



Central Coast Council

## **Ordinary Council Meeting**

**Attachments Provided  
Under Separate Cover**

**Monday, 28 September, 2020**

**Central Coast Council**  
**Attachments Provided Under Separate Cover to the**  
**Ordinary Council Meeting**  
 to be held remotely - online  
 on Monday, 28 September 2020,  
 commencing at 6:30pm

***INDEX***

**Planning Report**

**2.4 Review of the Warnervale Section 7:11 Plan Request for Public Exhibition**

<b>Attachment 1:</b>	Draft Warnervale District CP September 2020 MAIN DOCUMENT .....	4
<b>Attachment 2:</b>	Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT .....	48
<b>Attachment 3:</b>	Warnervale District Development Contributions Plan April 2020 .....	200

**General Reports**

**3.1 Draft Economic Development Strategy 2020-2040 and Economic Recovery and Resilience Framework**

<b>Attachment 1:</b>	Draft Central Coast Economic Development Strategy 2020-2040.....	403
<b>Attachment 2:</b>	Draft Central Coast Economic Development Strategy 2020-2040 Condensed.....	441
<b>Attachment 3:</b>	Draft Central Coast Economic Recovery and Resilience Framework and Action Plan .....	471
<b>Attachment 4:</b>	Economic Development Strategy Detailed Support.....	514
<b>Attachment 5:</b>	Draft Economic Development Implementation Plan 2020-2040.....	550
<b>Attachment 6:</b>	Economic Development Strategy Technical Appendices .....	574
<b>Attachment 7:</b>	Economic Development Strategy Public Consultation Summary Report June 2020.....	603
<b>Attachment 8:</b>	Economic Development Strategy Consultation Summary Report March 2020.....	681



**3.3 State of Environment Report 2020**

<b>Attachment 1:</b> State of Environment Report 2020.....	729
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**3.9 Biodiversity Strategy**

<b>Attachment 1:</b> Central Coast Council Biodiversity Strategy 2020 Summary .....	801
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<b>Attachment 2:</b> Central Coast Council Biodiversity Strategy 2020 .....	837
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<b>Attachment 3:</b> Outcomes of consultation the draft Central Coast Council Biodiversity Strategy .....	935
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**Draft**

**Warnervale District**

**Contributions Plan**

**Main Document**

**September 2020**

# Contents

<b>1. Introduction</b>	<b>5</b>
1.1 Plan summary	5
1.2 Legislative requirements	6
1.3 How to use this plan	7
1.4 Name of this plan	7
1.5 Commencement of this plan	7
1.6 Purposes of this plan	8
1.7 Land to which this plan applies	8
1.8 Development to which this plan applies	9
1.9 Exempted development from contributions	11
1.10 Local infrastructure for provision under this plan	11
<b>2. Contributions rates and calculations</b>	<b>13</b>
2.1 Residential development contribution rates	13
2.2 Environmental corridor and floodplain restoration contributions	18
2.3 Stormwater quality contribution exemptions	18
2.4 Calculating residential development contributions	19
2.5 Non-residential development contribution rates	20
2.6 Calculating non-residential development contributions	21
<b>3. Infrastructure needs, costs and staging</b>	<b>22</b>
3.1 Developable land	22
3.2 Occupancy rates and population projections	22
3.3 Non-residential demand	23
3.4 Nexus for the infrastructure and apportionment of costs	23
<b>4. Contributions requirements and settlement</b>	<b>34</b>
4.1 Timing of payments	34
4.2 Policy on deferred or periodic payments	34
4.3 Infrastructure delivery requirements in conditions of consent	35
4.4 Other contributions to be taken into account	36
4.5 Obligations of Accredited Certifiers	37
4.5.1 Complying Development Certificates	37
4.5.2 Construction Certificates	37
4.6 Indexation of contribution rates under this plan	38

## 5. Other administration matters

## Figures

Figure 1	Warnervale District plan application	9
Figure 2	Warnervale District transport catchments for contributions in this plan	10
Figure 3	Areas where contribution adjustments apply	19

## Tables

Table 1	Summary of infrastructure costs to be funded by the Plan	12
Table 2	Summary of environmental corridor and floodplain restoration costs to be funded by the plan	12
<a href="#">Table 3</a>	<a href="#">Residential contributions summary of base rates and adjustments (if applicable)</a>	<a href="#">14</a>
Table 4	Section 7.11 residential contribution rates – WWAHT	15
Table 5	Section 7.11 residential contribution rates – East Warnervale	16
Table 6	Section 7.11 residential contribution rates – West Warnervale	17
Table 7	Assumed occupancy rates for calculating contributions and demand credits	17
Table 8	Environmental corridor and floodplain restoration contributions	18
Table 9	Non-residential contributions (\$ per ha of NDA)	20
Table 10	NDA by catchment and assumed densities for residential NDA	22
Table 11	Population projections summary for Warnervale District	23
Table 12	Planned open space provision for Warnervale District	24
Table 13	Proposed Warnervale District community facilities	25
Table 14	Apportionment of transport costs by catchment	28
Table 15	Stormwater infrastructure NDA, population and costs	31

# 1. Introduction

## 1.1 Plan summary

Warnervale is located in the North Wyong region of the Central Coast Local Government Area (LGA). The Warnervale District includes the suburbs of Warnervale, Woongarah, Hamlyn Terrace, Wadalba, Kanwal, Halloran and parts of Wyong and Jilliby.

The Central Coast Regional Plan 2036 identifies Warnervale as a regional growth centre as it undergoes transformation from a semi-rural district to an urban residential and employment hub. By 2036, it is planned to accommodate almost 11,900 new dwellings for more than 36,200 people and generate significant employment growth.

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

- local and district parks;
- local and district sporting and recreation facilities;
- local and district community facilities;
- local and district roads, cycleways and intersections;
- drainage and water quality works;
- environmental corridors; and
- plan studies and administration.

The total costs of infrastructure provision in the plan amount to approximately \$324.5 million. For most of the infrastructure facilities, Council is funding the full cost from contributions. However, for some facilities, such as the Indoor Recreation Centre, the costs are shared with the broader rate base due to the shared demand with existing residents in the region.

The objectives of this plan are to ensure:

- consent conditions are authorised;
- there is a demonstrated nexus between the works and the development areas identified to contribute to the cost of those works;
- the equitable apportionment of costs among development; and
- that reasonable contribution rates are applied in all parts of release areas.

This plan repeals the *Warnervale District Contributions Plan 2015* (former plan). The former plan reflects the infrastructure planning in predecessor contributions plans for the Warnervale Town Centre (WTC) (from 2012) and the Wadalba, Woongarah and Hamlyn Terrace (WWAHT) release area (from 2013). These separate plans were integrated back into the contributions plan for the broader Warnervale District in 2015.

The result of years of amending and consolidating the various contributions plans in the Warnervale District had led to a complex array of contributions rates. This plan seeks to simplify the former plan by consolidating contribution sub-catchments in the various infrastructure categories.

This plan consolidates multiple sub catchments for drainage and open space into a single catchment to better streamline the different contributions payable by development. It also consolidates 11 former catchments for transport into 5 catchments, which reflects a practical grouping of traffic network sub catchments east and west of the railway line.

The planning and development of the WWAHT and WTC is well underway. Central Coast Council<sup>1</sup> (Council) has levied contributions for development already progressed under predecessor contributions plans, or in accordance with planning agreements with developers. Therefore, some of the infrastructure included in this plan has already been provided and costs already incurred are being recouped through contributions.

The plan also includes South East Wadalba (SEW) precinct (also referred to as 'Wadalba South') which is currently being rezoned for urban development at the time of plan preparation, and Bruce Crescent precinct, which is to be rezoned for urban development in the future. Council has made assumptions about the anticipated land uses and the public services and amenities that will be required in Bruce Crescent, once developed. Once this area is rezoned, Council might need to review the plan to accommodate any material differences in these assumptions. This plan does not include drainage or water quality infrastructure contributions for West Warnervale, which includes Bruce Crescent and other WEZ land, because the needs have not yet been scoped or costed. Once again, the plan might need to be reviewed to include these costs once known.

## **1.2 Legislative requirements**

This plan is predicated on the assumption that the development of land generates additional demand for infrastructure which necessitates new or augmented infrastructure. The authority for local councils to require contributions of money, land or works to help meet those additional demands is contained in the legislation.

Section 7.11 of the *Environmental Planning and Assessment Act 1979* (EP&A 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 or an accredited certifier, a contribution under Section 7.11 of the EP&A 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 Council to levy Section 7.11 contributions for certain public amenities and public services in the Warnervale District where new development will or is likely to increase the demand for such amenities and services.

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

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<sup>1</sup> Formerly Wyong Shire Council before City of Gosford and Wyong Shire Councils were amalgamated in 2016.

## 1.3 How to use this plan

The plan is structured in the following way.

### **Main Document (this document):**

- Part 1 contains an introduction to the plan, the name of the plan, the date on which the plan commenced, the plan's purpose, and a description of the land and types of development affected by this plan.
- Part 2 contains summaries of contribution rates and the assumptions informing the derivation of the contribution rates. It also contains guidance on how to calculate a contribution for any development affected by the plan.
- Part 3 provides information about how and when contributions shall be imposed on developments.
- Part 4 describes how a contribution may be settled by a developer once it has been imposed by a consent authority on a development consent.
- Part 5 contains other provisions relevant to the administration of section 7.11 contributions relating to development in the Warnervale District.

### **Technical Document:**

The accompanying **Technical Document** contains:

- detailed information on the assumptions that have been used to determine the contribution rates in this plan;
- information on the projected demand for infrastructure from the expected development;
- the infrastructure that has been planned and how it is proposed to be delivered;
- other relevant information that has been used to determine the contribution rates;
- the schedules of land to be acquired and works to be undertaken, and
- maps showing the location of proposed infrastructure.

## 1.4 Name of this plan

This contributions plan is called the "**Warnervale District Contributions Plan 2020**" (the 'plan').

## 1.5 Commencement of this plan

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



## 1.6 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.

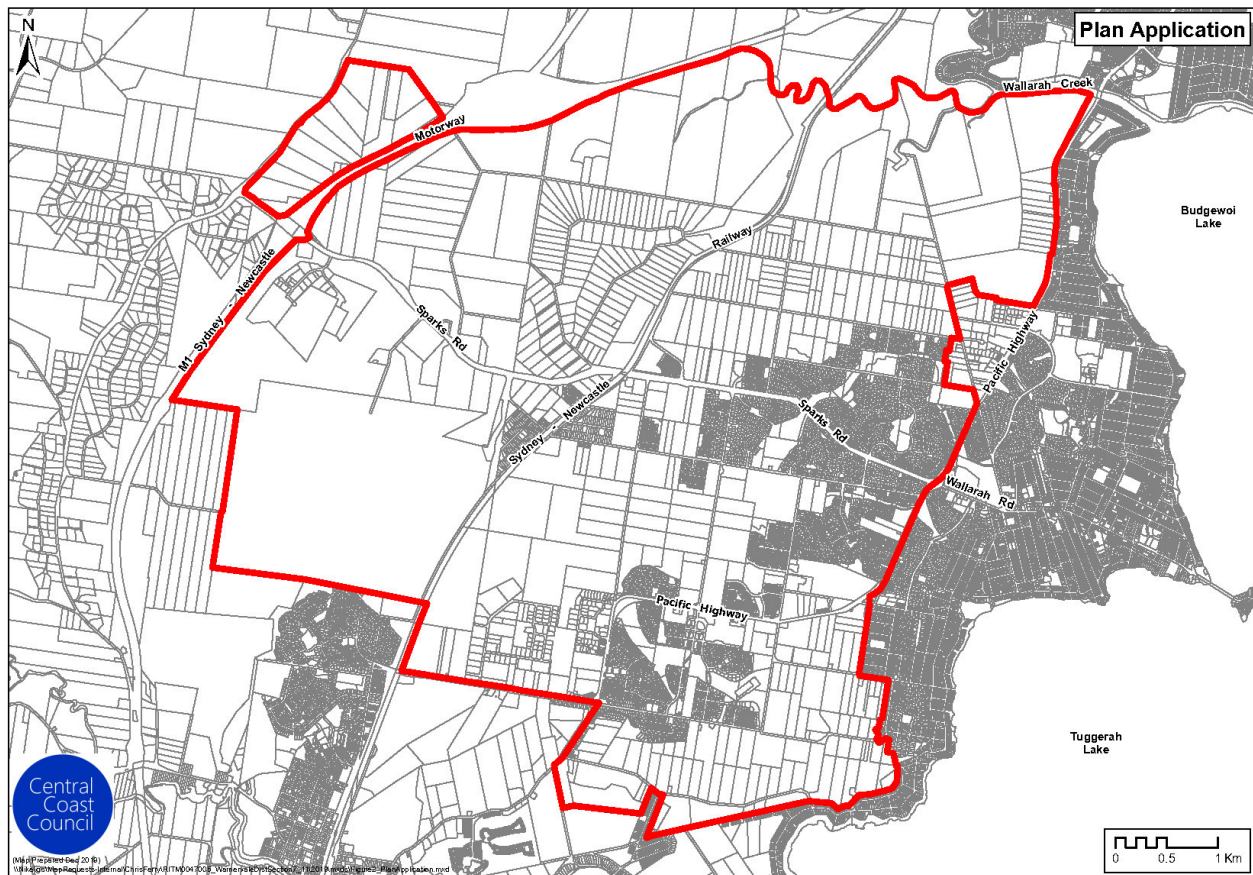
Contributions from development levied under this plan will not be used to address any backlog in the provision of works and services for the existing population, including in surrounding districts.

## 1.7 Land to which this plan applies

This plan applies to all development situated within the Warnervale District as shown in **Figure 1**. This also provides the different development areas within the District.

**Figure 2** shows the five catchments for which different transport contributions are levied under the contributions plan. The section below explains the development areas and catchments in more detail.

Figure 1 Warnervale District plan application

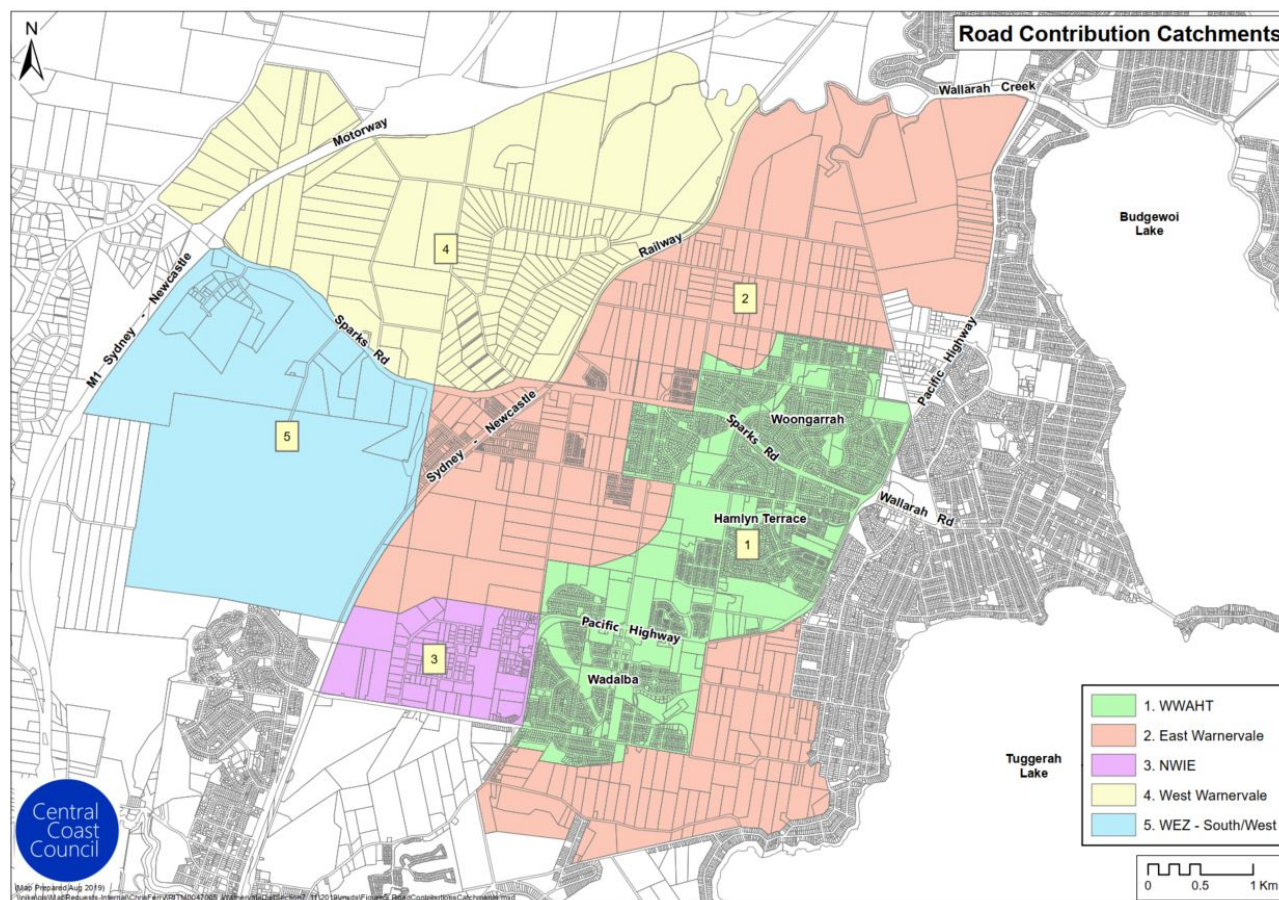


## 1.8 Development to which this plan applies

Development within the application areas of this plan (**Figure 1**), which will likely increase the demand for or require the provision of public services and amenities, are subject to this plan.

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

- the form of the development proposed; and
- the location of the development site.

**Figure 2 Warnervale District transport catchments for contributions in this plan**

Note: NWIE is the North Wyong Industrial Estate and WEZ is the Wyong Employment Zone.

### 1.8.1 Contributions catchments

The costs of open space, recreation and community facilities, and drainage and stormwater quality infrastructure are levied across all of the development areas in the Warnervale District as a single catchment.

Transport contributions are levied on five separate catchments including the East and West Warnervale catchments and other distinct development areas. The five transport catchments and associated development areas within the Warnervale District that this plan applies to are:

1. Wadalba, Woongarra & Hamlyn Terrace (WWAHT)
2. East Warnervale transport contributions catchment, which includes:
  - a. Precinct 7A
  - b. Warnervale Town Centre (WTC)<sup>2</sup>
  - c. South & East Wadalba (SEW)
  - d. Precincts 8 and 9
3. North Wyong Industrial Estate
4. West Warnervale transport contributions catchment, which includes:
  1. WTC West (west of the railway line)
  2. Wyong Employment Zone (WEZ) Mountain Road
  3. Precinct 14
  4. Bruce Crescent

<sup>2</sup> Only the WTC east of the railway line is included in the transport catchment.

5. WEZ South/West and Education Site

The estimated dwelling and population yields and NDA assumptions in this plan for each catchment are provided in **Tables 10 and 11** in **Section 3.1**. More detail on each of these catchments and development areas are contained in the **Technical Document (Section A1)**.

## 1.9 Exempted development from contributions

The following developments are exempt from the requirement to make a contribution under this plan:

- development for the sole purpose of adaptive reuse of an item of environmental heritage.
- seniors housing development defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that is provided by a social housing provider (not self-contained dwellings forming part of seniors' housing development).
- development for drainage, water quality works, utilities, open space, community facilities or transport infrastructure purposes to be provided by State Government or Council;
- development exempted from section 7.11 contributions by way of a direction from the Minister for Planning under section 7.17 of the EP&A Act; and
- any other development that in the opinion of Council does not increase the demand for the categories of public facilities and services addressed by this plan.

Exemptions are subject to the applicant providing a written justification (with the development application) that demonstrates to Council's satisfaction that the exemption is warranted, with relevant supporting evidence.

Developments on land where developers are required to provide onsite water quality treatment as part of development consents are exempt from water quality contributions only. These are identified in **Section 2.3** and **Figure 3**.

## 1.10 Local infrastructure for provision under this plan

The total value of the various categories of public amenities and public services that will be funded by contributions under this plan, excluding environmental conservation works, is summarised in **Table 1**. The value of works (including land) represents both the value of expenditure that has been completed to date and the value of remaining works that are yet to be completed.

For some infrastructure categories, certain item costs are not being fully funded by contributions but are shared with the existing rates base. More detail on the infrastructure strategies and apportionment of costs in the plan is contained in **Section A2** of the **Technical Paper**.

The total value of environmental conservation works (including land) related to the Wadalba Environmental Corridor and floodplain restoration works in Precinct 7A is in **Table 2**. These costs are recovered in contributions from the sub catchment areas which directly benefit from the works.

The costs in **Tables 1 and 2** are in March 2020 dollars, reflecting the base period of the plan.<sup>3</sup>

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<sup>3</sup> Some land is also included at its unindexed value (e.g. for the 'Wadalba Environmental Corridor') in accordance with Council policy but this does not alter the base period of the plan.



**Attachment 1****Draft Warnervale District CP September / 2020 MAIN DOCUMENT****Table 1 Summary of infrastructure costs to be funded by the plan**

Category	Value of projects under the plan
Open Space Land	\$38,983,377
Open Space Works	\$35,110,237
Community Facilities Land	\$1,761,784
Community Facilities Works	\$42,174,093
Transport Facilities Land	\$5,745,357
Transport Facilities Works	\$98,899,404
Drainage/Water Quality Land	\$19,107,773
Drainage and Flood Mitigation Works	\$40,697,163
Water Quality Works	\$23,574,226
Plan studies and administration	\$10,253,181
<b>TOTAL PLAN COSTS</b>	<b>\$316,306,596</b>

**Note:** Plan costs exclude environmental corridor / floodplain restoration costs which are shown in **Table 2**.

**Table 2 Summary of environmental corridor and floodplain restoration costs to be funded by the plan**

Category	Value of projects under the plan
Wadalba Corridor Land	\$2,319,377
Wadalba Corridor Works	\$1,453,871
Wadalba South Corridor Land	\$1,360,000
Addition to Wadalba Corridor	\$2,142,041
Precinct 7A Floodplain restoration works	\$889,383
<b>TOTAL PLAN COSTS</b>	<b>\$8,164,672</b>

## 2. Contributions rates and calculations

The plan seeks to recover \$324.5 million to fund the infrastructure requirements which arise as a result of the needs of new development in the Warnervale District to 2036.

Under State Government policy, development areas in NSW are subject to a limit on residential contributions whereby development cannot be charged a contribution above a maximum limit without a review of the contributions plan by IPART<sup>4</sup>. When the current capping framework was first introduced by the State Government in 2009, the State Government provided an exemption from the maximum limits for areas in NSW where more than 25% of the planned development had been completed. The Warnervale District was included among the exempted areas and this policy still applies. Therefore, there are no maximum amounts which apply to contributions for residential development in the Warnervale District (apart from a small area of land in Wadalba South which was outside the original boundary for Warnervale District, as shown in **Figure 3** in **Section 2.3** below.)<sup>5</sup> The contributions that are shown in the subsequent sections, even if they are above the capped levels, apply to development unless it is exempt from contributions (as per **Section 1.9**).

### 2.1 Residential development contribution rates

**Table 3** shows a summary of the base contributions rates for residential development in each contributions catchment and the adjustments to contributions that are applicable in certain sub catchments.

The actual contribution payable for residential development will depend on the type of dwelling to be developed and the number of bedrooms, as well as the Net Developable Area (NDA) for the proposed development.

**Tables 4 to 6** show the contribution rates for each residential catchment separately by dwelling type (based on bedroom number) and the NDA for the proposed development:

- **Table 4** shows the rates for WWAHT
- **Table 5** shows the rates for East Warnervale and
- **Table 6** shows the rates for West Warnervale.

These tables also show the environmental corridor and floodplain restoration contributions that are payable in certain WWAHT and East Warnervale sub catchments only, and the areas within East Warnervale (some areas of WTC only) where stormwater quality contribution exemptions apply.

**Table 7** provides the assumed occupancy rate for each dwelling type upon which the contributions for each dwelling type have been calculated. These occupancy rates are also applied in calculating any credits payable for existing development

<sup>4</sup> Independent Pricing and Regulatory Tribunal.

<sup>5</sup> The limit of \$20,000 per dwelling/lot does apply to development in this area.

## Attachment 1

## Draft Warnervale District CP September / 2020 MAIN DOCUMENT

Table 3 Residential contributions summary of base rates and adjustments (if applicable)

Infrastructure Category	Contributions (per person) by transport catchment			Contribution (per ha of NDA)
	Wadalba, Woongarra and Hamlyn Terrace	East Warnervale Contributions Catchment	West Warnervale Contributions Catchment	WWAHT & East Warnervale Catchments <sup>a</sup>
Open space	\$2,046	\$2,046	\$2,046	-
Community facilities	\$1,213	\$1,213	\$1,213	-
Transport	\$2,588	\$1,954	\$3,328	-
Drainage	-	-	-	\$81,334
Stormwater quality <sup>b</sup>	-	-	-	\$40,615
Plan preparation & administration	\$190	\$190	\$190	-
<b>TOTAL CONTRIBUTION</b>	<b>\$5,402</b>	<b>\$6,776</b>	<b>\$4,950</b>	<b>\$121,949</b>

## Adjustments for Environmental Conservation contributions only if applicable:

## WWAHT:

<b>Warnervale Wadalba Environmental Corridor Works</b> (See Figure 3 for relevant areas as does not apply WWAHT catchment-wide)	<b>+\$47,939</b>
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<b>Addition to Environmental Corridor Lands</b> (See Figure 3 for relevant areas as does not apply WWAHT catchment wide) <sup>c</sup>	<b>+\$66,689 per ha of designated land that is cleared</b>
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## East Warnervale Catchment:

<b>Land Subject to the \$20,000 per dwelling/lot cap</b> (small area of Wadalba South – see Figure 3)	<b>\$20,000 total</b>
<b>Floodplain restoration works</b> (Precinct 7A only - see Figure 3)	<b>+\$6,459</b>
<b>Stormwater quality exemption</b> (See Figure 3)	<b>-\$40,615</b>
<b>Wadalba South Environmental Corridor Land (Wadalba South only - see Figure 3)</b>	<b>+\$8,635</b>

**Notes:** East Warnervale Precinct is the consolidation of four precincts, east of the Northern Railway - Precinct 7A, WTC (east only), Precincts 8 & 9 and SEW, for the purposes of levying transport contributions. West Warnervale Precinct is the consolidation of another four precincts west of the Railway - Precinct 14, WTC - West, Bruce Crescent Precinct and WEZ - Mountain Road.

Adjustments for the 'Warnervale Wadalba Environmental Corridor Works', 'Stormwater quality exemption', 'Floodplain restoration works' and 'South Wadalba Environmental Corridor Land' are quoted per hectare of NDA.

**a** Drainage and stormwater quality infrastructure contributions are not applicable to the West Warnervale Catchment under this plan because much of this area is not yet rezoned (e.g. Bruce Crescent) and stormwater infrastructure needs where there is a shared demand across developments have not yet been determined for this catchment.

**b** Not all development within East Warnervale is levied stormwater quality contributions (since exemptions apply to those developments in WTC required to provide onsite treatment).

**c** Rate refers to the area of designated land that is to be cleared of vegetation (see Section 4.4.3 of the Technical Document).

**Attachment 1****Draft Warnervale District CP September / 2020 MAIN DOCUMENT****Table 4 Section 7.11 residential contribution rates – WWAHT**

		Residential Contributions by Dwelling Type						Plus Drainage/ Stormwater Quality Contributions
Infrastructure category		Per person*	per final lot or 4+ bedroom dwelling	per 3 bedroom dwelling	per 2 bedroom dwelling	per 1 bedroom dwelling	per studio dwelling or long term caravan site(1)	per ha of NDA (all dwellings)
Open space and recreation facilities	Land	\$1,076	\$3,444	\$2,691	\$1,830	\$1,399	\$1,130	-
	Works	\$969	\$3,102	\$2,424	\$1,648	\$1,260	\$1,018	-
Community facilities	Land	\$49	\$156	\$122	\$83	\$63	\$51	-
	Works	\$1,164	\$3,726	\$2,911	\$1,980	\$1,514	\$1,223	-
Transport facilities	Land	\$159	\$510	\$398	\$271	\$207	\$167	-
	Works	\$1,794	\$5,742	\$4,486	\$3,051	\$2,333	\$1,884	-
Drainage facilities	Land	-	-	-	-	-	-	\$25,986
	Works	-	-	-	-	-	-	\$55,348
Stormwater quality facilities	Works	-	-	-	-	-	-	\$40,615
Plan administration		\$190	\$607	\$475	\$323	\$247	\$199	-
<b>TOTAL CONTRIBUTIONS</b>		<b>\$5,402</b>	<b>\$17,288</b>	<b>\$13,506</b>	<b>\$9,184</b>	<b>\$7,023</b>	<b>\$5,672</b>	<b>\$121,949</b>
<b>Adjustments (other contributions) if applicable:</b>								
<b>Warnervale Wadalba Environmental Corridor Works</b> (See <b>Figure 3</b> for relevant areas as does not apply WWAHT catchment-wide)								<b>+\$47,939 per ha of NDA</b>
<b>Addition to Environmental Corridor Lands</b> (See <b>Figure 3</b> for relevant areas as does not apply WWAHT catchment-wide)*								<b>+\$66,689 per ha of designated land that is cleared</b>

\* the per person rate is relevant to calculating the contributions for boarding houses, group homes, and hostels (0.5 per bed).

**Notes:** Residential development is levied the relevant per dwelling contribution AND the per hectare of NDA contribution plus contributions for environmental corridor related land and works, only if applicable.

Secondary dwellings are charged contributions based on the number of bedrooms in the dwelling (and not the NDA) or studio rates where there are no separate bedrooms.



Table 5 Section 7.11 residential contribution rates – East Warnervale

		Residential Contributions by Dwelling Type						Plus Drainage/ Stormwater Quality Contributions
Infrastructure category		Per person*	per final lot or 4+ bedroom dwelling	per 3 bedroom dwelling	per 2 bedroom dwelling	per 1 bedroom dwelling	per studio dwelling or long term caravan site(1)	per ha of NDA (all dwellings)
Open space and recreation facilities	Land	\$1,076	\$3,444	\$2,691	\$1,830	\$1,399	\$1,130	-
	Works	\$969	\$3,102	\$2,424	\$1,648	\$1,260	\$1,018	-
Community facilities	Land	\$49	\$156	\$122	\$83	\$63	\$51	-
	Works	\$1,164	\$3,726	\$2,911	\$1,980	\$1,514	\$1,223	-
Transport facilities	Land	\$137	\$439	\$343	\$233	\$179	\$144	-
	Works	\$3,190	\$10,209	\$7,976	\$5,424	\$4,148	\$3,350	-
Drainage	Land	-	-	-	-	-	-	\$25,986
	Works	-	-	-	-	-	-	\$55,348
Stormwater quality <sup>a</sup>	Works	-	-	-	-	-	-	\$40,615
Plan administration		\$190	\$607	\$475	\$323	\$247	\$199	-
<b>TOTAL CONTRIBUTIONS</b>		<b>\$6,776</b>	<b>\$21,685</b>	<b>\$16,941</b>	<b>\$11,520</b>	<b>\$8,809</b>	<b>\$7,115</b>	<b>\$121,949</b>
<b>Adjustments (other contributions) if applicable:</b>								
<b>Land Subject to the \$20,000 per dwelling/lot cap</b> (small area of Wadalba South – see <b>Figure 3</b> )								<b>\$20,000 total</b>
<b>Stormwater quality exemption</b> (only WTC sub catchment 2 still to be developed - see <b>Figure 3</b> )								<b>-\$40,615</b>
<b>Floodplain restoration works</b> (Precinct 7A only - see <b>Figure 3</b> )								<b>+\$6,459</b>
<b>Wadalba South Environmental Corridor Land (Wadalba South only - see Figure 3)</b>								<b>+\$8,635</b>

\* the per person rate is relevant to calculating the contributions for boarding houses, group homes, and hostels (0.5 per bed).

**Notes:** Residential development is levied the relevant per dwelling contribution AND the per hectare of NDA contribution plus contributions for environmental corridor related land and works, only if applicable.

Adjustments for the 'Stormwater quality exemption', 'Floodplain restoration works' and 'Wadalba South Environmental Corridor Land' are quoted per hectare of NDA.

Secondary dwellings are charged contributions based on the number of bedrooms in the dwelling or studio rates where there are no separate bedrooms.

**a** Not all development within East Warnervale is levied stormwater quality contributions (since exemptions apply to those developments in WTC required to provide onsite treatment).

Table 6 Section 7.11 residential contribution rates – West Warnervale

			Residential Contributions by Dwelling Type				
Infrastructure category		Per person*	per final lot or 4+ bedroom dwelling	per 3 bedroom dwelling	per 2 bedroom dwelling	per 1 bedroom dwelling	per studio dwelling or long term caravan site(1)
Open space and recreation facilities	Land	\$1,076	\$3,444	\$2,691	\$1,830	\$1,399	\$1,130
	Works	\$969	\$3,102	\$2,424	\$1,648	\$1,260	\$1,018
Community facilities	Land	\$49	\$156	\$122	\$83	\$63	\$51
	Works	\$1,164	\$3,726	\$2,911	\$1,980	\$1,514	\$1,223
Transport facilities	Land	-	-	-	-	-	-
	Works	\$1,501	\$4,803	\$3,753	\$2,552	\$1,951	\$1,576
Drainage	Land	-	-	-	-	-	-
	Works	-	-	-	-	-	-
Stormwater quality	Works	-	-	-	-	-	-
Plan administration		\$190	\$607	\$475	\$323	\$247	\$199
<b>TOTAL CONTRIBUTIONS</b>		<b>\$4,950</b>	<b>\$15,839</b>	<b>\$12,374</b>	<b>\$8,414</b>	<b>\$6,435</b>	<b>\$5,197</b>

\* the per person rate is relevant to calculating the contributions for boarding houses, group homes, and hostels (0.5 per bed).

**Notes:** Residential development is levied the relevant per dwelling contribution AND the per hectare of NDA contribution plus contributions for environmental corridor related land and works, only if applicable.

Secondary dwellings are charged contributions based on the number of bedrooms in the dwelling or studio rates where there are no separate bedrooms.

The West Warnervale catchment is not levied drainage or stormwater quality contributions because the associated infrastructure requirements for this catchment have not yet been determined.

Table 7 Assumed occupancy rates for calculating contributions and demand credits

Residential dwelling size – no. of bedrooms	Adopted occupancy rate
Studio dwelling (including secondary dwelling), long term caravan site	1.05
1 bedroom dwelling (including secondary dwelling)	1.30
2 bedroom dwelling (including secondary dwelling)	1.70
3 bedroom dwelling	2.50
4+ bedroom dwelling / residential allotment	3.20
Self-contained tourist accommodation (i.e. boarding houses, group homes and hostels)	0.5 per bed

## 2.2 Environmental corridor and floodplain restoration contributions

Environmental corridor contributions apply to certain sub catchments of WWAHT only, while additional contributions for floodplain restoration works apply to development in Precinct 7A within the East Warnervale catchment only.

The contributions will fund the cost of conserving areas of land and native vegetation within the Wadalba Environmental Corridor (with additions) and the restoration of the Warnervale Floodplain in Precinct 7A. Contributions are confined to these sub catchments because the need for the works arises from development in these areas only.

**Table 8** lists the contributions with the sub catchment areas and **Figure 3** below shows where the sub catchment areas apply.

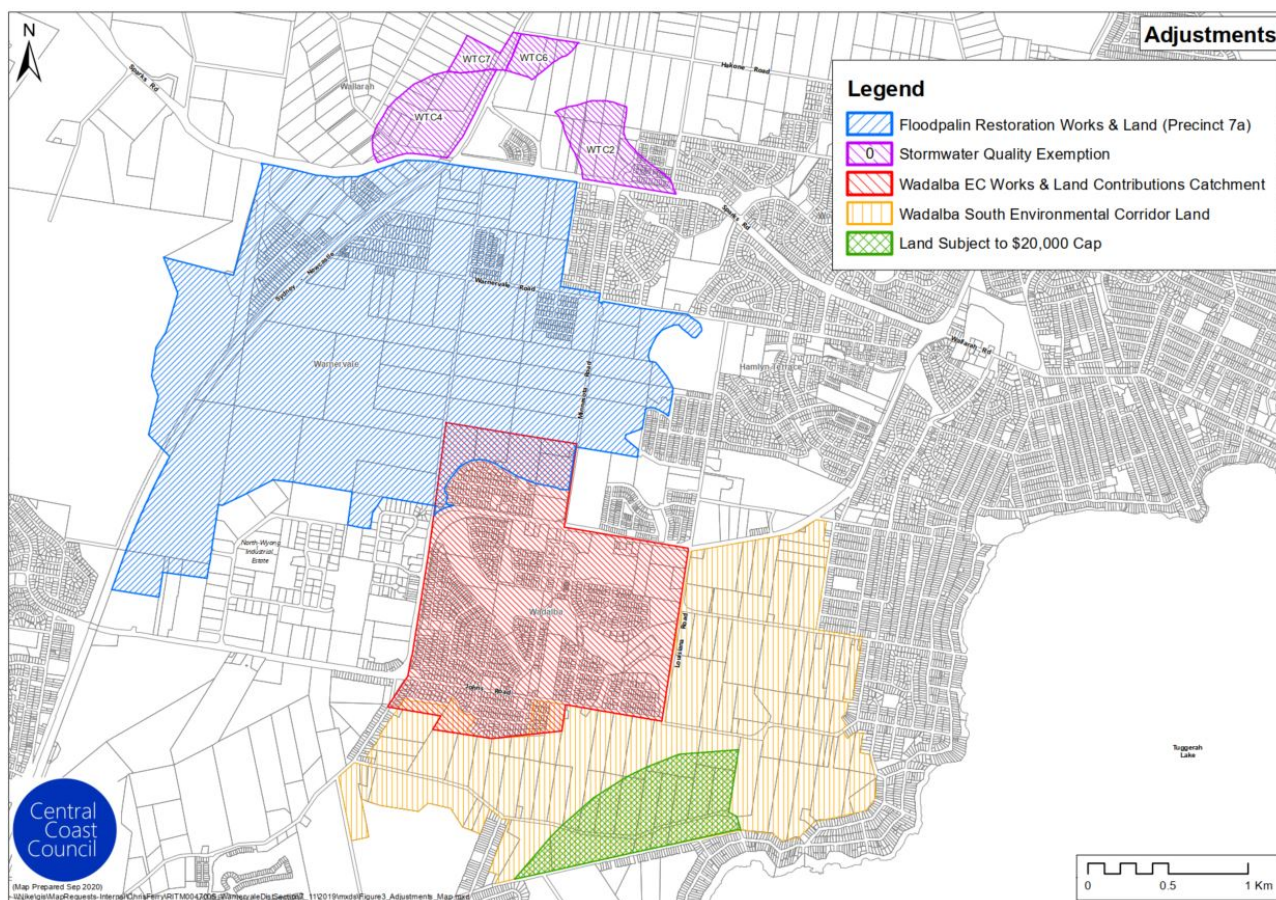
**Table 8 Environmental corridor and floodplain restoration contributions**

Environmental land/works	Designated environmental conservation areas
Floodplain Restoration Works	Precinct 7A (all residential development)
Wadalba Corridor Land	Certain WWAHT sub catchment areas only
Wadalba Corridor Works	Certain WWAHT sub catchment areas only
Addition to Wadalba Environmental Corridor	Certain WWAHT sub catchment areas only
<b>Wadalba South Environmental Corridor</b>	<b>Certain East Warnervale sub catchment areas only i.e. Wadalba South</b>

## 2.3 Stormwater quality contribution exemptions

The areas that are exempt from stormwater quality contributions because development has or will be expected to provide on-site treatment infrastructure as part of consent conditions are shown in **Figure 3**. This table shows how only development in WTC 1b, 3, 4, 6 and 7 is not yet complete, among the areas which are exempted. Therefore, only developments in these sub catchments will need to receive this exemption when contributions are levied under this amended plan.

Figure 3 Areas where contribution adjustments apply



## 2.4 Calculating residential development contributions

Based on the contributions rates and other exemptions presented above, the calculation for a residential development contribution applying to a single dwelling or other dwelling type, is as follows:

$$(C_p * OR) + (C_{NDA} * NDA_D) + (C_E * NDA_D) - (C_{SQ} * OR)$$

Where

$C_p$  = Total (unadjusted) contribution (\$) per person for the contribution catchment from **Table 3**

$OR$  = Adopted occupancy rate from **Table 7** for the relevant dwelling type

$C_{NDA}$  = Total contribution (\$) per ha of NDA for contributions catchment from **Table 3**

$NDA_D$  = Development NDA in hectares

$C_E$  = Environmental corridor\* or floodplain restoration contribution (\$) per hectare of NDA, only if applicable (see **Table 8**)

\* Note that for the 'Addition to Environmental Corridor Lands' contribution, the multiplier is the hectares of cleared vegetation in the designated area, not the development NDA

**Attachment 1****Draft Warnervale District CP September / 2020 MAIN DOCUMENT**

**C<sub>SQ</sub>** = Residential stormwater quality contribution (\$), only if the development is exempt (which applies to one WTC sub catchment not yet developed only - see **Figure 3**).

## 2.5 Non-residential development contribution rates

The non-residential contributions levied under this plan are in **Table 9**. Non-residential contributions are levied based on the net developable area (NDA) of the development.

**Table 9 Non-residential contributions (\$ per ha of NDA)**

Infrastructure Category	WWAHT	East Warnervale Contributions Catchment	West Warnervale Contributions Catchment	North Wyong Industrial Estate	WEZ - South & West/ Education Precinct
Transport	\$186,997	\$50,073	\$33,042	\$48,762	\$13,280
Drainage	\$81,334	\$81,334	\$0	\$81,334	-
Stormwater quality	\$40,615	\$40,615	\$0	\$40,615	-
Plan preparation & administration	\$9,373	\$9,373	\$9,373	\$9,373	\$9,373
<b>TOTAL CONTRIBUTION (per ha of NDA)</b>	<b>\$318,319</b>	<b>\$181,395</b>	<b>\$42,414</b>	<b>\$180,084</b>	<b>\$22,653</b>
<b>= per sqm of NDA</b>	<b>\$31.83</b>	<b>\$18.14</b>	<b>\$4.24</b>	<b>\$18.01</b>	<b>\$2.27</b>

Other adjustments if applicable (East Warnervale only):					
Stormwater quality exemption (See Figure 3 for areas)		- \$40,615 per ha of NDA = -\$40.62 per sqm of NDA			

**Note:** The West Warnervale and WEZ – South & West / Education Precinct catchments are not levied drainage or stormwater quality contributions because the associated infrastructure requirements for these catchments have not yet been determined.

Where development is subject to more than one of the section 7.11 contributions listed in **Tables 4 to 6 or 9** (as a combination of residential and non-residential development, for example), the total contribution will be the sum of all the contributions that apply to that development.

Where a proposed development displaces an existing residential development, a credit will be granted for that existing development type. Credits shall be calculated based on the occupancy rates in **Table 7** for residential development only. Credits will only be provided for existing non-residential development where contributions have been previously paid.

## 2.6 Calculating non-residential development contributions

Based on the contributions rates and other assumptions presented above, the calculation for a non-residential development contribution, is as follows:

$$(C_{NDA} * NDA_D) - (C_{SQ} * NDA_D)$$

Where:

**C<sub>NDA</sub>** = Total contribution (\$) per ha of NDA for contributions catchment from **Table 9**

**NDA<sub>D</sub>** = Development NDA in hectares

**C<sub>SQ</sub>** = Non-residential stormwater quality contribution (\$) per ha of NDA, only if the development is exempt (which applies to one WTC sub catchment not yet developed only, as in **Figure 3**).

### 3. Infrastructure needs, costs and staging

#### 3.1 Developable land

**Table 10** shows the net developable area (NDA) by residential and non-residential development in each of the contribution catchments. The expected densities in each precinct have informed the projected dwelling yield (**Table 11**).

**Table 10 NDA by catchment and assumed densities for residential NDA**

Precinct (with zoning)	Non Residential NDA	Residential NDA	Total NDA
WWHAT	2.8	355.9	358.7
East Warnervale Catchment	19.8	332.4	352.2
West Warnervale Catchment	205.2	45.1	250.3
WEZ – South/West /Education Precinct	108.3	-	108.3
North Wyong Industrial Estate	24.4	-	24.4
<b>TOTAL</b>	<b>360.5</b>	<b>733.4</b>	<b>1,093.9</b>

#### 3.2 Occupancy rates and population projections

Based on the anticipated development yield in each precinct, Council's assumed occupancy rates for different types of dwelling types have informed the population projections in the plan out to 2036 (**Table 11**).

Council has assumed that the average occupancy rate for R2 and R1 residential land (for low density residential) land is 3.1 persons, and the average for B2 and B4 business land (where residential development also occurs) is 2.23 persons. More detail about the average occupancy rate assumptions underpinning the population projections is contained in the **Technical Document**.

The population projections include precincts already rezoned (WWAHT, Precinct 7A and WTC), SEW which is soon to be rezoned at the time of this plan's preparation and other precincts that are yet to be rezoned but are expected to be within the timeframe of this plan.

Therefore, all of the development forecast within each of these precincts is expected to contribute to the demand for facilities (as reflected by their apportionment) in the plan.



Table 11 Population projections summary for Warnervale District

Development Area	Projected Lots/Dwellings	Projected Population	% of Population
WWHAT	5,339	16,549	46%
East Warnervale Contributions Catchment	5,796	17,444	48%
West Warnervale Contributions Catchment	729	2,224	6%
WEZ – South/West/Education Precinct	0	0	0%
North Wyong Industrial Estate	0	0	0%
<b>Total</b>	<b>11,864</b>	<b>36,218</b>	<b>100%</b>

The total projected population under this plan (36,218) is higher than the projected population under the former plan (34,800), owing to a combination of higher forecast dwelling yields in the WTC, SEW and Bruce Crescent precincts (which, as a whole, is only partially offset by lower forecast yields in WWAHT and Precinct 7A) and larger assumed average household sizes for detached dwellings (usually, with 4 bedrooms).

### 3.3 Non-residential demand

There is forecast to be a total of around 360.5 hectares for employment generation activities (based on the NDA for non-residential development in **Table 10**) across the Warnervale District (in areas covered by this plan).

The retail, commercial and industrial development will generate demand for traffic, drainage and water quality infrastructure and are apportioned costs towards these items in addition to studies and administration.

Much of this demand is concentrated in and around the WTC and in the WEZ, where the North Wyong Shire Structure Plan (NWSSP) had targeted jobs of 1,200 and 6,000 respectively.<sup>6</sup> Jobs will also be generated in the NWIE, and the local centres of Precinct 7A and SEW precincts, but contributions towards traffic infrastructure by retail and other forms of commercial development in residential precincts is discounted, as explained in **Section 3.4.3**.

### 3.4 Nexus for the infrastructure and apportionment of costs

In the next sections, a short summary of the infrastructure required to meet the new demand across the District is provided for each of the categories with the calculation of the rates for these categories. **Section A2** of the **Technical Document** provides more detail about how Council has determined the need for the infrastructure in the plan.

<sup>6</sup> North Wyong Structure Plan 2012, p 23.



