway	5.36	\$68,867	\$369,127.12
12	Westminster Developments Pty Ltd & Wadalba Central Developments Pty Ltd	Lot 2602 DP 1043825	Van Stappen Road	8.77	\$68,867	\$603,963.59
Area Sub Total (ha)				28.30		
Owners not subject to Deed of Agreement						
13	Y & O Shevket	Lot 11 DP 1085184		1.25	\$68,867	\$86,083.75
14	Mr M L Percy	Lot B 1064184		1.25	\$68,867	\$86,083.75
15	Mrs S A Haddad	Lot 1 DP 306056		0.7	\$68,867	\$48,206.90
16	Homeland Village Pty Ltd	Lot DP 536569		0.6	\$68,867	\$41,320.20
Shortfall in Monies to be collected under Deed				0.02	\$68,867	\$1,381.89
Area Sub Total (ha)				3.8		
TOTAL				32.12		\$2,212,012.59

Figure 21 Addition to Wadalba Environmental Corridor

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