### 3.4.1 Open space facilities

This plan includes total open space costs of \$74.1 million, made up of \$35.1 million for embellishment works and \$39.0 million for land costs, to provide sufficient and accessible facilities to the new residents of the Warnervale District. In total, this will provide 62.31 ha of open space in various local and district park and active open space facilities for new residents.

The rate of provision of additional open space is below the *Wyong Open Space Plan's* minimum standard of 3 hectares per 1,000 residents. This standard does include environmental areas that may provide some residual passive recreational opportunities, and not all accessible open space areas for residents of Warnervale (including areas that may be outside the District) are included in the land costs in the plan.

The open space facilities in the plan, including those provided and those yet to be provided, are in **Table 12**. More details on the nature of these facilities is in the **Technical Document** in **Section A2.1**.

**Table 12 Plan's open space provision for Warnervale District**

Open space recreation category	Area Type	Area Details	Provided	Planned	Total Area
Passive & Informal Active	Small Parks	WWAHT	9.49	0.20	9.69
	Large Parks	WWAHT	6.05	-	6.05
	Small & Large Parks	Precinct 7A	-	7.99	7.99
	Large Parks	WTC – Ridge Park East & Ridge Park West	-	5.14	5.14
	Small & Large Parks	Wadalba South	-	3.15	3.15
	District Parks	Hill Top Park	-	4.59	4.59
Formal Active	Playing Fields & Courts	Wadalba Sporting Complex & WWAHT Sports Fields	19.38	5.20	24.58
Other	Semi natural areas	Woongarra	0.29	0.56	0.85
<b>TOTAL PLANNED PROVISION</b>			<b>35.20</b>	<b>26.83</b>	<b>62.03</b>
<b>FOR AN EXPECTED POPULATION OF 36,218</b>					<b>=1.71 ha per 1,000 people</b>

Note: The areas and provision rate in this table are based on the total land acquired or to be acquired in the plan for open space purposes plus any additional land to be embellished for open space purposes in the Warnervale District, including 0.31 hectares of additional open space embellishment on drainage land (park S6.2 in WWAHT).

### Calculating open space contributions

The contribution formula for open space facilities can be expressed as:

$$\text{Contribution per person (\$)} = \frac{\sum \$INF}{P}$$

Where:

- \$INF** = The estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space items in the area to which this plan applies (see **Table 1**).
- P** = Forecast new population in the Warnervale District under this plan who will demand the facilities (see **Table 11**).

### Staging of open space facilities

The majority of land for open space in WWAHT has already been acquired. Significant investment has been undertaken through the former plan for the provision of the playing field facilities (approximately \$21 million for land and works), which at the time of provision required substantial forward funding.

The acquisition of other land for open space facilities in Precinct 7A, SEW and Bruce Crescent 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.

#### 3.4.2 Community Facilities

The community facilities to be provided under the plan include three local community centres (at Wadalba, Hamlyn Terrace and South and East Wadalba), a district community hub including multi-purpose community spaces and a library, and an indoor recreation centre for which only a partial share of total costs are included (**Table 13**). The total cost for community facilities in the plan is \$43.9 million.

**Table 13 Proposed Warnervale District community facilities**

Community facilities	Details	Existing GFA (m <sup>2</sup> )	Planned GFA (m <sup>2</sup> )	Total GFA (m <sup>2</sup> )	Land area (m <sup>2</sup> )
CF1 Wadalba Community Centre	On Wadalba Community School – Completed 2000	400		400	Nil
CF3 Hamlyn Terrace Community Centre	Completed 2011 and opened May 2012	408		408	2,500
CF5 & 6 Warnervale Community Hub (District)	Centre includes multipurpose community centre, youth space, arts/cultural space, customer service space, technology space and library.		4,000	4,000	10,000

## Attachment 1

## Draft Warnervale District CP September / 2020 MAIN DOCUMENT

Community facilities	Details	Existing GFA (m <sup>2</sup> )	Planned GFA (m <sup>2</sup> )	Total GFA (m <sup>2</sup> )	Land area (m <sup>2</sup> )
CF7 Indoor Recreation Centre	Facility includes aquatic hall & pools, health & fitness areas, amenities and external areas		7,747	7,747	20,000
CF8 Additional Local Community Centre	Multipurpose centre in South & East Wadalba Central		400	400	3,500
<b>TOTAL AREA TO BE PROVIDED</b>		<b>808</b>	<b>12,147</b>	<b>12,955</b>	<b>36,000</b>
<b>TOTAL AREA TO BE PROVIDED EXCLUDING INDOOR RECREATION CENTRE</b>		<b>808</b>	<b>4,400</b>	<b>5,208</b>	<b>16,000</b>
<b>PROVISION (M<sup>2</sup>) PER 1,000 PERSONS EXCLUDING INDOOR RECREATION CENTRE (population = 36,218 )</b>				<b>144</b>	

Council plans to co-locate or cluster 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.

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

The land area required for the facility is 2.0 hectares and the total floorspace for the centre is estimated to be around 7,747 m<sup>2</sup>.

The Centre will have broader regional demand beyond the Warnervale District covered by this plan and will comprise mainly aquatic facilities, including a main (50m+) competition pool, spectator facilities, leisure pool, spas, saunas and water slides.

To reflect the broader regional demand, the cost of the Centre is apportioned over the total projected population growth of the Northern Part of the LGA (former Wyong Shire Council) such that just 27% of the total cost of \$42.8 million (\$11.5 million) is apportioned to the Warnervale District in the plan.

More details on the nature of the community facilities is in the **Technical Document** in **Section A2.1.2**.

### Calculating community facility contributions

The contribution formula for community facilities can be expressed as:

$$\text{Contribution per person (\$)} = \frac{\sum \text{\$INF}}{P}$$

Where:

- \$INF** = the estimated apportioned cost, or if the facility has been completed, the indexed actual apportioned cost, of providing each of the community facilities and indoor recreation facility in the area to which this plan applies (see **Table 1**).
- P** = Forecast new population in the Warnervale District under this plan who will demand the facilities (see **Table 11**).

### Staging of community facilities

The proposed Warnervale Community Hub has been identified as a priority. The remaining facilities will not be provided until a substantial part of WTC, Precinct 7A and South East Wadalba have been developed and contributions have been received from these precincts.

### 3.4.3 Transport

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 147,000 additional daily vehicle trips (DVTs).

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

This plan incorporates the significant investment in the road network to cater for the needs of the new development in Warnervale District, and provides for:

- new and upgraded road links that meet the needs of the release area (i.e. only the extra pavement width attributable to higher order roads (compared with local roads) is to be funded via development contributions);
- new intersections and upgrades to existing intersections;
- new cycleways to ensure the connectivity within precincts for new development, particularly to and from town centres and open space facilities.

The total investment in transport infrastructure in the plan is \$104.6 million, including \$50.9 million in road-related work and associated land costs and \$53.8 million in intersection costs. In amending this plan, some major transport works from the former plan were removed because it is now clear that they will be provided by Transport for NSW (e.g. the Railway Road (Link Road) and the Pedestrian Railway Bridge on Sparks Road).

There are 5 road catchments which represent discrete contributions areas with distinct road network needs. **Figure 2** illustrated these catchments. Transport costs in the plan are apportioned to residential and non-residential development based on relative assumed traffic generation within each catchment, as shown in **Table 14**.

Each catchment is required to contribute to each road and intersection work that it impacts on in terms of its estimated traffic generation based on the total projected DVT as a proportion of the total projected DVTs from all catchments that impact each work.

Table 14 Apportionment of transport costs by catchment

	WWAHT	East Warnervale Contributions Catchment	West Warnervale Contributions Catchment	WEZ - South & West/ Education Precinct	North Wyong Industrial Estate	Total
Total DVTs	45,331	76,633	16,360	7,226	1,625	147,175
% of Total DVTs	41%	39%	16%	2%	2%	100%
Residential DVTs	44,609	75,345	5,398	0	0	125,352
Non-residential DVTs	722	1,288	10,962	7,226	1,625	21,823
Residential costs	\$32,332,286	\$58,051,496	\$3,338,442	-		\$93,722,223
Non-residential costs	\$523,590	\$991,442	\$6,779,059	\$1,438,654	\$1,189,792	\$10,922,538
<b>TOTAL TRANSPORT COSTS</b>	<b>\$32,855,876</b>	<b>\$59,042,938</b>	<b>\$10,117,501</b>	<b>\$1,438,654</b>	<b>\$1,189,792</b>	<b>\$104,644,761</b>

**Note:** A catchment's share of total transport costs will not equate to the percentage share of DVTs for the catchment because it is based on the cost of the apportioned works within the catchment. Non-residential DVTs include discounting (to 10%), as applicable.

Figures showing the location of the transport infrastructure items are provided in **Section 4** of the **Technical Document**.

#### Calculating transport contributions for development

Contributions will be required from residential and non-residential development in the Warnervale District (where covered by this plan) toward roads, intersections and cycleways identified under this plan.

The need for the transport works arises from the likely use of the new facilities, and so the apportionment of costs between residential and non-residential development in each catchment is based on the relative trip generation by each type of development (or the number of assumed DVTs). The apportioned costs are then used to calculate the roads contribution for residential and non-residential development in each catchment.

Contributions are levied on a per person basis for all residential development given that the population largely drives the demand for the transport facilities. Contributions are levied on an NDA basis for all non-residential development including industrial subdivisions in North Wyong Industrial Estate, West Warnervale, WEZ South/West and the Education Site and other forms of non-residential development in residential catchments (e.g. in WWAHT or East Warnervale catchments).

#### Calculating transport contributions for residential development

The residential contribution formula for transport by catchment can be expressed as:

$$\text{Contribution per person (\$)} = \frac{\sum \text{\$INF}}{P}$$

Where:

- \$INF** = the apportioned estimated cost to residential development in the transport catchment to provide the transport infrastructure item, or if the infrastructure has been completed, the apportioned indexed actual cost, of providing each of the transport works in the catchment (see **Table 14** for the sum of residential costs by catchment).
- P** = Forecast new population in the transport catchment under this plan who will demand the facilities (see **Table 11**).

### Calculating transport contributions for non-residential development

The non-residential contribution formula for transport by catchment can be expressed as:

$$\text{Contribution per ha of NDA (\$)} = \sum \frac{\$INF}{NDA}$$

Where:

- \$INF** = the apportioned estimated cost to non-residential development in the transport catchment, or if the infrastructure has been completed, the apportioned indexed actual cost, of providing each of the transport works in the catchment (see **Table 14** for the sum of non-residential costs by catchment).
- NDA** = NDA (in hectares) for non-residential development in the transport catchment (see **Table 10**).

### Calculating transport contributions for non-residential development in residential precincts

In the former plan, non-residential developments in predominantly residential catchments (such as WWAHT and East Warnervale), were levied contributions based on the number of DVTs that the development was expected to generate.

A discount was also applied to reduce the assumed DVTs by non-residential development. The rationale was that only up to 25% of the DVTs by most non-residential development under the Transport for NSW Traffic Generating Guidelines are likely to be DVTs generated externally from the Warnervale District. Further, many non-residential developments will predominantly service the residential development of the Warnervale District only and so only external DVTs should be accounted for in determining the demand for roadworks by non-residential development.

Therefore, to ensure there is an equitable balance in the funding of road works between residential and non-residential uses and to encourage non-residential uses, the former plan assumed 10% of the DVTs for non-residential development (in accordance with the Transport for NSW guidelines for the number of DVTs by different land uses).

To simplify implementation of this plan, transport contributions for all non-residential development, including in residential catchments, will now be levied on a per hectare of NDA basis only. The discount afforded to non-residential development compared with residential development (of 10% of DVTs) has still been factored into

**Attachment 1****Draft Warnervale District CP September / 2020 MAIN DOCUMENT**

the apportionment of costs between residential and non-residential development in residential catchments and the assumed trips generated for non-residential development. However, the contribution rate will no longer be a function of the estimated DVT for a particular development; instead it is based on the NDA of the site under this plan.

**Section A2.2** of the **Technical Document** provides more detail on the apportionment approach for transport costs.

### Staging of transport infrastructure

As shown in the works schedule in **Section 4** of the **Technical Document**, the majority of the land has already been acquired for transport facilities. Further, around 18 items of roadwork altogether costing around \$18 million have also already been completed or are near completed, while 6 intersection items costing around \$9 million have been constructed.

Remaining roadwork and intersection works will continue to be prioritised to cater for the needs of adjoining development, including the SEW traffic needs in East Warnervale. For intersections, stage 2 involving retrofitting signals will occur when the average delay for the intersection exceeds 42 seconds or when there are safety issues.

#### 3.4.4 Drainage and Water Quality

There are approximately \$83.4 million in total for drainage and water quality infrastructure costs in the plan made up of \$59.8 million in drainage costs (\$19.1 million for land and \$40.7 million for drainage and flood mitigation works), and \$23.6 million in water quality treatment works (**Table 1**).

Drainage costs are levied on a single catchment basis whereby collectively, developments are apportioned a share of the drainage and water quality treatments they demand. This approach recognises that natural water catchments (Porters Creek and Woongarra Creek) all drain downstream towards Wyong River outside the southern end of the Warnervale District boundary.

Contributions for drainage infrastructure in the plan are to fund a range of needs including:

- Porter Creek diversion scheme drainage works (\$16.5 million)
- Drainage land for the major floodplain (\$4.2 million) and land for other drainage and stormwater quality infrastructure and floodways (\$14.9 million)
- Culvert costs of \$12.7 million.

Contributions for water quality infrastructure will fund the centralised water quality treatment basins infrastructure (where decentralised treatment is not practical) at an estimated cost of \$5.7 million, as well as wetland restoration and other works.

Some sub catchments require onsite water quality treatment as part of development and so are not levied any water quality treatment costs. These were identified in **Figure 3**.

The rezoning proposal for the SEW at the time this plan was prepared was used to determine the drainage and water quality infrastructure needs for this precinct in East Warnervale.

For the Wyong Employment Zone (WEZ), the drainage and water quality infrastructure will be at the developers' cost. Future schemes are yet to be determined for the WEZ or Bruce Crescent precinct (not yet rezoned). The plan will be updated as necessary with relevant infrastructure costs as the schemes are developed.

Table 15 Stormwater infrastructure NDA and apportioned costs

	Drainage & flood mitigation	Stormwater quality
Non-residential NDA (ha)	47	47
Residential NDA (ha)	688	533
Residential costs	\$55,982,235	\$21,665,316
Non-residential costs	\$3,822,701	\$1,908,910
<b>TOTAL STORMWATER COSTS</b>	<b>\$59,804,936</b>	<b>\$23,574,226</b>

**Note:** Stormwater quality facility costs include works costs (not land) only.

### Calculating drainage contributions for residential development

The residential contribution formula for drainage and stormwater quality can be expressed as:

$$\text{Contribution per ha of NDA (\$)} = \sum \frac{\$INF}{NDA}$$

Where:

**\$INF** = the apportioned estimated cost to residential development to provide the drainage infrastructure item, or if the infrastructure has been completed, the apportioned indexed actual cost, of providing each of the drainage works in the District (see **Table 15**).

**NDA** = NDA (in hectares) for residential development in the drainage catchment, which excludes exempted areas for stormwater quality (see **Table 15**).

### Calculating drainage contributions for non-residential development

The non-residential contribution formula for drainage and stormwater quality can be expressed as:

$$\text{Contribution per ha of NDA (\$)} = \sum \frac{\$INF}{NDA}$$



Where:

<b>\$INF</b>	=	the apportioned estimated cost to non-residential development, or if the infrastructure has been completed, the apportioned indexed actual cost, of providing each of the drainage works (see <b>Table 15</b> ).
<b>NDA</b>	=	NDA (in hectares) for non-residential development in the drainage catchment, which excludes exempted areas for stormwater quality (see <b>Table 15</b> ).

### Staging of drainage infrastructure

**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 landowner for the acquisition of approximately 130 ha of the total 200 ha (approximate) upon the rezoning of Precinct 7A. This is consistent with the strategy in the Warnervale Floodplain Restoration Plan (2016) to conserve the Warnervale Floodplain.

**Drainage channel works** will largely be undertaken by developers as works in kind when developing the land on which the drainage works are located on. Works identified within this plan and for which contributions are levied may be subject to a credit under a Works in kind (WIK) Agreement entered into prior to the works being undertaken.

Some drainage channels have been constructed in the WWAHT. However, substantial sections of the remaining drainage channels still require completion. It is proposed that the channel through the Wadalba Environmental Corridor will remain in a largely natural state and some restoration works will be required as development proceeds.

**Culverts** – Council has made significant progress in providing the planned culverts with the Minnesota Road Culvert (DcAD1), the Mataram Road Culverts (dcB1 & dcB2) and the Warnervale Road Culvert (dcAB4) completed. The major culverts under the Pacific Highway have also been completed except for two (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.

**Water Quality Works** – More details on the drainage and stormwater quality infrastructure is in the **Technical Document** in **Section A2.3**.

### 3.4.5 Floodplain restoration works

The plan includes costs to restore Warnervale Floodplain in Precinct 7A (\$0.9 million). Contributions are levied only on development in Precinct 7A (of \$6,442 per hectare of NDA) for the works because a precondition for the development in this precinct is the provision of bio-diversity offsets for the development of land, which the adjoining floodplain is suitable for.

The Warnervale Floodplain Restoration Plan (2016) prescribes the nature of the water management works necessary to restore lands within the Warnervale Floodplain, a key component of the local and regional water management system for Precinct 7A and the protection of Porters Creek Wetland.

### **3.4.5 Environmental corridor land and works**

The plan includes costs to implement Council's strategy for conserving areas of native vegetation which comprise the preservation of:

- the Wadalba Environmental Corridor (\$3.8 million)
- the Wadalba South Environmental Corridor (\$1.4 million), and
- the Additional Wadalba Environmental Corridor (\$2.2 million).

The environmental conservation contributions are confined to development in specific sub catchments which generate a need for the work (see **Table 8** (in this document) and **Figures A.14 to A.17** in the **Technical Document**).

### **3.4.6 Plan studies and administration**

The plan levies for plan studies and administration costs of \$3.1 million and \$7.1 million respectively, which altogether account for \$10.3 million or 3% of the total costs in the plan.<sup>7</sup>

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<sup>7</sup> Numbers do not add up due to rounding.

## **4. Contributions requirements and settlement**

### **4.1 Timing of payments**

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 issue of the complying development certificate.

### **4.2 Policy on deferred or periodic payments**

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

- Where the applicant has reached agreement with the Council to provide works in kind, land dedication and/or material public benefits documented in a formal Planning Agreement, which makes detailed and specific provision for the dedication of, and/or, the carrying out of work-in-kind and/or the provision of a material public benefit in partial or full satisfaction of a condition imposed on the development consent, and, as an integral part of the delivery of that package of works process, sets out an alternative timing for the payment of monetary contributions, with security if required, or:
- In other circumstances, such as financial hardship. This must be substantiated in writing by the applicant with appropriate documentation, which demonstrates the financial hardship to be both severe and sufficiently unique as to distinguish the applicant from any other applicant. Council, on the specific merits of the case must also determine that the deferred or periodic payment of the contributions will not cause prejudice to the community deriving benefit from the works, or the timing or the manner of the provision of the public facilities included in the works schedule within this plan.

It should be noted in respect to the dot point above that it is essential for any local government authority to treat all applicants and developers equally by the same criteria and, given that there is potential for a pecuniary advantage for one applicant or developer in the context of a deferral of payment which, if extended to all, would prejudice the timing of the works schedule, such an application without unique and severe extenuating circumstances is unlikely to succeed.

Should Council agree to accept deferred or periodic payments having regard to the above circumstances, and unless otherwise expressed within a formal Planning Agreement, Council will require the applicant to provide a non-expiring bank guarantee by an Australian bank for the full amount of the contribution, or the outstanding balance, and enter into a Deed of Agreement on condition that:

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- the Deed of Agreement is to be prepared by Council's solicitors at full cost to the applicant prior to the bankers' guarantee being submitted to Council.
- the bank guarantee be by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest, plus any charges associated with establishing or operating the bank security.
- The bank guarantee must carry specific wording identifying the exact obligation to which it relates (i.e. Section 7.11 development contributions for development of Lot xx DP xxx under Development Application No. xxx Condition No. xxx)
- the bank unconditionally agrees to pay the guaranteed sum to the council if the council so demands in writing not earlier than 6 months from the provision of the guarantee or completion of the work.
- the maximum time period for a deferred payment will be limited to 12 months.
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- the bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.
- the bank guarantee will be called up by Council should the contributions, together with accrued interest and any other charges associated with establishing or operating the bank security, are not be paid by the due date outlined in the Deed of Agreement.

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

### **4.3 Infrastructure delivery requirements in conditions of consent**

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring a contribution under section 7.11 of the EP&A Act on that approval for:

- the provision, extension or augmentation of local infrastructure to be provided by Council; and
- the recoupment of the previous costs incurred by Council in providing existing local infrastructure.

#### **4.3.1 Contributions for land for 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. The EP&A Act does not allow an accredited certifier other than a council to impose a condition requiring the dedication of land free of cost.

Land that is required for wider public purposes has been included in the works schedule with a value, which is used in determining the rate of monetary contributions required for development under this plan.

Council will only acknowledge the estimated value under the plan as a credit and allow it to be offset against the required monetary contributions. 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 the provisions of the EP&A Act.

Land credits given under the former plan will not automatically be permitted to be offset against contributions required under this plan in full. The offset of credits previously attained for land under a former plan cannot exceed the new cost base in this plan for the same land.

Some land, such as local road reserves, some pedestrian interconnections, and drainage land identified in strategic planning 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.

#### **4.4 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

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- 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.

## **4.5 Obligations of Accredited Certifiers**

### **4.5.1 Complying Development Certificates**

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 plan.

The condition shall also require the payment to be made prior to the issue of the complying development certificate and therefore, prior to the commencement of works where building works are involved or prior to the commencement of use where no building works are involved.

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.

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.

### **4.5.2 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.

## 4.6 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. The exception is contributions for the Wadalba Corridor Land and the Additional Wadalba Corridor Land which will not be indexed from the base period of this plan.

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:

$$\text{\$C}_A \times \frac{\text{Current CPI}}{\text{Base CPI}}$$

Where:

**\\$C<sub>A</sub>** is the monetary contribution rate at the time of adoption of the plan expressed in dollars.

**Current CPI** is the latest quarterly Consumer Price Index (All Groups Index) for Sydney published by the ABS at the time of the update of the contribution rate.

**Base CPI** is the quarterly Consumer Price Index (All Groups Index) for Sydney as published by the ABS 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.*

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.

The current contribution rates are published by the Council and are available on the Council's website.

## 4.7 Adjustment to contributions on payment

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 contributions for the Wadalba Corridor Land and the Additional Wadalba Corridor Land).

The monetary contribution must be indexed between the date of the consent and the date of payment in accordance with the following formula:

$$\text{\$C}_P = \frac{\text{\$C}_C \times \text{CPI}_P}{\text{CPI}_C}$$

Where:

**\$C<sub>P</sub>** is the contribution amount payable

**\$C<sub>C</sub>** is the contribution amount shown in the consent expressed in dollars

**CPI<sub>P</sub>** is the latest quarterly Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics (ABS) at the time of the payment of the contribution

**CPI<sub>C</sub>** is the latest quarterly Consumer Price Index (All Groups Index) for Sydney as published by the ABS at the time of the issue of the consent.

Note: The contribution payable will not be less than the contribution specified in the consent.

## **4.8 Contributions by land dedication or undertaking works**

A person may make an offer to the Council to carry out works, 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.

The decision to accept settlement of a contribution by way of works in kind or the dedication of land is at the sole discretion of Council.

A developer is required to make prior written representations to Council at which time the proposal may be considered. Any offer of works or land should be consistent with the relevant LEP and DCP applying to the land.

Council encourages developers to provide works in kind or dedicate land (as identified in this plan) in lieu of making cash contributions, provided prior written agreement is reached with Council, with a Works in kind Agreement.

Approval to offset the value of the land, works or other material public benefit against contributions will not be automatic. Applications will be considered on their merits (refer to **Section 4.8.1** below).

Where the value of a particular works in kind, land dedication or material public benefit exceeds the contributions payable for that category of work, this surplus value may (subject to Council's written concurrence) be applied against other categories of contributions that are payable in respect to the subject development or other developments on land covered by this plan.

Council will reimburse any surplus offsets value either at the time identified in a planning agreement (which has been entered into before the grant of development consent) or when a Works in kind Agreement has been entered into and all of the following criteria have been met:

1. All of the developer's land within the area serviced by the subject works or land has been developed and all relevant contributions under this plan have been fully offset by the value of works or land
2. Sufficient uncommitted funds exist in the fund, which is at Council's discretion with regard to implementation of the overall works program.

Valuation of offers of works, other material public benefits or land will be carried out in accordance with **Sections 4.8.3 and 4.8.4.**



### **4.8.1 Consideration of works or material public benefit offers**

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

- the requirements contained in any material public benefits or works in kind policy that the Council has adopted; and
- the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required; and
- the standard and timing of delivery of, and security arrangements applying to, the works which are 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 works, land or 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) which forms the subject of the offer.

### **4.8.2 Agreements to be in writing**

Council will require the applicant to enter into a written agreement - either a Works in kind agreement or a Voluntary Planning Agreement - for the provision of works prior to the commencement of the works for the development. If the offer is made by way of a draft Voluntary Planning Agreement under the EP&A Act, the Council will require the agreement to be entered into and imposed as a condition in the development consent.

A Works in kind or Voluntary Planning Agreement shall be made between the Council and the developer and the landowner (if the developer is not the landowner).

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

### **4.8.3 Valuation of works in kind, land and other material public benefits**

The value of works offered as works in kind (WIK) 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 value of land required to be dedicated under this plan is the attributable cost of the land (or a proportion of the attributable cost if the offer only involves part of the land) indexed in accordance with the provisions of this plan. Having regard to Section 7.11(5)(b) of the *Environmental Planning and Assessment Act 1979*, land cannot be included in a WIK.

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 works in kind or 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 assessed and prior to the issue of a notice of determination. Council will require the developer to provide evidence that a quantity surveyor supports the valuation of work, and where additional verification is required, this will be at no cost to Council.

### **4.8.4 Dedication of land required under this plan**

Council will require land identified in this plan to be dedicated as a condition of consent and may be dedicated free of cost in lieu of making a contribution towards the acquisition of land required under this plan. The agreed value of that land will reflect the value of land in the plan, with indexation in accordance with the provisions of the 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.

Drainage or environmental lands shall be rehabilitated back to their natural state in accordance with an approved vegetation management plan at no cost to Council prior to dedication, unless other funding arrangements are in place under this plan or via a planning agreement with alternative implementation arrangements agreed to Council's satisfaction.

### **4.8.5 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 applicant, except where any part of them forms part of a work identified in this plan (in which case that part will be treated as WIK). Where that part of the work is to be treated as a WIK, then a WIK agreement must be entered into prior to any works being undertaken. The cost of temporary works, not recognised as WIK, cannot be offset against any other contributions required under this plan.

## 5. Other administration matters

### 5.1 Relationship to other plans and policies

Contributions collected or land dedicated under the former plan or other predecessor plan will be applied toward the same category of infrastructure in this plan.

This plan repeals the *Warnervale District Contributions Plan 2015* (former plan).

### 5.2 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 contributions 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.

### 5.3 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 4** of the **Technical Document**) 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.

### 5.4 Goods and services tax

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.

## 5.5      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.

## 5.6      Review of contributions plan

The assumptions in this plan will be reviewed at regular intervals and may be revised for variations e.g. if costs or the extent or nature of the proposed development vary considerably.

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.

## 5.7      Definitions

Unless the context or subject matter otherwise indicates or requires, the definitions in this plan are the same as those contained within Council's environmental planning instruments, the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*, whichever is applicable, and the following:

**Attributable cost** means the estimated cost for each item in the works schedules set out in **Section 4** of the **Technical Document**, which may differ from the final actual cost of the item. Council will only offset the actual cost of the work or attributable cost, whichever is the lessor.

**Council** means the Central Coast Council.

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

**Former plan** means the contributions plan titled "*Warnervale District Contributions Plan 2015*" or any predecessor plans

**Greenfield subdivision** means those areas that are being developed and or being serviced for urban purposes for the first time.

**Material Public Benefit (MPB)** means either works in kind or the provision of public amenities or services that are not scheduled within the contributions plan in lieu of the part or full payment of a

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monetary contribution but it does not include the payment of a monetary contribution or the dedication of land free of cost.

**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 land.

**Studio** means a separate, lockable and habitable building that is capable of being used as a dwelling for residential purposes.

**WEZ** means the area known as *Wyang Employment Zone*.

**Works in kind** means the provision of the whole or part of a public facility that is identified in a works schedule of a contribution plan.

**Works schedule** means the schedule of the public amenities and public services for which contributions are required to fund, together with the cost estimate for providing the public amenities and public services as contained within the contributions plan.



**Draft**  
**Warnervale District**  
**Development Contributions Plan**  
**Technical Document**

**September 2020**

## Contents

<b>A.1</b>	<b>Infrastructure Demand</b>	<b>7</b>
A1.1	Summary of estimated population	7
A1.2	Developable land and density assumptions	8
A1.3	Assumed occupancy rates	10
A1.4	Anticipated Non-Residential Development	12
<b>A2.</b>	<b>Infrastructure Strategies</b>	<b>14</b>
A2.1	Open Space and Community Facilities	16
A2.1.1	Open Space	16
A2.1.2	Community Facilities	18
A2.1.3	Calculation of Open Space and Community Facilities Contributions	21
A2.2	Roads, Traffic Management and Bus Facilities Strategy	23
A2.2.1	Background	23
A2.2.2	Calculation of Contribution Rate for Transport Facilities	25
A2.3	Drainage, Flood Mitigation & Water Quality	30
A2.3.1	Overview	30
A2.3.2	How are infrastructure demands and costs apportioned?	35
A2.4	Environmental Conservation	37
A2.4.1	Floodplain restoration	37
A2.4.2	Wadalba and Wadalba South Environmental Corridor (WEC/WSEC)	38
A2.4.3	Calculation of Contribution Rate for the WEC/SWEC	39
A2.4.4	Addition to Wadalba Environmental Corridor	40
A2.4.5	Calculation of Contribution Rate for Additional Corridor Land	42
A2.5	Studies & Administration	44
A2.5.1	Studies	44
A2.5.2	Administration	44
A2.5.3	Calculation of Contribution Rate for Studies and Administration	45
<b>A3</b>	<b>How have infrastructure costs been derived?</b>	<b>47</b>
A3.1	Works Costs	47
A3.2	Land Costs	48
<b>A4</b>	<b>Works Schedules and Location Maps</b>	<b>49</b>
A4.1	Open Space and Community Facilities	49
A4.1.1	Open Space – Land	49

<b><i>Attachment 2</i></b>	<b><i>Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT</i></b>
A4.1.2	Open Space – Embellishment 58
A4.1.3	Community Facilities – Land 66
A4.1.4	Community Facilities - Works 67
<b>A4.2</b>	<b>Transport Facilities 70</b>
A4.2.1	Roadworks – Land 70
A4.2.2	Roadworks – Capital Works 75
A4.2.3	Intersections – Capital Works only 83
<b>A4.3</b>	<b>Drainage and Water Quality 96</b>
A4.3.1	Drainage and Stormwater Quality Land 96
A4.3.2	Major Floodplain Land 109
A4.3.3	Drainage Works 114
A4.3.4	Water Quality Works 124
<b>A4.4</b>	<b>Environmental Benefit Works 130</b>
A4.4.1	Wadalba Environmental Corridor Land & Works 130
A4.4.2	Wadalba South Environmental Corridor Lands 134
A4.4.3	Additions to Environmental Corridor Lands 136
A4.4.4	Floodplain Restoration Works – Precinct 7A 138
<b>A4.5</b>	<b>Studies and Plan Administration 139</b>
<b>A5</b>	<b>Plan Amendments 140</b>
<b>A6</b>	<b>References 143</b>



**Attachment 2*****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT*****Figures**

Figure A.1	Porters Creek Catchment	30
Figure A.2	Open Space Land and Works Locations	65
Figure A.3	Community Facilities Locations	69
Figure A.4	Road Works Locations	92
Figure A.5	Road Widening Works Locations	93
Figure A.6	Shared Pathway Locations	94
Figure A.7	Intersection Work Locations	95
Figure A.8	Drainage and Water Quality Land Locations – Warnervale District	107
Figure A.9	Drainage and Water Quality Land Locations – WTC & Precinct 7A	108
Figure A.10	Flood Plain	113
Figure A.11	Drainage Works Locations - WWAHT	123
Figure A.12	Water Quality Works Locations	128
Figure A.13	Water Quality Locations – Wadalba South (WELOG)	129
Figure A.14	Wadalba Environmental Corridor Contribution Catchment	132
Figure A.15	Wadalba Environmental Corridor Land Locations	133
Figure A.16	Wadalba South Environmental Corridor Land Locations	135
Figure A.17	Addition to Wadalba Environmental Corridor Land	137

**Tables**

Table A.1	Population projections summary for Warnervale District	7
Table A.2	Land budget by catchment and assumed residential densities for residential NDA	8
Table A.3	Dwellings structure by no. of bedrooms in Warnervale-Wadalba, 2016	10
Table A.4	Assumed Occupancy Rates for Dwelling Types (assuming 100 dwellings)	11
Table A.5	Adopted Occupancy Rates in Calculating Contributions	11
Table A.6	Community Infrastructure demanded	18
Table A.7	Planned open space provision for Warnervale District	20
Table A.8	Former community facilities standards	18
Table A.9	Proposed Warnervale District community facilities	27
Table A.10	Recreation Centre Costs (\$Jul18)	21
Table A.11	Assumed number of DVTS by transport catchment	25
Table A.12	Land Use Trip Generation Rates	27
Table A.13	Estimated Cost for Floodplain Restoration Works – Precinct 7A (\$Mar20)	38
Table A.14	Wadalba and Wadalba South Environmental Corridor Contribution Rates (\$Mar20)	40
Table A.15	Cost of Addition to Wadalba Environmental Corridor	42

## 2.4 Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

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### ***Attachment 2***

### ***Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

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Table A.16	Contribution Rate for Clearing Identified Lands	89
Table A.17	Expenditure on Studies (\$Mar20)	90

***Attachment 2******Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

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This **Technical Document** forms an appendix to the **Main Document** for the *Warnervale District Contributions Plan 2020*. **Sections 1 to 3** provides more detail on:

- the demand for infrastructure from the expected development and the assumed densities, occupancy rates and development yields in the plan;
- the non-residential development expected in the District;
- how the infrastructure has been planned and costed;
- the environmental conservation works required and costs involved; and
- the studies and administration costs included in the plan;

**Section 4** of this document also includes:

- the schedules of land to be acquired and works to be undertaken;
- maps showing the location of proposed infrastructure;
- amendments to the plan compared with the previous version and historically, and
- references.

# A1 Infrastructure Demand

## A1.1 Summary of estimated population

**Table A.1** comprises the projected populations for precincts rezoned for urban development (Wadalba, Woongarra & Hamlyn Terrace (WWAHT), Precinct 7A and Warnervale Town Centre (WTC), including WTC West. It also includes other rural areas within the Warnervale District that, at the time of this plan's preparation, to be rezoned for urban residential development (South East Wadalba (SEW)) or will likely be rezoned in the future (Bruce Crescent).

**Table A.1** provides the dwelling and population yields listed by precinct and transport catchment for the purposes of this plan.

This table also includes the other precincts zoned for non-residential development:

- Warnervale Employment Zone (WEZ) – Mountain Road Precinct,
- Precinct 14,
- WEZ – South and West / Education Precinct, and
- North Wyong Industrial Precinct).

In total, there is estimated to be around 11,900 new dwellings and 36,200 more people in the Warnervale District in the 20 years to 2036. A large share of this population growth is forecast to occur in WWAHT. The plan includes this and other completed development (e.g. in WTC, Precinct 7A and the North Wyong Industrial Estate) to ensure that the infrastructure needs for the whole Warnervale District are accounted for, with apportionment of costs to all development accordingly.

Other areas of strong growth are in the East Warnervale Catchment, also east of the railway line, with Precinct 7A, WTC and SEW altogether accounting for almost half of the forecast population yield in the Warnervale District.

**Table A.1 Population projections summary for Warnervale District**

Development Area	Projected Lots/Dwellings	Projected Population	% of Population
<b>WWHAT</b>	<b>5,339</b>	<b>16,549</b>	<b>46%</b>
Precinct 7A	2,188	6,760	19%
WTC	1,246	3,360	9%
South East Wadalba	2,363	7,324	20%
<b>East Warnervale Contributions Catchment</b>	<b>5,796</b>	<b>17,444</b>	<b>48%</b>
WTC – West	104	285	1%

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Development Area	Projected Lots/Dwellings	Projected Population	% of Population
Bruce Crescent	625	1,939	5%
WEZ – Mountain Rd Precinct	0	0	0%
Precinct 14	0	0	0%
<b>West Warnervale Contributions Catchment</b>	<b>729</b>	<b>2,224</b>	<b>6%</b>
<b>WEZ – South/West/Education Precinct</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>North Wyong Industrial Estate</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>TOTAL</b>	<b>11,864</b>	<b>36,218</b>	<b>100%</b>

The total projected population under this plan is higher than the projected population under the former plan (34,800), owing to a combination of higher dwelling yields in the WTC, SEW and Bruce Crescent precincts (which altogether is only partially offset by lower forecast yields in WWAHT and Precinct 7A) and larger forecast average household sizes for detached dwellings (usually, with 4 bedrooms).

## A1.2 Developable land and density assumptions

**Table A.2** shows the net developable area (NDA) by residential and non-residential development in each of the precincts, and relevant densities for residential land. This has informed the number of projected lots to be developed, as in **Table A.1**.

**Table A.2 Net developable area by catchment and residential densities**

Precinct (with zoning)	Non Residential NDA	Residential NDA	Total NDA	Assumed residential dwelling density (dwellings/ha)
WWAHT R2	-	355.9	355.9	15
WWAHT B2	2.8	-	2.8	15
<b>WWHAT</b>	<b>2.8</b>	<b>355.9</b>	<b>358.7</b>	15
Precinct 7A R1	-	31.7	31.7	18
Precinct 7A R2	-	106.0	106	15
Precinct 7A B2	1.8	-	1.8	15
WTC R1	-	37.2	37.2	18

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Precinct (with zoning)	Non Residential NDA	Residential NDA	Total NDA	Assumed residential dwelling density (dwellings/ha)
WTC B2 & B4	18.0	-	18.0	32
South & East Wadalba Residential R2	0.0	157.5	157.5	15
<b>East Warnervale Contributions Catchment</b>	<b>19.8</b>	<b>332.4</b>	<b>352.2</b>	
WEZ – Mountain Rd Precinct	101.1	-	101.1	-
Precinct 14	58.7	-	58.7	-
Bruce Crescent Residential	42.6	41.7	84.3	15
WTC - West R1	0.0	3.4	3.4	18
WTC - West B2	2.8	0.0	2.8	15
<b>West Warnervale Contributions Catchment</b>	<b>205.2</b>	<b>45.1</b>	<b>250.3</b>	
<b>WEZ – South/West /Education Precinct</b>	<b>108.3</b>	-	<b>108.3</b>	-
<b>North Wyong Industrial Estate</b>	<b>24.4</b>	-	<b>24.4</b>	-
<b>TOTAL</b>	<b>360.5</b>	<b>733.4</b>	<b>1,093.9</b>	

There is forecast to be a total of around 733 hectares of NDA for residential development and around 361 hectares for employment generation activities (based on the NDA for non-residential development) across the Warnervale District.

The expected densities on residential land are based on the North Wyong Structure Plan which adopted a minimum density target of 15 dwellings per hectare of developable land for new residential areas.<sup>8</sup>

Overall, it is expected that there will be a variety of dwelling types including detached dwellings at lower densities through to multi dwelling housing, dual occupancies, residential flat buildings, shop top housing, and serviced apartments. Any potential shortfall in achieving the targeted residential densities due to localised development constraints (e.g. surface subsidence controls, biodiversity and flooding) is expected to be offset by medium density development opportunities in and immediately around centres, minor infill development in existing urban areas and development within areas identified for further investigation.<sup>9</sup>

Smaller lot sizes are encouraged in the areas zoned General Residential (R1) such that the assumed density is 18 dwellings per hectare. The draft Central Coast Local Environment Plan (LEP) 2019 does not specify a minimum lot size for subdivision on R1 zoned land. Therefore, this land provides for a diverse range of housing and tends to be located near significant public transport links where relatively higher densities of residential

<sup>8</sup> North Wyong Structure Plan, p 7.

<sup>9</sup> North Wyong Structure Plan, p 7.

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

development are appropriate. Much higher densities (32 dwellings per hectare) are assumed in the local centre (B2) and mixed use (B4) zoned areas, allowing for dwellings such as serviced apartments and shop top housing.

### A1.3 Assumed occupancy rates

Occupancy rate assumptions underpinning the population estimates and contributions calculations in the plan are based on ABS average household size data for the Warnervale-Wadalba Statistical Area (WWSA) and Council's observations regarding occupancies by different type of dwelling in Wyong.

The average number of persons per household in the WWSA was 3.1 in 2016. Most housing is detached dwellings with more than 90% of all dwellings with at least 3 or 4 bedrooms (**Table A.3**).

**Table A.3 Dwellings structure by no. of bedrooms in Warnervale-Wadalba, 2016**

Dwelling structure	Warnervale-Wadalba	%
None (includes bedsitters)	8	0.2
1 bedroom	97	2.1
2 bedrooms	260	5.6
3 bedrooms	724	15.5
4 or more bedrooms	3,500	74.8
Number of bedrooms not stated	91	1.9
Average no. of bedrooms per dwelling	3.8	-
<b>AVERAGE NO. OF PEOPLE PER HOUSEHOLD</b>	<b>3.1</b>	<b>-</b>

Source: ABS Census, 2016.

The assumed average household sizes which have informed the population projections in **Table A.1**, are:

- **3.1** for residential development on residential zoned land (i.e. with R1 or R2 zoning and most likely to be detached housing) and
- **2.23** for residential development on non-residential land (i.e. with B2 or B4 zoning and most likely to be shop top housing or serviced apartments).

The average occupancy rates for different types of dwellings has been calculated making assumptions about the mix of dwelling sizes and the adopted occupancy rate for those sized dwellings. **Table A.4** below provides the basis for the average occupancy rates assumed for the difference types of dwellings and the commercially zoned areas.

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT****Table A.4 Assumed Occupancy Rates for Dwelling Types (assuming 100 dwellings)**

Private dwelling type (inc. no. of bedrooms)	Assumed split	No. of dwellings	Occupancy rates	Total population	Average occupancy rate
<b>Separate houses</b>					
Three bedrooms	20%	20	2.50	50	
Four bedrooms	80%	80	3.20	256	<b>3.10</b>
<b>Townhouses</b>					
Two bedrooms	10%	10	1.70	17	
Three bedrooms	90%	90	2.50	225	<b>2.42</b>
<b>Apartments</b>					
Two bedrooms	70%	70	1.70	119	
Three bedrooms	30%	30	2.50	75	<b>1.94</b>
<b>Commercial/mixed use zoning (B2/B4)</b>					
Attached dwellings	60%	60	2.42	145	
Apartments	40%	40	1.94	78	<b>2.23</b>

Specific occupancy rate assumptions by bedroom size inform the actual contributions payable by development, as established in the **Main Document**. These more specific occupancy rate assumptions are in **Table A.5**.

**Table A.5 Adopted Occupancy Rates in Calculating Contributions**

Residential dwelling size – no. of bedrooms	Assumed occupancy rate	Rationale for Assumed Occupancy Rate
Studio dwelling, long term caravan site	1.05	Rate adopted by Council for these types of dwellings on 24 July 2013.
1.00	1.30	The average 2011 occupancy rate for a one bedroom unit in Wyong was 1.30 persons per dwelling. It is considered still reasonable to adopt this occupancy rate for new dwellings of this type.
2.00	1.70	The average 2011 occupancy rate for a two bedroom unit in Wyong was 1.70 persons per dwelling. It is considered still reasonable to adopt this occupancy rate for new dwellings of this type.
3.00	2.50	The occupancy rate for 3 bedroom dwellings in the Wyong Shire in 2011



**Attachment 2**
**Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

Residential dwelling size – no. of bedrooms	Assumed occupancy rate	Rationale for Assumed Occupancy Rate
		averaged 2.41 persons per dwelling. However, this is not likely to reflect the occupancy rate of new 3 bedroom dwellings and it is considered reasonable to assume the higher occupancy rate of 2.5 persons per dwelling for new dwellings of this size.
4.00+	3.20	The average household size for the Warnervale - Wadalba Statistical Area in 2016 was 3.1. Therefore, it is reasonable to assume an average occupancy of around 3.2 persons for 4 bedroom dwellings (given this is the dominant household type in the area).
Self-contained tourist accommodation (i.e. boarding houses, group homes and hostels)	0.5 persons per additional bedroom	

## A1.4 Anticipated Non-Residential Development

The Central Coast Regional Strategy had established a minimum employment capacity target for the North Wyong Structure Plan of 12,000 additional jobs by 2031. This included 1,200 jobs in and around Warnervale Town Centre and 6,000 in the WEZ. New jobs are expected to be located in:

1. Industrial lands with job densities that range between 10 and 20 jobs per hectare;
2. New centres and specialised employment nodes that form around major employment nodes such as education facilities; and
3. Home businesses, either distributed throughout the urban area or in purpose-built housing and employment estates.<sup>10</sup>

One of the key priorities in the Central Coast Regional Plan 2036 is also to promote Warnervale as a new strategic centre on the Central Coast, plan for its transport interchange and promote industry-focused investment in the WEZ by resolving infrastructure contributions and biodiversity offsets, including finalising biodiversity certification in the zone.

As **Table A.2** showed, there is around 361 hectares of NDA for non-residential development across the Warnervale District concentrated in the areas of:

- The WTC, which will also accommodate up to 20,000m<sup>2</sup> of retail floor space (largely concentrated in one major retail development), up to 4,000m<sup>2</sup> of bulky goods floor space and up to 5,000m<sup>2</sup> of commercial floor space. A small portion of the non-residential development will be in the western part of the WTC, which forms part of the West Warnervale catchment.
- The industrial lands of the West Warnervale catchment, situated west of the Sydney-Newcastle railway line and north of Sparks Road. This includes the Warnervale Employment Zone (WEZ) – Mountain Road Precinct on the northern side of Sparks Road, which was rezoned in November 2008. It is estimated to include 101.1 hectares of NDA.

<sup>10</sup> North Wyong Structure Plan, p 6.

**Attachment 2*****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

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On the adjacent side of the motorway extends another 58.7 hectares of employment land in Precinct 14. In addition, there is also estimated to be 42.6 hectares of non-residential NDA as part of the Bruce Crescent precinct, east of the WEZ.

- WEZ – South/West and the Education site, which altogether provides 108.3 hectares of NDA. The southwest segment of the WEZ is also rezoned but 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 environmental constraints that still need to be addressed. The majority of the Education Site is zoned B7 – Business Park, which permits a range of office and light industrial uses and provides further employment opportunities in Warnervale.
- North Wyong Industrial Precinct, which provides 24.4 hectares for industrial use.

There are also small amounts of local centre (B2) land in Precinct 7A and WWAHT.

Non-residential development contributes to the demand for transport and stormwater management works in the Warnervale District, and costs are apportioned to development based on

- NDA in the precincts for stormwater management land and works, and
- Daily vehicle trips (DVTs) and NDA in the precincts for transport infrastructure.

## A2 Infrastructure Strategies

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

The Warnervale District is partially developed with the majority of residential development in the WWAHT completed and a large proportion of the industrial development within the NWIE also developed. Further urban development is forecast into the future, consistent with the urban zoning of the area under the Wyong Local Environmental Plan 2013.<sup>11</sup> Development of existing and proposed urban areas will result in approximately 36,200 more residents and potentially, 7,000 more new workers.

The incoming resident and worker populations in Warnervale can only be sustained by a significant investment in the provision, extension and augmentation of local infrastructure.

Council has identified that the expected development will generate increased demands for the types of community infrastructure listed in **Table A.6**.

**Table A.6 Community infrastructure demand**

Community Infrastructure Category	Community Infrastructure Required	Area and Type of Development where Contributions apply
Open space and recreation	Land for open space & recreation facilities Small local parks Large local parks District Parks Local and district sports fields and sports courts. Semi-natural passive open space areas Cycleways and pedestrian access ways	All residential development in the Warnervale District
Community, cultural and social	Land for community, cultural, library & social facilities Multi-purpose community centres (local) Smart Hub/library (district). Indoor recreation centre (including district aquatic facilities)	All residential development in the Warnervale District
Roads, traffic management, bus	Land for roads & traffic management facilities Reconstruction of local roads and some new roads Intersection treatments including roundabouts and traffic signals	All development in the Warnervale District, with distinct traffic network needs reflected by five contribution catchments for transport.
Drainage and water quality	Land for drainage and stormwater management facilities Road culverts Channel construction and landscaping Detention basins and wetlands	All development in WWAHT, East Warnervale and NWIE catchments, where stormwater management infrastructure has

<sup>11</sup> At the time of this plan's preparation, Council was planning to consolidate its LEPs into a single LEP for the Central Coast.

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

Community Infrastructure Category	Community Infrastructure Required	Area and Type of Development where Contributions apply
		been planned, scoped and costed. <sup>a</sup>
Flood Mitigation	Land for the floodways and floodplain Flood levee protects the North Wyong Industrial Estate from inundation  Floodplain restoration works – Woongarra Creek Flood Plain	All development in WWAHT, East Warnervale and NWIE catchments, where floodplain mitigation needs apply.  All Precinct 7A development only
Other Environmental Protection	Wadalba/South Wadalba Environmental Corridors & Addition to Wadalba Environmental Corridor areas	All development on certain land in the Wadalba and South Wadalba Areas only
<b>Contributions plan administration</b>	<b>Resources to administer the contributions plan Studies and reviews</b>	<b>All development in the Warnervale District</b>

<sup>a</sup> Exemptions also apply to certain areas in these catchments from stormwater quality contributions, where the development has already provided treatment infrastructure directly.

Residential development in the Warnervale District results in demand for social infrastructure, including community facilities and open space and recreation facilities. Therefore, the costs of providing this infrastructure under the plan is recouped from residential development. Where facilities (such as the indoor recreation centre) will meet regional demands, the costs of providing the facilities are also shared with other residents outside the Warnervale District.

A significant share of the overall investment in the plan is required to establish a suitable local traffic network throughout all precincts within the District. Council has identified five distinct catchments for this network. Both residential and non-residential development will contribute to the demand for transport infrastructure and are levied contributions for transport accordingly.

For drainage, flood mitigation and stormwater quality treatment infrastructure, the impact of urban development throughout all precincts contributes to the demand as a result of the increased impervious surfaces. However, only the areas that have stormwater infrastructure needs planned for, scoped and costed are levied contributions under the plan. Once the needs of the West Warnervale and WEZ – South and West / Education catchments are better known, Council will amend the plan, as required.

The overall cost of the infrastructure in the plan is \$324 million. **Tables 1 and 2** in the **Main Document** of this plan provide a summary of the costs by infrastructure category.

The costs and programs of works relating to these local infrastructure needs were informed by a range of studies, strategies and plans. The details on the planning for each category of infrastructure, as well as the works items, costs and apportionment approaches, are provided in the following sections.

## A2.1 Open Space and Community Facilities

### A2.1.1 Open Space

#### Background

Open space and recreation facility needs for Warnervale District were originally 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, later supplemented by the *Wyong Open Space Principals Plan (2005)* and the *Wyong Recreation Facilities Strategy (2009)*.

More recently, Council's *Community Strategic Plan 2018-2020* ("One – Central Coast") identifies key objectives for Council related to open space and recreation facilities in the LGA, including to:

- provide signage, public facilities, amenities and playgrounds to encourage usage and enjoyment of public areas (K3), and
- promote healthy living and ensure sport leisure, recreation and aquatic facilities and open spaces are well maintained and activated (L1).

With adherence to these objectives, the approach to establishing open space requirements for the Warnervale District 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 open space standard adopted under The *Wyong Open Space Plan* identified an open space standard of 3 hectares per 1,000 residents. This standard applies to areas that provide passive and active open space opportunities, including sports fields and courts, as well as natural areas that may provide some residual passive recreational opportunities.

The open space facilities funded by this contributions plan do not reach the standard of provision (as shown in **Table A.7**), but there are other passive recreational opportunities available to residents. However, the partial meeting of the standard does emphasise how important the facilities are in meeting the open space needs of new residents. More than half of the open space area has already been provided to residents, including most of the parks in the WWAHT precinct and district sports fields and courts at the Wadalba Sporting Complex.

The need for any additional local facilities will also be subject to further review once planning and residential development proposals for the Bruce Crescent precinct (with an anticipated population yield of almost 2,000 persons) progresses.

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT****Table A.7 Planned open space provision for Warnervale District**

Open Space Recreation Category	Facility Type	Area Details	Provided (ha)	Planned (ha)	Total Area (ha)
Passive & Informal Active	Small Parks	WWAHT	9.48	0.20	9.68
	Large Parks	WWAHT	6.12	0	6.12
	Small & Large Parks	Precinct 7A	0	7.99	7.99
	Large Parks	WTC – Ridge Park East & Ridge Park West	0	5.14	5.14
	Small & Large Parks	Wadalba South	0	3.15	3.15
	District Parks	Hill Top Park	0	4.59	4.59
Formal Active	Playing Fields & Courts	Wadalba Sporting Complex & WWAHT Sports Fields	19.38	5.20	24.58
Other	Semi natural areas	Woongarra	0.34	0.56	0.89
<b>TOTAL PLANNED PROVISION</b>			<b>35.32</b>	<b>26.83</b>	<b>62.15</b>
<b>FOR A POPULATION OF 36,218</b>					<b>=1.72 ha per 1,000 people</b>

Note: The areas and provision rate in this table are based on the total land acquired or to be acquired in the plan for open space purposes in the Warnervale District plus 0.31 hectares of additional open space embellishment on drainage land (park S6.2 in WWAHT).

**Land & Works**

The schedule of open space land and works that will be funded under this plan is provided in **Section 4** of this document.

Costs are apportioned evenly across the whole catchment of the Warnervale District given the relatively consistent service standard that will be achieved in different precincts, based on the quantum and accessibility of facilities, particularly the districtwide 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 shared pathway 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 no longer recognised under this Plan except in a few exceptional circumstances. It is now assumed that the cost of

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

providing local open space with road frontage will be offset by the increased amenity that the open space offers prospective development.

### A2.1.2 Community Facilities

Council's Community Strategic Plan 2018-2020 ("One – Central Coast") also identifies key objectives for Council related to community facilities in the LGA, including to:

- Provide equitable, affordable, flexible and co-located community facilities based on community needs (L4).

The approach followed in establishing human service requirements for the Warnervale development area has been to:

- 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 previously prepared by Council's Strategic Planning Department to review the Strategic Social Planning Framework and Guidelines used by Council in the planning and delivery of community facilities. The report titled *Guidelines for the Planning and Provision of Community Facilities in Wyong Shire* (July 2002) recommends the baseline provision standards presented in **Table A.8**. Based on an expected population of around 36,200 new residents, there will need to be approximately 10,200 m<sup>2</sup> in community facility floorspace and around 6.4 ha of land to meet these standards.

**Table A.8 Community facility provision standards**

Facility requirements	m <sup>2</sup> per person	Area required for 1m <sup>2</sup> of floorspace	Required area (m <sup>2</sup> ) for Warnervale District population (36,218)
Community facility floor space	0.282	-	10,213
Community facility land	1.76	6.24	63,744

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

Council has since reviewed the land requirements for community facilities and determined that it should make the most of the land it owns and co-locate or cluster facilities where possible, to reduce the land requirements.

The proposed provision of community facilities in the plan and associated land acquisition requirements is shown in **Table A.9**. This shows that the total community facilities is higher than the 2002 standard but this

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

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does include the total floorspace (7,747 m<sup>2</sup>) for the Indoor Recreation Centre for which the estimated costs are apportioned only 27% to the Warnervale District.

The benchmark rate of provision for community facilities without the Indoor Recreation Centre is 144 m<sup>2</sup> of GFA per 1,000 residents. This level of provision is considered essential to meet the needs of the new population and includes multipurpose facilities and district library space.

The land requirements of 3.6 hectares for community facilities in the plan reflect the fact that:

- the Wadalba Community Centre has been co-located with the Wadalba Community School (such that no additional land was required), and
- two previously proposed facilities (CF5 for multipurpose facilities and CF6 for the Smart Hub) have been clustered to form a single Warnervale Smart Hub comprising multipurpose facilities and a district library.

**Location**

Where possible for all facilities, it is desirable to co-locate or cluster them 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.

**Indoor Recreation Centre**

Council has identified the need to provide an Indoor Recreation Centre within the Greater Warnervale District as a regional facility to provide prospective residents with the ability to satisfy a range of passive and active recreational needs.

The principal components of the proposed Indoor Recreation Centre are aquatic facilities, which comprise a main (50m+) competition pool, spectator facilities, leisure pool, spas, saunas and water slides.

Council commissioned a strategic analysis report in 2018 (*Strategic Analysis for New Leisure and Aquatic Provision in the Northern Region of the Central Coast, NSW Final Report*, July 2018) by Otium Planning Group (OPG) to identify, review and recommend the needs of the new aquatic and leisure facilities in the northern region of the LGA.

OPG's study updated the changes in projected population in the project area, reviewed current usage and facility operations and recommended the size and scope of future facilities to meet the regional population area. This included the Indoor Recreation Centre in the Greater Warnervale District.

The study identified that the future Northern Aquatic Leisure Centre (as the Indoor Recreation Centre is referred to) should cater for a much larger catchment population than identified in the 2004/05 feasibility studies – some 134,451 people, or more than 60,000 more people than previously anticipated. It recommended that Council needs to provide a regional size aquatic leisure centre that has the capacity to cater for 600,000 to 750,000 annual visits if operationally sustainable in a high-profile central catchment location.



Table A.9 Proposed Warnervale District community facilities

Community facilities	Details	Existing GFA (m <sup>2</sup> )	Planned GFA (m <sup>2</sup> )	Total GFA (m <sup>2</sup> )	Land area (m <sup>2</sup> )
CF1 Wadalba Community Centre	On Wadalba Community School – Completed 2000	400		400	Nil
CF3 Hamlyn Terrace Community Centre	Completed 2011 and opened May 2012	408		408	2,500
CF5 & CF6 Warnervale Smart Hub (District)	Hub comprises multipurpose community centre, youth space, arts/cultural space, customer service space, technology space and library.  Partially relocated from WTC to Education Site		4,000	4,000	10,000
CF7 Indoor Recreation Centre	Facility includes aquatic hall & pools, health & fitness areas, amenities and external areas		7,747	7,747	20,000
CF8 Additional Local Community Centre	Multipurpose centre in South & East Wadalba Central		400	400	3,500
<b>TOTAL AREA TO BE PROVIDED</b>		<b>808</b>	<b>12,147</b>	<b>12,955</b>	<b>36,000</b>
<b>TOTAL AREA TO BE PROVIDED EXCLUDING INDOOR RECREATION CENTRE</b>		<b>808</b>	<b>4,400</b>	<b>5,208</b>	<b>16,000</b>
<b>PROVISION RATE (excluding Indoor Recreation Centre) per 1,000 persons (based on population of 36,218)</b>				<b>144</b>	

OPG identified the specific needs of the facility and included indicative cost estimates by Turner and Townsend Quantity Surveyors in its final report (**Table A.10**).

Just over a quarter (27%) of the Indoor Recreation Centre's estimated costs (or \$11.5 million) are apportioned to development in the Warnervale District. This represents the District's share of forecast regional demand for the facility (i.e. the estimated population of 36,218 as a share of the forecast regional population of 134,451).

It should also be noted that the cost estimates do not allow for the construction of indoor sport courts because of the existing facilities at the Lake Haven Recreation Centre, which are accessible to residents in the region. If the Lake Haven Recreation Centre courts are demolished, then OPG recommended that Council develop four multi-purpose indoor courts at the Indoor Recreation Centre. OPG advised that these additional facilities would cost in the order of \$12 to \$13 million, based on industry benchmarks.

Table A.10 Recreation Centre Costs (\$Jul18)

Area	Total Area (m <sup>2</sup> )	Rate/ m <sup>2</sup> or Allowance	Indicative Cost
Aquatic Hall and Pools	4,570 m <sup>2</sup>	\$4,650/ m <sup>2</sup>	
Health and Fitness Areas	1,310 m <sup>2</sup>	\$3,400/ m <sup>2</sup>	
Front of House	725 m <sup>2</sup>	\$3,700/ m <sup>2</sup>	
Amenities and Change	592 m <sup>2</sup>	\$3,900/ m <sup>2</sup>	
Other Areas	550 m <sup>2</sup>	\$2,800/ m <sup>2</sup>	
Total Building Area	7,747 m <sup>2</sup>	\$4,447/ m <sup>2</sup>	\$2,000,000
External Works and Services	150 car park, access road and services	Allowance	
<b>Total Indicative Construction Cost</b>		<b>Allowance – Design 5%; Construction 5%</b>	<b>\$34,235,800</b>
Contingencies			\$3,423,580
<b>Subtotal</b>			<b>\$37,659,380</b>
Professional Fees		Allowance 8%	\$3,765,938
Fees and Permits		Allowance	\$250,000
<b>TOTAL INDICATIVE CAPITAL COST</b>			<b>\$41,673,318</b>

## Land & Works

The schedule of community facility land and works that will be funded under this plan is provided in **Schedule 4**.

Costs are apportioned evenly across residential development in the whole catchment of the Warnervale District given relatively consistent service standards that will be achieved in different precincts, based on the quantum and accessibility of facilities.

### A2.1.3 Calculation of Open Space and Community Facilities Contributions

Open space and community facilities contributions within the Warnervale District will be determined by the population in accordance with the following formula:

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

Where:

**Contribution Rate** is the total contribution payable for open space land, open space embellishment, community facilities land and community facilities per person.

**Cost<sub>total</sub>** is the total cost of providing open space land, open space embellishment, community facilities land and community facilities for the existing and future residents.

**P<sub>total</sub>** is the total projected population within the Warnervale District.

**Contrib<sub>dev</sub>** is the total contribution payable for open space land, open space embellishment, community facilities land and community facilities for every person that is forecast to occupy a development.

**P<sub>number</sub>** the total forecast population in a development based on the average assumed occupancy rates in **Table 7** in **Section 2.1** of the **Main Document**.

## A2.2 Roads, Traffic Management and Bus Facilities Strategy

### A2.2.1 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 almost 148,000 additional daily vehicle trips (DVTs).

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 local intersections and upgrades to existing local intersections;
- new and upgraded local road links that meet the needs of the release area as a whole
- widening of existing and proposed collector roads beyond a local road standard (noting only the extra pavement width attributable to higher order roads is to be funded via development contributions); and

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

- 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 (residential or non-residential development) and transport catchment.

### Transport Catchments

Five transport catchments have been identified within the Warnervale District as discrete development areas, which each have their own specific infrastructure demands for the road network. These catchments, are shown in **Figure 2** in **Section 1.8** of the **Main Document**, are:

- WWAHT
- East Warnervale

**Attachment 2**

***Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

- West Warnervale
- WEZ – South and West/ Education Precinct
- NWIE.

Both residential and non-residential development in each catchment will be required to contribute to the cost of each local road and intersection work that it generates the demand for in terms of its total projected Daily Vehicle Trips (DVT) as a proportion of the total projected DVTs from all catchments that impacts each work.

**Works Schedule**

Schedules showing an estimate of the cost and staging of road works to be delivered under this Plan are shown in **Section 4** of this document.

The works in the Works Schedule comprise of:

- 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.
- A land value for widening the road reserve of local collector roads to facilitate wider pavement width than that of a local road. A value of \$44 per m<sup>2</sup> (in \$2014) is recognised under the Plan for road widenings required to be dedicated from greenfield development sites. This value was included in the 2014 plan and is based on a valuation undertaken in 2011 by Robertson & Robertson. The purpose of including a land value for widening in the Plan is to recognise that the adjoining developer should not have to bear the full cost of providing the land for widening, when the traffic from other developments will also generate the need for the higher order road and pedestrian standards. There is no guarantee that the value in the Plan represents the full market value for this land.
- The cost of providing new and upgraded local intersections.
- The cost of works that have already been completed in advance of development that provides additional capacity in the road system.

**A2.2.2 Calculation of Contribution Rate for Transport Facilities**

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 transport contribution in each catchment is based on trip generation (or the number of DVTs), is used to calculate the proportion of infrastructure costs allocated to each catchment and determine the:

- contribution per person for all residential development, and
- contribution per hectare of Net Developable Area (NDA) for all non-residential development.

**Table A.11** shows Council's assumed number of DVTs in the plan by each catchment and precinct.

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT****Table A.11 Assumed number of DVTs by transport catchment**

Precinct/ Catchment	Residential DVTs	Non-residential DVTs	Total DVTs
<b>WWAHT</b>	<b>44,609</b>	<b>722</b>	<b>45,331</b>
Precinct 7A	50,028	182	50,209
WTC	7,835	1,106	8,941
South & East Wadalba	17,483	0	17,483
<b>East Warnervale catchment</b>	<b>75,345</b>	<b>1,288</b>	<b>76,633</b>
WTC - West	770	23	792
Bruce Crescent	4,629	284	4,913
WEZ-Mountain Rd		6,741	6,741
Precinct 14		3,914	3,914
<b>West Warnervale Catchment</b>	<b>5,398</b>	<b>10,962</b>	<b>16,360</b>
WEZ - South-West/Education Precinct	0	7,226	7,226
North Wyong Industrial Estate	0	1,625	1,625
<b>TOTAL</b>	<b>125,352</b>	<b>21,823</b>	<b>147,175</b>

A discount for non-residential development in residential precincts has been factored into the trip generation assumptions underpinning the contribution calculation in the WWAHT and East Warnervale catchments. These developments will still be levied the NDA contribution rate, rather than a discounted DVT rate which was levied in the previous plan. This methodology is explained in more detail below.

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

**Daily Vehicle Trip Cost Method**

The determination of the transport contribution based on the cost of providing the transport infrastructure for that catchment based on the share of DVTs for each transport catchment, and its application to a particular development, is calculated via the following formulas:

$$\text{Cost}_{\text{catch-A}} (\$) = \text{Cost}_A (\$) \times \frac{\text{Trips}_{\text{catch-A}}}{\text{Total Trips}_{\text{catchXYZ-A}}}$$

Where:

**Cost<sub>catch-A</sub>** is the cost attributable to a particular transport catchment for a particular work.

**Cost<sub>A</sub>** is the total cost of the particular transport work

**Trips<sub>catch-A</sub>** - is the total projected DVTs attributable to a particular transport catchment for a particular work

**Total Trips<sub>catchXYZ-A</sub>** 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:

$$\text{Total Cost}_{\text{catch}} (\$) = \left( \text{Cost}_{\text{catch-A}} \right) + \left( \text{Cost}_{\text{catch-B}} \right) + \text{Etc}$$

Where:

**Total Cost<sub>catch</sub>** is the total cost of all works attributable to a particular transport catchment.

**Cost<sub>catch-A</sub>** is the cost attributable to a particular transport catchment for work A.

**Cost<sub>catch-B</sub>** is the cost attributable to a particular transport catchment for work B.

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

### Apportionment Approach for Residential Development

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

$$\text{Contrib}_{\text{dev}} = \text{Resident Cost}_{\text{catch}} (\$) \times \text{P}_{\text{number}}$$

Where:

**Contrib<sub>dev</sub>** is the total transport contributions for residential development in a given catchment

**Resident Cost<sub>catch</sub>** is the per person cost of all apportioned infrastructure in the transport catchment based on the residential DVTs share of total DVTs for the catchment

**P<sub>number</sub>** the total number of persons expected to reside in the development based on **Table 7** in **Section 2.1** of the **Main Document**.

### Residential DVTs

In determining the number of DVTs per residential development, it has been assumed that every resident will account for an average of 2.4 trips per day in the Warnervale District. This is based upon a previous Technical Direction by Transport NSW (August 2013) that a 4-bedroom dwelling generates an average of 7.4 DVTs per day.

### Non-Residential DVTs

Council determined the number of non-residential daily trips in each precinct (there can be multiple precincts in a catchment) by examining the likely development at each potential site and the likely trip generation for each land use, with reference to the current Roads and Maritime Services "Guide to Traffic Generating Developments" (see **Table A.12**).

**Table A.12 Land Use Trip Generation Rates**

Development Type	Average Daily Vehicle Trips	Unit
Office & Commercial	11	100m <sup>2</sup> of GLFA
Major offices (inc. government)	12	100m <sup>2</sup> of GLFA
Shopping Centre 0-10,000m <sup>2</sup>	121	100m <sup>2</sup> of GLFA
10,000-20,000m <sup>2</sup>	78	100m <sup>2</sup> of GLFA
20,000-30,000m <sup>2</sup>	63	100m <sup>2</sup> of GLFA
30,000-40,000m <sup>2</sup>	50	100m <sup>2</sup> of GLFA
Restaurant	60	100m <sup>2</sup> of GLFA
Fast food not included in shopping centre	60	100m <sup>2</sup> of GLFA
Markets	18	Per stall
Retail market	20	100m <sup>2</sup> of GLFA
Hospitality facilities	50	100m <sup>2</sup> of GLFA
Licensed clubs	100	100m <sup>2</sup> of GLFA
Taverns, hotels	110	100m <sup>2</sup> of GLFA
Recreation - tennis, gymnasium, squash	45	Court or 100m <sup>2</sup> of GLFA
Primary/secondary school	1.4	Enrolment
TAFE college	1.8	Enrolment
Doctor's surgery, medical centres & dentists	50	100m <sup>2</sup> of GLFA
Road transport terminal	5	100m <sup>2</sup> of GLFA
Factories covered by light industry	5	100m <sup>2</sup> of GLFA
Warehouses	4	100m <sup>2</sup> of GLFA
General heavy industry	1.5	100m <sup>2</sup> of GLFA
Business Park & industrial estate	7.83	100m <sup>2</sup> of GLFA
Bulky good retail	17	100m <sup>2</sup> of GLFA
Major hardware & building supplies	33	100m <sup>2</sup> of GLFA
Garden centre not included in the shopping centre	40	100m <sup>2</sup> retail area
Mixed retail showroom	40	100m <sup>2</sup> of GLFA
Furniture showroom	10	100m <sup>2</sup> of GLFA



**Attachment 2**

**Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

Development Type	Average Daily Vehicle Trips	Unit
Motor showroom	5	100m <sup>2</sup> site area
Car tyre retail outlet	10	100m <sup>2</sup> site area

Source: Roads and Maritime Services (RMS), *RTA Guide to Traffic Generations Development, Version 2.2*, October 2002 supplemented by RMS Technical Direction, *Guide to Traffic Generating Developments Updated traffic surveys*, August 2013 for office & commercial, bulky good retail and major hardware & building supplies.

### Apportionment Approach for Non-Residential Development

In determining the trip generation of each non-residential site, Council has applied a discount for development in predominantly residential catchments (e.g. WWAHT and East Warnervale) to recognise that:

- it is important for employment generating development to be economical, and.
- many non-residential developments provide a service for residential development.

Council estimates that it is likely that up to 25% of the DVTs that are attributable to non-residential development in residential precincts will be generated externally from the Warnervale District. To ensure there is an equitable balance in the funding of transport works between residential and non-residential uses and to encourage non-residential uses, Council assumed 10% of the DVTs for non-residential development under the RMS guidelines in determining the aggregate number of DVTs in each predominantly residential catchment.

The transport contribution is to be calculated for catchments on an NDA basis for the:

- subdivision of the land for serviced industrial lots (in West Warnervale, WEZ – South and West / Education Precinct and NWIE catchments); and.
- the development of other existing industrial, commercial or retail sites for which transport contributions have not previously been required and paid (in all catchments including WWAHT and East Warnervale, as relevant).

The determination of the NDA contribution rate for non-residential development in a transport catchment is as follows:

$$\text{Contrib}_x (\$) = \frac{\text{Total Cost}_x (\$)}{\text{NDA}_x}$$

Where:

**Contrib<sub>x</sub>** is the total transport contribution (\$) payable within a particular transport catchment for every hectare of net developable area that is developed for non-residential purposes

**Total Cost<sub>x</sub>** is non-residential developments' share of the total cost (\$) of all works attributable to the particular transport catchment (based on the non-residential DVTs share of total DVTs for the catchment).

**NDA<sub>x</sub>** is the total net developable area for non-residential development within the particular catchment.

***Attachment 2                      Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

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

$$\mathbf{Contrib_{dev} (\$)} \quad = \quad \mathbf{Contrib_{catch} (\$)} \quad \times \quad \mathbf{NDA_{dev}}$$

Where:

**Contrib<sub>dev</sub>** is the total transport contribution (\$) for a proposed development

**Contrib<sub>catch</sub>** is the total transport contribution (\$) payable for every hectare of NDA that is developed in the transport catchment where the non-residential development is located

**NDA<sub>dev</sub>** is the NDA of the site proposed to be developed in hectares.

Where land has already been developed for a non-residential use and a transport contribution has been paid under a previous contribution plan, no further contribution shall be payable.

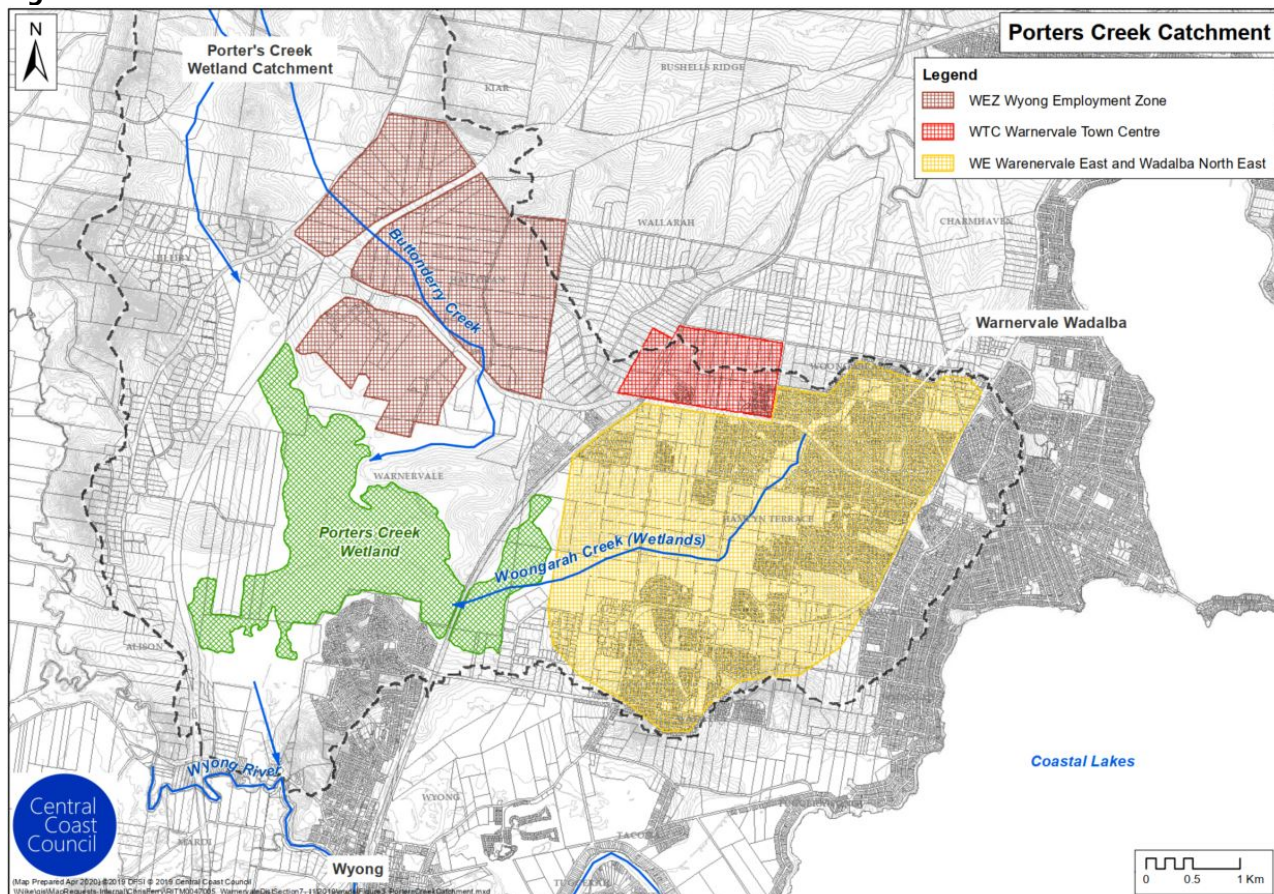
Where land has already been developed as part of serviced industrial estate and no transport contribution were required to be paid at the time of the subdivision, a contribution will be required to be paid for any further development in accordance with this plan.

## A2.3 Drainage, Flood Mitigation & Water Quality

### A2.3.1 Overview

The majority of the area identified as the Warnervale District is within the Porters Creek Drainage Catchment, where runoff flows into the Porters Creek Wetland continuing into the Wyong River (see **Figure A.1** below).

**Figure A.1 Porters Creek Catchment**



As rural areas are developed for urban purposes there is an increase in the areas of impervious surfaces. The process of urbanization increases both the volumes and velocity of rainwater runoff, which can impact on stream levels and water quality and extend flood inundation. Water quality from urban areas consists of increased organic matter and chemicals that can change the chemical composition of water, which can alter the natural biological processes and characteristics of water.

### **Attachment 2**

### **Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

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 that 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 realisation 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 (now under *State Environmental Planning Policy (Coastal Management Act) 2018*; then in 1999 under *State Environmental Planning Policy No 14 - Coastal Wetland (SEPP 14 – Coastal Wetlands)*). 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 development within the Porters Creek catchment principally in the 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 Urban 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.

**Attachment 2*****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

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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, the cost of which are collected for under this plan, and also by allotment and streetscape works. These elements are to be provided by developers on their sites at no expense to Council. 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.

**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.

These works comprise the diversion works which are levied for contributions in this plan.

**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.

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.

The cost estimate for the Porters Creek Stormwater Harvesting Scheme in 2011 was \$45.5 million of which \$26 million was to be funded by future development contributions 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 informed the replacement of the Stormwater Harvesting Scheme with a Wetland Diversion Scheme. An interim cost of \$16.5 million (in \$Mar20) has been adopted for the purpose of levying contributions towards this lower cost scheme.



**Strategy for WWAHT and East Warnervale catchments**

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.

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.

While new greenfield developments throughout the WWAHT will need to address increased stormwater volumes and water quality in accordance with the IWCM principals, some developments 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 sub-catchments will need to achieve pre-development flows and water quality standards completely within their own areas.

This Plan imposes contributions for developments in the Warnervale District as a single catchment for the cost of:

- Acquiring the floodplain on the southern side of Precinct 7A, and other floodways
- Land and works for other drainage and stormwater quality infrastructure including channels, culverts and basins
- Implementing a Porters Creek Diversion Scheme, and

### **Attachment 2**

### ***Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

- A central storage facility.
- The cost of water quality facilities

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 development 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.

### **Wadalba South (WELOG)**

The Stormwater Management Strategy by AWD Johnson was prepared to support the application for rezoning of the Wadalba South (WELOG) area to residential (AWD Johnson Pty Ltd for Wadalba-East Landowners Group (WELOG), *Stormwater Management Report, Rezoning for Proposed Residential Subdivision Wadalba East Landowners Group*, April 2018).

The study assessed the potential impacts on water quality, quantity, downstream SEPP 14 wetlands at Tacoma and assessment of flooding for local overland flows and accessibility during flood events.

The hydrology modelling suggested that approximately 44,200m<sup>3</sup> of detention storage for stormwater during the 1:100 year ARI storm event would be required to mitigate the impact of new development. It also found that major storm flows are able to be contained within riparian zones/vegetated buffers associated with the classification of the existing streams.

The study further recommended that water quality treatment objectives should be achieved by a treatment train approach utilising gross pollutant traps and constructed wetlands/detention basins.

Based on these recommendations, the plan includes several basins with water quality treatment elements and GPTs, at various locations within the vegetation corridor.

### **West Warnervale and the WEZ – South and West / Education Site**

All necessary drainage and water quality works within West Warnervale and the WEZ – South and West will be further scoped and costed and included, as necessary, in the plan in the future.

All 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 4** of this plan.

Contributions for water quality infrastructure will fund the centralised water quality treatment basins infrastructure (where decentralised treatment is not practical), as well as wetland restoration and other works.

The location of drainage land and work are illustrated in **Figures A.8 to A.11**. The location of water quality works is illustrated in **Figures A.12 and A.13**.

### A2.3.2 How are infrastructure demands and costs apportioned?

Stormwater costs are levied on a single catchment basis whereby collectively, developments are apportioned a share of the drainage and water quality treatments they demand. This approach recognises that natural water catchments (Porters Creek and Woongarra Creek) all drain downstream towards Wyong River outside the southern end of the Warnervale District boundary.

All built development is considered as contributing to increased runoff and thus the apportionment of drainage and water quality costs between residential and non-residential development is based on the relative residential and non-residential NDAs in the Warnervale District.

#### Net Developable Area method for Non-Residential Development

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

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

Where:

**Contrib<sub>nda</sub>** is the total contribution payable for drainage land, drainage works, flood mitigation works, water quality land and water quality works for every hectare of NDA that is proposed to be developed

**Cost<sub>catchX</sub>** is the cost of providing for drainage land, drainage works, flood mitigation works, water quality land and water quality works proposed to be provided to achieve the planned drainage and water quality outcomes

**NDA<sub>total-catchX</sub>** – the total NDA in hectares for which contributions have been or will be levied in the future, in respect of drainage and water quality land and works or the future projected NDA in respect to flood mitigation works.

**Contrib<sub>total</sub>** is the total contribution payable in respect to a development proposal for drainage land, drainage works, flood mitigation works, water quality land and water quality works.

**NDA<sub>dev</sub>** is the NDA in hectares proposed in the development.

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

#### NDA method for Residential Development

Contributions for the provision of **drainage and water quality facilities** will be collected from all development on a net developable area (NDA) basis.



The monetary contribution payable for a development is determined as follows:

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

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

Where:

**Contrib<sub>nda</sub>** is the total contribution payable for drainage land, drainage works, flood mitigation works, water quality land and water quality works per hectare of net developable area (NDA).

**Cost<sub>catchX</sub>** is the cost of providing for drainage land, drainage works, flood mitigation works, water quality land and water quality works proposed to be provided to achieve the planned drainage and water quality outcomes.

**NDA<sub>total-catchX</sub>** – the total NDA in hectares for development where contributions under this plan have been or will be levied in the future in respect of drainage, flood mitigation and water quality land and works.

**Contrib<sub>total</sub>** is the total contribution payable in respect to a development proposal for drainage land, drainage works, flood mitigation works, water quality land and water quality works.

**NDA<sub>dev</sub>** is the NDA in hectares proposed in the development.

### Stormwater quality contribution exemptions

There are areas that are exempt from stormwater quality contributions because development is not expected to contribute to the demand for the facilities included in the Plan. These areas are identified in **Figure 3** in the **Main Document**.

Among the areas which are exempted, development in WTC is not yet complete. Therefore, developments in sub-catchments WTC 1b, WTC 3, WTC 4, WTC 6 and WTC 7 will need to receive this exemption when contributions are levied under the Plan.

## **A.2.4 Environmental Conservation**

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

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

The first initiatives are dealt with indirectly in association with the drainage and water quality land and works in the Plan, while the last two initiatives are detailed below.

### **A2.4.1 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 (which was shown in **Figure 3** in the **Main Document**) 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 **Table A.13**.

Table A.13 Estimated Cost for Floodplain Restoration Works – Precinct 7A (\$Mar20)

Cost items	Cost Rate	Unit of Cost	Dimensions	Area Units	Total Cost
Restoration and rehabilitation of floodplain	\$5,448	Per hectare	92	Ha	\$499,893
Noxious weed removal	\$50	Labour hours	284	Hr	\$14,194
Feral animal control	\$50	Labour hours	220	Hr	\$10,978
Signage, walking trails, community education	Various				\$110,890
Fencing perimeter, removal of internal fences	\$10	Per metre	9,610	m	\$95,909
Drainage and water quality upgrades	Various		92	ha	\$155,246
<b>TOTAL</b>					<b>\$889,383</b>

The contribution rate for development in Precinct 7A towards the restoration of the Woongarra Creek Flood Plain is \$6,459 per ha of NDA.

#### A2.4.2 Wadalba and Wadalba South Environmental Corridor (WEC/WSEC)

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. It is shown in **Figure A.15** in **Section 4**. This vegetation comprises:

- the areas of riparian vegetation in the western part of Wadalba, and
- the vegetated ridge in the eastern part of Wadalba.

The majority of the Wadalba Corridor, including the riparian vegetation, was capable of development for urban purposes subject to development assessment. Changes in environmental legislation prompted a review of the Wadalba urban zones.

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 concluded:

1. The “back zoning” of the eastern part of the Wadalba Corridor (the ridgeline vegetation) from the residential to conservation zone.
2. The 1999 amendment of the former contributions plan to include acquisition and restoration costs for this part of the Corridor.

The term “Wadalba Environmental Corridor” refers to the 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 riparian area of the corridor is protected by its identification as part of a drainage channel.

With the development plans for Wadalba South progressing, Council has also identified further corridor land in Wadalba South (approximately 14 ha) that needs to be acquired in the latest amendment to the plan.

### Works Schedule

The cost of acquiring the Wadalba Environmental Corridor (WEC) and Wadalba South Environmental Corridor land and undertaking restoration works (for the WEC only) is provided in **Section 4** of this document.

### A2.4.3 Calculation of Contribution Rate for WEC/WSEC

The NDA rates for both the **Wadalba and Wadalba South 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<sub>nda</sub>** is the total contribution payable towards the purchase and embellishment of the Wadalba or Wadalba South Corridor for every hectare of NDA that is proposed to be developed.

**Cost<sub>total</sub>** is the cost of the purchase and embellishment of the Wadalba or Wadalba South Environmental Corridor.

**NDA<sub>total</sub>** – the total NDA in hectares that exists in the Wadalba or Wadalba South area that is in proximity to the Wadalba or Wadalba South Environmental Corridor and will provide future residents with an enhanced local amenity.

**Contrib<sub>total</sub>** is the total contribution payable for the purchase and embellishment of the Wadalba or Wadalba South Environmental Corridor for a particular development.

**Area<sub>dev</sub>** is the NDA in hectares proposed for development.

### Contribution Catchment

Contribution catchments for the Wadalba and Wadalba South Environmental Corridors were shown in **Figure 3** in the **Main Document**.

The Wadalba Environmental Corridor contributions will be collected from a subset of WWAHT development only, as shown in **Figure A.14** in **Section 4**.

The Wadalba South Environmental Corridor Land contributions will be collected from Wadalba South development as shown in **Figure A.16**.

**Table A.14** provides the relevant NDA for the contribution catchments, costs and contribution rates applicable to the Wadalba and Wadalba South Environmental Corridors calculated in accordance with the formula above.

Table A.14 Wadalba and Wadalba South Environmental Corridor Contribution Rates (\$Mar20)

	Total Cost	Catchment NDA (ha)	Contribution per ha of NDA
<b>Wadalba Environmental Corridor Land costs</b>	<b>\$2,319,377</b>		
<b>Wadalba Environmental Corridor Works costs</b>	<b>\$1,453,871</b>		
<b>TOTAL WADALBA ENVIRONMENTAL CORRIDOR</b>	<b>\$3,773,248</b>	<b>78.71</b>	<b>\$47,939</b>
<b>WADALBA SOUTH ENVIRONMENTAL CORRIDOR (land only)</b>	<b>\$1,360,000</b>	<b>157.5</b>	<b>\$8,635</b>

#### A2.4.4 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. The former Department of Environment & Conservation (DEC) indicated 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 define 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. 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 for the clearing of the identified vegetated areas. A condition of this concurrence was that an agreement must be in place with the landowners 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 landowners 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 for the management of the 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 significant vegetation in public ownership is apportioned over the land that can be cleared under the concurrence provision, the owners of which will directly benefit from the corridor.

**Attachment 2**

**Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

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**

**Table A.15** provides the cost of preserving identified high conservation value land that comprises the Addition to the Wadalba Environmental Corridor.

**Table A.15 Cost of Addition to Wadalba Environmental Corridor**

Map Ref.	Original Property Description	Property Address in Deed	Area (ha)	Land Valuation rate (per ha)	Total Cost (unindexed)	%
A	Lot 1 DP 376236	531 Pacific Highway	1.13	\$1,470,000	\$1,664,628	78%
B	Lot 2602 DP 1043825	Van Stappen Road	0.91	\$297,669	\$270,879	12%
C	Lot 1 DP306056	205 Johns Road	0.20	\$297,669	\$59,534	3%
D	Lot 102 DP101919	501 Pacific Highway	0.10	\$1,470,000	\$147,000	7%
		<b>TOTAL</b>	<b>2.34</b>		<b>\$2,142,041</b>	<b>100%</b>

**Apportionment**

The locations of the areas permitted to be cleared subject to the payment of contributions are identified in **Figure A.17** provided in **Section 4**.

**A2.4.5 Calculation of Contribution Rate for Additional Corridor Land**

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<sub>ha</sub>** 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<sub>total</sub>** is the cost of purchasing the *Addition to Wadalba Environmental Corridor*.

**Cleared<sub>total</sub>** – the total area of vegetated land identified for clearing.

**Contrib<sub>ha</sub>** is the total contribution payable per ha of cleared land

**Area<sub>dev</sub>** is the total area of the identified land to be cleared as result of the proposed development.

**Table A.16** applies the formula above to calculate the contribution rate for every hectare of land that has been identified for clearing.

**Table A.16 Contribution Rate for Clearing Identified Lands**

	Total
Total Cost of Land	\$2,142,041
Total Catchment Area for Clearing (ha)	32.12
<b>CONTRIBUTION PER HA OF CLEARED LAND</b>	<b>\$66,689</b>

Note: This contribution rate is not indexed.

## 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 adjacent to the corridors. A condition of consent will be imposed requiring the dedication of these lands when land is developed.

## A2.5 Studies & Administration

### A2.5.1 Studies

The planning process to identify future development areas requires significant investigations, as does the preparation of studies and management strategies to determine the scope of development that is suitable, and the necessary infrastructure and services required 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.

Council has expended significant monies on investigations, studies and plans to permit the areas within Warnervale District to be identified for development and to determine strategies to address infrastructure needs of the development. The cost of the various studies undertaken for the Warnervale District covered by the plan is outlined in the **Table A.17** below.

Table A.17 Expenditure on Studies (\$Mar20)

Study type	Total Costs
Flood & Drainage Studies	\$958,219
Environmental Studies	\$984,711
Aboriginal Studies	\$23,262
Traffic Studies	\$245,278
Valuations	\$786,484
Others	\$135,294
<b>TOTAL</b>	<b>\$3,133,249</b>

### A2.5.2 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, material public benefit agreements and voluntary planning agreements.

Council estimates that the reasonable apportioned staffing costs associated with the ongoing administration and management of the contributions plan are around \$7.1 million. These costs will be levied on all development in the Warnervale District.

### A2.5.3 Calculation of Contribution Rate for Studies and Administration

The costs are first distributed between non-residential and residential development based on the relative NDA shares of each, and then costs are apportioned according to the number of residents for residential development and the hectares of NDA for non-residential development.

#### Per person method for Residential Development

The monetary contribution payable for **Studies** and **Administration** by a residential development is determined as follows:

$$\text{Contrib}_p (\$) = \frac{\text{Cost}_{\text{total}}}{P_{\text{total}}}$$

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



Where:

**Contrib<sub>PA</sub>** is the total contribution payable for Studies and Administration per person proposed to be developed for residential purposes.

**Cost<sub>total</sub>** is the residential development share of the total cost of Studies and the total cost of Administration required to plan, account and implement this plan.

**P<sub>total</sub>** – the total forecast new population in this plan for the Warnervale District.

**Contrib<sub>total</sub>** is the total contribution payable in respect of Studies and Administration for a particular development.

**P<sub>dev</sub>** is the number of persons expected to reside in the proposed development based on **Table 7** in **Section 2.1** of the **Main Document**.

#### Net Developable Area method for Non-Residential Development

The NDA rate for **Studies** and **Administration** for non-residential development 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<sub>NDA</sub>** is the total contribution payable for Studies and Administration per NDA proposed to be developed for non-residential purposes.

**Cost<sub>total</sub>** is the non-residential share of the total cost of Studies and the total cost of Administration required to plan, account and implement this plan.

**NDA<sub>total</sub>** – the total equivalent NDA for non-residential development

**Contrib<sub>total</sub>** is the total contribution payable in respect of Studies and Administration for a particular development.

**NDA<sub>dev</sub>** is the hectares of NDA proposed in a development.

## A3 How have infrastructure costs been derived?

### A3.1 Works Costs

The estimated cost of uncompleted transport works in this plan is largely based on updated cost estimates by Mitchell Brandman in 2019 (including new road and intersection works items, upgrade works, and certain cycleways and road open space frontage),

Other QS estimates incorporated in the plan cost estimates are as follows:

- Cost estimates for Wadalba South basins were provided by ADW Johnson in March 2019.,
- Turner and Townsend provided the indicative cost estimates for the Indoor Recreation Centre in mid-2018,
- CCHD provided Wadalba South intersection costings, and
- 2010 drainage infrastructure cost estimates by Cardno were adopted for two Warnervale Road culverts.

In general, other items such as drainage infrastructure, flood restoration works and open space embellishment are based on the unit rates which Council has incurred in undertaking similar works and having regard to previous works cost reviews undertaken by Council.

Where works have been undertaken at the time the new plan was prepared, Council has included the actual cost estimate indexed by the CPI to the base period in the plan.

Where works are still to be undertaken, cost estimates for capital works have been indexed to the base period of the plan (March 2020) by ABS Producer Price Indexes (PPIs), as follows:

- PPI - Building Construction NSW (cat no. 30) for community facilities
- PPI – Non-Residential Building Construction NSW (cat no. 3020) for open space facilities; and
- PPI - Road and Bridge Construction NSW (cat no. 3101) for roads and stormwater facilities.

Council will also amend the contribution rates to reflect the effects of inflation, as discussed in **Sections 4.6** and **4.7** of the **Main Document**.

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.

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 as indexed.

## **A3.2 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 under Wyong Local Environmental Plan 1991. 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 then undertaken again in 2006 and again in 2011; and
- revised land valuations were undertaken to inform the update of this plan in 2019 by MJ Davis.

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

## A4 Works Schedules and Location Maps

### A4.1 Open Space and Community Facilities

#### A4.1.1 Open Space – Land

Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
<b>WWAHT SMALL PARKS</b>										
S1	Small park - 44 Birch Dr, Hamlyn Terrace	Lot 157 DP 1045368	Acquisition price in \$Dec14	\$187,661	0.50	\$103,020	100%	\$103,020	\$3	Land acquired
S2	Small park within additional Wadalba environmental corridor	Part lot 152 DP 1097858	Acquisition price in \$Dec14	\$628,235	0.50	\$346,675	100%	\$346,675	\$10	Land acquired
S3a	Small park - 241 Johns Rd, Wadalba (corner Pacific Hwy)	Lot 126 DP 1046712	Acquisition price in \$Dec14	\$195,276	0.38	\$81,289	100%	\$81,289	\$2	Land acquired
S3b-1	Small park - "Owl Park" 2W Pinto Way, Wadalba	Lot 1111 DP 1109861	Acquisition price in \$Dec14	\$3,118,356	0.10	\$350,327	100%	\$350,327	\$10	Land acquired
S3b-2	Small park - "Owl Park" 19W Quarterhorse Pde, Wadalba	Lot 1112 DP 21080360	Acquisition price in \$Dec14	\$635,715	0.34	\$239,412	100%	\$239,412	\$7	Land acquired

## 2.4

## Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

## Attachment 2

## Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT

Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
S4-1	Small park - 30 Voyager St, Wadalba	Lot 45 DP 1207188	Acquisition price in \$Dec14	\$416,275	0.17	\$76,418	100%	\$76,418	\$2	Land acquired
S4-2	Small park - 32 Voyager St, Wadalba	Lot 229 DP 1213339	Acquisition price in \$Dec14	\$1,252,323	0.33	\$458,689	100%	\$458,689	\$13	Land acquired
S4a	Small park - Kuttambul Rd, Wadalba South	Lot 233 DP 1105837	Acquisition price in \$Dec14	\$554,804	0.52	\$315,851	100%	\$315,851	\$9	Land acquired
S5	Small park - 87 Mataram Rd, Woongarra	Lot 2 DP 1100817	Acquisition price in \$Dec14	\$618,056	0.40	\$271,216	100%	\$271,216	\$7	Land acquired
S6-1	Small park - 26W Mataram Rd, Woongarra	Part Lot2 DP 1009396	Acquisition price in \$Dec14	\$353,680	0.52	\$200,418	100%	\$200,418	\$6	Land acquired
S6-2	Small park - 11 Plane Tree Circuit, Woongarra	Lot 143 DP 857809	Acquisition price in \$Dec14	\$193,890	0.21	\$43,884	100%	\$43,884	\$1	Land acquired
S7-1	Small park - 33 Peppercorn Ave, Woongarra	Lots 260 DP 1036768	Acquisition price in \$Dec14	\$755,858	0.50	\$415,439	100%	\$415,439	\$11	Land acquired
S7-2	Small park - 33 Peppercorn Ave, Woongarra	Lots 262 DP 1036768	Acquisition price in \$Dec14	\$240,304	0.15	\$40,786	100%	\$40,786	\$1	Land acquired

## 2.4

## Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

## Attachment 2

## Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT

Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
S8	Small park - 11 Oregon Pl, Hamlyn Terrace	Lot 271 DP 875227	Acquisition price in \$Dec14	\$190,655	0.50	\$104,977	100%	\$104,977	\$3	Land acquired
S9	Small park - 5W Paperbark St, Hamlyn Terrace	Part Lot 367 DP 881531	Acquisition price in \$Dec14	\$188,470	0.50	\$103,588	100%	\$103,588	\$3	Land acquired
S10	Small park - 17 Highland Cr, Hamlyn Terrace	Lot 282 DP 877952	Acquisition price in \$Dec14	\$190,110	0.50	\$104,510	100%	\$104,510	\$3	Land acquired
S11-1	Small park - 2 Peony Place, Hamlyn Terrace	Lot 197 DP 1089251	Acquisition price in \$Dec14	\$86,128	0.90	\$85,616	100%	\$85,616	\$2	Land acquired
S11-2	Small park - 275-281 Warnervale Rd, Hamlyn Terrace	Part Lot 55 DP 658-429	MJD Valuers October 2019.	\$200,000	0.20	\$40,102	100%	\$40,102	\$1	Land to be acquired with adjoining development
S12	Small park - 315W Warnervale Road, Hamlyn Terrace	Lot 240 DP 1152170	Acquisition price in \$Dec14	\$568,690	0.83	\$518,173	100%	\$518,173	\$14	Land acquired
S13	West Louisiana - part of Louisiana Road infill precinct	Lot 4 DP 208 596	Acquisition price in \$Dec14	\$755,700	0.52	\$431,966	100%	\$431,966	\$12	Land acquired

## 2.4

## Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

## Attachment 2

## Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT

Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
S14-1	Small park - 81W & 83W Skyhawk Ave, Hamlyn Terrace	Lot 2043 DP 1033080	Acquisition price in \$Dec14	\$409,536	0.30	\$135,775	100%	\$135,775	\$4	Land acquired
S14-2	Small park - 83W Skyhawk Ave, Hamlyn Terrace	Part Lot 99 DP 1097696	Acquisition price in \$Dec14	\$623,210	0.20	\$137,013	100%	\$137,013	\$4	Land acquired
S15-1	West Louisiana - part of Louisiana Road infill precinct	Lot 1 DP 168292, Lot 1 DP 43827	Acquisition price in \$Dec14	\$753,630	0.30	\$248,529	100%	\$248,529	\$7	Land acquired
<b>SUBTOTAL WWAHT SMALL PARKS</b>					<b>9.37</b>	<b>\$4,853,672</b>		<b>\$4,853,672</b>	<b>\$134</b>	
<b>WWAHT LARGE PARKS</b>										
L1-1	Large park - 38-46 Mountain View Dr, Woongarra	Lot 97 DP 1033345	Acquisition price \$Dec14	\$337,550	2.03	\$751,751	100%	\$751,751	\$21	Land acquired
L1-2	Large park - 38-46 Mountain View Dr, Woongarra	Lot 335 DP 867549	Acquisition price \$Dec14	\$190,714	1.78	\$372,745	100%	\$372,745	\$10	Land acquired
L1-3	Large park - 38-46 Mountain View Dr, Woongarra	Lot 25 DP 1043482	Acquisition price \$Dec14	\$575,815	2.12	\$1,343,152	100%	\$1,343,152	\$37	Land acquired

## 2.4

## Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

## Attachment 2

## Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT

Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
L1-4	Large park - 38-46 Mountain View Dr, Woongarra	Lot 498 DP 874312	Acquisition price \$Dec14	\$190,995	0.12	\$25,320	100%	\$25,320	\$1	Land acquired
L2-1	Large park - 10W Woodcutters Rd, Woongarra	Lot 32 DP 1044070	Acquisition price \$Dec14	\$396,040	0.07	\$31,332	100%	\$31,332	\$1	Land acquired
<b>SUBTOTAL WWAHT LARGE PARKS</b>					<b>6.12</b>	<b>\$2,524,300</b>		<b>\$2,524,300</b>	<b>\$70</b>	
<b>PRECINCT 7A PARKS</b>										
P7-OS 1	Park - 107-171 Virginia Road, Warnervale	Part Lot 1 DP 1101086	MJD Valuers \$Oct19	\$851,325	1.14	\$972,485	100%	\$972,485	\$27	Land to be acquired with adjoining development
P7-OS 2	Park - 107-171 Virginia Road, Warnervale	Part Lot 2 DP 1101086	MJD Valuers \$Oct19	\$750,672	4.58	\$3,443,800	100%	\$3,443,800	\$95	Land to be acquired with adjoining development
P7-OS 3	Park - 15-19 Virginia Road, Warnervale	Part Lots 136 DP 24673	MJD Valuers \$Oct19	\$902,527	0.61	\$551,409	100%	\$551,409	\$15	Land to be acquired with adjoining development
P7-OS 4	Park - 21-25 Virginia Road, Warnervale	Part Lots 137 DP 24673	MJD Valuers \$Oct19	\$923,645	0.08	\$75,192	100%	\$75,192	\$2	Land to be acquired with adjoining development



## 2.4

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P7-OS 5	Park - 27-31 Virginia Road, Warnervale	Part Lots 138 DP 24673	MJD Valuers \$Oct19	\$912,035	0.59	\$536,371	100%	\$536,371	\$15	Land to be acquired with adjoining development
P7-OS 6	Park - 131 Warnervale Road, Warnervale	Part Lot 271 DP 707329	MJD Valuers \$Oct19	\$280,000	0.50	\$140,359	100%	\$140,359	\$4	Land to be acquired with adjoining development
P7-OS 7	Park - 23-35 Albert Warner Drive, Warnervale	Part Lot 1 DP124109	MJD Valuers \$Oct19	\$1,150,000	0.50	\$576,473	100%	\$576,473	\$156	Land to be acquired with adjoining development
<b>SUBTOTAL PRECINCT 7A PARKS</b>					<b>7.99</b>	<b>\$6,296,089</b>		<b>\$6,296,089</b>	<b>\$174</b>	
<b>WARNERVALE TOWN CENTRE PARKS</b>										
WTC OS-1	WTC Ridge Park East, 188-198, 200-210, 212-222 Hakone Road, Woongarra	Part Lots 57, 58, 59 & 60 DP 7527	MJD Valuers \$Oct19	\$1,000,000	3.67	\$3,679,402	100%	\$3,679,402	\$102	Land to be acquired with adjoining development
WTC OS-2	WTC Ridge Park West - 117 Sparks Road, Wallarah	Part Lot 1 DP 357408	MJD Valuers \$Oct19	\$901,361	1.47	\$1,328,395	100%	\$1,328,395	\$37	Land to be acquired with adjoining development
<b>SUBTOTAL WARNERVALE TOWN CENTRE PARKS</b>					<b>5.14</b>	<b>\$5,007,797</b>		<b>\$5,007,797</b>	<b>\$138</b>	
<b>WADALBA SOUTH (WELOG) PARKS</b>										

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
SW P1	SEW Small Park 1 (North East Park - 130 Jensen Road, Wadalba)	Part Lot 15 DP 12304	MJD Valuers \$Jan20	\$800,000	0.50	\$400,000	100%	\$400,000	\$11	Land to be acquired with adjoining development
SW P2	Large Park (Southern Park - 17-37 Jensen Road, Tacoma )	Part Lot 3 DP 1171444	MJD Valuers \$Jan20	\$150,000	2.65	\$397,500	100%	\$397,500	\$11	Land to be acquired with adjoining development
<b>SUBTOTAL WADALBA SOUTH (WELOG) PARKS</b>					<b>3.15</b>	<b>\$797,500</b>		<b>\$797,500</b>	<b>\$22</b>	
<b>PLAYING FIELDS AND COURTS</b>										
F1	Woongarah Sportsfields - 57 Hakone Rd, Woongarah (north side)	Lot 85a DP 22837 (2 914) & Lot 85a DP 22837 ( 2 914)	Acquisition price \$Dec14	\$619,419	5.04	\$3,431,721	100%	\$3,431,721	\$95	Land acquired
F2-1	Hamlyn Terrace Playing Fields - 80 Minnesota Rd, Hamlyn Terrace	Lot 71 DP 1154758	Acquisition price \$Dec14	\$455,673	4.79	\$2,399,304	100%	\$2,399,304	\$66	Land acquired
F3-1	Wadalba Sporting Complex - 591 Pacific Highway, Wadalba	Lot 1 DP 369486	Acquisition price \$Dec14	\$875,578	2.56	\$2,463,949	100%	\$2,463,949	\$68	Land acquired
F3-2	Wadalba Sporting Complex - 592	Lot 2 DP 369486	Acquisition price \$Dec14	\$846,311	2.28	\$2,121,104	100%	\$2,121,104	\$59	Land acquired

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
	Pacific Highway, Wadalba									
F3-3	Wadalba Sporting Complex - 593 Pacific Highway, Wadalba	Lot 1 DP 412885	Acquisition price \$Dec14	\$372,141	0.94	\$384,532	100%	\$384,532	\$11	Land acquired
F3-4	Wadalba Sporting Complex - 594 Pacific Highway, Wadalba	Lot 3 DP 1093787	Acquisition price \$Dec14	\$202,733	3.77	\$840,160	100%	\$840,160	\$23	Land acquired
D1	77-85 Jensen Road Wadalba	Lot 1 DP567256 & Lot 24 DP802160	MJD Valuers \$Oct19	\$1,350,000	5.20	\$7,037,985	100%	\$7,037,985	\$194	Land to be acquired with adjoining development
<b>SUBTOTAL PLAYING FIELDS AND COURTS</b>					<b>24.58</b>	<b>\$18,678,754</b>		<b>\$18,678,754</b>	<b>\$516</b>	
<b>SEMI NATURAL AREAS</b>										
SN 6-1	25 Mataram Rd, Woongarra	part Lot 11 DP 1145788	2011 R & R Valuations in \$Dec14	\$789,581	0.56	\$482,839	100%	\$482,839	\$13	Land to be dedicated with adjoining development
SN 6-3	Cascade Rd Woongarra	Lot 732 DP 1157871	Acquisition price \$Dec14	\$1,047,211	0.29	\$333,050	100%	\$333,050	\$9	Land acquired

## 2.4

## Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
SN 6-4	25 Mataram Rd, Woongarra	Lot 10 DP 1145788	Acquisition price \$Dec14	\$177,782	0.05	\$9,377	100%	\$9,377	\$0.3	Land acquired
<b>SUBTOTAL SEMI NATURAL AREAS</b>					<b>0.89</b>	<b>\$825,266</b>		<b>\$825,266</b>	<b>\$23</b>	
<b>TOTAL OPEN SPACE LAND COSTS</b>					<b>57.25</b>	<b>\$38,983,377</b>		<b>\$38,983,377</b>	<b>\$1,076</b>	

Note: Land costs for open space do not include any area for the Hill Top Park (Council-owned land) and only the partial area requirements for park S6-2 (which is also on drainage land).

## A4.1.2 Open Space – Embellishment

Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)*	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
<b>WWAHT SMALL PARKS</b>										
S1	Small park - 44 Birch Dr, Hamlyn Terrace	Lot 157 DP 1045368	Works cost \$Dec14	\$373,280	0.50	\$204,918	100%	\$204,918	\$6	Works completed
S2	Small park within additional Wadalba environmental corridor	Part lot 152 DP 1097858 (452 ha of 1.632 ha)	Works cost \$Dec14	\$550,213	0.50	\$303,621	100%	\$303,621	\$8	Works completed
S3a	Small park - 241 Johns Rd, Wadalba (cnr Pacific Hwy)	Lot 126 DP 1046712	Works cost \$Dec14	\$215,765	0.38	\$89,818	100%	\$89,818	\$2	Works completed
S3b-1 & S3b-2	Small park - "Owl Park" 2W Pinto Way, Wadalba & 19W Quarterhorse Pde, Wadalba	Lot 1111 DP 1109861 & Lot 1112 DP 1080360	Works cost \$Dec14	\$326,713	0.44	\$159,745	100%	\$159,745	\$4	Works completed
S4-1 & S4-2	Small park - 228 & 229 Johns Road, Wadalba (Southern Side)	Lot 11 DP 1107413 & Lot 432 DP 1080786	Works cost \$Dec14	\$604,528	0.50	\$332,264	100%	\$332,264	\$9	Works completed
S5	Small park - 87 Mataram Rd, Woongarra	Lot 2 DP 1100817	Works cost \$Dec14	\$2,706,763	0.40	\$1,190,164	100%	\$1,190,164	\$33	Works completed

## 2.4

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S6-1	Small park - 26W Mataram Rd, Woongarra	Part Lot2 DP 1009396	Works cost \$Dec14	\$184,917	0.52	\$105,701	100%	\$105,701	\$3	Works completed
S6-2	Small park - 11 Plane Tree Circuit, Woongarra (includes partial embellishment of drainage land and cycleway)	lot 143 DP 857809	Works cost \$Dec14	\$25,179	0.52	\$14,334	100%	\$14,334	\$0.5	Works completed
S7	Small park - 33 Peppercorn Ave, Woongarra	Lots 260 DP 1036768	Works cost \$Dec14	\$352,644	0.50	\$193,822	100%	\$193,822	\$5	Works completed
S8	Small park - 11 Oregon Pl, Hamlyn Terrace	Lot 271 DP 875227	Works cost \$Dec14	\$208,443	0.50	\$114,772	100%	\$114,772	\$3	Works completed
S9	Small park - 5W Paperbark St, Hamlyn Terrace	Part Lot 367 DP 881531 (0.5 ha of 3.53ha)	Works cost \$Dec14	\$168,998	0.50	\$92,886	100%	\$92,886	\$3	Works completed
S10	Small park - 17 Highland Cr, Hamlyn Terrace	Lot 282 DP 877952	Works cost \$Dec14	\$170,928	0.50	\$93,965	100%	\$93,965	\$3	Works completed
S11-1	Small park - 2 Peony Place, Hamlyn Terrace	Lot 197 DP 1089251	Works cost estimate \$Dec19	\$520,000	0.90	\$464,533	100%	\$464,533	\$13	Works to be completed in conjunction with adjoining development

## 2.4

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S13	West Louisiana - part of Louisiana Road infill precinct	Lot 4 DP 208596	Works cost estimate \$Dec19	\$520,000	0.52	\$266,915	100%	\$266,915	\$7	Works to be completed in conjunction with adjoining development
S14-1	Small park - 81W & 83W Skyhawk Ave, Hamlyn Terrace	Lot 2043 DP 1033080 (formerly Lot 2 DP 347653)	Works cost \$Dec14	\$456,137	0.30	\$150,423	100%	\$150,423	\$4	Works completed
S15-1	West Louisiana - part of Louisiana Road infill precinct	Lot 1 DP 168292, Lot 1 DP 43827	Works cost \$Dec14	\$520,130	0.30	\$171,526	100%	\$171,526	\$5	Works completed
<b>SUBTOTAL WWAHT SMALL PARKS</b>					<b>7.78</b>	<b>\$3,949,407</b>		<b>\$3,949,407</b>	<b>\$109</b>	
<b>WWAHT LARGE PARKS</b>										
L1-1 & L1-2	Large park - 38-46 Mountain View Dr, Woongarra	Lot 97 DP 1033345 & Lot 335 DP 867549	Works cost \$Dec14	\$47,129	3.80	\$197,072	100%	\$197,072	\$5	Works completed
L1-3 & L1-4	Large park - 38-46 Mountain View Dr, Woongarra	Lot 25 DP 1043482 & Lot 498 DP 874312	Works cost \$Dec14	\$94,549	2.24	\$233,081	100%	\$233,081	\$6	Works completed
<b>SUBTOTAL WWAHT LARGE PARKS</b>					<b>6.05</b>	<b>\$430,152</b>		<b>\$430,152</b>	<b>\$12</b>	

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Ref	Local infrastructure item or location	Description (lot)	Cost source	Source cost rate (\$/ha)*	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
<b>PRECINCT 7A PARKS</b>										
P7-OS 1 & P7-OS 2	To be determined with reference to future road network	Part Lots 1 & 2 DP 1101086	Works cost estimate \$Dec19	\$520,000	0.50	\$258,074	100%	\$258,074	\$7	Works to be completed in conjunction with adjoining development
P7-OS 3	15-19 Virginia Rd, Warnervale	Part Lots 136 DP 24673	Works cost estimate \$Dec19	\$520,000	0.61	\$314,541	100%	\$314,541	\$9	Works to be completed in conjunction with adjoining development
P7-OS 4	27-31 Virginia Rd, Warnervale	Part Lots 137 DP 24673	Works cost estimate \$Dec19	\$520,000	0.08	\$41,911	100%	\$41,911	\$1	Works to be completed in conjunction with adjoining development
P7-OS 5	21-25 Virginia Rd, Warnervale	Part Lots 138 DP 24673	Works cost estimate \$Dec19	\$520,000	0.59	\$302,773	100%	\$302,773	\$8	Works to be completed in conjunction with adjoining development
P7-OS 6	To be determined with reference to future road network	Part Lot 271 DP 707329	Works cost estimate \$Dec19	\$520,000	0.50	\$258,074	100%	\$258,074	\$7	Works to be completed in conjunction with adjoining development
P7-OS 7	To be determined with reference to	Part Lot 1 DP124109	Works cost	\$520,000	0.50	\$258,074	100%	\$258,074	\$7	Works to be completed in conjunction



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	future road network		estimate \$Dec19							with adjoining development
<b>SUBTOTAL PRECINCT 7A PARKS</b>					<b>2.78</b>	<b>\$1,433,447</b>		<b>\$1,433,447</b>	<b>\$40</b>	
<b>WARNERVALE TOWN CENTRE PARKS</b>										
WTC OS-1	WTC Ridge Park East	Part Lots 57, 58, 59 & 60 DP 7527	Works cost estimate \$Dec19	\$520,000	3.40	\$1,754,904	100%	\$1,754,904	\$48	Works to be completed in conjunction with adjoining development
WTC OS-2	WTC Ridge Park West	Part Lot 1 DP 357408	Works cost estimate \$Dec19	\$520,000	1.47	\$756,165	100%	\$756,165	\$21	Works to be completed in conjunction with adjoining development
<b>SUBTOTAL WARNERVALE TOWN CENTRE PARKS</b>					<b>4.87</b>	<b>\$2,511,068</b>		<b>\$2,511,068</b>	<b>\$69</b>	
<b>WADALBA SOUTH (WELOG) PARKS</b>										
SW P1	SEW Small Park 1		Works cost estimate \$Dec19	\$520,000	0.50	\$258,074	100%	\$258,074	\$7	Works to be completed in conjunction with adjoining development
SW P2	Large Park		Works cost estimate \$Dec19	\$1,483,019	2.65	\$3,900,889	100%	\$3,900,889	\$108	Works to be completed in conjunction with adjoining development

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<b>SUBTOTAL WADALBA SOUTH (WELOG) PARKS</b>					<b>3.15</b>	<b>\$4,158,963</b>		<b>\$4,158,963</b>	<b>\$115</b>	
<b>DISTRICT PARK</b>										
DP-1	Hill Top Park		Works cost estimate \$Mar20	\$1,239,394	4.59	\$5,693,402	100%	\$5,693,402	\$157	Works to be completed in conjunction with adjoining development
<b>SUBTOTAL DISTRICT PARK</b>					<b>4.59</b>	<b>\$5,693,402</b>		<b>\$5,693,402</b>	<b>\$157</b>	
<b>PLAYING FIELDS AND COURTS</b>										
F1	57 Hakone Rd, Woongarra (north side)	Lot 85a DP 22837 (2 914) & Lot 85a DP 22837 ( 2 914)	Works cost \$Dec14	\$16,127	5.04	\$89,347	100%	\$89,347	\$2	Works completed
F2-1	80 Minnesota Road, Hamlyn Terrace	Lot 71 DP 1154758	Works cost \$Dec14	\$3,369	4.79	\$17,741	100%	\$17,741	\$0.5	Works completed
F3-1, F3-2, F3-3 & F3-4	Wadalba Sporting Complex - 591 Pacific Highway, Wadalba	Lot 1 DP369486, Lot 2 DP 369486, Lot 1 DP 412885, Lot 3 DP 1093787	Works cost \$Dec14	\$901,143	9.55	\$9,460,066	100%	\$9,460,066	\$261	Works completed
D1	District playing fields - 77-85 Jensen Road Wadalba		Works cost estimate \$Dec19	\$1,346,154	5.20	\$6,948,148	100%	\$6,948,148	\$192	Works to be completed in conjunction

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										with adjoining development
<b>SUBTOTAL PLAYING FIELDS AND COURTS</b>					<b>24.58</b>	<b>\$16,515,302</b>		<b>\$16,515,302</b>	<b>\$456</b>	
<b>SEMI NATURAL AREAS</b>										
SN 6-1	Semi natural areas - 25 Mataram Rd, Woongarra	part Lot 11 DP 1145788 (0.5563 ha of 1.327 ha)	Works cost estimate \$Dec19	\$140,500	0.56	\$77,581	100%	\$77,581	\$2	Works to be completed in conjunction with adjoining development
SN 6-3	Semi natural areas - Cascade Rd Woongarra	Lot 732 DP 1157871	Works cost \$Dec14	\$91,224	0.29	\$29,013	100%	\$29,013	\$1	Works completed
<b>SUBTOTAL SEMI NATURAL AREAS</b>					<b>0.85</b>	<b>\$106,594</b>		<b>\$106,594</b>	<b>\$3</b>	
<b>OTHER</b>										
	Pedestrian Bridge - Woongarra Waters adjacent to Waterside Drive	-	Works cost \$Dec14	-	item	\$311,903	100%	\$311,903	\$9	Works completed
<b>SUBTOTAL OTHER</b>						<b>\$311,903</b>		<b>\$311,903</b>	<b>\$9</b>	
<b>TOTAL OPEN SPACE EMBELLISHMENT COSTS</b>					<b>54.64</b>	<b>\$35,110,237</b>		<b>\$35,110,237</b>	<b>\$969.42</b>	
<b>TOTAL OPEN SPACE COSTS</b>						<b>\$74,093,614</b>		<b>\$74,093,614</b>	<b>\$2,045.77</b>	

Note: Not all open space land will be embellished, which is why the land areas for embellishment are lower than for land acquisition.



## A4.1.3 Community Facilities – Land

Map Ref	Local infrastructure item	Description (lot)	Cost source	Source cost rate (\$/m <sup>2</sup> )	Required area (m <sup>2</sup> )	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
<b>COMMUNITY FACILITY LAND</b>										
CF3	Hamlyn Terrace Community Centre	Lot 71 DP 1154758 Adjoining Hamlyn Terrace Playing Fields - 80 Minnesota Rd, Hamlyn Terrace	Acquisition price \$Dec14	\$46	2,500	\$125,224	100%	\$125,224	\$3	Land acquired
CF5 & CF6	Warnervale Community Hub - Community Space and Library	CF5 and CF6 are to be co-located within Woongarra/Hamlyn Terrace/ Wadalba	MJD Valuers \$Oct19	\$85	10,000	\$852,178	100%	\$852,178	\$24	Council owned as commercial site
CF7	Indoor Recreation Centre	7,747m <sup>2</sup> building area includes aquatic hall & pools, health & fitness areas, amenities and external areas	MJD Valuers \$Oct19	\$90	20,000	\$1,804,611	27%	\$486,120	\$13	Land to be acquired with adjoining development
CF8	Additional Local Community Facility	Facility to be located within South & East Wadalba	MJD Valuers \$Oct19	\$85	3,500	\$298,262	100%	\$298,262	\$8	Land to be acquired with adjoining development
<b>TOTAL COMMUNITY FACILITY LAND COSTS</b>					<b>36,000</b>	<b>\$3,080,276</b>		<b>\$1,761,784</b>	<b>\$49</b>	

## A4.1.4 Community Facilities - Works

Ref	Local infrastructure item	Description	Cost source	Source cost rate (\$/m²)	Required area (m²)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
<b>COMMUNITY FACILITY CAPITAL WORKS</b>										
CF1	Wadalba Community Centre	400m² GFA facility co-located with Wadalba Primary School in 2001-02. \$804,496 payment made to contractors in Sept 2002.	Works cost \$Dec14	\$2,815	400	\$1,237,848	100%	\$1,237,848	\$34	Works completed
CF3	Hamlyn Terrace Community Centre	Lot 71 DP 1154758 Adjoining Hamlyn Terrace Playing Fields - 80 Minnesota Rd, Hamlyn Terrace	Works cost \$Dec11	\$4,093	408	\$1,964,523	100%	\$1,964,523	\$54	Works completed
CF5 & CF6	Warnervale Community Hub - Community Space	Hub comprises multipurpose community centre, youth space, arts/cultural space, customer service space, technology space and library. Relocated from WTC to Education Site	Works cost estimate \$Feb20	\$6,149	2,000	\$12,298,700	100%	\$12,298,700	\$340	Works to be completed with adjoining development

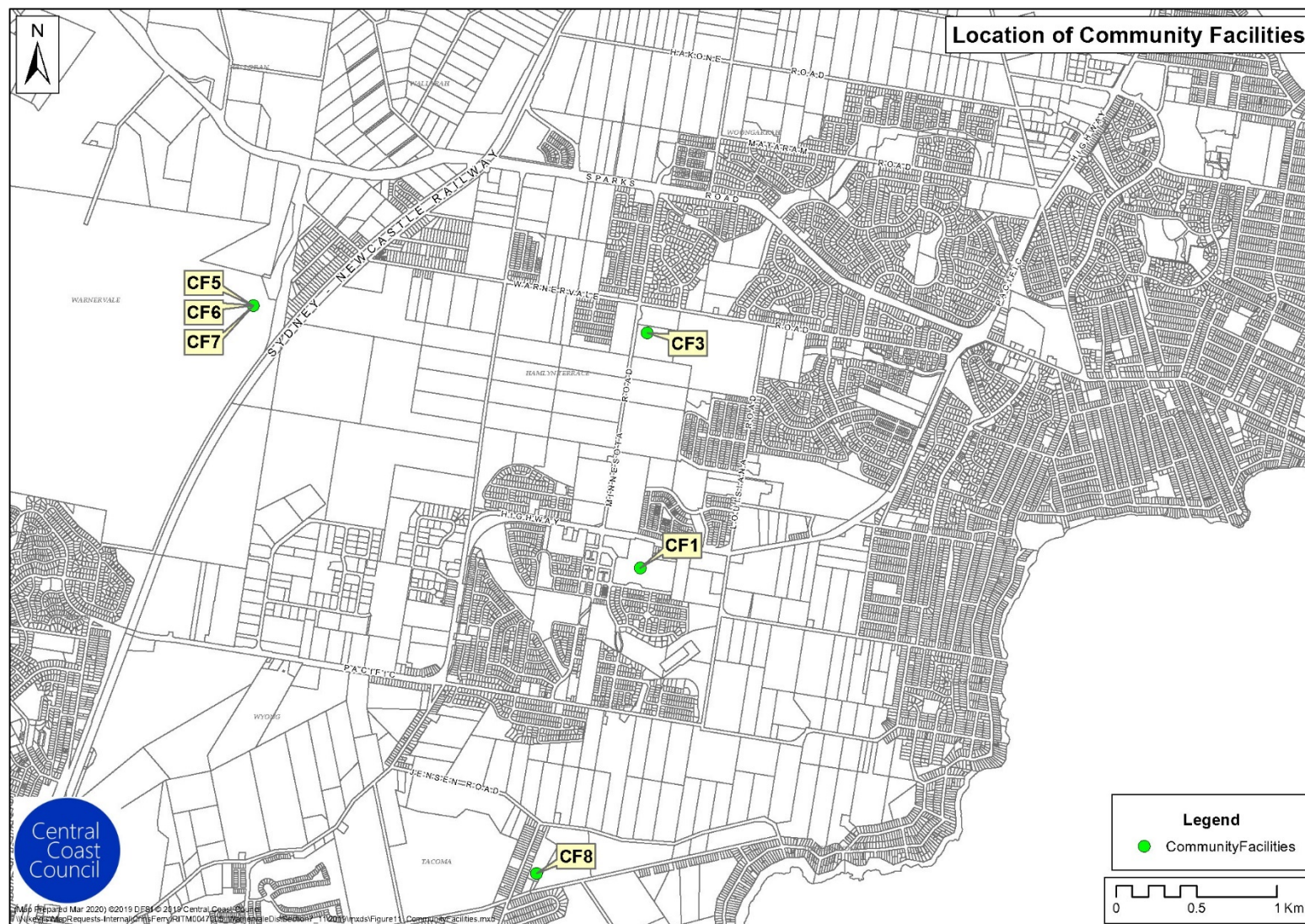


## Attachment 2

## Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT

Ref	Local infrastructure item	Description	Cost source	Source cost rate (\$/m <sup>2</sup> )	Required area (m <sup>2</sup> )	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Contribution rate (\$/person)	Indicative scheduling of works
CF5 & CF6	Warnervale Community Hub - Library	Hub comprises multipurpose community centre, youth space, arts/cultural space, customer service space, technology space and library. Relocated from WTC to Education Site	Works cost estimate \$Feb20	\$6,500	2,000	\$13,000,000	100%	\$13,000,000	\$359	Works to be completed with adjoining development
CF7	Indoor Recreation Centre	7,747m <sup>2</sup> building area includes aquatic hall & pools, health & fitness areas, amenities and external areas	Turner and Townsend \$Jul18	\$5,379	7,700	\$42,827,140	27%	\$11,536,622	\$319	Works to be completed with adjoining development
CF8	Additional Local Community Centre - South & East Wadalba	Jensen Road Wadalba - Co-Located with proposed Playing Fields	Works cost estimate \$Feb20	\$5,341	400	\$2,136,400	100%	\$2,136,400	\$59	Works to be completed with adjoining development
<b>TOTAL COMMUNITY FACILITY WORKS COSTS</b>					<b>12,955</b>	<b>\$73,464,610</b>		<b>\$42,174,093</b>	<b>\$1,164</b>	
<b>TOTAL COMMUNITY FACILITY COSTS</b>						<b>\$76,544,886</b>		<b>\$43,935,877</b>	<b>\$1,213</b>	

### Figure A.3 Community Facilities Locations





## A4.2 Transport Facilities

### A4.2.1 Roadworks – Land

Map Ref	Local infrastructure item	Source	Source cost rate (\$/m <sup>2</sup> )	Required area (m <sup>2</sup> )	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
<b>ROADS LAND</b>											
R 06	Hakone Rd	Acquisition price \$Dec14	\$44	1,131	\$54,209	East Warnervale	\$53,298	\$911	\$3	\$46	Land acquired
R19	Nikko Road (south section) Widening	Acquisition price \$Dec14	\$320	1,917	\$674,324	East Warnervale	\$662,995	\$11,330	\$38	\$572	Land acquired
R49 01	Hakone Road	Acquisition price \$Dec14	\$44	2,940	\$140,976	WWAHT	\$138,729	\$2,247	\$8	\$802	Land acquired
R49 02	Mataram Road	Acquisition price \$Dec14	\$44	3,810	\$182,693	WWAHT	\$179,782	\$2,911	\$11	\$1,040	Land acquired
R49 03	Waterside Drive	Acquisition price \$Dec14	\$44	4,160	\$199,476	WWAHT	\$196,297	\$3,179	\$12	\$1,135	Land acquired
R49 04	Mountain View Dr - between Mataram - Sparks	Acquisition price \$Dec14	\$44	8,960	\$429,641	WWAHT	\$422,795	\$6,847	\$26	\$2,445	Land acquired

## Attachment 2

## Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT

Map Ref	Local infrastructure item	Source	Source cost rate (\$/m <sup>2</sup> )	Required area (m <sup>2</sup> )	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
R49 06	Minnesota Rd (between Sparks & Warnervale Road)	Acquisition price \$Dec14	\$44	1,406	\$67,419	WWAHT / East Warnervale	\$66,308	\$1,111	\$2	\$49	Land acquired
R49 07	Minnesota Rd (between Warnervale Rd & Pacific Hwy)	Acquisition price \$Dec14	\$44	338	\$16,207	WWAHT / East Warnervale / WEZ South & West/ Education Precinct	\$15,049	\$1,159	\$0	\$9	Land acquired
R49 08	Warnervale Rd	Acquisition price \$Dec14	\$44	2,740	\$131,386	WWAHT	\$129,292	\$2,094	\$8	\$748	Land acquired
R49 09	Louisiana Rd (Nth Pacific Hwy to Warnervale Rd)	Acquisition price \$Dec14	\$44	2,370	\$113,644	WWAHT	\$111,833	\$1,811	\$7	\$647	Land acquired
R49 10	Figtree Boulevard	Acquisition price \$Dec14	\$44	5,915	\$283,630	WWAHT	\$279,110	\$4,520	\$17	\$1,614	Land acquired
R49 12	Johns Rd	Council cost estimate \$Dec14	\$44	3,120	\$149,607	WWAHT	\$147,223	\$2,384	\$9	\$851	Small amount of land still be acquired in conjunction with the adjoining development

## Attachment 2

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Map Ref	Local infrastructure item	Source	Source cost rate (\$/m <sup>2</sup> )	Required area (m <sup>2</sup> )	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
R49 13	Louisiana Rd (Sth Pacific Hwy)	Acquisition price \$Dec14	\$44	700	\$33,566	East Warnervale	\$33,002	\$564	\$2	\$28	Land acquired
R49 14	Georgia Drive / Primrose Drive	Acquisition price \$Dec14	varies	9,265	\$363,318	WWAHT	\$357,528	\$5,790	\$22	\$2,068	Land acquired
R49 15	Peppercorn Avenue (North - Sparks Road)	Acquisition price \$Dec14	\$44	3,000	\$143,853	WWAHT	\$141,561	\$2,292	\$9	\$819	Land acquired
R49 16	Clydesdale Street	Acquisition price \$Dec14	\$44	3,200	\$153,443	WWAHT	\$150,998	\$2,445	\$9	\$873	Land acquired
R49 17	New Rear Residential Access - DPs 22195	Acquisition price \$Dec14	\$44	2,200	\$105,492	NWIE	\$0	\$105,492	\$0	\$4,323	Land acquired
R49 18	Devon Lane - Nth Wyong Industrial - Residential Rear Access	Acquisition price \$Dec14	\$44	2,200	\$386,738	NWIE	\$0	\$386,738	\$0	\$15,850	Land acquired
R49 19	Orchid Way	Acquisition price \$Dec14	by deed	na	\$178,181	WWAHT	\$175,341	\$2,839	\$11	\$1,014	Land acquired

## Attachment 2

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Map Ref	Local infrastructure item	Source	Source cost rate (\$/m <sup>2</sup> )	Required area (m <sup>2</sup> )	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
R49-20	Fairmont Boulevarde	Acquisition price \$Dec14	by deed	n/a	\$177,898	WWAHT	\$175,063	\$2,835	\$11	\$1,012	Land acquired
RP7-01	Precinct 7A Entry Road (Road 1)	Acquisition price \$Dec14	\$44	5,776	\$276,965	East Warnervale / WEZ South & West/ Education Precinct	\$248,847	\$28,118	\$14	\$219	Land acquired
RP7-03	Warnervale Road (Western End)	Acquisition price \$Dec14	varies	7,560	\$551,164	East Warnervale / WEZ South & West/ Education Precinct	\$495,208	\$55,956	\$28	\$437	Land acquired
RSW-1	Jensen Road Widening Difference between a Local Street and Collector Road	Council cost estimate \$Dec14	\$44	12,957	\$626,692	East Warnervale	\$616,162	\$10,530	\$35	\$532	In conjunction with the adjoining development
RSW-2	Orchid Way Extension Difference between a Local Street and Collector Road	Council cost estimate \$Dec14	\$44	6,111	\$295,571	East Warnervale	\$290,605	\$4,966	\$17	\$251	In conjunction with the adjoining development
SW-1 to SW-3	Three roundabout intersections in Wadalba	Council cost estimate \$Dec14	\$44	191	\$9,261	East Warnervale	\$9,106	\$156	\$1	\$8	Small amount of land still be acquired in conjunction

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Map Ref	Local infrastructure item	Source	Source cost rate (\$/m <sup>2</sup> )	Required area (m <sup>2</sup> )	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
											with the adjoining development
<b>SUBTOTAL ROADS LAND</b>					<b>\$5,745,357</b>		<b>\$5,096,132</b>	<b>\$649,225</b>	<b>\$298</b>	<b>\$37,394</b>	

## A4.2.2 Roadworks – Capital Works

Map Ref	Local infrastructure item	Source	Source cost rate (\$/m)	Required length (m)	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
<b>ROADWORKS</b>											
R3	District Entry Road from Sparks Rd	Works cost \$Dec14	\$109	558	\$65,874	East Warnervale	\$64,767	\$1,107	\$4	\$56	Works completed
R4a	Hiawatha Road (Half collector upgrade)	MB QS Estimate \$Oct19	\$3,038	455	\$1,382,218	East Warnervale	\$1,358,994	\$23,224	\$78	\$1,173	In conjunction with the adjoining development
R4b	Hiawatha Road (Kerb, gutter and footpath)	MB QS Estimate \$Oct19	\$1,604	355	\$569,253	East Warnervale	\$559,689	\$9,565	\$32	\$483	In conjunction with the adjoining development
R6a	Hakone Road (Half collector type 7 adjacent open space) ex. other funding sources	MB QS Estimate \$Oct19	\$4,309	244	\$1,051,375	East Warnervale	\$1,033,710	\$17,665	\$59	\$892	In conjunction with the adjoining development
R6b	Hakone Road (Difference between collector and access road)	MB QS Estimate \$Oct19	\$556	606	\$336,764	East Warnervale	\$331,105	\$5,658	\$19	\$286	In conjunction with the adjoining development

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Map Ref	Local infrastructure item	Source	Source cost rate (\$/m)	Required length (m)	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
R8a	Link Road - Alternate Access Road from New Access Road (R08a) to Mountain Road	MB QS Estimate \$Oct19	\$9,667	578	\$5,587,319	West Warnervale	\$1,843,631	\$3,743,688	\$829	\$18,247	In conjunction with the adjoining development
R8b	New Industrial Road - Connecting Sparks Road and Link Road to Mountain Road	MB QS Estimate \$Oct19	\$5,936	515	\$3,056,820	West Warnervale	\$1,008,650	\$2,048,171	\$454	\$9,983	In conjunction with the adjoining development
R19	Nikko Road (south section) Widening	MB QS Estimate \$Oct19	\$2,488	291	\$723,988	East Warnervale	\$711,824	\$12,164	\$41	\$614	In conjunction with the adjoining development
R29	Hill Top Park Frontage	MB QS Estimate \$Oct19	\$9,546	120	\$1,145,572	East Warnervale	\$1,126,324	\$19,248	\$65	\$972	In conjunction with the adjoining development
R41	WTC Riparian Crossing - Pedestrian Bridge (3m wide)	MB QS Estimate \$Oct19	\$10,500	80	\$840,000	East Warnervale	\$825,886	\$14,114	\$47	\$713	In conjunction with the adjoining development

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R57	WTC Cycleways (3,100m offroad) & Bus Shelters (8)	MB QS Estimate \$Oct19		3,100	\$2,853,126	East Warnervale	\$2,805,188	\$47,938	\$161	\$2,421	In conjunction with the adjoining development
R49-1	Hakone Road (Additional 4m width pavement, 2m road reserve, Eastern End)	MB QS Estimate \$Oct19	\$2,057	270	\$555,353	WWAHT	\$546,503	\$8,850	\$33	\$3,161	Mostly complete
R49-2	Mataram Road (Additional 4m width pavement, 2m road reserve, Eastern End)	MB QS Estimate \$Oct19	\$1,767	190	\$335,763	WWAHT	\$330,413	\$5,351	\$20	\$1,911	Works completed
R49-3	Waterside Drive	Works cost \$Dec14	\$1,060	680	\$792,388	WWAHT	\$779,761	\$12,627	\$47	\$4,510	Works completed
R49-4	Mountain View Dr (between Mataram & Sparks Road)	Works cost \$Dec14	\$970	1,280	\$1,365,382	WWAHT	\$1,343,623	\$21,759	\$81	\$7,771	Works completed
R49-6	Minnesota Rd (between Sparks & Warnervale Road)	Works cost \$Dec14	\$424	703	\$327,779	WWAHT / East Warnervale	\$322,377	\$5,402	\$9	\$239	Works completed



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R49-7	Minnesota Rd (between Warnervale Rd & Pacific Hwy)	Works cost \$Dec14	\$5,095	1,389	\$7,779,667	WWAHT / East Warnervale / WEZ South & West/ Education Precinct	\$7,223,488	\$556,179	\$212	\$4,248	Works completed
R49-8	Warnervale Rd	MB QS Estimate \$Oct19	\$911	455	\$414,710	WWAHT	\$408,101	\$6,609	\$25	\$2,360	Mostly complete (except some sections of Warnervale Rd -east & south)
R49-9	Louisiana Rd (Nth Pacific Hwy to Warnervale Rd)	MB QS Estimate \$Oct19	\$784	229	\$179,610	WWAHT	\$176,748	\$2,862	\$11	\$1,022	Partially complete
R49 10	Figtree Boulevard	Works cost \$Dec14	\$1,292	1,105	\$1,568,803	WWAHT	\$1,543,803	\$25,000	\$93	\$8,929	Works completed
R49 13	Louisiana Rd (Sth Pacific Hwy)	Works cost \$Dec14	\$687	350	\$264,470	East Warnervale	\$260,026	\$4,444	\$15	\$224	Works completed
R49 14	Georgia Drive / Primrose Drive	Works cost \$Dec14	\$267	1,680	\$493,054	WWAHT	\$485,197	\$7,857	\$29	\$2,806	Works completed

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R49 15	Peppercorn Avenue (North - Sparks Road)	Works cost \$Dec14	\$343	1,000	\$377,376	WWAHT	\$371,362	\$6,014	\$22	\$2,148	Works completed
R49 16	Clydesdale Street	Works cost \$Dec14	\$39	1,400	\$59,589	WWAHT	\$58,640	\$950	\$4	\$339	Works completed
R49 17	New Rear Residential Access - DPs 22195	MB QS Estimate \$Oct19	\$2,493	179	\$446,301	NWIE	-	\$446,301	-	\$18,291	With development of industrial area.
R49 18	Devon Lane - Nth Wyong Industrial - Residential Rear Access	Works cost \$Dec14	\$1,429	160	\$251,261	NWIE	-	\$251,261	-	\$10,298	Works completed
R49 19	Orchid Way	Works cost \$Dec14	\$1,246	510	\$698,261	WWAHT	\$687,134	\$11,127	\$42	\$3,974	Works completed
R49 20	Louisiana Rd-Minnesota Rd Link - Fairmont Boulevard	Works cost \$Dec14	\$804	845	\$746,713	WWAHT	\$734,813	\$11,900	\$44	\$4,250	Works completed
R49 30	Cycleways, Bus Stops, bus lay-bys & pedestrian refuges	Works cost \$Dec14			\$1,080,201	WWAHT	\$1,062,987	\$17,214	\$64	\$6,148	Works completed

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Map Ref	Local infrastructure item	Source	Source cost rate (\$/m)	Required length (m)	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
RP7-01	Precinct 7A Entry Road (Road 1 - difference between cost of collector and local roads)	MB QS Estimate \$Oct19	\$1,163	811	\$943,193	East Warnervale / WEZ South & West/ Education Precinct	\$847,437	\$95,756	\$49	\$747	In conjunction with the adjoining development
RP7-02a	Virginia Road (Half collector adjoining oval)	MB QS Estimate \$Oct19	\$2,390	328	\$783,895	East Warnervale	\$770,724	\$13,171	\$44	\$665	In conjunction with the adjoining development
RP7-02b	Virginia Road (Full collector adjoining oval inc retaining wall & culvert)	MB QS Estimate \$Oct19	\$6,359	383	\$2,435,456	East Warnervale	\$2,394,535	\$40,920	\$137	\$2,067	In conjunction with the adjoining development
RP7-03	Warnervale Road (Western End - difference between cost of bus collector and local road)	MB QS Estimate \$Oct19	\$1,461	1,466	\$2,141,140	East Warnervale / WEZ South & West/ Education Precinct	\$1,923,765	\$217,375	\$110	\$1,696	In conjunction with the adjoining development
RP7-04	Albert Warner Drive (half local road)	MB QS Estimate \$Oct19	\$2,587	66	\$170,766	East Warnervale / WEZ South & West/ Education Precinct	\$153,429	\$17,337	\$9	\$135	In conjunction with the adjoining development

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RP7-05	Cycleways	MB QS Estimate \$Oct19	\$716	1,000	\$716,188	East Warnervale	\$704,154	\$12,033	\$40	\$608	In conjunction with the adjoining development
RSW-1	Jensen Road Widening Difference between a Local Street and Collector Road	MB QS Estimate \$Oct19	\$645	1,851	\$1,194,456	East Warnervale	\$1,174,387	\$20,069	\$67	\$1,014	In conjunction with the adjoining development
RSW-2	Orchid Way Extension Difference between a Local Street and Collector Road	MB QS Estimate \$Oct19	\$645	873	\$563,350	East Warnervale	\$553,884	\$9,465	\$32	\$478	In conjunction with the adjoining development
RSW-3	SW Riparian Crossing - Pedestrian Bridge (3m wide)	MB QS Estimate \$Feb20	\$10,500	40	\$420,000	East Warnervale	\$412,943	\$7,057	\$24	\$356	In conjunction with the adjoining development
RSW-4	SW Riparian Crossing - Pedestrian Bridge (3m wide)	MB QS Estimate \$Feb20	\$10,500	40	\$420,000	East Warnervale	\$412,943	\$7,057	\$24	\$356	In conjunction with the adjoining development

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

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SUBTOTAL ROADWORKS					\$45,137,434		\$37,352,946	\$7,784,487	\$3,076	\$126,592	
TOTAL ROADS - LAND & WORKS					\$50,882,791		\$42,449,078	\$8,433,713	\$3,374	\$163,986	

## A4.2.3 Intersections – Capital Works only

Map Ref	Local infrastructure item	Source	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
11	Mataram Rd/Hiawatha Roads (Raised Intersection Upgrade, with speed cushions in Hiawatha)	MB QS Estimate \$Oct19	\$313,791	East Warnervale	\$308,519	\$5,272	\$18	\$266	In conjunction with the adjoining development
13	WTC 4-Way Internal Intersection Upgrade on Entry Rd (Signals)	MB QS Estimate \$Oct19	\$924,585	East Warnervale	\$909,050	\$15,535	\$52	\$785	Stage 1 (construction of intersection) in conjunction with the adjoining development. Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs or there are safety issues.
14	WTC 4-Way northern internal intersection upgrade Road Type 3B/Road Type 3B (Signals) (MB - Cost estimate for 100m existing road and 100m new	MB QS Estimate \$Oct19	\$1,491,595	East Warnervale	\$1,466,533	\$25,062	\$84	\$1,266	In conjunction with the adjoining development

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Map Ref	Local infrastructure item	Source	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
	road, council now suggesting 3 way intersection - need to finalise scope)								
15	WTC 4-way middle Internal Intersection - Road Type 8A/Road Type 10 (Signals) (MB - cost estimate for new intersection inc 100m collector & local road) Need to define allowance for road. Council now suggesting 3 way intersection - need to finalise scope)	MB QS Estimate \$Oct19	\$1,328,267	East Warnervale	\$1,305,950	\$22,317	\$75	\$1,127	In conjunction with the adjoining development or when average delay for intersection exceeds 42 secs or there are safety issues.
17	Chelmsford/Arizona Roads (Roundabout Upgrade (10m wide))	MB QS Estimate \$Oct19	\$2,607,418	WWAHT / East Warnervale	\$2,564,448	\$42,970	\$75	\$1,901	In conjunction with the adjoining development or when average delay for intersection exceeds 42 secs or there are safety issues.
18	Arizona/Hakone Roads (Roundabout	MB QS Estimate \$Oct19	\$2,924,812	WWAHT / East Warnervale	\$2,876,611	\$48,201	\$85	\$2,133	In conjunction with the adjoining development or when average

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Map Ref	Local infrastructure item	Source	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
	Upgrade (16m wide))								delay for intersection exceeds 42 secs or there are safety issues.
I9	Hakone Rd/Waterside Dr/Sports Field (4 Way Intersection Upgrade - Signals)	MB QS Estimate \$Oct19	\$955,295	WWAHT / East Warnervale	\$939,552	\$15,743	\$28	\$697	Stage 1 (construction of intersection) in conjunction with the adjoining development. Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs or there are safety issues.
I10	Hakone/Hiawatha Roads (4-Way Intersection Upgrade - Signals)	MB QS Estimate \$Oct19	\$1,632,919	East Warnervale	\$1,605,483	\$27,436	\$92	\$1,386	Stage 1 (construction of intersection) in conjunction with the adjoining development. Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs or there are safety issues.



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I11	Entry Road/Main Street/ Nikko Rd extension (3-way Intersection Upgrade - Signals)	MB QS Estimate \$Oct19	\$876,321	East Warnervale	\$861,597	\$14,724	\$49	\$744	Stage 1 (construction of intersection) in conjunction with the adjoining development. Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs or there are safety issues.
I21	Sub-arterial/Railway Station/ Nikko Rd (3-Way Intersection - Signals or Roundabout)	MB QS Estimate \$Oct19	\$1,637,517	East Warnervale	\$1,610,004	\$27,513	\$92	\$1,390	Stage 1 (construction of intersection) in conjunction with the adjoining development. Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs or there are safety issues.
I23b	Sparks Rd/Link Rd (Intersection Upgrade - North leg off Sparks Road Only - Signals)	MB QS Estimate \$Oct19	\$2,124,122	West Warnervale/ WEZ South & West/ Education Precinct	\$486,161	\$1,637,961	\$219	\$5,225	Stage 1 (construction of intersection) in conjunction with the adjoining

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									development. Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs or there are safety issues.
I27	Sparks Rd/Hue Hue Rd (3-Way Intersection Upgrade)	MB QS Estimate \$Oct19	\$2,244,288	East Warnervale	\$2,206,580	\$37,708	\$126	\$1,904	In conjunction with the adjoining development
I31	WTC Entry Rd/ Nikko Rd /Road (Upgrade Intersection)	MB QS Estimate \$Oct19	\$686,316	East Warnervale	\$675,379	\$10,937	\$39	\$552	In conjunction with the adjoining development
I32	WTC Internal Intersection - Mataram Rd Extension/Minnesota Rd Extension (Raised Intersection Upgrade)	MB QS Estimate \$Oct19	\$957,466	East Warnervale	\$941,379	\$16,087	\$54	\$812	In conjunction with the adjoining development
I32a	Mataram Road Extension (Pedestrian Signals)	MB QS Estimate \$Oct19	\$282,861	East Warnervale	\$278,108	\$4,753	\$16	\$240	Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs

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Map Ref	Local infrastructure item	Source	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
									or there are safety issues.
I 49 1	Sparks/Warnervale Roads (Signals)	Council cost estimate \$Dec14	\$1,059,935	WWAHT	\$1,043,044	\$16,891	\$63	\$6,033	Stage 1 Complete. Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs or there are safety issues.
I 49 2	Sparks/Minnesota Roads (Signals)	Council cost estimate \$Dec14	\$4,164,244	WWAHT / East Warnervale	\$4,095,617	\$68,627	\$120	\$3,037	Stage 1 Complete. Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs or there are safety issues.
I 49 3	Sparks/Pacific Hwy/Wallarah Roads (Signals)	Council cost estimate \$Dec14	\$1,277,398	WWAHT	\$1,257,042	\$20,357	\$76	\$7,270	Stage 1 Complete. Stage 2 retrofit Signals when average delay for intersection exceeds 42 secs or there are safety issues.

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

Map Ref	Local infrastructure item	Source	Total cost indexed to \$Mar20	Contribution catchment	Residential costs	Non-residential costs	Residential contribution rate (\$/person)	Non-residential contributions rate (\$/ha NDA)	Indicative scheduling of works
I 49 4	Sparks/Peppercorn (Left in / left out only)	Works cost \$Dec14	\$1,007,531	WWAHT	\$991,475	\$16,056	\$60	\$5,734	Completed works
I 49 5	Pacific Hwy/Pearce Rd/Craigie Ave (incl ped facility) (Signals)	Works cost \$Dec14	\$2,304,897	WWAHT	\$2,268,166	\$36,731	\$137	\$13,118	Completed works
I 49 6	Pacific Hwy / Minnesota Rd-Figtree Boulevard (Signals)	Works cost \$Dec14	\$2,523,172	WWAHT / East Warnervale	\$2,481,590	\$41,582	\$73	\$1,840	Completed works
I 49 7	Minnesota Rd/Warnervale Rd (Signals with left turn slip lane)	Works cost \$Dec14	\$2,929,649	WWAHT / East Warnervale	\$2,881,368	\$48,281	\$85	\$2,136	Completed works
I 49 8	Pacific Highway/Warnervale Road (Closure)	Works cost \$Dec14	\$147,859	WWAHT	\$145,503	\$2,356	\$9	\$842	Completed works
I 49 10	Sparks/Dundonald Road - turning land added to Sparks Rd	Works cost \$Dec14	\$145,747	WWAHT	\$143,425	\$2,323	\$9	\$830	Completed works
I 49 12	Mataram Rd / Mountain View Dr (Raised Intersection Upgrade)	MB QS Estimate \$Mar20	\$343,045	WWAHT	\$337,578	\$5,467	\$20	\$1,952	When average delay for intersection exceeds 42 secs or there are safety issues.

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I 49 14	Warnervale Rd/Louisiana Rd (Raised Intersection Upgrade)	MB QS Estimate \$Mar20	\$338,448	WWAHT	\$333,055	\$5,393	\$20	\$1,926	When average delay for intersection exceeds 42 secs or there are safety issues.
I-49-18	Louisiana Rd/Van Stappen Rd - 3-Way Intersection (& Road) Upgrade - Roundabout)	MB QS Estimate \$Oct19	\$6,047,965	WWAHT	\$5,951,585	\$96,380	\$360	\$34,422	In conjunction with the adjoining development
IP7-1	Southern leg of WTC Entry Rd/Sparks Rd (4 Way Intersection Upgrade)	MB QS Estimate \$Mar20	\$2,787,655	East Warnervale	\$2,740,817	\$46,838	\$157	\$2,366	In conjunction with the adjoining development
IP7-2	Warnervale Rd /Entry Rd Intersection (Upgrade 4 leg - Traffic Signals)	MB QS Estimate \$Oct19	\$2,225,686	East Warnervale	\$2,188,290	\$37,396	\$125	\$1,889	In conjunction with the adjoining development
IP7-3	Warnervale Road and Minnesota Rd - Slip lane	MB QS Estimate \$Oct19	\$1,976,165	East Warnervale	\$1,942,962	\$33,203	\$111	\$1,677	In conjunction with the adjoining development
I-SW1	Roundabout at the Intersection of Pollock Avenue and	CCHD QS Estimate \$Jun20	\$1,135,000	East Warnervale	\$1,115,930	\$19,070	\$64	\$963	In conjunction with the adjoining development

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

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	Jensen Road, Wadalba								
I-SW2	Roundabout at the Intersection of Johns Road and Link Road, Wadalba	CCHD QS Estimate \$Jun20	\$1,250,000	East Warnervale	\$1,228,998	\$21,002	\$70	\$1,061	In conjunction with the adjoining development
I-SW3	Roundabout at the Intersection of Jensen Road and Link Road, Wadalba	CCHD QS Estimate \$Jun20	\$1,110,000	East Warnervale	\$1,091,350	\$18,650	\$63	\$942	In conjunction with the adjoining development
<b>TOTAL INTERSECTION COSTS</b>			<b>\$53,761,970</b>		<b>\$51,273,145</b>	<b>\$2,488,826</b>	<b>\$2,727</b>	<b>\$108,464</b>	
<b>TOTAL TRANSPORT COSTS - ROADS &amp; INTERSECTIONS</b>			<b>\$104,644,761</b>		<b>\$93,722,223</b>	<b>\$10,922,538</b>	<b>\$6,101</b>	<b>\$272,450</b>	

Figure A.4 Road Works Locations

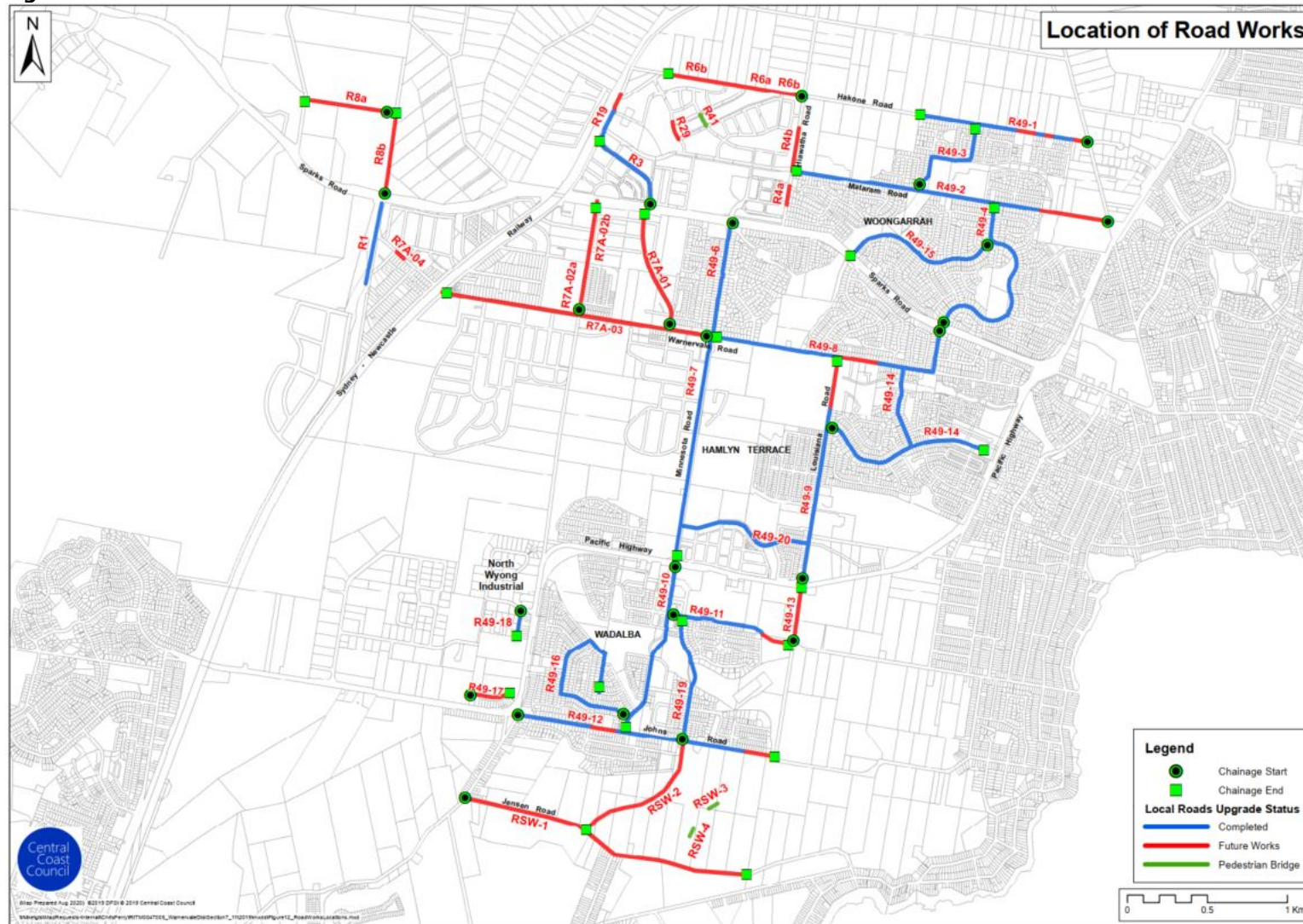




Figure A.5 Road Widening Works Locations

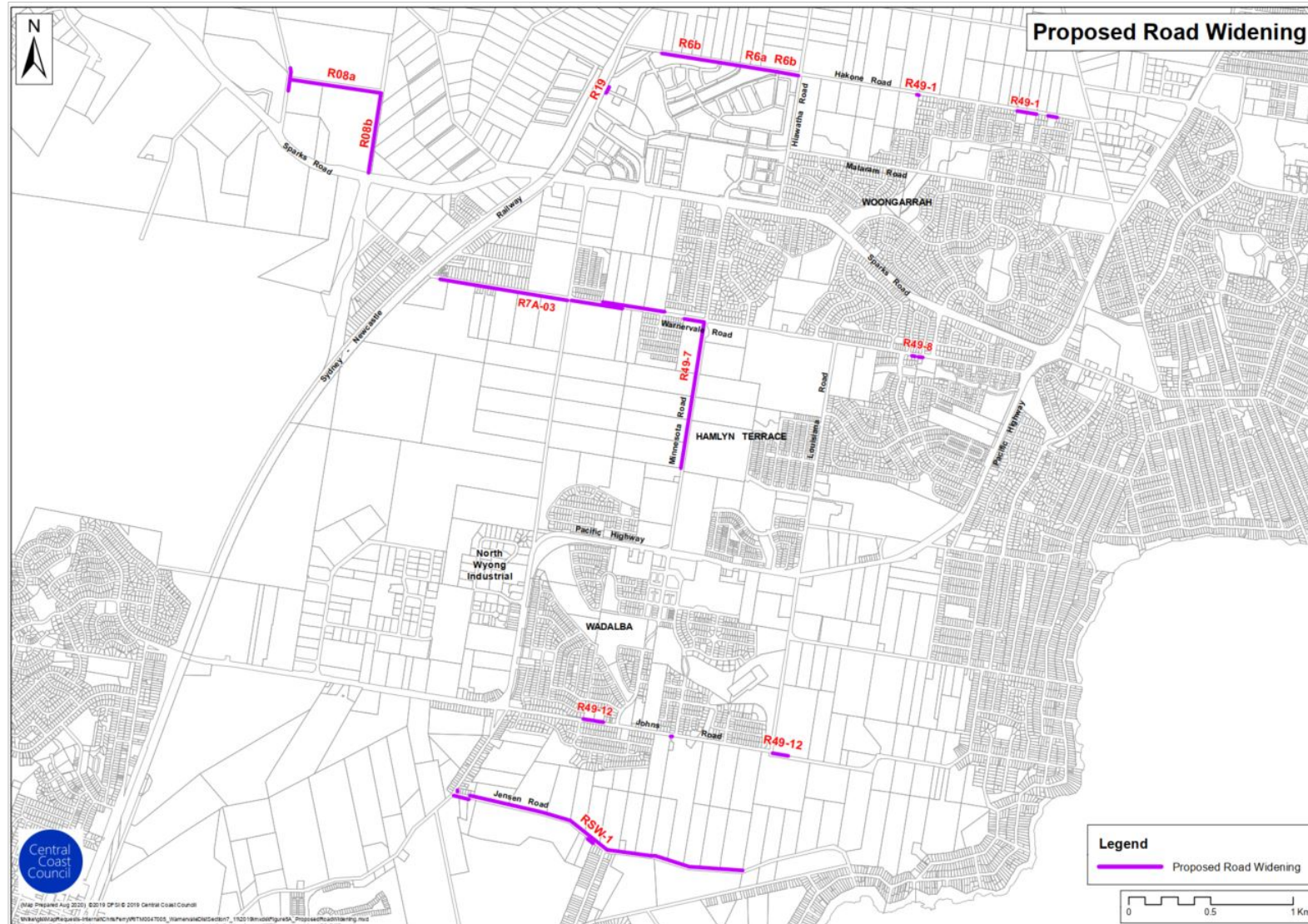
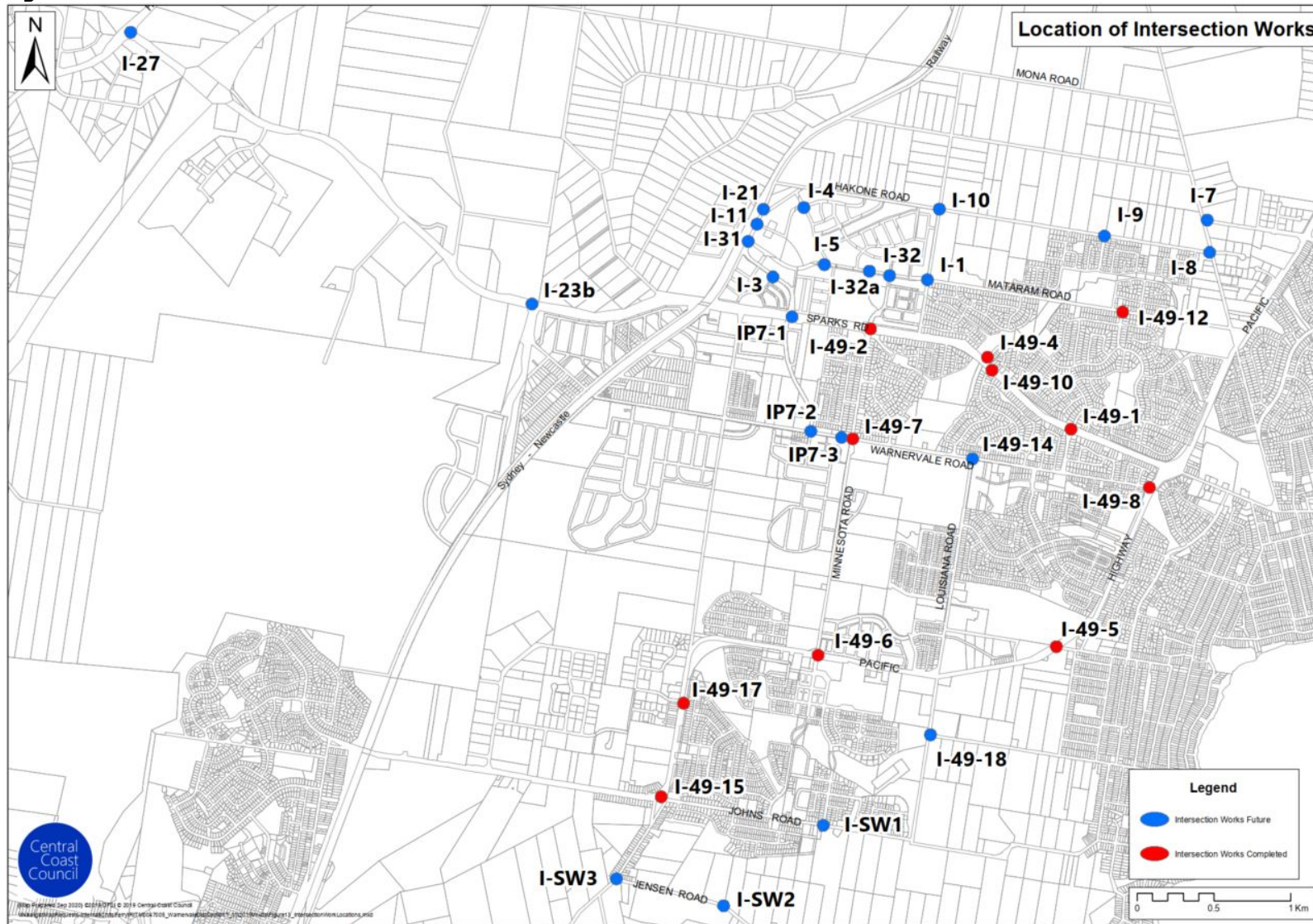






Figure A.7 Intersection Work Locations



## A4.3 Drainage and Water Quality

### A4.3.1 Drainage and Stormwater Quality Land

Map Ref	Local infrastructure item or land lot	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Assumed NDA (ha) – Drainage and Water Quality Land	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
<b>DRAINAGE AND STORMWATER QUALITY LAND</b>										
dA1	Lot 366 DP 881531	Acquisition price \$Dec14	\$109,941	0.48	\$57,683	100%	\$57,683	735	\$78	Land acquired
dA2	Part Lot 367 DP 881531	Acquisition price \$Dec14	\$109,941	0.43	\$51,967	100%	\$51,967	735	\$71	Land acquired
dB1	Lot 407 DP 1101427	Acquisition price \$Dec14	\$484,370	0.23	\$122,728	100%	\$122,728	735	\$167	Land acquired
dB2	Lot 215 DP 1056244	Acquisition price \$Dec14	\$194,813	0.46	\$99,515	100%	\$99,515	735	\$135	Land acquired
dB3	Lot 9041 DP 1062547	Acquisition price \$Dec14	\$87,659	0.84	\$80,595	100%	\$80,595	735	\$110	Land acquired
dB4	Lot 9040 DP 1062547	Dedicated at no cost to Council	-	0.13	-	100%	-	735	-	Land acquired



**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

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dB5	Lot 2 DP 1009396	Acquisition price \$Dec14	\$48,480	0.76	\$40,448	100%	\$40,448	735	\$55	Land acquired
dB6	Lot 2 DP 1130477	Acquisition price \$Dec14	\$330,808	1.38	\$500,006	100%	\$500,006	735	\$680	Land acquired
dB7	Lot 733 DP 1157871	Acquisition price \$Dec14	\$494,902	0.01	\$7,921	100%	\$7,921	735	\$11	Land acquired
dB8	Part Lot 90C DP 22837	Acquisition price \$Dec14	\$49,516	0.14	\$7,593	100%	\$7,593	735	\$10	Land acquired
dB9	Lot 4 DP 1130477	Acquisition price \$Dec14	\$344,887	0.11	\$42,651	100%	\$42,651	735	\$58	Land acquired
dB10	Part Lot 90 DP 232837	Acquisition price \$Dec14	\$332,312	0.20	\$74,557	100%	\$74,557	735	\$101	Land acquired
dB11	Lot 1 DP 1184429	Acquisition price \$Dec14	\$54,472	0.21	\$12,574	100%	\$12,574	735	\$17	Land acquired
dB12	Part Lot 722 DP 1041623	Acquisition price \$Dec14	\$324,707	0.21	\$75,349	100%	\$75,349	735	\$102	Land acquired

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dB13	Lot 430 DP 1145240	Acquisition price \$Dec14	\$222,639	0.20	\$49,951	100%	\$49,951	735	\$68	Land acquired
dB14	Lot 100 DP 1149052	Acquisition price \$Dec14	\$299,792	0.21	\$70,820	100%	\$70,820	735	\$96	Land acquired
dB15	Lot 2 DP 1104475	Acquisition price \$Dec14	\$543,723	1.50	\$893,544	100%	\$893,544	735	\$1,215	Land acquired
dB16	Lot 1 DP 1113258	Acquisition price \$Dec14	\$543,723	2.07	\$1,234,824	100%	\$1,234,824	735	\$1,679	Land acquired
dB17	Lot 134 DP 1076050	Acquisition price \$Dec14	\$543,723	0.27	\$158,549	100%	\$158,549	735	\$216	Land acquired
dB23	Lot 261 DP 1036768	Acquisition price \$Dec14	\$100,878	3.60	\$399,219	100%	\$399,219	735	\$543	Land acquired
dB24	Lot 342 DP 1020020	Acquisition price \$Dec14	\$40,589	0.14	\$6,157	100%	\$6,157	735	\$8	Land acquired
dB25	Lot 341 DP 1020020	Acquisition price \$Dec14	\$40,589	0.27	\$11,873	100%	\$11,873	735	\$16	Land acquired

## 2.4

## Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

## Attachment 2

## Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT

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dB26	Lot 241 DP 1020023	Acquisition price \$Dec14	\$40,589	0.10	\$4,542	100%	\$4,542	735	\$6	Land acquired
dC1	Lot 415 DP 869015	Acquisition price \$Dec14	\$110,920	0.46	\$55,770	100%	\$55,770	735	\$76	Land acquired
dC2 & dC3	Lot 1 DP 873951	Acquisition price \$Dec14	\$112,407	0.58	\$71,305	100%	\$71,305	735	\$97	Land acquired
dC4	Lot 8 DP 1244627	MJD Valuers \$Oct19	\$96,670	0.47	\$45,000	100%	\$45,000	735	\$61	Land acquired
dC5	Lot 239 DP 1152170	Acquisition price \$Dec14	\$490,982	0.44	\$238,661	100%	\$238,661	735	\$325	Land acquired
dC6	Part Lot 198 DP 1089251 (west part)	Acquisition price \$Dec14	\$190,498	0.41	\$86,610	100%	\$86,610	735	\$118	Land acquired
dC7	Part Lot 198 DP 1089251 (east part)	Acquisition price \$Dec14	\$190,498	0.60	\$126,397	100%	\$126,397	735	\$172	Land acquired
dC8	Part Lot 55 DP 658429	MJD Valuers \$Oct19	\$96,448	0.88	\$85,218	100%	\$85,218	735	\$116	Land to be acquired with adjoining development

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dC9	Part Lot 54 DP 7091	MJD Valuers \$Oct19	\$91,176	1.70	\$155,397	100%	\$155,397	735	\$211	Land to be acquired with adjoining development
dC12	Lot 164 DP 1013390	Acquisition price \$Dec14	\$43,491	0.10	\$4,979	100%	\$4,979	735	\$7	Land acquired
dC13	Lot 196 DP 1089251	Dedicated at no cost to Council	-	0.02	-	100%	-	735	-	Land acquired
dC14	Lot 325 DP 1037413	Dedicated at no cost to Council	-	0.28	-	100%	-	735	-	Land acquired
dC15	Part Lot 1 DP 347696	Acquisition price \$Dec14	\$86,129	0.04	\$4,213	100%	\$4,213	735	\$6	Land acquired
dC16	Part Lot 99 DP 1097696 & Lot 106 DP 1119439	Acquisition price \$Dec14	\$254,948	1.65	\$461,126	100%	\$461,126	735	\$627	Land acquired
dD1	Remaining 1% flood area south of Pacific Highway	MJD Valuers \$Oct19	\$150,000	4.80	\$721,845	100%	\$721,845	735	\$982	Land to be acquired with adjoining development
dD2	Between Bingarra Rd & Pacific Highway	MJD Valuers \$Oct19	\$85,809	3.03	\$260,666	100%	\$260,666	735	\$355	Land to be acquired with

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										adjoining development
dD5	Lot A DP 381268	Acquisition price \$Dec14	\$65,686	3.32	\$239,578	100%	\$239,578	735	\$326	Land acquired
dD6	Lot 3 DP 208596	Acquisition price \$Dec14	\$65,686	4.93	\$355,757	100%	\$355,757	735	\$484	Land acquired
dD7	Lot 2 DP 208596	Acquisition price \$Dec14	\$65,686	1.30	\$93,968	100%	\$93,968	735	\$128	Land acquired
dD8	Lots 1 & 2 DP 514442	Acquisition price \$Dec14	\$65,686	0.85	\$61,375	100%	\$61,375	735	\$83	Land acquired
dE2	Lot 198 DP 1006789	Acquisition price \$Dec14	\$144,798	0.24	\$38,057	100%	\$38,057	735	\$52	Land acquired
dE3	Lot 197 DP 1006789	Acquisition price \$Dec14	\$144,798	0.16	\$26,231	100%	\$26,231	735	\$36	Land acquired
dE4	Lot 1531 DP 1159478	MJD Valuers \$Oct19	\$120,192	0.21	\$25,064	100%	\$25,064	735	\$34	Land to be acquired with adjoining development



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dF2 a	Part Lot 2602 DP 1043826	Acquisition price \$Dec14	\$107,661	0.86	\$102,311	100%	\$102,311	735	\$139	Land acquired
dF2 b	Part Lot 2602 DP 1043827	Acquisition price \$Dec14	\$107,661	1.11	\$131,720	100%	\$131,720	735	\$179	Land acquired
dF3	Part Lot 2602 DP 1043825	Acquisition price \$Dec14	\$107,661	2.77	\$328,294	100%	\$328,294	735	\$446	Land acquired
dF4	Lot 92 DP 1109788	Acquisition price \$Dec14	\$118,272	1.63	\$211,528	100%	\$211,528	735	\$288	Land acquired
dF5	Lot 21 DP 1109786	Acquisition price \$Dec14	\$118,272	3.44	\$446,848	100%	\$446,848	735	\$608	Land acquired
dF6	Lot 1302 DP 1135355	Acquisition price \$Dec14	\$101,136	3.76	\$418,348	100%	\$418,348	735	\$569	Land acquired
dF7	Lot 1 DP 130423	Acquisition price \$Dec14	\$71,819	0.17	\$13,176	100%	\$13,176	735	\$18	Land acquired
dG6 & dG7	Lot 32 DP 1093732	MJD Valuers \$Oct19	\$250,000	0.24	\$60,154	100%	\$60,154	735	\$82	Land acquired

## 2.4

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dG8	Lot 8 DP 1100416	Dedicated at no cost to Council	-	5.24	-	100%	-	735	-	Land acquired
dG9	Lot 19 DP 250522	Dedicated at no cost to Council	-	0.34	-	100%	-	735	-	Land acquired
dH5-1	Lot 15 DP 7091	MJD Valuers \$Oct19	\$250,000	2.98	\$746,909	100%	\$745,000	735	\$1,013	Land to be acquired with adjoining development
dH5-2	Lot 16 DP7091	MJD Valuers \$Oct19	\$307,692	0.39	\$120,307	100%	\$120,000	735	\$163	Land to be acquired with adjoining development
dH6-1	Part Lot 3 DP 748588	MJD Valuers \$Oct19	\$197,368	0.38	\$75,192	100%	\$75,000	735	\$102	Land to be acquired with adjoining development
dH6-2	Lot 111 DP 705880	MJD Valuers \$Oct19	\$202,128	0.47	\$95,243	100%	\$95,000	735	\$129	Land to be acquired with adjoining development
dH6-3	Lot 1E DP 24673	MJD Valuers \$Oct19	\$203,488	0.86	\$175,448	100%	\$175,000	735	\$238	Land to be acquired with adjoining development

## 2.4

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dH6-4	Lot 3 DP 559441	MJD Valuers \$Oct19	\$208,333	0.06	\$12,532	100%	\$12,500	735	\$17	Land to be acquired with adjoining development
dH6-5	Lot 14 DP 371162	MJD Valuers \$Oct19	\$119,048	1.05	\$125,320	100%	\$125,000	735	\$170	Land to be acquired with adjoining development
dH6-6	Lot 210 DP 1187449	MJD Valuers \$Oct19	\$161,392	1.58	\$255,653	100%	\$255,000	735	\$347	Land to be acquired with adjoining development
dH7-1	Lot 1 DP 349727	MJD Valuers \$Oct19	\$200,000	0.25	\$50,128	100%	\$50,000	735	\$68	Land to be acquired with adjoining development
dH7-2	LOT 136 DP 24673	Dedicated at no cost to Council	-	0.22	-	100%	-	735	-	Land to be dedicated free of cost
dH7-3	Lot 137 DP 24673	Dedicated at no cost to Council	-	0.09	-	100%	-	735	-	Land to be dedicated free of cost
dH7-4	LOT 136 DP 24673	Dedicated at no cost to Council	-	0.23	-	100%	-	735	-	Land to be dedicated free of cost

## 2.4

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## Attachment 2

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dH7-5	Lot 137 DP 24673	Dedicated at no cost to Council	-	0.76	-	100%	-	735	-	Land to be dedicated free of cost
dH7-6	Lot 138 DP 24673	Dedicated at no cost to Council	-	0.39	-	100%	-	735	-	Land to be dedicated free of cost
dH8-1	Lot 71 DP 7091	MJD Valuers \$Oct19	\$300,000	0.10	\$30,077	100%	\$30,000	735	\$41	Land to be acquired with adjoining development
dH8-2	Lot 72 DP 7091	MJD Valuers \$Oct19	\$277,778	0.54	\$150,384	100%	\$150,000	735	\$204	Land to be acquired with adjoining development
dH8-3	Lot 101 DP 829060	MJD Valuers \$Oct19	\$194,444	0.18	\$35,090	100%	\$35,000	735	\$48	Land to be acquired with adjoining development
di2-1	Part Lot 2 DP214886	MJD Valuers \$Oct19	\$136,364	0.11	\$15,038	100%	\$15,000	735	\$20	Land to be acquired with adjoining development
di2-2	Lot 1 DP 214886	MJD Valuers \$Oct19	\$106,383	0.47	\$50,128	100%	\$50,000	735	\$68	Land to be acquired with adjoining development

## 2.4

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## Attachment 2

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di2-3	Lot 4 DP 21495	MJD Valuers \$Oct19	\$111,111	0.09	\$10,026	100%	\$10,000	735	\$14	Land to be acquired with adjoining development
di2-4	Lot 11 DP 21495	MJD Valuers \$Oct19	\$101,266	0.79	\$80,205	100%	\$80,000	735	\$109	Land to be acquired with adjoining development
di2-5	Lot 1 DP 940496	MJD Valuers \$Oct19	\$150,000	0.05	\$7,519	100%	\$7,500	735	\$10	Land to be acquired with adjoining development
WTC6-1	Lot 521 DP 294725, Hakone Rd, Woongarra	MJD Valuers \$Oct19	\$1,300,000	0.35	\$456,166	100%	\$455,000	735	\$619	Land to be acquired with adjoining development
WTC7-1	Lot 1 DP 357408, Bruce Cr. Wallarah	MJD Valuers \$Oct19	\$1,400,000	0.20	\$280,717	100%	\$280,000	735	\$381	Land to be acquired with adjoining development
WTC5-1	Part Lot 54 DP 7527	MJD Valuers \$Oct19	\$203,125	0.32	\$65,167	100%	\$65,000	735	\$88	Land to be acquired with adjoining development
WTC5-2	Part Lot 55 DP 7527	MJD Valuers \$Oct19	\$198,276	1.16	\$230,589	100%	\$230,000	735	\$313	Land to be acquired with

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										adjoining development
WTC5-3	Part Lot 56 DP 663082	MJD Valuers \$Oct19	\$231,818	1.10	\$255,653	100%	\$255,000	735	\$347	Land to be acquired with adjoining development
WTC5-4	Part Lot 57 DP 7738	MJD Valuers \$Oct19	\$200,000	1.20	\$240,615	100%	\$240,000	735	\$326	Land to be acquired with adjoining development
WTC5-5	Part Lot 58 DP 7738	MJD Valuers \$Oct19	\$192,308	1.30	\$250,640	100%	\$250,000	735	\$340	Land to be acquired with adjoining development
WTC5-6	Part Lot 59 DP 7738	MJD Valuers \$Oct19	\$182,692	0.52	\$95,243	100%	\$95,000	735	\$129	Land to be acquired with adjoining development
SE2	Lot 10 DP 7738	Acquisition price \$Dec14	\$560,924	0.45	\$279,318	100%	\$279,318	735	\$380	Land acquired
SW1	South Wadalba	Acquisition price \$Dec14	\$414,885	1.01	\$462,447	100%	\$462,447	735	\$629	Land acquired
SW-B1	Basin 1 inc. water quality basin, GPT & 3m cycleway	MJD Valuers \$Oct19	\$100,000	1.04	\$104,266	100%	\$104,266	735	\$142	Land to be acquired with

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Map Ref	Local infrastructure item or land lot	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Assumed NDA (ha) – Drainage and Water Quality Land	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
										adjoining development
SW-B2	Basin 2 inc. water quality basin, GPT & 3m cycleway	MJD Valuers \$Oct19	\$100,000	0.77	\$77,197	100%	\$77,197	735	\$105	Land to be acquired with adjoining development
SW-B3	Basin 3 inc. water quality basin, GPT & 3m cycleway	MJD Valuers \$Oct19	\$100,000	0.19	\$19,049	100%	\$19,049	735	\$26	Land to be acquired with adjoining development
SW-B5	Basin 5 inc. water quality basin, GPT & 3m cycleway	MJD Valuers \$Oct19	\$100,000	0.79	\$79,202	100%	\$79,202	735	\$108	Land to be acquired with adjoining development
SW-B6	Basin 6 inc. water quality basin, GPT & 3m cycleway	MJD Valuers \$Oct19	\$100,000	0.97	\$97,249	100%	\$97,249	735	\$132	Land to be acquired with adjoining development
<b>TOTAL DRAINAGE &amp; WATER QUALITY WORK LAND</b>				<b>83.39</b>	<b>\$13,901,381</b>		<b>\$13,891,389</b>		<b>\$18,892</b>	
<b>FLOODWAYS LAND</b>										
A-C1 Floodway	Total A-C1 Floodway	Acquisition price \$Dec14	\$41,545	16.04	\$732,525	100%	\$732,525	735	\$996	Land acquired

**Attachment 2*****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

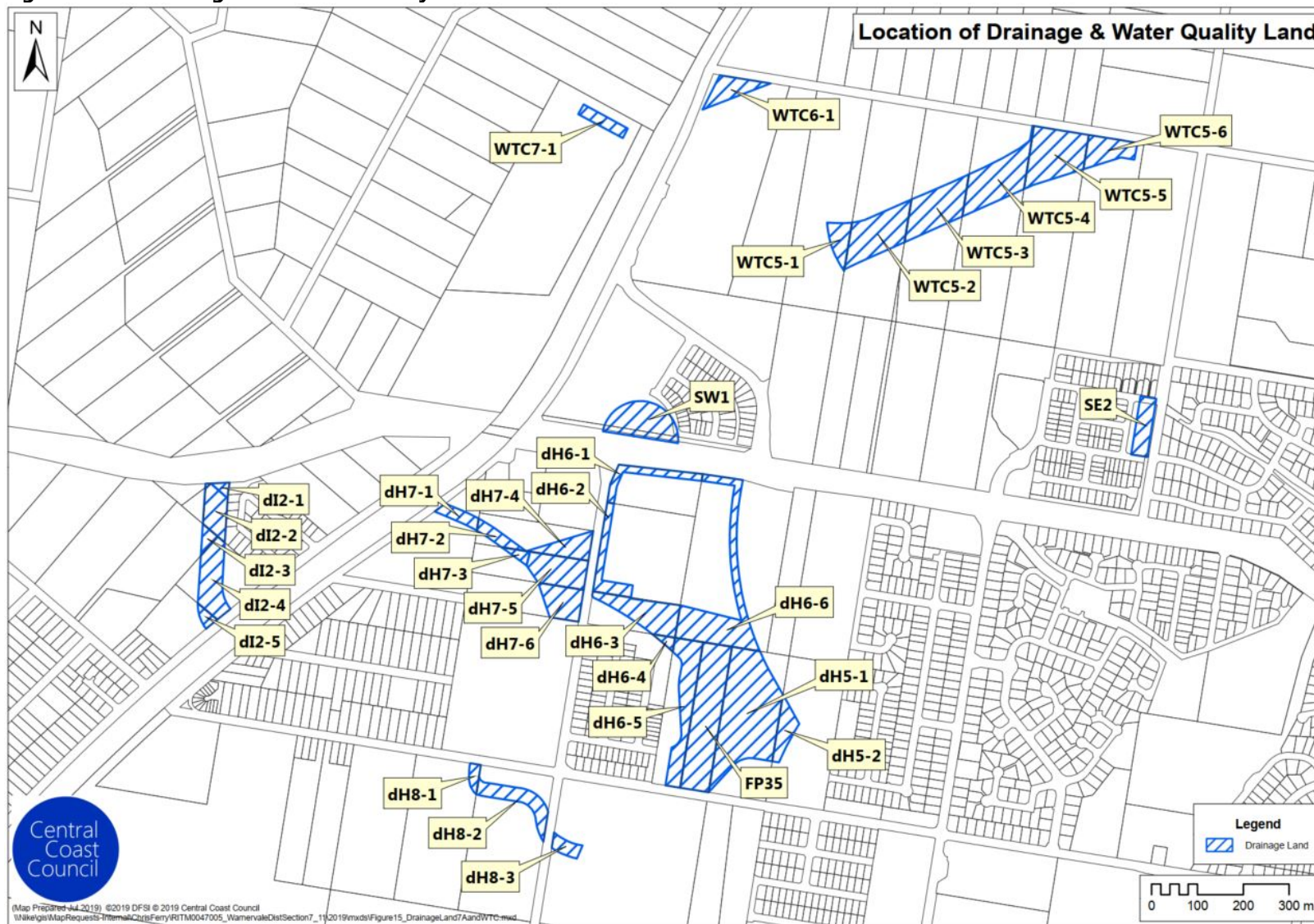
Map Ref	Local infrastructure item or land lot	Cost source	Source cost rate (\$/ha)	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Assumed NDA (ha) – Drainage and Water Quality Land	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
B3-B4 Floodway	Total B3-B4 Floodway	Acquisition price \$Dec14	\$26,968	8.77	\$259,978	100%	\$259,978	735	\$354	Land acquired
<b>TOTAL FLOODWAYS LAND</b>				<b>24.81</b>	<b>\$992,504</b>		<b>\$992,504</b>		<b>\$1,350</b>	







Figure A.9 Drainage and Water Quality Land Locations – WTC &amp; Precinct 7A



## A4.3.2 Major Floodplain Land

Map Ref	Local Infrastructure item or land lot	Cost source	Source cost rate (\$/ha)*	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Assumed NDA (ha) – Drainage and Water Quality Land	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
<b>MAJOR FLOODPLAIN LAND</b>										
FP1	Lot 43 DP 7091	2011 R& R valuation - site 19,20 & 23	\$32,298	2.29	\$81,304	100%	\$81,304	735	\$111	Acquired by deed
FP2	Lot 16 DP 1191950	MJD Valuers \$Oct19	\$39,130	1.15	\$45,115	100%	\$45,115	735	\$61	To be acquired
FP3	Lot 38 DP 7091	MJD Valuers \$Oct19	\$34,985	3.43	\$120,307	100%	\$120,307	735	\$164	To be acquired
FP4	Lot 42 DP 7091	MJD Valuers \$Oct19	\$34,965	4.29	\$150,384	100%	\$150,384	735	\$205	To be acquired
FP5	Lot 45 DP 7091	MJD Valuers \$Oct19	\$89,286	0.56	\$50,128	100%	\$50,128	735	\$68	To be acquired
FP6	Lot 465 DP 623589	MJD Valuers \$Oct19	\$35,253	8.51	\$300,769	100%	\$300,769	735	\$409	To be acquired
FP7	Part Lot 1 DP 168292	2011 R& R valuation - site 19,20 & 23 - D02943802	\$32,298	2.89	\$102,606	100%	\$102,606	735	\$140	Acquired by deed
FP8	Part Lot 1 DP 181839	MJD Valuers \$Oct19	\$34,979	4.86	\$170,436	100%	\$170,436	735	\$232	To be acquired

## 2.4

## Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

## Attachment 2

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Map Ref	Local Infrastructure item or land lot	Cost source	Source cost rate (\$/ha)*	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Assumed NDA (ha) – Drainage and Water Quality Land	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
FP9	Lot 22 DP 803506	MJD Valuers \$Oct19	\$100,000	4.35	\$436,114	100%	\$436,114	735	\$593	To be acquired
FP10	Lot 23 DP 843478	Acquisition price \$Dec14	\$150,196	0.12	\$20,209	100%	\$20,209	735	\$27	Land acquired
FP11	Lot 24 DP 843478	Acquisition price \$Dec14	\$34,454	1.83	\$69,233	100%	\$69,233	735	\$94	Land acquired
FP12	Lot 158 DP 1045368	Acquisition price \$Dec14	\$16,374	5.40	\$97,192	100%	\$97,192	735	\$132	Land acquired
FP13	Lot 250 DP 1052355	Acquisition price \$Dec14	\$19,446	3.85	\$82,299	100%	\$82,299	735	\$112	Land acquired
FP14	Lot 436 DP 1060927	Acquisition price \$Dec14	\$18,693	6.62	\$136,089	100%	\$136,089	735	\$185	Land acquired
FP15	Lot 101 DP 829060 +adjoining properties	MJD Valuers \$Oct19	\$38,217	7.85	\$300,769	100%	\$300,769	735	\$409	To be acquired
FP16	Lots 26,40 & 44 DP 7091	MJD Valuers \$Oct19	\$35,133	13.52	\$476,217	100%	\$476,217	735	\$648	To be acquired
FP17	Lot 1 DP 385244	MJD Valuers \$Oct19	\$40,027	7.37	\$295,756	100%	\$295,756	735	\$402	To be acquired
FP18	Lot 49 DP 7091	Deed price \$Dec14	\$3,771	5.73	\$23,753	100%	\$23,753	735	\$32	Acquired by deed

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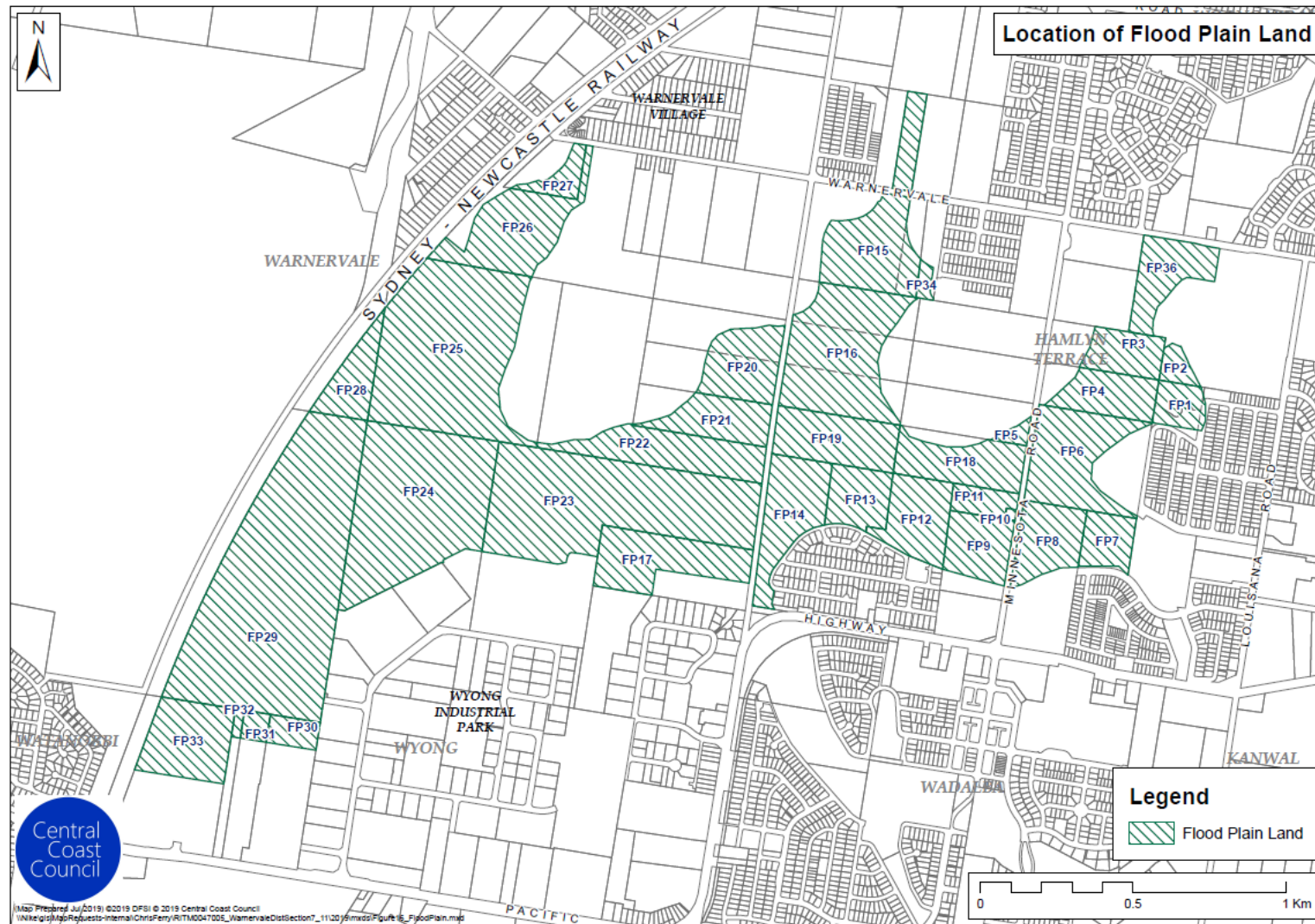
Map Ref	Local Infrastructure item or land lot	Cost source	Source cost rate (\$/ha)*	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Assumed NDA (ha) – Drainage and Water Quality Land	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
FP19	Lot 48 DP 7091	Deed price \$Dec14	\$3,771	6.42	\$26,613	100%	\$26,613	735	\$36	Acquired by deed
FP20	Part Lots 74 & 75	Deed price \$Dec14	\$3,772	5.55	\$23,013	100%	\$23,013	735	\$31	Acquired by deed
FP21	Part Lot 76 DP 7091	Deed price \$Dec14	\$3,771	4.55	\$18,861	100%	\$18,861	735	\$26	Acquired by deed
FP22	Lot 2 DP 1101086	Deed price \$Dec14	\$3,771	7.24	\$30,012	100%	\$30,012	735	\$41	Acquired by deed
FP23	Lot 3 DP 1101086	Deed price \$Dec14	\$3,771	24.22	\$100,399	100%	\$100,399	735	\$137	Acquired by deed
FP24	Lot 102 DP 588421	Deed price \$Dec14	\$3,771	21.29	\$88,253	100%	\$88,253	735	\$120	Acquired by deed
FP25	Lot 1 DP 1101086	Deed price \$Dec14	\$3,771	22.89	\$94,885	100%	\$94,885	735	\$129	Acquired by deed
FP26	Part Lot 1 DP 385242	Deed price \$Dec14	\$3,771	7.26	\$30,094	100%	\$30,094	735	\$41	Acquired by deed
FP27	Lot 1 DP 958084	Deed price \$Dec14	\$3,771	2.15	\$8,913	100%	\$8,913	735	\$12	Acquired by deed
FP28	Lot 1 DP 1018444	Deed price \$Dec14	\$3,771	3.36	\$13,929	100%	\$13,929	735	\$19	Acquired by deed
FP29	Lot 2 DP 1018444	Deed price \$Dec14	\$3,771	37.03	\$153,499	100%	\$153,499	735	\$209	Acquired by deed

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Map Ref	Local Infrastructure item or land lot	Cost source	Source cost rate (\$/ha)*	Required area (ha)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Assumed NDA (ha) – Drainage and Water Quality Land	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
FP30	Lot 1 DP 1090455	MJD Valuers \$Oct19	\$13,699	3.65	\$50,128	100%	\$50,128	735	\$68	To be acquired
FP31	Lot 3 DP 607756	MJD Valuers \$Oct19	\$36,199	2.21	\$80,205	100%	\$80,205	735	\$109	To be acquired
FP32	Lot 1 DP 411020	MJD Valuers \$Oct19	\$37,500	0.80	\$30,077	100%	\$30,077	735	\$41	To be acquired
FP33	Lot 4000 DP 1114793	MJD Valuers \$Oct19	\$34,713	7.49	\$260,666	100%	\$260,666	735	\$355	To be acquired
FP35	Lot 14A DP 371162	MJD Valuers \$Oct19	\$41,667	2.04	\$85,218	100%	\$85,218	735	\$116	To be acquired
FP36	Lot 16 DP 1191950	MJD Valuers \$Oct19	\$37,862	4.49	\$170,436	100%	\$170,436	735	\$232	To be acquired
<b>TOTAL MAJOR FLOODPLAIN LAND</b>				<b>247.26</b>	<b>\$4,223,880</b>		<b>\$4,223,880</b>		<b>\$5,744</b>	
<b>TOTAL DRAINAGE, FLOODPLAIN AND WATER QUALITY LAND</b>				<b>355.46</b>	<b>\$19,117,764</b>		<b>\$19,107,773</b>		<b>\$25,986</b>	



Figure A.10 Flood Plain



## A4.3.3 Drainage Works

Map Ref	Local Infrastructure item	Cost source	Source cost rate (\$/m)	Required length (m)	Total cost indexed to \$Mar20	Apportionment factor (%)	Apportioned cost	Assumed NDA (ha) – Drainage and Water Quality Land	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
Channel A	Lot 366 & 367 DP 881531 & Part lot 140 DP 1007968 (dA1 & dA2)	Works cost \$Dec14	\$1,595	437	\$765,994	100%	\$765,994	735	\$1,042	Completed
Channel A	Lot 366 & 367 DP 881531 & Part lot 140 DP 1007968 (dA1 & dA2)	Works cost \$Dec14	\$522	120	\$68,823	100%	\$68,823	735	\$94	Completed
dcA1	Paperbark St Culvert	Works cost \$Dec14			\$80,470	100%	\$80,470	735	\$109	Completed
dcA2	Sparks Rd Culvert	Works cost \$Dec14			\$117,534	100%	\$117,534	735	\$160	Completed
dcA3	Minnesota Road Culvert	Works cost \$Dec14			\$1,937	100%	\$1,937	735	\$3	Completed
Channel B	Pacific Highway to northern	Works cost \$Dec14	\$950	50	\$52,220	100%	\$52,220	735	\$71	Completed



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	boundary of Lot 407 DP 1101427 (dB1)									
Channel B	Southern of northern boundary of Lot 9041 DP 1062547 (dB2)	Works cost \$Dec14	\$391	144	\$61,886	100%	\$61,886	735	\$84	Completed
Channel B	Along north eastern boundary of Lot 9040 DP 1062547 (dB3 & dB4)	Works cost \$Dec14	\$1,077	226	\$267,675	100%	\$267,675	735	\$364	Completed
Channel B	Southern to northern boundary of Lot 2 DP 1009396 (dB5)	Works cost \$Dec14	\$649	192	\$137,004	100%	\$137,004	735	\$186	Completed
dcB1	Mataram Road - Eastern Culvert	Works cost \$Dec14			\$184,160	100%	\$184,160	735	\$250	Completed
Channel B	Mataram Road to just west of western boundary of Lot 90 DP 22837 (dB6 to dB10)	Works cost \$Dec14	\$4,753	303	\$1,583,155	100%	\$1,583,155	735	\$2,153	Completed
Channel B	Just west of western boundary of Lot 90 DP 22837 to	Works cost \$Dec14	\$2,931	487	\$1,569,091	100%	\$1,569,091	735	\$2,134	Completed

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	Waterside Dr Pedestrian Bridge (dB11 to dB14)									
dcB2	Mataram Rd Western culvert	Works cost \$Dec14			\$1,511,554	100%	\$1,511,554	735	\$2,056	Completed
dcB3	Hakone Road Culvert - located adjacent to the western boundary of Lot 1 DP 336676	Works cost estimate \$Dec14			\$181,001	100%	\$181,001	735	\$246	Works to be completed in conjunction with adjoining development
Channel C	Pacific Hwy to western boundary of Lot 415 DP 869015 (dC1)	Works cost \$Dec14	\$1,064	202	\$236,261	100%	\$236,261	735	\$321	Completed
Channel C	Eastern to Western boundary of Lot 2 DP 873951 (dC2 - dC3)	Works cost \$Dec14	\$1,897	193	\$402,474	100%	\$402,474	735	\$547	Completed
Channel C	East-west across Lot 8 DP 17867 (dC4)	Works cost \$Dec14	\$3,019	137	\$454,612	100%	\$454,612	735	\$618	Completed
Channel C	East-west across Lot 239	Works cost \$Dec14	\$287	115	\$36,245	100%	\$36,245	735	\$49	Completed

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	DP 1152170 (dC5)									
Channel C	East-west across Lot 198 DP 1089251 (dC6 & dC7)	Works cost \$Dec14	\$2,841	255	\$796,479	100%	\$796,479	735	\$1,083	Completed
Channel C	East-west across Lot 55 DP 658429 (dC8)	Works cost estimate \$Dec14	\$3,577	130	\$504,730	100%	\$504,730	735	\$686	Works to be completed in conjunction with adjoining development
Channel C	East-west across Lot 54 DP 7091 to Louisiana Road (dC9)	Works cost estimate \$Dec14	\$5,706	126	\$780,529	100%	\$780,529	735	\$1,062	Works to be completed in conjunction with adjoining development
Channel C2	Northern to southern boundary of Lot 164 DP 1013390 (dC14)	Works cost estimate \$Dec14	\$3,019	34	\$111,418	100%	\$111,418	735	\$152	Works to be completed in conjunction with adjoining development
dcC1	Louisiana Rd Culvert	Works cost estimate \$Dec14			\$1,149,638	100%	\$1,149,638	735	\$1,563	Works to be completed in conjunction with DA/771/2007 & DA/422/1998

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dcC2	Sky Hawke Avenue Basin - Lot 99 DP 1097696	Works cost \$Dec14			\$158,072	100%	\$158,072	735	\$215	Completed
Channel D2	Western boundary to southern boundary of Lot 3 DP 208596 (dD6)	Works cost \$Dec14	\$1,572	241	\$416,439	100%	\$416,439	735	\$566	Completed
Channel D2	Across NW corner of Lot 2 DP 208596 (dD7)	Works cost \$Dec14	\$1,572	144	\$248,827	100%	\$248,827	735	\$338	Completed
Channel D2	Inside of western boundary of Lot 2 DP 208596 to Pacific Hwy (dD8)	Works cost \$Dec14	\$1,572	110	\$190,076	100%	\$190,076	735	\$259	Completed
dcD1	Pearce Road Culvert	Works cost estimate \$Dec14			\$519,123	100%	\$519,123	735	\$706	Works to be completed in conjunction with adjoining development
dcD2	Pacific Hwy Culvert - Bingarra Rd	Works cost estimate \$Dec14			\$807,524	100%	\$807,524	735	\$1,098	Works to be completed in conjunction with adjoining development

## 2.4

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dcD3	Louisiana Rd Culvert	Works cost \$Dec14			\$701,701	100%	\$701,701	735	\$954	Completed
dcD4	Pacific Hwy Culvert - West Tributary	Works cost estimate \$Dec14			\$519,123	100%	\$519,123	735	\$706	Works to be completed with adjoining development
Channel E Piped	Within Road Reserves from Pascord Ave west along Van Strappen Rd north along Orchid Way to Lot 198 DP 1006789	Works cost \$Dec14	\$1,008	387	\$428,852	100%	\$428,852	735	\$583	Completed
Channel E	Within Lot 198 DP 1006789 (dE2)	Works cost \$Dec14	\$3,734	120	\$492,509	100%	\$492,509	735	\$670	Completed
dE4	Inside the Eastern Boundary of Lot 1531 DP 1159478	Works cost estimate \$Dec14	\$895	95	\$92,289	100%	\$183,244	735	\$249	Works to be completed in conjunction with Lot 1531 DP1159477
dcE2	Pacific Highway Culvert South of Myrtle Terrace Myrtle Terrace	Works cost estimate \$Dec14			\$289,121	100%	\$287,032	735	\$391	Works to be completed in conjunction with Lot 1531 DP1159478

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dcF1	Pacific Hwy Culvert - Van Stappen Corner	Works cost \$Dec14			\$1,051,343	100%	\$1,051,343	735	\$1,430	Completed
dcF3	Culvert 3 - Southern part of Lot 2603 DP 1119536 - Figtree Boulevard Culvert	Works cost \$Dec14			\$175,224	100%	\$175,224	735	\$238	Completed
dcF4	Johns Road Culvert	Works cost \$Dec14			\$425,018	100%	\$425,018	735	\$578	Completed
G1 Piped (dcG1)	Pedestrian pathway on the southern side of Lot 701 DP 1079560	Works cost \$Dec14	\$1,501	69	\$113,877	100%	\$113,877	735	\$155	Completed
G1 Piped (dcG2)	Culvert under the Pacific Highway	Works cost \$Dec14	\$7,469	46	\$377,690	100%	\$377,690	735	\$514	Completed
G1 Piped (dcG3)	East-west across Lot 1212 DP 818944	Works cost estimate \$Dec14	\$993	297	\$320,291	100%	\$320,291	735	\$436	Works to be completed in conjunction with adjoining development
G1 Piped (dcG4)	Under future Road - southern	Works cost estimate \$Dec14	\$995	85	\$91,789	100%	\$91,789	735	\$125	Works to be completed in conjunction with

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	extension of Brussels Rd									adjoining development
G1 Piped Culvert (dcG5)	Industrial Road Culvert	Works cost estimate \$Dec14	\$12,318	20	\$267,437	100%	\$267,437	735	\$364	Works to be completed in conjunction with adjoining development
G1 Channel G (dcG6)	Open channel - Lot 24 DP1255358	Works cost estimate \$Dec14	\$1,032	122	\$136,618	100%	\$136,618	735	\$186	Works to be completed in conjunction with adjoining development
G1 Channel G (dcG7)	Open channel - Lot 24 DP1255359	Works cost estimate \$Dec14	\$1,054	237	\$271,068	100%	\$271,068	735	\$369	Works to be completed in conjunction with adjoining development
G1 Channel G (dcG8)	Open channel - Lot 19 DP 250522	Works cost estimate \$Dec14	\$1,058	409	\$469,543	100%	\$469,543	735	\$639	Works to be completed in conjunction with adjoining development
	Porters Cr Diversion Scheme	Works cost estimate \$Dec14			\$16,468,383	100%	\$16,468,383	735	\$22,397	Works to be completed in conjunction with adjoining development

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Box 1	Warnervale Rd culvert crossing - first of two - new collector road	Cardno \$Dec10			\$506,837	100%	\$506,837	735	\$689	Works to be completed in conjunction with adjoining development
Abox	Warnervale Rd culvert crossing - second of two - new collector road	Cardno \$Dec10			\$398,229	100%	\$398,229	735	\$542	Works to be completed in conjunction with adjoining development
dcAB4	Warnervale Rd Culvert	Works cost \$Dec14			\$3,616,407	100%	\$3,616,407	735	\$4,918	Completed
<b>TOTAL DRAINAGE WORKS</b>					<b>\$40,608,296</b>		<b>\$40,697,163</b>		<b>\$55,348</b>	
<b>TOTAL DRAINAGE COSTS – LAND &amp; WORKS</b>					<b>\$59,726,061</b>		<b>\$59,804,936</b>		<b>\$81,334</b>	





## A4.3.4 Water Quality Works

Map Ref	Local Infrastructure item	Description (e.g. lot numbers if required)	Source	Total cost	Total cost indexed to \$Mar20	Apportionment factor	Apportioned cost	Contribution catchment (ha of NDA)	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
wqB1 - Peppercorn Works	Catchment B3	Lot 261 DP 1036768 (dB23)	Works cost \$Dec14	\$655,351	\$720,395	100%	\$720,395	580	\$1,241	Completed 2005-06
wqB2 - Waterside Dr Works	Catchment B2	Lot 134 DP 1076050, Lot 1 DP 1113258 & Lot 2 DP 1104475 (dB15-dB17)	Works cost \$Dec14	\$971,764	\$1,068,212	100%	\$1,068,212	580	\$1,840	Completed in two stages 2005 & 2007-08.
W10	Catchment E	Lot 24 DP 843478 (FP11)	Council cost estimate \$Dec14	\$1,930,853	\$2,096,050	100%	\$2,096,050	580	\$3,611	To be completed in conjunction with adjoining development
SE2	Catchment WTC 1	Lot 10 DP 7738	Works cost - \$Dec16	\$289,487	\$306,454	100%	\$306,454	580	\$528	Completed
SW1	Catchment WTC 3	Lot 1 & 2 DP 700096	Council cost estimate \$Dec14	\$1,746,584	\$1,896,016	100%	\$1,896,016	580	\$3,267	Stormwater Detention Basin
N1-A	Catchment WTC 5	Lot 58 DP 7738	Council cost estimate \$Dec14	\$601,420	\$652,875	100%	\$652,875	580	\$1,125	Stormwater Detention Basin

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Map Ref	Local Infrastructure item	Description (e.g. lot numbers if required)	Source	Total cost	Total cost indexed to \$Mar20	Apportionment factor	Apportioned cost	Contribution catchment (ha of NDA)	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
N1-B	Catchment WTC 5	Lot 59 DP 7738	Council cost estimate \$Dec14	\$294,712	\$319,926	100%	\$319,926	580	\$551	Stormwater Detention Basin
CS - Central WQ Treatment	Flood plain	Lot 2 & 3 DP 1101086	Council cost estimate \$Dec14	\$5,270,764	\$5,721,713	100%	\$5,721,713	580	\$9,858	Revised cost for Centralised water quality treatment to replace previous sub-catchment treatment
W40	Catch C3		Works cost \$Dec14	\$882,961	\$970,596	100%	\$970,596	580	\$1,672	Completed
W9	Catch D3		Works cost \$Dec14	\$592,342	\$651,133	100%	\$651,133	580	\$1,122	Completed
W18	Precinct 7A - Catch H2		Council cost estimate \$Dec14	\$464,086	\$503,792	100%	\$503,792	580	\$868	To be completed in conjunction with adjoining development
W19	Precinct 7A - Catch H8		Council cost estimate \$Dec14	\$680,471	\$738,689	100%	\$738,689	580	\$1,273	To be completed in conjunction with

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Map Ref	Local Infrastructure item	Description (e.g. lot numbers if required)	Source	Total cost	Total cost indexed to \$Mar20	Apportionment factor	Apportioned cost	Contribution catchment (ha of NDA)	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
										adjoining development
W20	Precinct 7A - Catch H5		Council cost estimate \$Dec14	\$259,549	\$281,756	100%	\$281,756	580	\$485	To be completed in conjunction with adjoining development
W21	Precinct 7A - Catch H7		Council cost estimate \$Dec14	\$1,426,258	\$1,548,284	100%	\$1,548,284	580	\$2,667	To be completed in conjunction with adjoining development
Add2	Precinct 7A - Catch H6		Council cost estimate \$Dec14	\$662,290	\$718,953	100%	\$718,953	580	\$1,239	To be completed in conjunction with adjoining development
SW - B1	Basin 1 - water quality basin, GPT & 3m cycleway		ADW Johnson \$Mar19	\$1,242,508		100%	\$1,253,100	735	\$1,704	To be completed in conjunction with adjoining development
SW - B2	Basin 2 - water quality		ADW Johnson \$Mar19	\$1,038,806	\$1,253,100	100%	\$1,047,662	735	\$1,425	To be completed in conjunction with

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Map Ref	Local Infrastructure item	Description (e.g. lot numbers if required)	Source	Total cost	Total cost indexed to \$Mar20	Apportionment factor	Apportioned cost	Contribution catchment (ha of NDA)	Contribution rate (\$/ha of NDA)	Indicative scheduling of works
	basin, GPT & 3m cycleway									adjoining development
SW – B3	Basin 3 - water quality basin, GPT & 3m cycleway		ADW Johnson \$Mar19	\$845,180	\$301,786	100%	\$852,385	735	\$1,159	To be completed in conjunction with adjoining development
SW – B4	Basin 4 - water quality basin, GPT & 3m cycleway		ADW Johnson \$Mar19	\$964,910	\$852,385	100%	\$973,136	735	\$1,323	To be completed in conjunction with adjoining development
SW- B5	Basin 5 - water quality basin, GPT & 3m cycleway		ADW Johnson \$Mar19	\$1,359,718	\$973,136	100%	\$1,253,100	735	\$1,704	To be completed in conjunction with adjoining development
<b>TOTAL WATER QUALITY WORKS</b>					<b>\$21,575,250</b>		<b>\$23,574,226</b>		<b>\$38,662</b>	



Figure A.12 Water Quality Works Locations

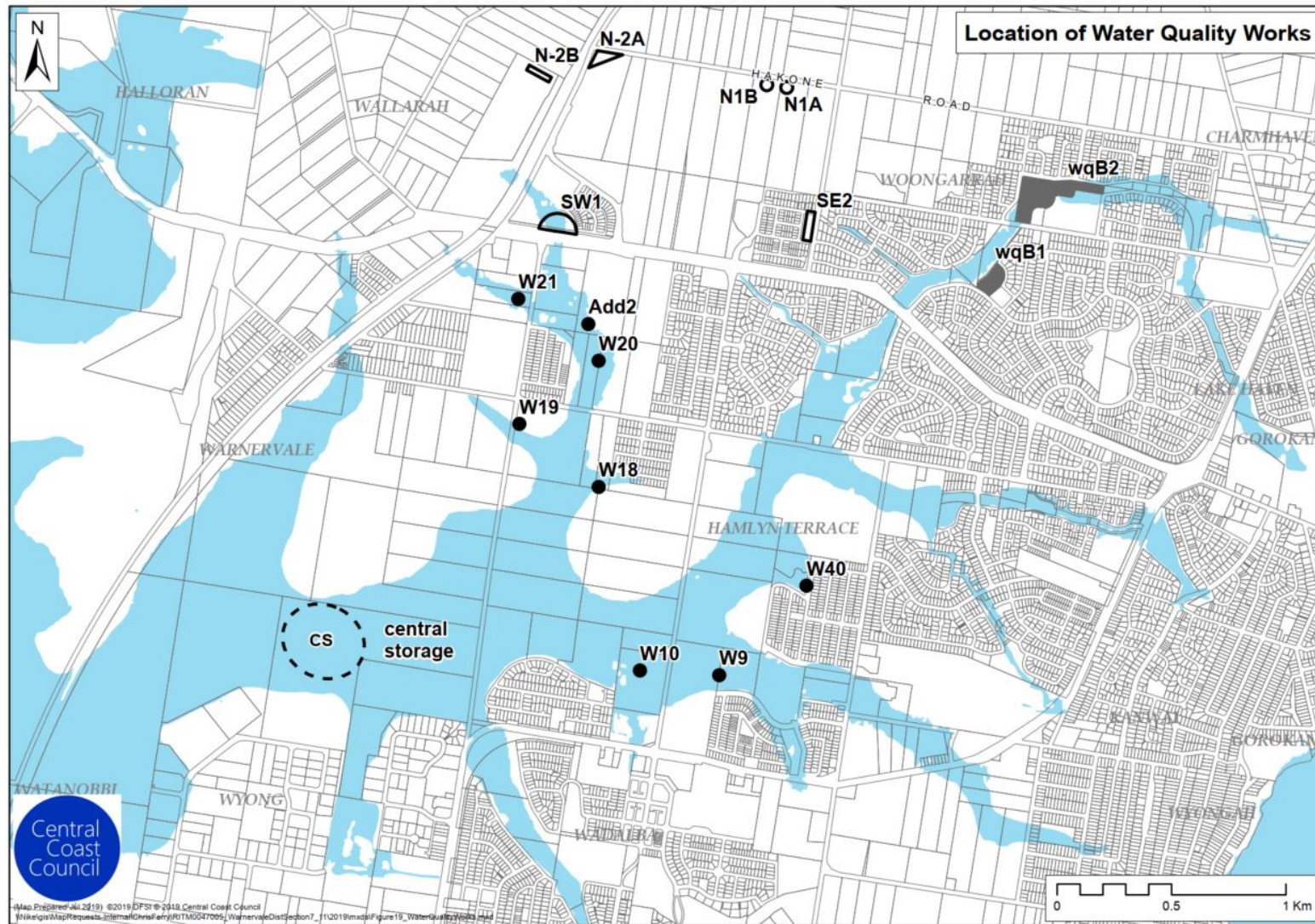
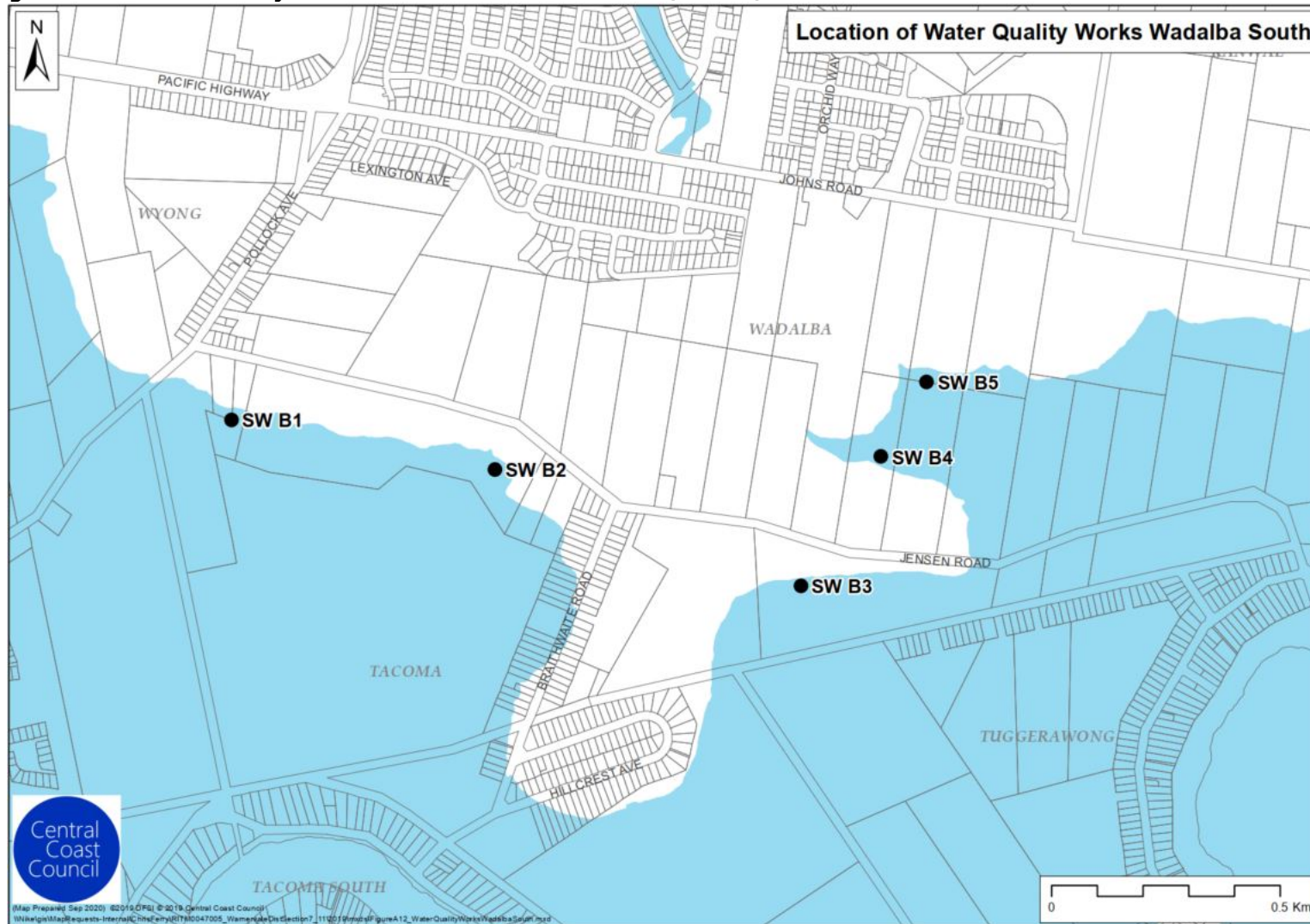


Figure A.13 Water Quality Works Locations – Wadalba South (WELOG)



## A4.4 Environmental Benefit Works

### A.4.4.1 Wadalba Environmental Corridor Land & Works

Map Ref	Local Infrastructure item/ description	Cost rate source	Cost rate (\$/ha)	Acquired Land	Acquisition Cost	Proposed Area to Acquire	Estimated Acquisition Cost	Total area	Total cost (unindexed)	Indicative scheduling of works
<b>WARNERVALE/WADALBA ENVIRONMENTAL CORRIDOR (WEC) LAND</b>										
En1	Lot 2603 DP 1119536, formerly Lot 2602 DP 1043825	Acquisition price \$Dec14	\$130,832			3.03	\$396,421	3.03	\$396,421	To be acquired
En2	Lot 1 DP 306056	Acquisition price \$Dec14	\$130,832			0.66	\$85,970	0.6571	\$85,970	To be acquired
En3	Lot 228 DP 1105837	Acquisition price \$Dec14	\$130,832	8.25	\$1,016,565		\$0	8.25	\$1,016,565	Land acquired
En4	Lot 1 DP 1154872, formerly part Lot 311 DP 808521 (E2)	Acquisition price \$Dec14	\$130,832	3.63	\$474,658		\$0	3.628	\$474,658	Land acquired
En5	Part Lot 229 DP 1105837, formerly Lot 312 DP 808521 (E2)	Acquisition price \$Dec14	\$130,832			1.69	\$221,106	1.69	\$221,106	To be acquired
En6	part lot 2 DP 1154872 (formerly part Lot 311 DP 808521 (E2))	Acquisition price \$Dec14	\$130,832	0.95	\$124,657		\$0	0.9528	\$124,657	Land acquired
En7	Part Lot 229 DP 1105837, formerly Lot 312 DP 808521 (not part of previous plan)	Acquisition price \$Dec14	\$130,832				\$0	0	\$0	Land acquired

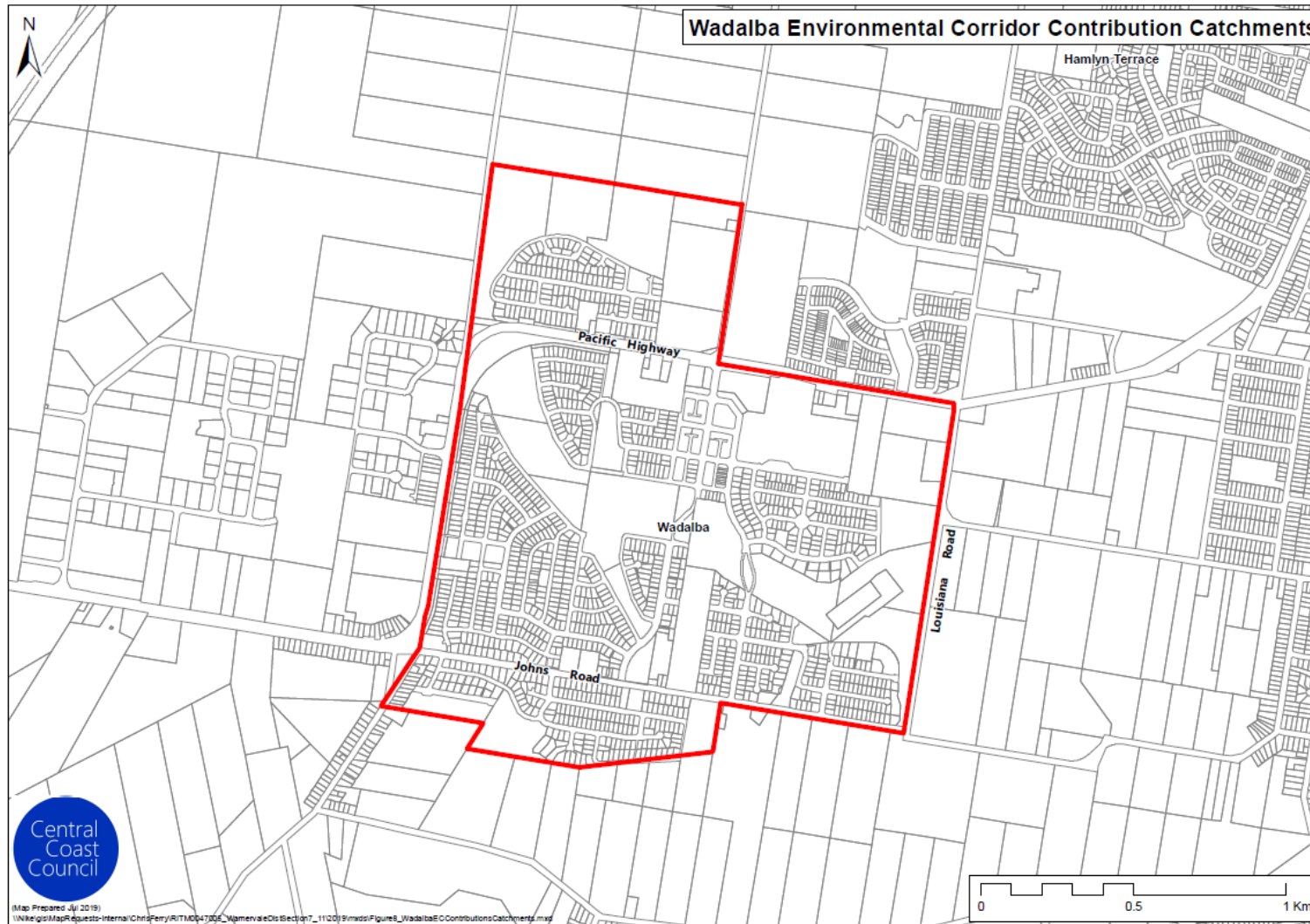


**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

Map Ref	Local Infrastructure item/ description	Cost rate source	Cost rate (\$/ha)	Acquired Land	Acquisition Cost	Proposed Area to Acquire	Estimated Acquisition Cost	Total area	Total cost (unindexed)	Indicative scheduling of works
<b>TOTAL WEC CORRIDOR LAND</b>				12.83	\$1,615,880	5.38	\$703,497	18.21	\$2,319,377	

Map Ref	Local Infrastructure item/ description	Cost source rate	Completed works (Dec-14)	Uncompleted works (\$Dec14)	Total cost (\$Dec14)	Total cost (\$Mar20)	Indicative scheduling of works
<b>WARNERVALE/WADALBA ENVIRONMENTAL CORRIDOR (WEC) WORKS</b>							
n/a	Preparation of Management Plan	Council cost estimate \$Dec14	\$13,673	-	\$13,673	\$15,030	Works completed
n/a	Cost of Planned Embellishment Works	Council cost estimate \$Dec14	-	\$1,308,929	\$1,308,929	\$1,438,841	To be completed with adjoining development
<b>TOTAL WEC CORRIDOR WORKS</b>						<b>\$1,453,871</b>	
<b>TOTAL WEC CORRIDOR LAND &amp; WORKS</b>						<b>\$3,773,248</b>	

Figure A.14 Wadalba Environmental Corridor Contribution Catchment





**A4.4.2 Wadalba South Environmental Corridor Lands**

Ref	Local Infrastructure item/ description	Source	Rate	Per (unit)	Land to be acquired	Total Cost (\$Dec19 – unindexed from original valuation date)
<b>WADALBA SOUTH ENVIRONMENTAL CORRIDOR LANDS</b>						
SW-EC-1	Lot 184 DP16012 (110 Johns Rd, Wadalba)	MJD Valuers \$Oct19	\$100,000	Ha	6.7	\$670,000
SW-EC-2	Lots 17 & 18 DP12304 (130 Johns Rd, Wadalba & 150 Jensen Rd, Wadalba)	MJD Valuers \$Oct19	\$100,000	Ha	4.4	\$440,000
SW-EC-3	Lot 2 DP567256 (135 Jensen Rd, Wadalba)	MJD Valuers \$Oct19	\$100,000	Ha	2.5	\$250,000
<b>TOTAL WADALBA SOUTH ENVIRONMENTAL CORRIDOR LANDS</b>					<b>13.60</b>	<b>\$1,360,000</b>

## Attachment 2

## Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT

Figure A.16 Wadalba South Environmental Corridor Land Locations

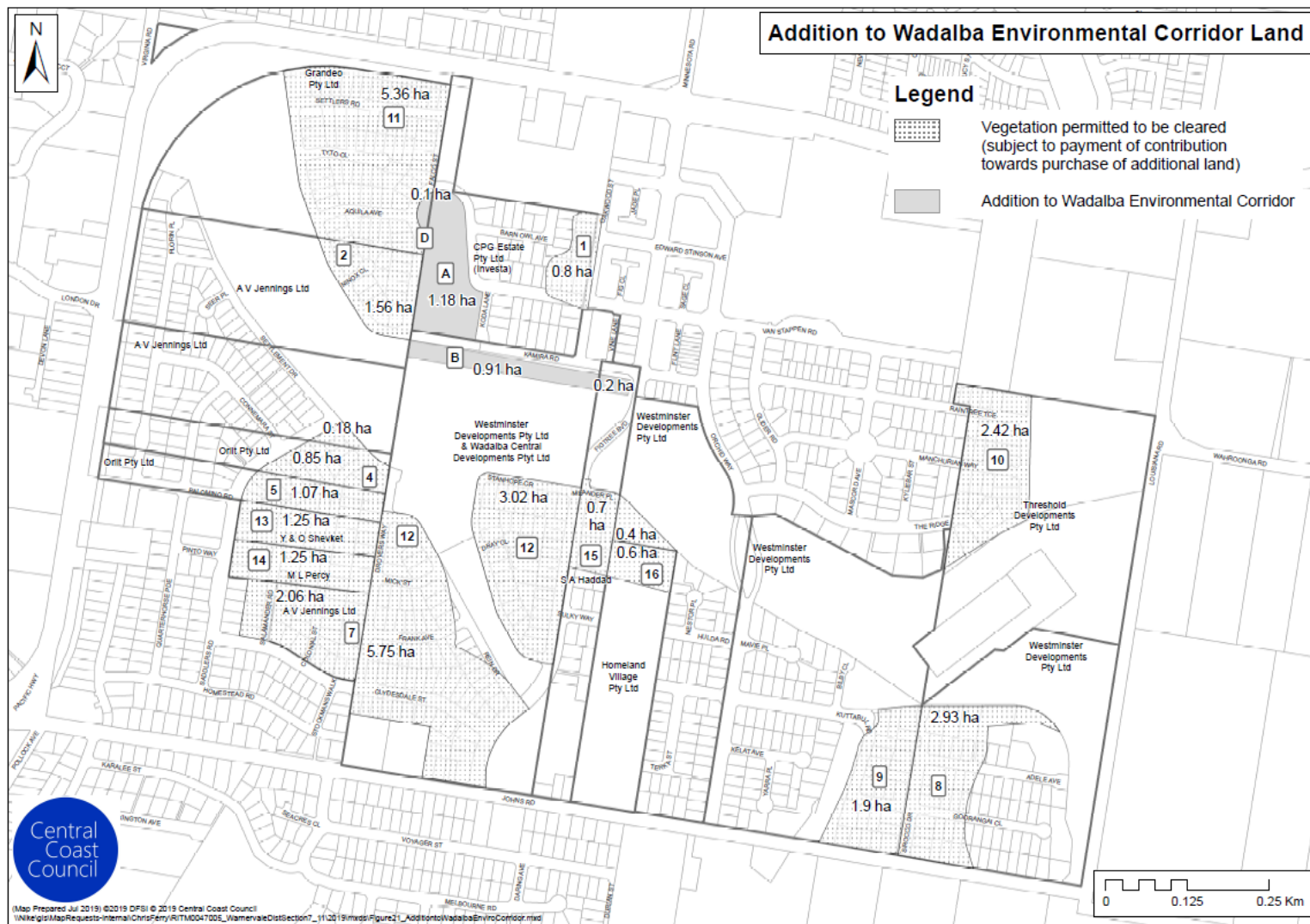


**A4.4.3 Additions to Environmental Corridor Lands**

Ref	Local Infrastructure item/ description	Cost rate source	Rate (\$/ha)	Additional land area (ha)	Total Cost (\$Dec14)
<b>ADDITIONS TO ENVIRONMENTAL CORRIDOR LANDS</b>					
A	Lot 1 DP 376236 (owned by CPG Estate Pty Ltd in 2005)	Acquisition price \$Dec14	\$1,470,000	1.13	\$1,664,628
B	Lot 2602 DP 1043825	Acquisition price \$Dec14	\$297,669	0.91	\$270,879
C	Lot 1 DP 306056	Acquisition price \$Dec14	\$297,669	0.20	\$59,534
D	Lot 102 DP 101919	Acquisition price \$Dec14	\$1,470,000	0.10	\$147,000
<b>TOTAL ADDITIONS TO ENVIRONMENTAL CORRIDOR LANDS</b>				<b>2.34</b>	<b>\$2,142,021</b>



**Figure A.17 Addition to Wadalba Environmental Corridor Land**



**A4.4.4 Floodplain Restoration Works – Precinct 7A**

Map Ref	Local Infrastructure item/ description	Source	Cost source rate	Dimensions (Ha/Hrs/m)	Total Cost (\$Dec14)	Total Cost (\$Mar20)
<b>FLOODPLAIN RESTORATION WOKRS - PRECINCT 7A</b>						
n/a	Restoration and rehabilitation of floodplain	Council cost estimate \$Dec14	\$4,956	92	\$455,923	\$501,173
n/a	Noxious weed removal	Council cost estimate \$Dec14	\$45.51/labour hours	284	\$12,945	\$14,230
n/a	Feral animal control	Council cost estimate \$Dec14	\$45.51/labour hours	220	\$10,012	\$11,006
n/a	Signage, walking trails, community education	Council cost estimate \$Dec14			\$101,136	\$111,174
n/a	Fencing perimeter, removal of internal fences	Council cost estimate \$Dec14	\$9/m	9,610	\$87,473	\$96,155
n/a	Drainage and water quality upgrades	Council cost estimate \$Dec14		92	\$141,591	\$155,644
<b>TOTAL FLOODPLAIN RESTORATION WORKS – PRECINCT 7A</b>					<b>\$809,081</b>	<b>\$889,383</b>



**A4.5 Studies and Plan Administration**

Local Infrastructure item	Cost source	Total cost of works in plan (\$Dec14)	Total cost (\$Mar20)	Apportionment factor (%)	Apportioned cost (\$)	Contribution catchment	Contribution rate per person
<b>PLAN STUDY COSTS</b>							
Flood & drainage studies	Council cost estimate \$Dec14	\$871,702	\$958,219	100%	\$958,219	36,218	\$26.46
Environmental studies	Council cost estimate \$Dec14	\$895,802	\$984,711	100%	\$984,711	36,218	\$27.19
Aboriginal studies	Council cost estimate \$Dec14	\$21,162	\$23,262	100%	\$23,262	36,218	\$0.64
Traffic studies	Council cost estimate \$Dec14	\$223,132	\$245,278	100%	\$245,278	36,218	\$6.77
Valuations	Council cost estimate \$Dec14	\$715,473	\$786,484	100%	\$786,484	36,218	\$21.72
Others	Council cost estimate \$Dec14	\$123,078	\$135,294	100%	\$135,294	36,218	\$3.74
<b>TOTAL PLAN STUDIES</b>					<b>\$3,133,249</b>		<b>\$86.51</b>
<b>COUNCIL PLAN ADMINISTRATION COSTS</b>							
Staffing costs	Council cost estimate \$Dec14	\$6,477,076	\$7,119,932	100%	\$7,119,932	36,218	\$196.59
<b>TOTAL PLAN ADMINISTRATION COSTS</b>					<b>\$7,119,932</b>		<b>\$196.59</b>
<b>TOTAL PLAN STUDIES &amp; ADMINISTRATION COSTS</b>					<b>\$10,253,181</b>		<b>\$283.10</b>

**Note:** The full works schedule shows anticipated works for Warnervale District, however if a more cost effective or safer solution is determined, that solution will be applied.

## A5 Plan Amendments

The following is a list of the main amendments in this plan compared with the previous adopted version:

1. The NDA estimates for various areas in the Warnervale District have been adjusted based on Council's latest development data.
2. The dwelling and population yield forecasts have been adjusted based on the latest available information from forecast.id and Council's development experience to date.
3. The occupancy rate assumption for 4+ bedroom dwellings have been increased to better align with representative average household sizes in the Warnervale District.
4. The number of catchments for infrastructure categories have been consolidated where possible for greater simplicity in the plan while still ensuring there is nexus between the new development and infrastructure being charged for:
  - The number of open space and community facility catchments have been consolidated into a single catchment.
  - The number of transport catchments have been consolidated to five.
  - The number of drainage catchments have been consolidated into a single catchment.
5. Contribution rates are now expressed as per person, per dwelling or per hectare of NDA rather than per Development Unit.
6. Contributions for transport infrastructure for non-residential development are now based upon the hectares of NDA for the development rather than the number of DVTs expected to be generated by the development. The number of DVTs, including a discount of DVTs for non-residential development in predominantly residential precincts, has still determined the apportionment of transport costs in each catchment between the estimated non-residential and residential development aggregates.
7. The list of transport infrastructure requirements have been adjusted post-review including the removal of works which have become the responsibility of the NSW Roads and Maritime Services (RMS) (such as the Railway Link Road).
8. Infrastructure for Wadalba South (including road, intersection, open space, stormwater and environmental corridor requirements) has been included since the area has now been rezoned and development plans have progressed.
9. Other updates for works completed and land acquired for infrastructure (since the adoption of the former plan) have been included, which are reflected in the works schedule accordingly.
10. Many of the works and land acquisition cost estimates have been updated in the works schedule, with input advice from QS consultants and land valuers, to reflect the latest market estimates.
11. Where necessary, works cost estimates have been indexed by the relevant ABS PPI for the infrastructure category to the base period of the plan. Land acquisition cost estimates and contribution rates (after plan adoption) will continue to be indexed by the CPI.
12. An amended structure of the plan with two separate documents has been implemented with important information for stakeholders, such as contributions rates and administrative procedures, now contained in the **Main Document**, and supporting information about how the rates have been calculated and the detailed schedules and maps, now contained in the Technical Document.

## 2.4

## Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

The table below lists the historical plan amendments since the original plan was first introduced in 1994, prior to the latest amendments.

Amendment Number	Adopted by Council	Effective	Purpose of Plan Amendment	Council File
Principal Plan		13 April 1994		T40/08700
1	11 February 1998	19 February 1998	To address zoning amendments to the Warnervale East/ Wadalba North West release area and revised land valuations	T40/08700
2	14 October 1998	22 October 1998	To review the Wadalba North-West development concept	T40/08700-02
3	24 November 1999	26 November 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	13 September 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	27 September 2000	25 October 2000		
6	28 November 2001	5 December 2001	To adopt revised land values in all categories throughout the development area, revision of indexation and alterations to some intersection costs.	D01910056
7	13 March 2002	8 May 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	23 June 2004	29 June 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	14 September 2005	21 December 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
	12 December 2012	21 December 2012	Adoption of <i>Warnervale Town Centre Development Contributions Plan</i> and nominal deletion of this area from the District Plan	D03220486
10	13 November 2013	N/A	The adoption of <i>Wadalba, Woongarra &amp; 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	25 March 2015	1 April 2015	Reintegration of <i>Warnervale Town Centre Contributions Plan</i> into District Plan and	F2014/01538

## 2.4 Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

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### ***Attachment 2***

### ***Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

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			adoption of the revised cost base under the <i>WWAHT Plan 2013</i>	
12	27 April 2020	22 May 2020	Amended development rate for secondary dwellings and minor administrative changes	F2014/01538

## A6 References

Author	Document Title	Council Reference Number
<b>GENERAL</b>		
Local population experts	Population and dwelling forecasts for Warnervale-Wadalba District (2019)	CCC Website
Wyong Shire Council	Warnervale East – Wadalba North Release Area: Trunk Drainage, Prepared for Contributions Plan No 7A (13 April 1994)	D01739302
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (September 1995)	T40/08700-01
Young Consulting Engineers	Wadalba Development – Cost Estimates (June 1998)	T40/25850-07
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (August 1998)	T40/08700-08
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (September 2001)	D01910056 TCS2006047 T40/25850-15
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West – (May 2002)	D01910299
Leyshon Consulting	Warnervale East Local Centre (February 2004)	T40/25850-16
Wyong Shire Council	Review of Contributions Plan No. 7A – The Wider Warnervale District Technical Report (2004) D00468001	D02993254 D00322714 D00015534
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (June 2004)	D00019961
Wyong Shire Council	Review of Contributions Plan No. 7A – The Wider Warnervale District Technical Report (March 2005)	D00393573
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (September 2005)	D00371971
NSW Department of Planning	Central Coast Regional Strategy 2006-31 ((2008)	D001194752
NSW Department of Planning and Environment	Central Coast Regional Strategy 20136	

## 2.4 Review of the Warnervale Section 7:11 Plan Request for Public Exhibition

### Attachment 2

### Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT

Author	Document Title	Council Reference Number
Don Fox Planning	Wyong Shire Retail Strategy 2013	D05916703
Wyong Shire Council	Precinct 7A Economic Viability Assessment – August 2012	D03191266 (vol 3)
Wyong Shire Council	Precinct 7A Economic Benefit Report – September 2012	D03191266 (vol 3)
Newplan on behalf of Wyong Shire Council	Draft Woongarra, Hamlyn Terrace & Wadalba Development Contributions Plan 2009 submitted to Department of Planning (September 2009)	D02013936 D02016574
Architectus	Precinct 7A Master Plan – August 2011	D03191266 (vol 1)
<b>OPEN SPACE &amp; RECREATION</b>		
Wyong Shire Council	Warnervale/Wadalba Open Space Plan (September 1991)	D02500744 D03108383
Wyong Shire Council	Review of Contributions Plan No. 7A – The Wider Warnervale District Technical Report (2004)	D02993254
Wyong Shire Council	Wyong Open Space Principles Plan (June 2005)	D02453188
Wyong Shire Council	Local Parks Strategy (August 2005)	D00427905
Wyong Shire Council	Wyong Recreation Facilities Strategy (October 2009)	D02070427
Cardno (NSW)	Warnervale and Hamlyn Terrace preliminary Investigation – Version A (May 2006)	D00550750
Cardno (NSW)	Warnervale and Hamlyn Terrace preliminary Investigation Version B (May 2006)	D00557823
Wyong Shire Council	Precinct 7A – Open Space and Recreation Strategy	D03191266 (vol 2)
<b>COMMUNITY FACILITIES</b>		
Wyong Shire Council	Concept Brief for Wadalba Community Centre (July 1998)	T40/25850-07
Department of Public Works	Development Application Report – Wadalba Community School (October 1998)	T40/25850-09
Wyong Shire Council	Community Support & Human Services Plan for Warnervale/Wadalba (March 2001)	D01912922
Wyong Shire Council	Guidelines for the Planning and Provision of Community Facilities in Wyong Shire – Final Report (July 2002)	D02226844
Wyong Shire Council	Community Support & Human Services Strategy for Warnervale/Wadalba (September 2002)	D01912921 D03150262
Paul van Reyk Consultancy Services	Warnervale/Wadalba Community Support & Human Services Strategy: Feasibility Studies for a Business Case for Integrated Service Provision (September 2002)	D01912930
Wyong Shire Council	Warnervale Town Centre Community Facilities Study (October 2003)	D00697415

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

<b>Author</b>	<b>Document Title</b>	<b>Council Reference Number</b>
Wyong Shire Council	Precinct 7A – Social Analysis & Human Services Study – March 2012	D03191266 (vol 2)
<b>AQUATIC &amp; LEISURE CENTRE</b>		
HM Leisure Planning Pty Ltd, Prior & Cheney Architects and Recreation Planning Associates	Warnervale Aquatic & Recreation Centre Feasibility (May 2004)	D00598175
Otium Planning Group	Extract from Strategic Analysis for New Leisure and Aquatic Provision in the Northern Region of the Central Coast, NSW Final Report (July 2018)	D14199525
<b>ROADS</b>		
	Reports prepared for Landcom for the Wadalba North West Urban Release Area (1998)	
CCHD	Wadalba South Intersections Plans for Cost Estimate	D14199550
CCHD	Wadalba South Intersections Cost Estimate	D14199574
	Wadalba South Road Safety Audits Three Intersections	D14199537
Pak-Poy & Kneebone	Wyong Shire Road Hierarchy and Transportation Study (April 1989)	
CPG Management	Warnervale Indoor Aquatic & Recreation Centre (July 2005)	D02471933
Mitchell Brandtman	Central Coast Council Local Infrastructure Cost Estimates (March 2020)	D14199589
SPD	Tranplan Strategic Traffic Modelling for Warnervale/Wadalba (Sept 1991)	
SPD	Warnervale Development Future Traffic Flows on Sparks Rd and Pacific Hwy (Sept 1992)	
SPD	Warnervale Future Development, analysis of key intersections (January 1993)	
Wyong Shire Council	The Railway Bypass - When to Construct? (January 1993)	D03300379
Wyong Shire Council	Technical Report No 773 Pacific Hwy/Lucca Rd Intersection (May 1993)	D02001845
GHD	Concept Design and Estimates Railway Rd Bypass (June 1993)	
Wyong Shire Council	Technical Report No 1004 Warnervale Urban Release Area: Sparks Road/Minnesota Rd Intersection Warnervale (June 1993)	D03300395
Wyong Shire Council	Technical Report No 1145 Warnervale Urban Release Area: Pacific Hwy/Wallarah Rd/Sparks Rd Intersection (June 1993)	D03300400
Wyong Shire Council	Technical Report No 774 Warnervale Urban Release Area: Pacific Hwy/Minnesota Rd Intersection North Wyong (July 1993)	D03300402

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

<b>Author</b>	<b>Document Title</b>	<b>Council Reference Number</b>
Wyong Shire Council	Technical Report No 776 Pacific Hwy/Donaldson Rd Intersection (Oct 1993)	D02489158
Bradley Parkes	Traffic Report Stage 1 Supplier Park Warnervale (November 2004)	Box000380
ARUP	Wyong Employment Zone Traffic Study (2006)	CPA/92389
ARUP	Greater Warnervale Area & Town Centre Traffic Study (2006)	CPA/92389
Wyong Shire Council	Warnervale Town Centre Traffic Impact Assessment (January 2007)	D02565471
Wyong Shire Council	Link Road Tender documentation (2008)	CPA/160794
Wyong Shire Council	Technical Report No 7 – Pacific Highway/Johns Rd/Pollock Ave, Wadalba	T40/08700-01
Wyong Shire Council	RTA estimates, Technical Report No 1824 Sparks Rd/Warnervale Rd intersection	
Wyong Shire Council	Technical Report No 1823 Pacific Hwy/Craigie Ave intersection	
Wyong Shire Council	Technical Report No 774 Pacific Hwy/Minnesota Rd intersection	
Wyong Shire Council	Technical Report No 1975 Minnesota Rd/Warnervale Rd intersection	
Wyong Shire Council	Technical Report 1974 Pacific Hwy/Collector Rd intersection	
Wyong Shire Council	Technical Report No 775 Pacific Hwy/Lucca Rd Intersection, North Wyong	
Wyong Shire Council	Technical Report No 1005, Warnervale Urban Release Area Pacific Hwy/Pearce Rd intersection	
Hyder Consulting Pty Ltd	Precinct 7A Traffic & Transport Study 2012	D08256524
<b>DRAINAGE</b>		
Sinclair, Knight & Partners	Lower Wyong River Flood Study (January 1984)	D00366614
DISBOS P/L	Flood Drainage and Traffic Study, North Wyong (April 1989)	
Kinhill Engineers	Warnervale Floodplain Environmental Management Strategy – Investigations to Identify Water Quality Control Facilities for the Warnervale Catchment (February 1998 and 1999)	D00592031
R A Young and Associates	Investigations undertaken related to the Wadalba North West Urban Release Area (1998-1999)	
Willing and Partners	Trunk Drainage Investigation, Warnervale East 7B Stage 1, Flood Study (May 1990)	D00538088 D00592019
Willing and Partners	Trunk Drainage Investigation, Warnervale East 7B, Stage 2, Floodplain Management Plan (June 1990)	D00538099 D00592025 D00366802



**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

<b>Author</b>	<b>Document Title</b>	<b>Council Reference Number</b>
Willing and Partners	Wadalba West Release Area, Trunk Drainage Investigation (September 1991)	D00592027 D00366869
Willing and Partners	North Wyong Industrial Estate Planned Extension – Drainage Easement South of Pavitt Crescent - Final Report (February 1992)	D00952343
Willing and Partners	Warnervale East 7B Fill Analysis (October 1994)	D00952206
	Warnervale East – Wadalba North Release Area: Trunk Drainage, Prepared for Contributions Plan No 7A, Technical Report, May 1996	
Kinhill Engineers	Warnervale Wetlands Concept Design Report (February 2000)	D00592035
Wyong Shire Council	Upstream of Louisiana Rd near Wyong Hospital, Preliminary Assessment (2001)	
Paterson Britton and Partners Pty Ltd	Warnervale Road Concepts and Floodway Concept Report (2001)	
Azzurra Consulting	Review of Woongarra Channel (2003)	TCS0607004
Azzurra Consulting	Draft Floodplain Assessment, Review of Woongarra Creek – Final Issue (March 2003)	D00538071
Azzurra Consulting	Draft Floodplain Assessment, Review of Kanwal and Wyongah Channels (2003)	D00624310
Wyong Shire Council	Review of Contributions Plan No. 7A - The Wider Warnervale District Technical Report (2004)	
Cardno (NSW/ACT)	Porters Creek Floodplain Risk Management Plan - Final Report (April 2010)	D03071679
Cardno	Precinct 7A Flood Study – August 2012	D03191266 (vol 3)
Cardno	Precinct 7A Flood Study – May 2013	D09456898
Ecologique	Porters Creek Wetland Floodplain Restoration Conservation Management Plan – August 2016	D14199626
<b>WATER QUALITY</b>		
Kinhill	Warnervale Floodplain Environmental Management Strategy, Prepared for Wyong Shire Council (February 1998)	D00592031
Kinhill Engineers	Warnervale Wetlands Concept Design Report (February 2000)	D00592035
Ecological Engineering	Integrated Water Cycle Management & Water Sensitive Urban Design Strategy - Stage 1 of Warnervale Supplier Park (2004)	
Ecological Engineering	Integrated Water Cycle Management Strategy for the Wyong Employment Zone (May 2005)	D00592036 D00592040 D00592041

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

<b>Author</b>	<b>Document Title</b>	<b>Council Reference Number</b>
Ecological Engineering	Porter's Creek Wetland Stormwater Harvesting & Reuse Project (Australian Water Fund Application) Overview Report (June 2005)	D00592013
Ecological Engineering	Integrated Water Cycle Management Strategy for the Warnervale Town Centre (June 2006)	D00592047 CPA/104592
Ecological Engineering	Discussion Paper Modelling Rationale for the Porters Creek Stormwater Harvesting Strategy (June 2006)	D00591974
GHD	Report on Porters Creek Catchment - Integrated Water Cycle Management Strategy Section 94 Contributions Assessment (July 2006)	D00743208
Ecological Engineering	Water Sensitive Urban Design Solutions for Catchments above Wetlands – Final Report (May 2007)	D00841157
EDAW/AECOM/Storm Consulting	Warnervale-Wadalba Integrated Water Cycle Management Section 94 Report (April 2008)	D01150431
Cardno	Precinct7A IWCM Final Draft Report for Council Comment (2012)	D02948723
Wyong Shire Council	Porters Creek Stormwater Harvesting Scheme: Revised Concept Design (March 2011)	D02520205
Cardno	Precinct 7A – Integrated Water Cycle Management Strategy – March 2012	D03191266 (vol 2)
Cardno	Precinct 7A – Integrated Water Cycle Management Strategy – Addendum April 2013	D06760970
<b>ENVIRONMENTAL</b>		
Lesrvk Environmental Consultants	Preliminary Flora & Fauna Survey of Proposed Residential Development Release Area, Wadalba, NSW (March 1998)	T40/25850-05
Francis Lemckert, Forest Research & Development Division. State Forests of NSW	Habitat Assessment – Wadalba Development Site (November 1998)	T40/25850-09
Gunnenah Environmental Consultants (Branwhite, Boris)	Wyong Development Area Orchid Survey (Stage 1) (November 1998)	C60/05100-01 TSC0249740
Pak-Poy & Kneebone Pty Ltd	Warnervale/Wadalba Local Environmental Study (July 1989)	T40/25850-01
Gunnenah Environmental Consultants	Orchid Survey within Wyong's Development Areas – Stage 2 (September 1989)	C60/05100-06 TCS0321441
Eastcoast Flora Surveys	Angophora Inopina in Wyong Shire & Lake Macquarie (June 1999)	C60/05000-09 TCS0281776

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

<b>Author</b>	<b>Document Title</b>	<b>Council Reference Number</b>
Austeco	Sub-Regional Squirrel Glider Study (February 2000)	C60/05100-06 TCS0353053 TCS0322512
R Payne Ecological Surveys & Managem	Ecological Investigations – Proposed Sporting & Community Facilities Wadalba & Woongarra (June 2000)	T40/25854-01 TCS0377171
Gorecki, P & Dallas, M	Aboriginal Archaeological Assessment, Johns Rd, Wadalba, NSW (June 2000)	T40/25850-14 C60/05100-15
Forest Fauna Surveys	Flora, Fauna & Habitat Assessment for Warnervale Land Use Strategy Study (September 2001)	T40/25886-10
Bell, Stephen	Distribution, Conservation & Management of the vulnerable Angophora inopina – Final Report (December 2001)	D00949932 D00475654
Eastcoast Flora Surveys (Bell,S)	Acacia Bynoeona Seasonal Data Collection Survey ( April 2002)	C60/05100-17 TCS0515242
Smith A P, Watson G & Murray M (Austeco)	Fauna habitat Modelling & Evaluation of Wildlife Linkages in Wyong Shire (May 2002)	D00475599 C60/05100-12 TCS0530069
Eastcoast Flora Surveys (Bell,S)	Wyong Shire Vegetation Mapping Project (November 2002)	C60/05100-19 TCS0568002
Sinclair Knight Merz P/L Newcastle	Wyong Precinct 11 & 13 Flora & Fauna Report (December 2002)	TCS0571278 U20/WA100-09
LR Environ GIS	Bushfire Prone Land Mapping (July 2003)	T40/02000-03 TCS0627315
Austeco (Smith, A)	Wadalba Squirrel Glider Study (May 2002)	D/01799-04 TCS0523893
Professor Hugh Possingham	Peer Review of Draft Wyong Conservation Strategy (October 2002)	C60/05100-19
Eastcoast Flora Survey Bell,S)	Vegetation Community Profiles – Final Report (December 2002)	D00475578
Eastcoast Flora Surveys (Bell,S)	Vegetation & Orchid Survey - Warnervale Industrial Land (May 2003)	D00005898
Eastcoast Flora Survey Bell,S)	The Natural Vegetation of the Wyong Local Government Area, Central Coast, NSW (June 2003)	D00475585
Wyong Shire Council	Draft Conservation Strategy (August 2003)	D00946693

**Attachment 2****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT**

<b>Author</b>	<b>Document Title</b>	<b>Council Reference Number</b>
Forest Fauna Surveys Pty Ltd, Eastcoast Flora Survey	Ecological Investigations – Wyong Regional Sporting Facility (November 2003)	D00042857
Forest Fauna Surveys (Murray, M)	Extension of Wyong Corridor Study to Resolve Detailed Design Issues with Stakeholders (February 2004)	C60/05100-21 TSC0674756
Eastcoast Flora Survey	Flora & Fauna Investigations – Proposed Warnervale Town Centre, Wyong Shire (March 2004)	D00476074
Eastcoast Flora Survey	Population count & assessment of Rutidosia heterogama (Asteraceae) Lower Hunter & Central Coast (April 2004)	D00006206
Conacher Travers	Wadalba Wildlife Corridor Management Plan (September 2006)	D00641790
Environmental Research & Information Consortium	Preliminary Results of Wetness Mapping Using Satellite Imagery – Warnervale (Dec 2006)	D00753304
Forest Fauna Surveys Pty Ltd, Eastcoast Flora Survey	Ecological Investigations – Wyong Employment Zone (May 2006)	D00553650 D00553660
Forest Fauna Surveys Pty Ltd, Eastcoast Flora Survey	Ecological Investigations – Wyong Employment Zone – Version 2 (May 2007)	D00889373
Forest Fauna Surveys Pty Ltd, Eastcoast Flora Survey	Lot 3 DP 1007500, Warnervale Business Park, Warnervale & Baileys Farm Conservation Offset – Habitat Restoration & Monitoring Plan (June 2008)	D02084325
Eastcoast Flora Survey	Lower Hunter Spotted Gum Ironbark Forest EEC in the Warnervale Area (2010)	D02616269 CPA/168633
Umwelt (Australia) Pty Ltd	Ecological Assessment – Precinct 7A, Warnervale NSW – August 2013	D04098237
Umwelt (Australia) Pty Ltd	Conservation Management Plan – Precinct 7A, Warnervale & Hamlyn Terrace NSW – February 2014	D05825201
<b>Archaeological</b>		
Mary Dallas Consulting Archaeologists	Aboriginal Heritage Assessment – Wadalba – June 2000	T40/25850-13
Archaeological Surveys & Reports Pty Ltd	Archaeological Investigation: Warnervale District Town Centre, Warnervale – March 2004	D00003131

**Attachment 2*****Draft Warnervale District CP September 2020 TECHNICAL DOCUMENT***

<b>Author</b>	<b>Document Title</b>	<b>Council Reference Number</b>
Archaeological Surveys & Reports Pty Ltd	Archaeological Investigation: Industrial Land, Sparks Road, Warnervale, Central Coast – March 2004	D00006715
Archaeological Surveys & Reports Pty Ltd	Archaeological Investigation: Wyong Employment Zone, Precincts 11,13 & 14 Halloran/Warnervale, Central Coast – April 2005	D00327108
Archaeological Surveys & Reports Pty Ltd	The Archaeological Investigation for site of Indigenous cultural significance in Precinct 7A, Warnervale, Central Coast, NSW	D03191266 (vol 1)



# **Warnervale District Development Contributions Plan**

**April 2020**

## Contents

<b>Executive Summary</b>	<b>8</b>
Overview of Warnervale District Contributions Plan (WDC Plan)	8
Public Amenities and Public Services	11
Work Schedule	12
Contributions Rates Schedule and Catchments	14
Calculating Contributions under this Plan	14
<b>Summary WDC Plan Schedules</b>	<b>15</b>
<b>1 Introduction 20</b>	
1.1 Background to this Plan	20
1.1.1 Minister's Directions	23
1.1.2 Exemption to Capping	25
<b>2 Administration and Operation 27</b>	
2.1 What are Development Contributions?	27
2.2 Contributions must be Reasonable	27
2.3 Definitions	28
2.4 Name of this Plan	29
2.5 Purposes of this Plan	29
2.6 Commencement of this Plan	30
2.7 Land to which this Plan Applies	30
2.8 Development to which this Plan Applies	31
2.10 Infrastructure Addressed by this Plan	34
2.11 Determination of Community Infrastructure Costs	35
2.11.1 Works Costs	35
2.11.2 Land Costs	36
2.12 Staging of Infrastructure	37
2.13 Development Contributions for Community Infrastructure may be required as a Condition of Consent	38
2.13.1 Contributions for Land for Community Infrastructure required under this Plan	38
2.14 Other Contributions to be taken into Account	39
2.15 Obligations of Accredited Certifiers	40
2.15.1 Complying Development Certificates	40

**Attachment 3****Warnervale District Development Contributions Plan April 2020****Table of Contents**

2.15.2	Construction Certificates	40
2.16	Indexation of Contribution Rates under this Plan	41
2.17	Adjustment of Contributions required by a Condition Imposed under this Plan	42
2.18	Timing of Payment of Monetary Contributions required under this Plan	43
2.19	Policy on Deferred or Periodic Payments	43
2.20	Material Public Benefits and Dedication of Land Offered in Part or Full Satisfaction of Contributions	43
2.20.1	Matters to be Considered by the Council in Determining Offers of Material Public Benefits	44
2.20.2	Agreements to be in Writing	45
2.20.3	Valuation of Offers of Works-In-Kind and Other Material Public Benefits	45
2.20.4	Dedication of Land in Part or Full Satisfaction of a Contribution Required Under this Plan	45
2.20.5	Temporary Works	46
2.21	Exemptions	46
2.21.1	No Exemption for First Lot	46
2.22	Pooling of Funds	47
2.23	Accountability and Access to Information	47
2.24	Review of Contributions Plan	48
2.25	Repeal of Existing Plans	48
2.26	Savings and Transitional Arrangements	48
<b>3</b>	<b>Land Budget and Population Projections</b>	<b>49</b>
3.1	Occupancy Rates	49
3.2	Current and Expected Development	52
3.3	Summary of District Population	60
<b>4</b>	<b>Public Amenities and Public Services</b>	<b>61</b>
4.1	Public Amenities and Public Services that will be required as a Result of the Expected Development	61
4.2	Open Space and Community Facilities	63
4.2.1	Open Space	63
4.2.2	Community Facilities	68
4.2.3	Calculation of Open Space and Community Facilities Contributions	73
4.3	Roads, Traffic Management and Bus Facilities Strategy	78
4.3.1	Background	78
4.3.2	Calculation of the Contribution Rate	79
4.3.3	Vehicle Trips for Different Land Uses	85



## Table of Contents

4.5	Drainage & Water Quality	88
4.4.1	Overview	88
4.4.2	How are Infrastructure Demands and Costs Apportioned?	94
4.5	Environmental Conservation	101
4.5.1	Floodplain Restoration	101
4.5.2	Wadalba Environmental Corridor	103
4.5.3	Addition to Wadalba Environmental Corridor	106
4.6	Studies & Administration	109
4.6.1	Studies	109
4.6.2	Administration	110
4.6.3	Calculation of Contribution Rate for Studies and Administration	110
4.6.4	Contribution Rates	112
4.6.7	Contribution Catchment	112
<b>5</b>	<b>Contributions Catchment Maps</b>	<b>116</b>
<b>6</b>	<b>Works Schedules and Location Maps</b>	<b>122</b>
6.1	Open Space and Community Facilities	122
6.1.1	Open Space	122
6.1.2	Community Facilities	131
6.2	Roads, Traffic Management and Bus Facilities Works	140
6.3	Drainage and Water Quality	155
6.3.1	Drainage Land and Works	155
6.3.2	Water Quality Works	182
6.3.3	Wadalba Environmental Corridor Land & Works	191
6.3.4	Addition to Wadalba Environmental Corridor	193
<b>7</b>	<b>References</b>	<b>196</b>

## Table of Contents

**Figures**

Figure 1	Extract from Warnervale District 7A Contributions Plan	26
Figure 2	Application of Contributions Plan	32
Figure 3	Porters Creek Catchment	88
Figure 4	Open Space and Community Facility Contributions Catchments	116
Figure 5	Road Contributions Catchments	117
Figure 6	Drainage and Water Quality Contributions Catchments	118
Figure 7	Studies Contributions Catchments	119
Figure 8	Wadalba Environmental Corridor Contributions Catchment	120
Figure 9	Addition to Wadalba Environmental Corridor Catchment	121
Figure 10	Open Space Works Locations	130
Figure 11	Community Facilities Locations	139
Figure 12	Road Works Locations	153
Figure 13	Intersection Work Locations	154
Figure 14	Drainage Land – Greater Warnervale District	167
Figure 15	Drainage Land – Precinct 7A & WTC	168
Figure 16	Flood Plain	169
Figure 17	Drainage Works Locations – Catchments A, B & C	180
Figure 18	Drainage Works Locations – Catchments D, E & F	181
Figure 19	Water Quality Works	190
Figure 20	Wadalba Environmental Corridor Land Locations	192
Figure 21	Addition to Wadalba Environmental Corridor	195

**Tables**

Table 1	Summary of Plan Costs	12
Table 2	Summary of Road Costs	13
Table 3	Summary of Contributions for Residential Development – WWAHT	15
Table 4	Summary of Contributions for Residential Development – Other Areas in Warnervale District	16
Table 5	Net Developable Area Contribution Rates for Non-Residential Subdivisions (per ha)	17
Table 6	Roads Contributions for Warnervale District	18
Table 7	Contributions for Additions to the Wadalba Environmental Corridor	18
Table 8	State or Regional Infrastructure Contribution	19
Table 9	Amendments to Plan	22

**Attachment 3****Warnervale District Development Contributions Plan April 2020****Table of Contents**

Table 10	Development Affected by this Plan and the Infrastructure Contributions Required	33
Table 11	2011 Housing and Population Statistics for Warnervale-Wadalba	49
Table 12	2011 Housing and Population Statistics	50
Table 13	Adopted Occupancy Rates	51
Table 14	Land Budget, Dwelling Units and Population Projections for Wadalba, Woongarra & Hamlyn Terrace	53
Table 15	Dwelling Mix and Occupancy Rate Assumptions for Precinct 7A & WTC	54
Table 16	Average Occupancy Rates and DU based on a mix of dwelling sizes	55
Table 17	Land Budget, Dwelling Unit and Population Projections for Precinct 7A	56
Table 18	Dwelling Unit & Population Projections for WTC	57
Table 19	Population Projections for WTC	58
Table 20	Population & Dwelling Unit Projections for Balance of Warnervale District	59
Table 21	Population Projections for Greater Warnervale District	60
Table 22	Community Infrastructure Demanded	61
Table 23	Application of Open Space Standard to Release Areas	63
Table 24	Planned Open Space Provision for WWAHT, WTC & Precinct 7A	64
Table 25	Apportionment of Hill Top Park	65
Table 26	Apportionment of Existing Playing Fields	66
Table 27	Apportionment of District Playing Fields	66
Table 28	Community Facilities Standards	68
Table 29	Application of Community Facilities Standards	68
Table 30	Proposed Warnervale District Community Facilities	69
Table 31	Apportionment of Warnervale Community Hub	70
Table 32	Recreation Centre Costs	71
Table 33	Apportionment of Recreation Centre	72
Table 34	Development Unit Ratio for different types of Residential Uses	74
Table 35	Summary of Open Space and Community Facilities Contributions	75
Table 36	WWAHT Open Space and Community Facilities Contributions	76
Table 37	Precinct 7A & Remainder of Warnervale District Open Space and Community Facilities Contributions	76
Table 38	WTC Open Space and Community Facilities Contributions	77
Table 39	Roads Contributions Rates for the Greater Warnervale District	83
Table 40	Road Contribution for Residential Development by Residential Type & Bedroom Size	85
Table 41	Land Use Trip Generation Rates	86
Table 42	Land Use Trip Generation Rates	87
Table 43	Non- residential NDA Contribution Rates for Drainage Land	95

**Attachment 3****Warnervale District Development Contributions Plan April 2020****Table of Contents**

Table 44	Non-residential NDA Contribution Rates for Drainage Works	95
Table 45	Non-Residential NDA Contribution Rates for Water Quality Works	96
Table 46	Residential DU Contribution Rates for Drainage Land	98
Table 47	Residential DU Contribution Rates for Drainage Works	99
Table 48	Residential DU Contribution Rates for Water Quality Works	100
Table 49	Estimated Cost for Floodplain Restoration Works – Precinct 7A	101
Table 50	DU Contribution Rates Floodplain Restoration – Precinct 7A	102
Table 51	NDA of Wadalba Environmental Corridor Contribution Catchments	104
Table 52	Wadalba Environmental Corridor Contribution Rates	105
Table 53	Cost of Addition to Wadalba Environmental Corridor	107
Table 54	Contribution Rate for Clearing Identified Lands	108
Table 55	Expenditure on Studies	109
Table 56	Apportionment of Costs	109
Table 57	WWAHT & North Wyong Industrial Estate – Studies Contribution	113
Table 58	Precinct 7A & Education Site – Studies Contributions	113
Table 59	Warnervale Town Centre – Studies Contributions	114
Table 60	Wyong Employment Zone – Studies Contributions	114
Table 61	Balance of Greater Warnervale District – Studies Contributions	115
Table 62	Administration Contributions	115

## 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, Woongarah, Hamlyn Terrace, Wadalba, Kanwal, Halloran and parts of Wyong and Jiliby. 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, Woongarah 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.

## Executive Summary

**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 20,000m<sup>2</sup> of retail floor space, up to 4,000m<sup>2</sup> of bulky goods floor space and up to 5,000m<sup>2</sup> 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

**Executive Summary**

(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.

## Executive Summary

**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**.



## Executive Summary

## 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
	WVAHT 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
Administration	\$2.3 M	\$0.4 M	\$0.4 M	\$0.9 M	\$0.1 M	\$1.4 M	\$0.9 M		\$6.5 M
<b>TOTAL PLAN COSTS</b>	<b>\$176.6 M</b>	<b>\$8.8 M</b>	<b>\$48.2 M</b>	<b>\$61.4 M</b>	<b>\$3.3 M</b>	<b>\$41.4 M</b>	<b>\$34.9 M</b>	<b>\$4.3 M</b>	<b>\$378.9 M</b>

## Executive Summary

**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
<b>TOTAL</b>	<b>\$179.0 M</b>

## 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 Schedules

## 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	\$383
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
<b>TOTAL Contributions per DU</b>	<b>\$26,538</b>	<b>\$23,650</b>	<b>\$31,748</b>	<b>\$25,425</b>	<b>\$23,209</b>	<b>\$25,307</b>	<b>\$25,989</b>	<b>\$30,581</b>	<b>\$25,340</b>	<b>\$25,340</b>	<b>\$24,252</b>	<b>\$30,016</b>	<b>\$29,022</b>	<b>\$27,414</b>	<b>\$23,153</b>	<b>\$20,691</b>
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
<b>TOTAL CONTRIBUTIONS</b>	<b>\$27,574</b>	<b>\$24,686</b>	<b>\$32,784</b>	<b>\$26,461</b>	<b>\$24,245</b>	<b>\$26,342</b>	<b>\$27,025</b>	<b>\$31,617</b>	<b>\$26,376</b>	<b>\$26,376</b>	<b>\$25,288</b>	<b>\$31,052</b>	<b>\$30,057</b>	<b>\$28,450</b>	<b>\$24,189</b>	<b>\$21,727</b>

## Summary Schedules

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

## Summary Schedules

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

## Summary Schedules

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, Woongarah & 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 <sup>1</sup> & 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

## Summary Schedules

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><b>Note:</b> This is not part of this contribution plan and is provided for information only. Clarification &amp; conformation with Department of Planning &amp; Infrastructure should be sought.</p> <p><b>Note:</b> 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.



## Section 1

## Introduction

# 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.

**Section 1****Introduction**

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.

## Section 1

## Introduction

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>Wyang 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>Wyang 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 &amp; 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

## Section 1

## Introduction

## 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.

## Section 1

## Introduction

- 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)

## Section 1

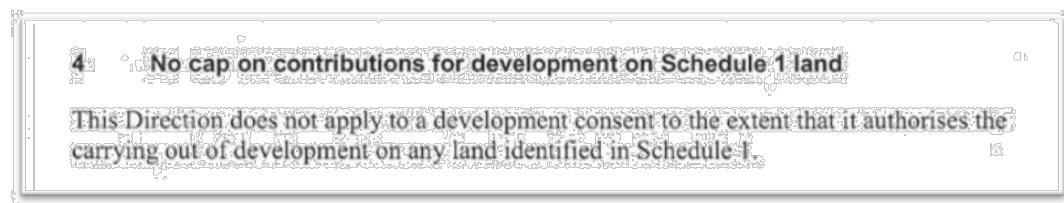
## Introduction

## 1.1.2 Exemption to Capping

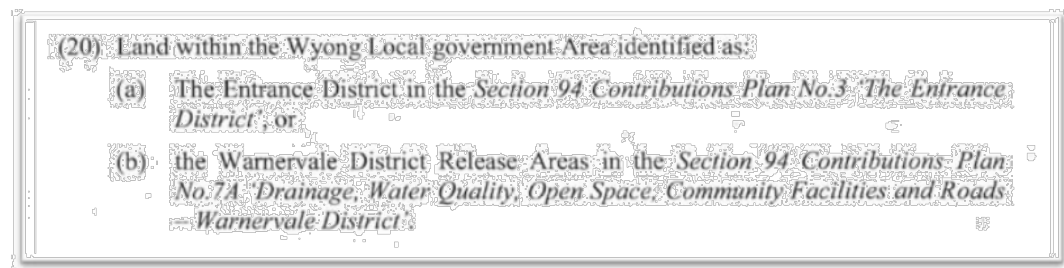
The whole of "Warnervale District Release Area" as identified in the former Plan is exempt from any Section 7.11 contribution cap under the current Minister's Section 7.17 Direction in accordance with the NSW Government contribution capping framework. The NSW Government capping framework provides an 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:



Extract from Schedule 1 referred to above:

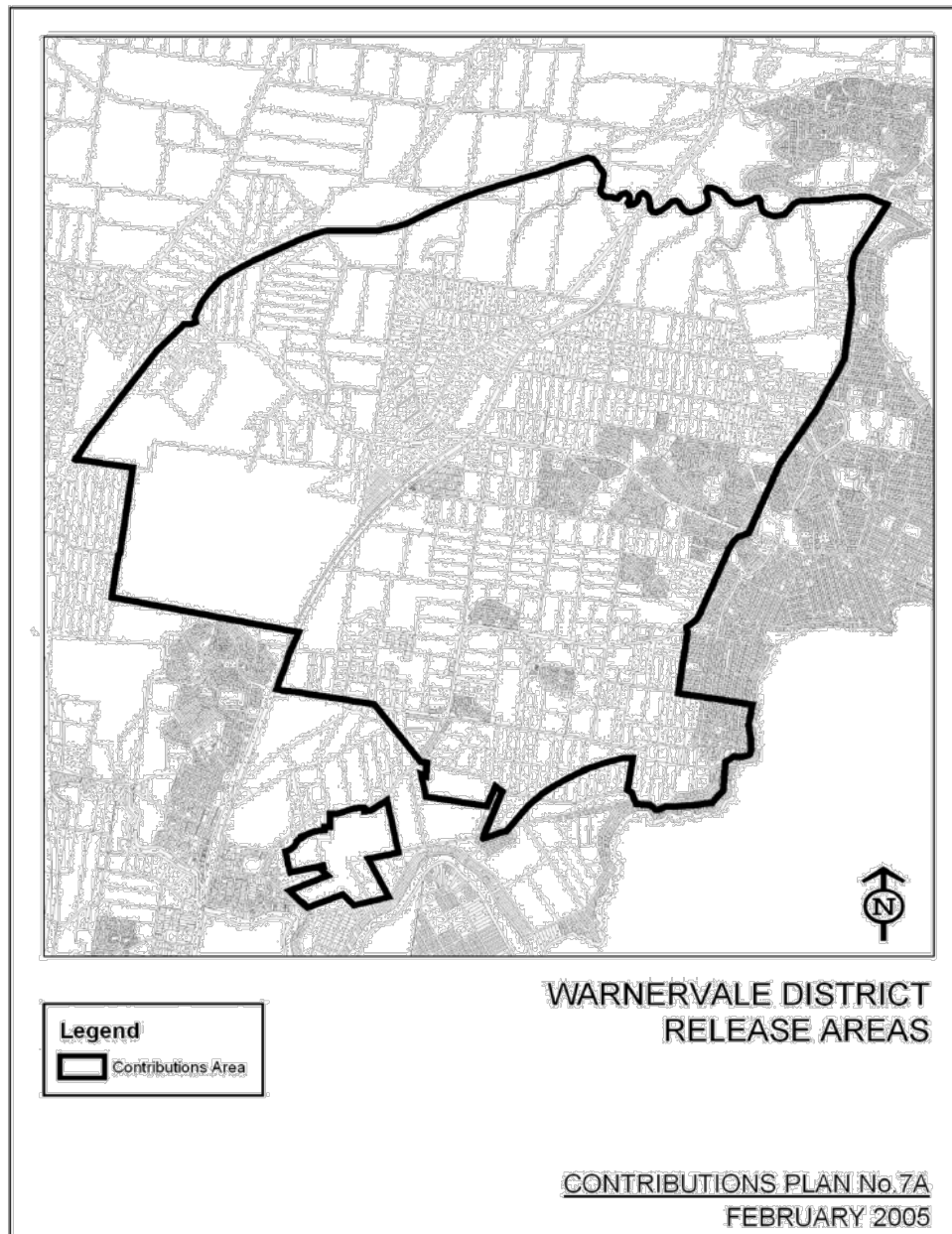




## Section 1

## Introduction

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



## Section 2

## Administration and Operation

## 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.



## Section 2

## Administration and Operation

## 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.

## Section 2

## Administration and Operation

**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.

## Section 2

## Administration and Operation

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**.

**Section 2****Administration and Operation****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:

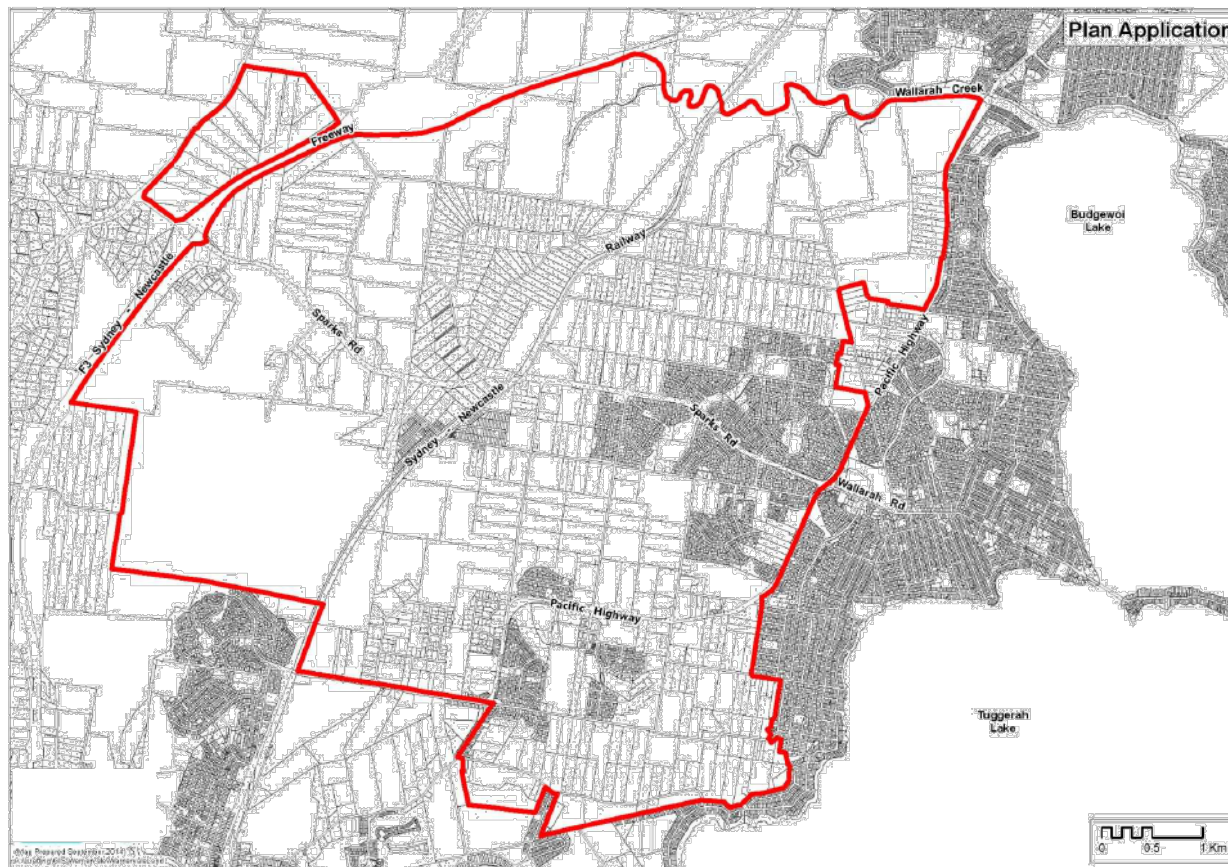
- the form of the development proposed;
- the location of the development site; and
- the contribution catchments that a development site located in.

**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.

## Section 2

## Administration and Operation

Figure 2 Application of Contributions Plan



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 2

## Administration and Operation

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

## Section 2

## Administration and Operation

## 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.



## Section 2

## Administration and Operation

## 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.



## Section 2

## Administration and Operation

## 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.

**Section 2****Administration and Operation****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.

## Section 2

## Administration and Operation

### 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 planning 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

## Section 2

## Administration and Operation

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.

## Section 2

## Administration and Operation

**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.

## Section 2

## Administration and Operation

**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<sub>A</sub>** 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.

## Section 2

## Administration and Operation

### 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<sub>P</sub>** is the amount of the contribution calculated at the time of payment.

**\$C<sub>DC</sub>** is the amount of the original contribution as set out in the development consent.

**\$C<sub>Q</sub>** is the contribution rate applicable at the time of payment.

**\$C<sub>C</sub>** 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.



## Section 2

## Administration and Operation

## 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).



## Section 2

## Administration and Operation

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.

**Section 2****Administration and Operation**

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.

## Section 2

## Administration and Operation

**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.

## Section 2

## Administration and Operation

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.

## Section 2

## Administration and Operation

## 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.

## Section 3

## Land Budget and Population Projections

### 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		

## Section 3

## Land Budget and Population Projections

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.	Occupancy 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		
<b>TOTAL</b>	<b>65,427</b>		<b>147,358</b>		



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 3

## Land Budget and Population Projections

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 <sup>2</sup> 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	



## Section 3

## Land Budget and Population Projections

### 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.

## Section 3

## Land Budget and Population Projections

Table 14 Land Budget, Dwelling Units and Population Projections for Wadalba, Woongarrah &amp; 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

## Section 3

## Land Budget and Population Projections

## Precinct 7A &amp; 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 <sup>2</sup>
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**.

## Section 3

## Land Budget and Population Projections

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 &amp; Precinct 7A

Private Dwellings by number of bedrooms	Assuming a 100 dwellings							Ratio of dwellings to DUs
	Assumed % split <sup>1</sup>	no. of dwells	Occupancy rates <sup>2</sup>	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%

<sup>1</sup> Approximates split between 3 & 4 bedroom dwellings in Warnervale-Wadai Statistical Area which had 17:83 ratio in 2011.

<sup>2</sup> 2011 Occupancy rate for separate dwellings in Warnervale-Wadai Statistical Area

## Assumed Occupancy Rate for Town Houses in the Warnervale Town Centre &amp; 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 <sup>1</sup>	10%	10	1.70	17		0.57	6	
Three bedrooms <sup>2</sup>	90%	90	2.50	225		0.83	75	
	100%	100		242	2.42		81	80.67%

<sup>1</sup> 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 &amp; Precinct 7A

Private Dwellings by Number of Bedrooms	Assuming a 100 dwellings							Ratio of dwellings to DUs
	Assumed % split	no. of dwells	Occupancy rates <sup>1</sup>	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%

<sup>1</sup> 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.

## Section 3

## Land Budget and Population Projections

**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

## Section 3

## Land Budget and Population Projections

## 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 rationale 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 <sup>1</sup>	R1	38.865	38.865	
Business 2	B2	7.585	13.956	
Business 4	B4	6.371		
<b>Total NDA</b>		<b>52.82</b>	<b>52.82</b>	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%
<b>Total Zoned Area (excluding roads)</b>		<b>91.038</b>	<b>91.038</b>	<b>76.0%</b>
<b>Road Area</b>		<b>28.792</b>	<b>28.792</b>	<b>24.0%</b>
<b>Total Site Area</b>		<b>119.83</b>	<b>119.83</b>	<b>100.0%</b>

<sup>1</sup> Includes 1.338 ha super clinic & 2.451 ha Woolworths site

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 3

## Land Budget and Population Projections

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 <sup>1</sup>	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 <sup>2</sup>	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		

## Section 3

## Land Budget and Population Projections

## 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	Population 3
South & East Wadalba (SEW)	111	18	1,994	5,981
BRUCE CRESCENT Residential	23	18	416	1,247
<b>TOTAL</b>	134		2,409	7,227



## Section 3

## Land Budget and Population Projections

## 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%

## Section 4

## Public Amenities and Public Services

## 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 &amp; 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 &amp; 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 &amp; 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

## Section 4

## Public Amenities and Public Services

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.

## Section 4

## Public Amenities and Public Services

## 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	
<b>WWAHT</b>	18,100	54.3	39.7
<b>WTC</b>	3,100	9.3	14.2
<b>Precinct 7A</b>	6,400	19.2	8.5
<b>Total</b>	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.

## Section 4

## Public Amenities and Public Services

Table 24 Planned Open Space Provision for WWAHT, WTC &amp; 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)
<b>Completely Passive</b>	Semi Natural Areas	plus extensive drainage channel land & Environmental Corridors						
	<b>Small parks</b>	WWAHT S1-S15	7.85	1.73	<b>9.58</b>			
	<b>Small parks</b>	Precinct 7A		7.99	<b>7.99</b>			
	<b>Parks</b>	WTC - Ridge Park East & Redge Park West		4.70	<b>4.70</b>			
<b>Passive &amp; Informal Active</b>	<b>Large parks</b>	WWAHT-L1	6.12		<b>6.12</b>	32.92	51.2%	1.19
	<b>District Park</b>	Hill Top Park		4.53	<b>4.53</b>			
<b>Formal Active</b>	<b>Local Playing Fields &amp; Courts</b>	Apportioned F1, F2, F3 & F4	23.43	0.00	<b>23.43</b>	31.35	48.8%	1.14
	<b>District fields</b>	Apportioned to WWAHT, Precinct 7A & WTC		7.92	<b>7.92</b>			
<b>TOTAL</b>			<b>37.40</b>	26.87	<b>64.27</b>	64.27	100%	<b>2.33</b>

## Section 4

## Public Amenities and Public Services

## 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
<b>TOTAL</b>	<b>27,600</b>	<b>100.0%</b>	<b>4.53</b>	<b>\$0</b>	<b>\$4,123,017</b>	<b>\$4,123,017</b>

## 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.

## Section 4

## Public Amenities and Public Services

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
<b>TOTAL</b>	<b>27,600</b>	<b>100.0%</b>	<b>23.43</b>	<b>\$10,589,729</b>	<b>\$20,771,557</b>	<b>\$31,361,286</b>

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
<b>TOTAL</b>	<b>34,800</b>	<b>100.0%</b>	<b>7.92</b>	<b>\$5,365,266</b>	<b>\$9,676,221</b>	<b>\$15,041,486</b>

## 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

**Section 4****Public Amenities and Public Services**

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.



## Section 4

## Public Amenities and Public Services

## 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 <sup>2</sup> Per Person	Area Required for 1m <sup>2</sup> 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 <sup>2</sup> )	Units
Community Facility GFA standard per person	0.282	m <sup>2</sup>
Approximate future population of Warnervale District	34,800	persons
GFA required to meet the Community Facility GFA standard	9,814	m <sup>2</sup>
Area of land per person on which to site community facilities	1.71	m <sup>2</sup>
Community Facilities land required to meet the standard	59,508	m <sup>2</sup>

## Section 4

## Public Amenities and Public Services

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 <sup>2</sup>	Planned GFA m <sup>2</sup>	Total GFA m <sup>2</sup>	Land Area m <sup>2</sup>
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 <b>District</b> 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	
<b>GFA of COMMUNITY FACILITIES TO BE FUNDED UNDER THIS PLAN (m<sup>2</sup>)</b>		<b>1,180</b>	<b>5,020</b>	<b>6,200</b>	<b>10,999</b>
<b>% of GFA standard met by proposed facilities</b>				<b>63.2%</b>	<b>18.5%</b>
<b>Provision Rate per person</b>				<b>0.178</b>	<b>0.316</b>

#### 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 rationale for the apportionment of District Community Facilities.

## Section 4

## Public Amenities and Public Services

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  To meet Standard at 63.2% m2	Existing Local Community Facilities  m2	Planned Local Community facilities  m2	GFA of District Community Facilities apportioned to Development Areas  m2				
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
<b>TOTAL</b>	34,800	100.0%	6,200			5,020	100.0%	\$0	\$20,227,268	<b>\$20,227,268</b>

## Section 4

## Public Amenities and Public Services

## 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

## Section 4

## Public Amenities and Public Services

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
<b>TOTAL</b>	<b>47,200</b>	<b>100%</b>	<b>3.00</b>	<b>\$2,086,128</b>	<b>\$14,138,279</b>	<b>\$16,224,408</b>

## 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.

Section 4

Public Amenities and Public Services

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:

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

Where:

**Contribution Rate<sub>DU</sub>** is the total contribution payable for open space land, open space embellishment, community facilities land and community facilities per development unit.

**Cost<sub>total</sub>** 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<sub>total</sub>** is the total projected population dwelling units (DU) within the particular catchment.

**Contrib<sub>dev</sub>** 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<sub>number</sub>** the total development units in a development based on **Table 14** in Section 3.

## Section 4

## Public Amenities and Public Services

## 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 <sup>2</sup> , 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 <sup>2</sup> 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 <sup>2</sup> GFA	1.30	0.43
	2	Maximum approx. 120m <sup>2</sup> GFA	1.70	0.57
	3	Maximum approx. 160m <sup>2</sup> GFA	2.50	0.83
	4	Maximum approx. 200m <sup>2</sup> GFA	3.00	1.00
	5	Maximum approx. 200m <sup>2</sup> GFA + 20m <sup>2</sup> GFA for each additional room	0.5 person per room	Proportional



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 4

## Public Amenities and Public Services

## 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
<b>TOTAL</b>	\$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
<b>TOTAL</b>	\$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
<b>TOTAL</b>	\$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
<b>TOTAL</b>			\$10,157

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



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 4

## Public Amenities and Public Services

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 <sup>2</sup> 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 &amp; 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 <sup>2</sup> 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	

## Section 4

## Public Amenities and Public Services

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 <sup>2</sup> 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.

## Section 4

## Public Amenities and Public Services

### 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.

## Section 4

## Public Amenities and Public Services

## 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:

## Section 4

## Public Amenities and Public Services

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

Where:

**Cost<sub>catchX-workA</sub>** is the cost attributable to a particular roads catchment for a particular work.

**Cost<sub>workA</sub>** is the total cost of the particular road work

**Trips<sub>catchX-workA</sub>** - is the total projected DVTs attributable to a particular roads catchment for a particular work

**Total Trips<sub>catchXYZ-workA</sub>** 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<sub>catchX-all works</sub>** is the total cost of all works attributable to a particular roads catchment.

**Cost<sub>catch x-workA</sub>** is the cost attributable to a particular road catchment for work A.

**Cost<sub>catch x-workB</sub>** 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<sub>catchX</sub>** is the cost of each DVT for a particular road catchment

**Total Cost<sub>catchX-all works</sub>** is the total cost of all works attributable to a particular roads catchment.

**Total Trips<sub>catchX</sub>** 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:

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

## Section 4

## Public Amenities and Public Services

Where:

**Contrib<sub>dev-catchX</sub>** is the total roads contribution for a proposed development located in a particular catchment

**Trip Cost<sub>catchX</sub>** is the total contribution per DVT for the roads catchment that the proposed development is located in a particular catchment

**Trips<sub>dev</sub>** 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<sub>nda-catchX</sub>** is the total roads contribution payable within a particular roads catchment for every hectare of net developable area that is developed

**Total Cost<sub>catchX-all works</sub>** is the total cost of all works attributable to the particular roads catchment.

**NDA<sub>catchX</sub>** 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<sub>dev-catchX</sub>** is the total roads contribution for a proposed development

**Contrib<sub>nda-catchX</sub>** 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<sub>dev</sub>** is the area proposed to be developed in hectares

Section 4

Public Amenities and Public Services

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<sub>dev-DU</sub>** is the total roads contribution payable for a particular development

**Trip Cost<sub>catchX</sub>** is the cost of each DVT for the road catchment within which the proposed development is located

**DU<sub>number</sub>** 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.

## Section 4

## Public Amenities and Public Services

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
				Dec-14		Dec-14	Dec-14	Residential unit developments (based on 7.4 trips per 4 bedroom dwell.) 7.40 Dec-14	Specific Residential and Industrial subdivision Dec-14
Wadalba, Woongarah & 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 E2 & B4)	Residential					n/a	\$10,528	n/a
	All zones	Non-residential developments					\$1,423	n/a	n/a
Wadalba 8B <sup>1</sup> & 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



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 4

## Public Amenities and Public Services

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.)	Specific Residential and Industrial subdivision
				Dec-14		Dec-14	Dec-14	Dec-14	Dec-14
		TOTAL CATCHMENT	790	\$424,461	0.2%	\$538			
Mackillop Catholic College		All developments					\$538	n/a	n/a
		TOTAL CATCHMENT	2,170	\$1,500,597	0.8%	\$692			
GP Super Clinic		All developments					\$692	n/a	n/a
		TOTAL CATCHMENT	5,764	\$20,296,222	11.3%	\$3,521			
WEZ - Mountain Rd Precinct		Industrial subdivision / developments					n/a	n/a	\$202,476
		Additional developments					\$3,521	n/a	n/a
		TOTAL CATCHMENT	2,341	\$6,121,596	3.4%	\$2,615			
WEZ - South & West		Industrial subdivision / developments					n/a	n/a	\$150,334
		Alternative developments					\$2,615	n/a	n/a
		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
		TOTAL CATCHMENT	1,820	\$2,448,970	1.4%	\$1,345			
Warnervale Education Site		Industrial subdivision / developments					n/a	n/a	\$149,327
		Alternative developments					\$1,345	n/a	n/a
		TOTAL CATCHMENT	10,803	\$7,571,026	4.2%	\$701			
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
		TOTAL CATCHMENT	612	\$204,415	0.1%	\$334			
GRAMMAR SCHOOL							\$334	n/a	n/a
SUB TOTAL			144,329	\$178,976,906	100%				

## Section 4

## Public Amenities and Public Services

## 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			

## Section 4

## Public Amenities and Public Services

## 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 <sup>2</sup> GLFA
Shopping Centre 1-10,000 m <sup>2</sup>	121	100 m <sup>2</sup> GLFA
10,000-20,000 m <sup>2</sup>	78	100 m <sup>2</sup> GLFA
20,000-30,000 m <sup>2</sup>	63	100 m <sup>2</sup> GLFA
30,000-40,000 m <sup>2</sup>	50	100 m <sup>2</sup> GLFA
Motor showrooms	0.7	100 m <sup>2</sup> site area
Car Tyre Retail Outlets	10	100 m <sup>2</sup> Site area
Markets	18	per stall
Recreation - Tennis	45	Court
Recreation - Gymnasium	45	100 m <sup>2</sup> GFA
Restaurant	60	100 m <sup>2</sup> GFA
Road Transport Terminal	5	100 m <sup>2</sup> GFA
Factories covered by light industry	5	100 m <sup>2</sup> GFA
Warehouses	4	100 m <sup>2</sup> GFA

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

## Section 4

## Public Amenities and Public Services

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 <sup>2</sup> GLFA
Fast food not included in shopping centre	60	100 m <sup>2</sup> GLFA
Retail market	20	100 m <sup>2</sup> GLFA
Recreation - Squash	45	Court
Hospitality facilities	50	100 m <sup>2</sup> GLFA
Licensed clubs	100	100 m <sup>2</sup> GLFA
Motor showrooms	5	100 m <sup>2</sup> GLFA
General heavy industry	1.5	100 m <sup>2</sup> GLFA
Mixed industrial park/Business Parks	7.83	100 m <sup>2</sup> GLFA
Garden centre not included in Shopping Centre	40	100 m <sup>2</sup> retail area
Hardware not included in shopping centre	80	100 m <sup>2</sup> GLFA
Mixed retail showroom	40	100 m <sup>2</sup> GLFA
Furniture showroom	10	100 m <sup>2</sup> GLFA
Major Offices (including government)	12	100 m <sup>2</sup> GLFA
Medical centres & dentists	50	100 m <sup>2</sup> GLFA
Doctor's surgery	50	100 m <sup>2</sup> GLFA
Source: Other Traffic Sources		

## Section 4

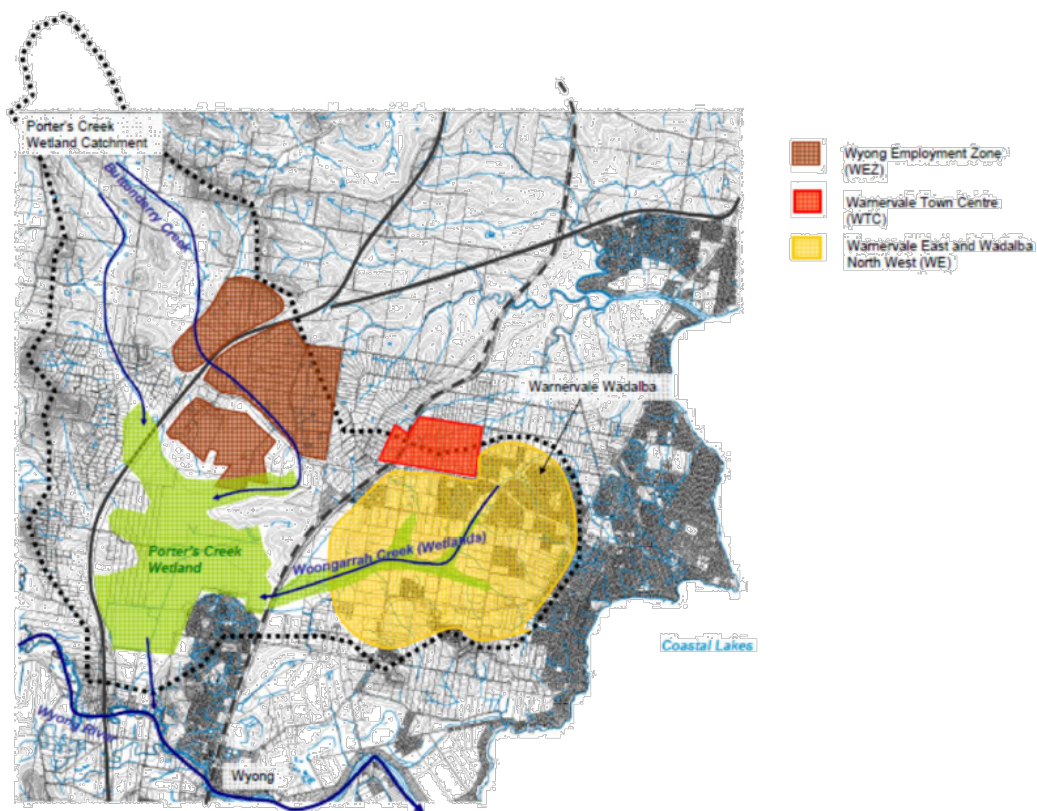
## Public Amenities and Public Services

## 4.5 Drainage &amp; 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.

## Section 4

## Public Amenities and Public Services

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.



## Section 4

## Public Amenities and Public Services

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.

## Section 4

## Public Amenities and Public Services

## 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.



**Section 4****Public Amenities and Public Services****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.

## Section 4

## Public Amenities and Public Services

## 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.

## Section 4

## Public Amenities and Public Services

## 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:

$$\begin{aligned} \text{Contrib}_{\text{nda}} (\$) &= \frac{\text{Cost}_{\text{catchX}}}{\text{NDA}_{\text{total-Catch X}}} \\ \text{Contrib}_{\text{total}} (\$) &= \text{Contrib}_{\text{nda}} \times \text{Area}_{\text{dev}} \end{aligned}$$

Where:

**Contrib<sub>nda</sub>** 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<sub>catchX</sub>** 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<sub>total-catchX</sub>** – the total NDA within a particular catchment for which contributions have been or will be levied in the future

**Contrib<sub>total</sub>** is the total contribution payable in respect to a development proposal for drainage land, drainage works, water quality land and water quality works.

**Area<sub>dev</sub>** 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.

## Section 4

## Public Amenities and Public Services

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
Educational 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
<b>TOTAL</b>	<b>\$13,388,931</b>	<b>836.36</b>	

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
<b>TOTAL</b>	<b>\$36,613,365</b>	<b>836.36</b>	

## Section 4

## Public Amenities and Public Services

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
<b>TOTAL</b>	<b>\$17,369,760</b>	476.74	

## Section 4

## Public Amenities and Public Services

## 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<sub>DU</sub>** is the total contribution payable for drainage land, drainage works, water quality land and water quality works per Development Unit.

**Cost<sub>catchX</sub>** 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<sub>total-catchX</sub>** – the total DUs within a particular catchment for which contributions have been or will be levied in the future.

**Contrib<sub>total</sub>** is the total contribution payable in respect to a development proposal for drainage land, drainage works, water quality land and water quality works.

**DU<sub>dev</sub>** 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<sub>non-resid</sub>** 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<sub>DU</sub>** is the total contribution payable for drainage land, drainage works, water quality land and water quality works per Development Unit.

**Area<sub>non-resid</sub>** is the area of the new non-residential lot.

## Section 4

## Public Amenities and Public Services

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		
<b>TOTAL</b>	<b>\$13,388,931</b>	<b>10,031</b>	

## Section 4

## Public Amenities and Public Services

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		
<b>TOTAL</b>	<b>\$36,613,365</b>	<b>10,031</b>	



## Section 4

## Public Amenities and Public Services

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
<b>TOTAL</b>	<b>\$17,369,760</b>	8,460	

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

## Section 4

## Public Amenities and Public Services

## 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
<b>Total</b>					<b>\$809,081</b>

## Section 4

## Public Amenities and Public Services

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

## Section 4

## Public Amenities and Public Services

## 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**.

## Section 4

## Public Amenities and Public Services

## 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<sub>nda</sub>** 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<sub>total</sub>** is the cost of the purchase and embellishment of the Wadalba Environmental Corridor.

**NDA<sub>total</sub>** – 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<sub>total</sub>** is the total contribution payable for the purchase and embellishment of the Wadalba Environmental Corridor for a particular development.

**Area<sub>dev</sub>** 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
<b>Total</b>	<b>48.96</b>	<b>29.75</b>	<b>78.71</b>

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

Section 4

Public Amenities and Public Services

Table 52 Wadalba Environmental Corridor Contribution 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

## Section 4

## Public Amenities and Public Services

**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.

## Section 4

## Public Amenities and Public Services

## 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<sub>ha</sub>** 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<sub>total</sub>** is the cost of purchasing the *Addition to Wadalba Environmental Corridor*.

**Cleared<sub>total</sub>** – the total area of vegetated land identified for clearing.

**Contrib<sub>ha</sub>** is the total contribution payable per ha of cleared land



## Section 4

## Public Amenities and Public Services

**Area<sub>dev</sub>** 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
<b>Contribution per ha of Cleared Land</b>	<b>\$68,867</b>

## 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.

## Section 4

## Public Amenities and Public Services

## 4.6 Studies &amp; 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
<b>TOTAL</b>	<b>\$2,850,350</b>

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

**Table 56 Apportionment of Costs**

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

## Section 4

## Public Amenities and Public Services

**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 Warnervale 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.

## Section 4

## Public Amenities and Public Services

## 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<sub>NDA</sub>** is the total contribution payable for Studies and Administration per NDA proposed to be developed.

**Cost<sub>total</sub>** 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<sub>total</sub>** – the total equivalent NDAs that exists within the applicable catchment.

**Contrib<sub>total</sub>** is the total contribution payable in respect of Studies and Administration for a particular development.

**NDA<sub>dev</sub>** 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<sub>du</sub>** is the total contribution payable for Studies and Administration per DU proposed to be developed.

**Cost<sub>total</sub>** 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<sub>total</sub>** – the total equivalent DUs that exists within the applicable catchment.

**Contrib<sub>total</sub>** is the total contribution payable in respect of Studies and Administration for a particular development.

**DU<sub>dev</sub>** is the number of DUs proposed in a development.

## Section 4

## Public Amenities and Public Services

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<sub>gfa</sub>** is the total contribution payable for Studies and Administration per m<sup>2</sup> of GFA proposed to be developed.

**Cost<sub>total</sub>** 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<sub>total</sub>** – the total equivalent GFAs in m<sup>2</sup> that exists within the applicable catchment.

**Contrib<sub>total</sub>** is the total contribution payable in respect of Studies and Administration for a particular development.

**GFA<sub>dev</sub>** is the number GFA in m<sup>2</sup> 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.

## Section 4

## Public Amenities and Public Services

Table 57 WWAHT &amp; North Wyong Industrial Estate – Studies Contribution

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
							Net Developable Area	Development Unit	Gross Floor Area
		ha			m2		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 &amp; Education Site – Studies Contributions

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
							Net Developable Area	Development Unit	Gross Floor Area
		ha			m2		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		

## Section 4

## Public Amenities and Public Services

Table 59 Warnervale Town Centre – Studies Contributions

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
							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			

## Section 4

## Public Amenities and Public Services

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			

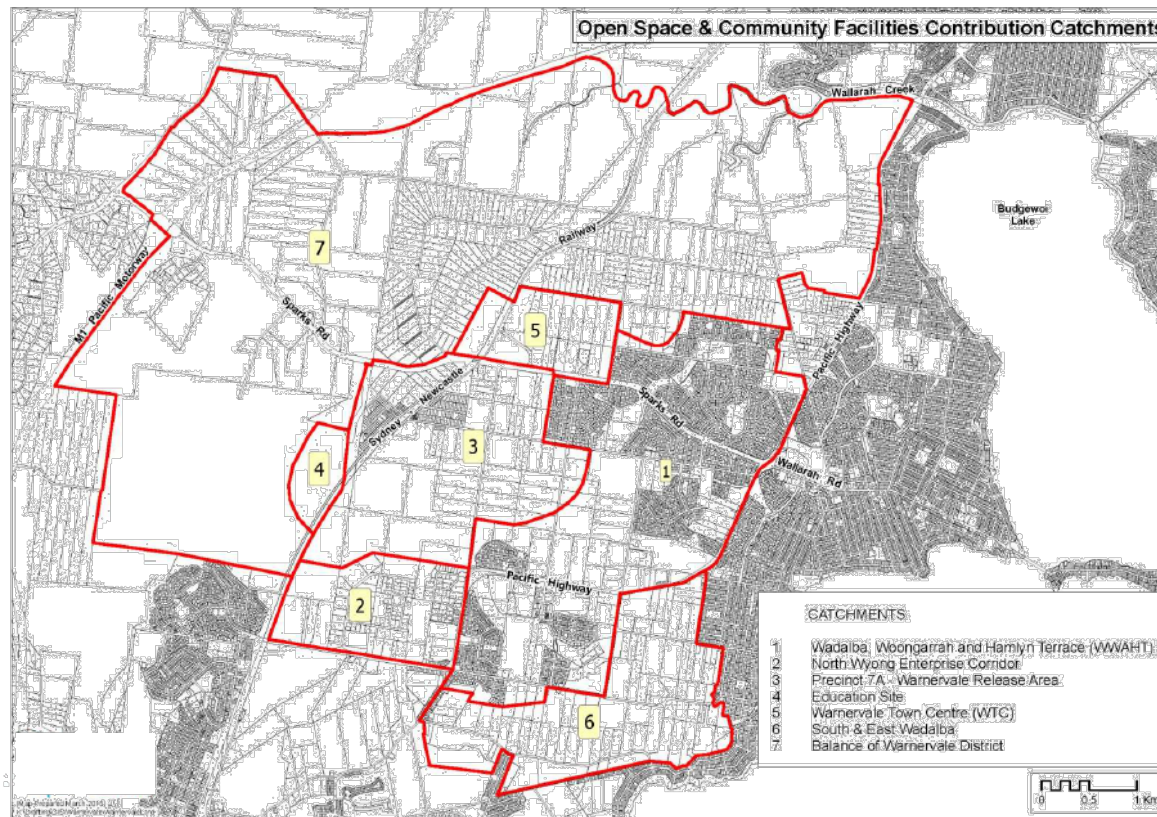


## Section 5

## Contributions Catchment Maps

## 5 Contributions Catchment Maps

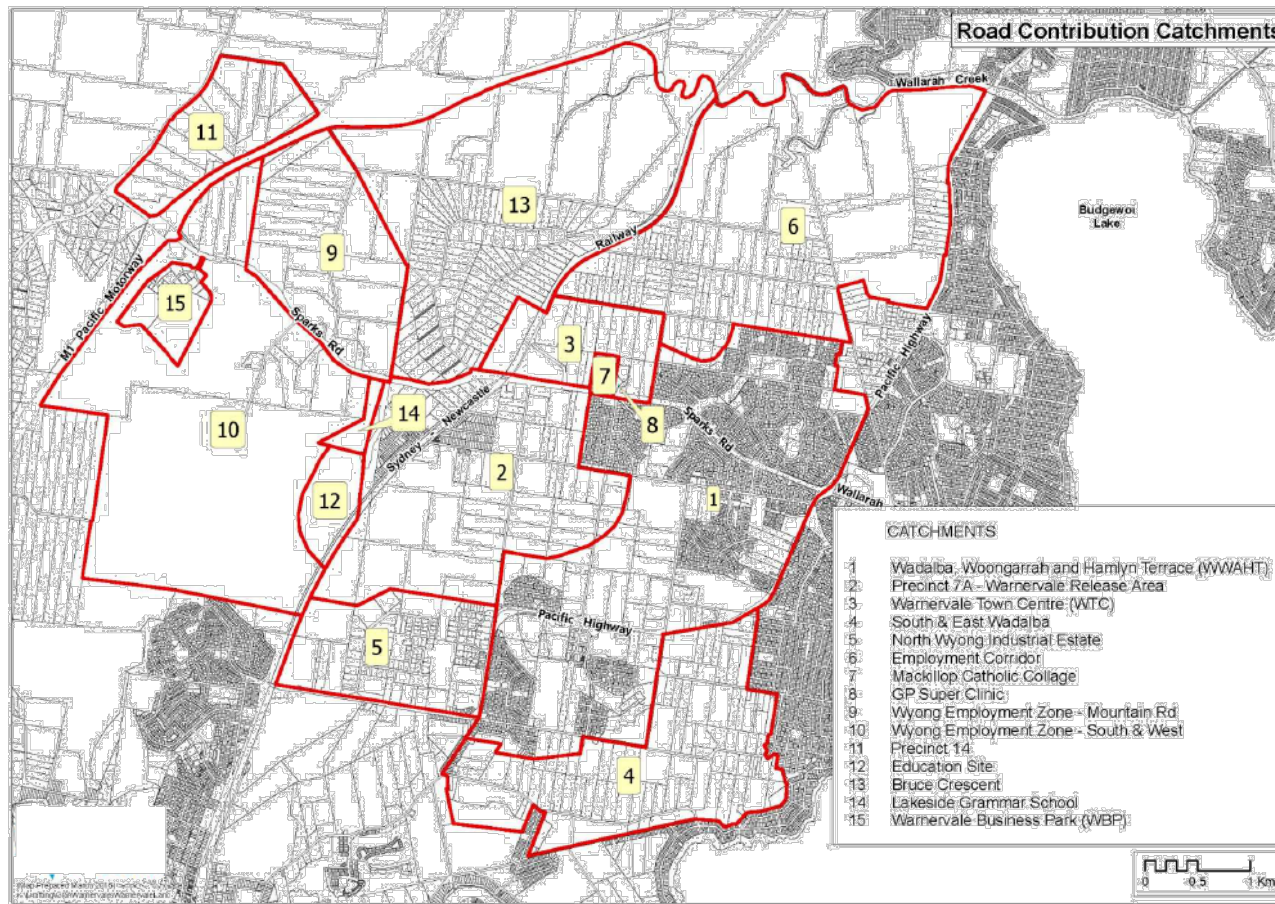
Figure 4 Open Space and Community Facility Contributions Catchments



## Section 5

## Contributions Catchment Maps

Figure 5 Road Contributions Catchments

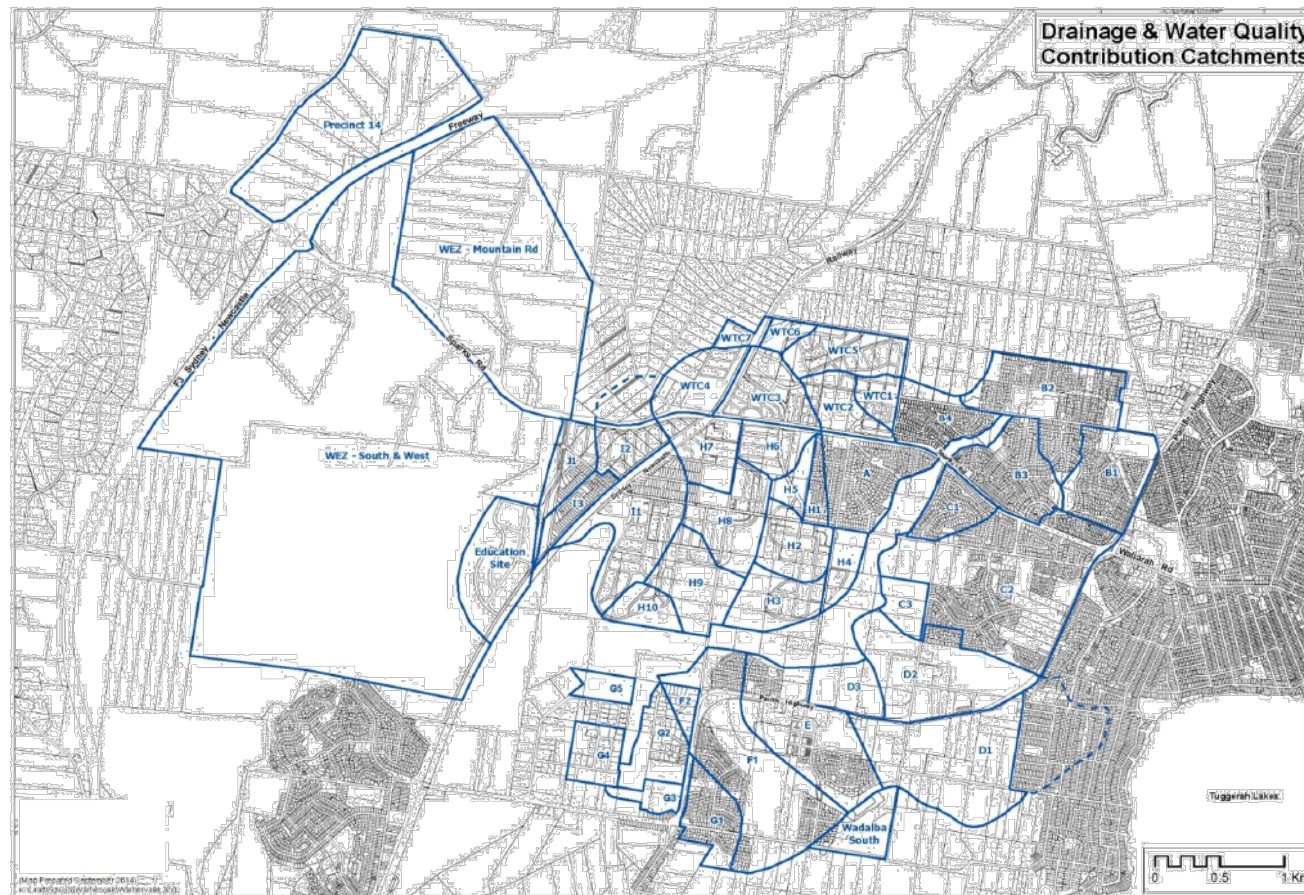




## Section 5

## Contributions Catchment Maps

Figure 6 Drainage and Water Quality Contributions Catchments



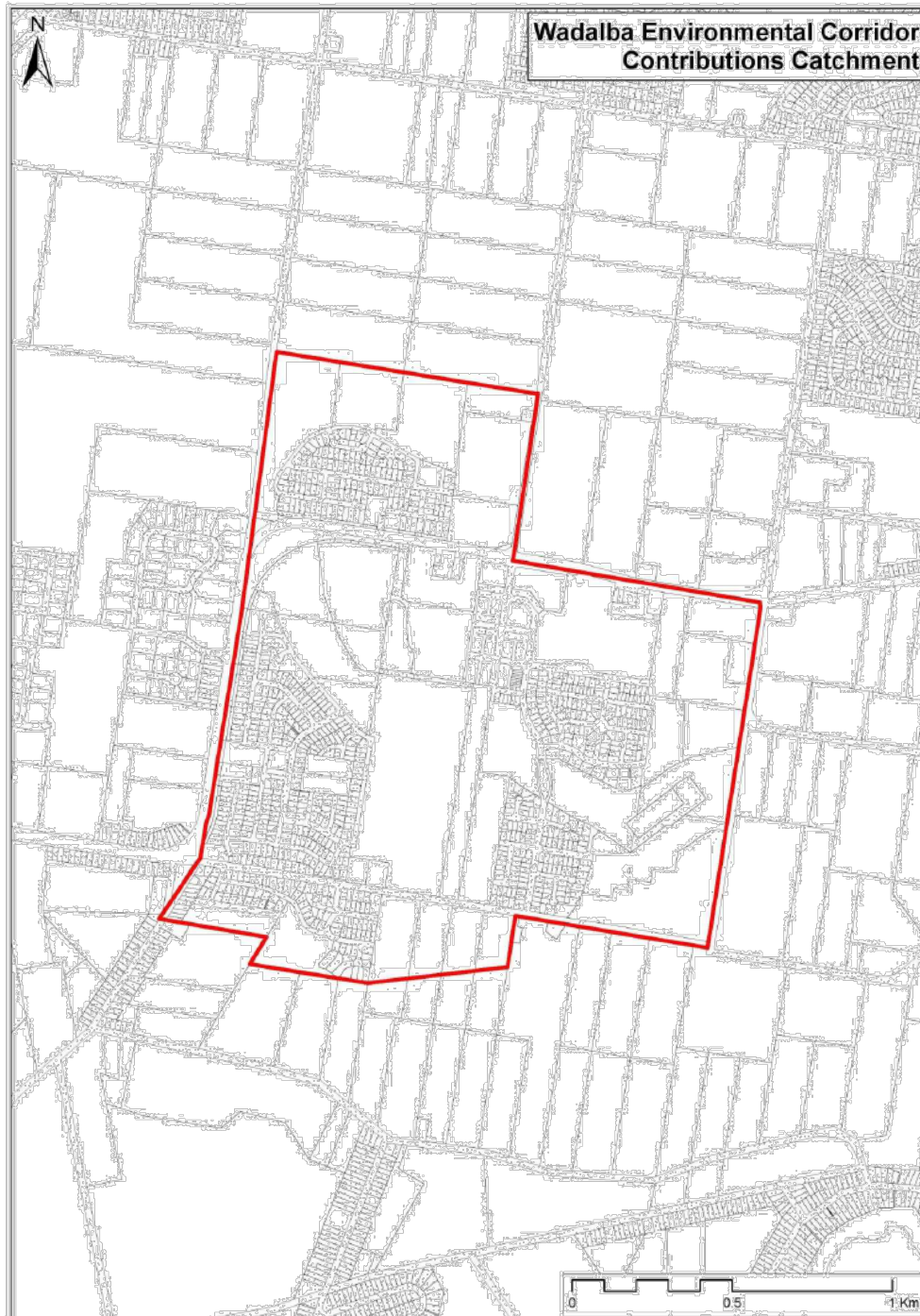




## Section 5

## Contributions Catchment Maps

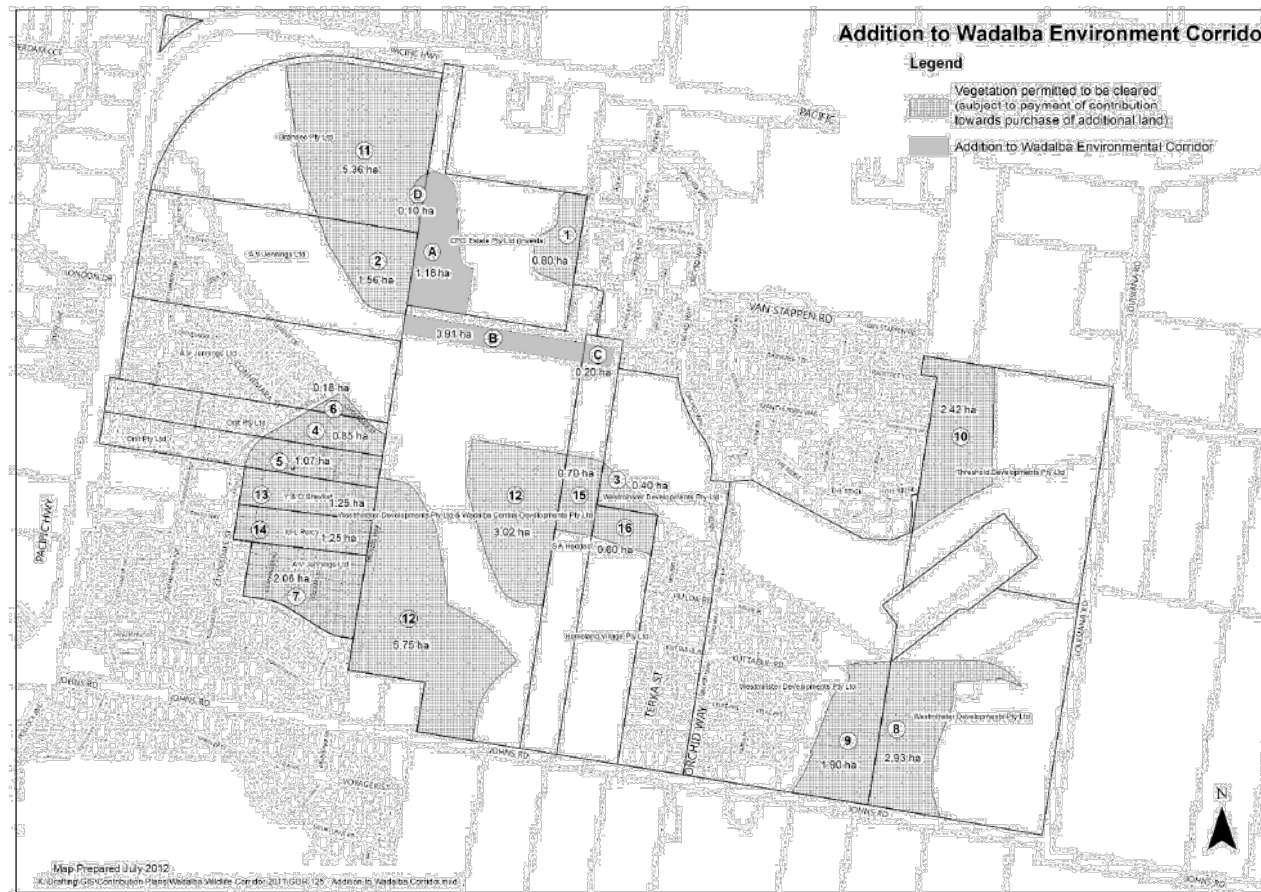
Figure 8 Wadalba Environmental Corridor Contributions Catchment



## Section 5

## Contributions Catchment Maps

Figure 9 Addition to Wadalba Environmental Corridor Catchment



## Section 6

## Works Schedules and Location Maps

## 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	Indexed Expenditure	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Dec-2014	ha	Dec-14	ha	Dec-2014
S1	44 Birch Dr, Hamlyn Terrace	Lot 157 DP 1045388	Transferred 2003	0.50	\$93,718	0.00	\$0	0.50	\$93,718
S2	Within additional Wadaba environmental corridor	Part lot 152 DP 1097858 (.452 ha of 1.832 ha)	Transferred 2006	0.50	\$315,374	0.00	\$0	0.50	\$315,374
S3a	241 Johns Rd, Wadaba (on Pacific Hwy)	Lot 128 DP 1048712	Transferred 2002	0.38	\$73,949	0.00	\$0	0.38	\$73,949
S3b-1	"Owl Park" 2W Rinto Way, Wadaba	Lot 1111 DP 1109881	Transferred 2006	0.10	\$318,696	0.00	\$0	0.10	\$318,696
S3b-2	"Owl Park" 19W Quarterhouse Rise, Wadaba	Lot 1112 DP 1080380	Transferred 2005	0.34	\$217,796	0.00	\$0	0.34	\$217,796
S4-1	228 Johns Road, Wadaba (Southern Side)	Lot 11 DP 1107413			\$0	0.17	\$69,518	0.17	\$69,518
S4-2	229 Johns Road, Wadaba (Southern Side)	Lot 432 DP 1080786			\$0	0.33	\$417,274	0.33	\$417,274
S4a	Kuttabul Rd, Wadaba 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	28W Mataram Rd, Woongarra	Part Lot 2 DP 1009386	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 Peppercom Ave, Woongarra	Lots 280 DP 1036768	Transferred 2002	0.50	\$377,929	0.00	\$0	0.50	\$377,929
S7-2	33 Peppercom Ave, Woongarra	Lots 282 DP 1036768	Transferred 2002	0.15	\$37,103	0.00	\$0	0.15	\$37,103
S8	11 Oregon Rd, 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 3.53 ha)	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 Bonny 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 208598			\$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 347853)	Transferred 2001	0.30	\$123,516	0.00	\$0	0.30	\$123,516
S14-2	83W Skyhawk Ave, Hamlyn Terrace	Part Lot 99 DP 1097698 - 0.1894 of 1.811 ha - see S15	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 188292, 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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

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 660903 & 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
P7-05 1	To be determined with reference to future road network	Part Lot 1 DP 1101088				1.14	\$525,000	1.14	\$525,000
P7-05 2	To be determined with reference to future road network	Part Lot 2 DP 1101088				4.58	\$1,850,000	4.58	\$1,850,000
P7-05 3	15-19 Virginia Rd, Warnervale	Part Lots 138 DP 24673				0.61	\$365,640	0.61	\$365,640
P7-05 4	27-31 Virginia Rd, Warnervale	Part Lots 137 DP 24673				0.08	\$48,720	0.08	\$48,720
P7-05 5	21-25 Virginia Rd, Warnervale	Part Lots 138 DP 24673				0.59	\$351,960	0.59	\$351,960
P7-05 6	To be determined with reference to future road network	Part Lot 271 DP 707329				0.50	\$139,125	0.50	\$139,125
P7-05 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 694726	Removed from adopted DPC - to be provided by developer			0.00	\$0	0.00	\$0
WTC05-1	Ridge Park East	Part Lots 57, 58, 59 & 60 DP 7527		\$0	\$0	3.23	\$1,814,343	3.23	\$1,814,343
WTC05-2	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



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

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	Hill Top Park				\$0	4.53	\$0	4.53	\$0
TOTAL				0.00	\$0	4.530	\$0	4.53	\$0
Apportioned to WWAHT				0.00	\$0	2.971	\$0	2.971	\$0
Apportioned to Precinct 7A				0.00	\$0	1.050	\$0	1.050	\$0
Apportioned to WTC				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 DP22837 (2.914) & Lot 85a DP22837 (2.914)	Woongarah Sportsfields	5.04	\$3,121,872	0.00	\$0	5.04	\$3,121,872
F2	80 Mnesota Rd, Hamlyn Terrace	Lot 71 DP1154758 (5.04 ha) (was previously Lot 7 DP1071685 - 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 DP389488	Wadalba Sporting Complex	2.56	\$2,241,480	0.00	\$0	2.56	\$2,241,480
F3-2	592 Pacific Highway, Wadalba	Lot 2 DP389488	Wadalba Sporting Complex	2.28	\$1,929,590	0.00	\$0	2.28	\$1,929,590
F3-3	593 Pacific Highway, Wadalba	Lot 1 DP412885	Wadalba Sporting Complex	0.94	\$349,813	0.00	\$0	0.94	\$349,813
F3-4	594 Pacific Highway, Wadalba	Lot 3 DP1093787	Wadalba Sporting Complex	3.77	\$764,302	0.00	\$0	3.77	\$764,302
F4	54-90 Warnervale Rd, Warnervale	Lot 82 DP7091	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				15.36	\$6,944,713	0.00	\$0	15.36	\$6,944,713
Apportioned to Precinct 7A				5.43	\$2,455,589	0.00	\$0	5.43	\$2,455,589
Apportioned to WTC				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
DI	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				0.00	\$0	4.119	\$2,790,555	4.12	\$2,790,555
Apportioned to Precinct 7A				0.00	\$0	1.457	\$986,716	1.46	\$986,716
Apportioned to WTC				0.00	\$0	0.706	\$477,940	0.71	\$477,940
Apportioned to balance of Warnervale District				0.00	\$0	1.639	\$1,110,055	1.64	\$1,110,055

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

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, Woongarah	part Lot 11 DP 1145788 (0.5583 ha of 1.327 ha)			\$0	0.56	\$439,244	0.56	\$439,244
SN 6-3	Cascade Rd Woongarah	Lot 732 DP 1157871		0.29	\$302,979			0.29	\$302,979
SN 6-4	25 Mataram Rd, Woongarah	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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

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 DP1097858 (.452 ha of 1.832 ha)			\$276,207	\$276,207
S3a	241 Johns Rd, Wadalba (on Pacific Hwy)	Lot 126 DP 1046712	Embellished 2002	\$81,708	\$0	\$81,708
S3b-1	"Owl Park" ZW Pinto Way, Wadalba	Lot 1111 DP 1109861	Embellished 2008	\$145,322	\$0	\$145,322
S3b-2	"Owl Park" 19W Quarterhouse Rd, 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	Kuttatub 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 Lot 2 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 Peppercom Ave, Woongarra	Lots 260 DP 1036768	Embellished 2005-06	\$176,322	\$0	\$176,322
S8	11 Oregon Rd, 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 3.63ha)	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 - 0.1994 of 1.811 ha - see S15			\$0	
S15-1	West Louisiana - part of Louisiana Road infill precinct	Lot 1 DP 168282, 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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

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	Embellis hed 1998	\$179,278	\$0	\$179,278
L1-2	38-46 Mountain View Dr, Woongarra	Lot335 DP 887549	Embellis hed 1999			
L1-3	38-46 Mountain View Dr, Woongarra	Lot25 DP 1043482	Embellis hed 2000	\$212,036	\$0	\$212,036
L1-4	38-46 Mountain View Dr, Woongarra	Lot498 DP 874312	Embellis hed 2001			
L2-1	10W Woodcutters Rd, Woongarra	Lot 61 DP 77738, Lot 62 & 63 DP 458250, Lot 64 DP 660503 & Lot 1 DP 1077478	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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

DISTRICT PARK - Embellishment				Indexed Expenditure Dec-2014	Future Embellishment Costs Dec-2014	Total Costs Dec-2014
Open Space Code	Address	Property Description				
DP-1	Hill Top Park - address to be determined with Reference to Future road network	Pt Lot 1 DP978284, 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				\$0	\$2,703,863	\$2,703,863
Apportioned to Precinct 7A				\$0	\$956,062	\$956,062
Apportioned to WTC				\$0	\$463,092	\$463,092

PLAYING FIELDS - Embellishment				Indexed Expenditure Dec-2014	Future Embellishment Costs Dec-2014	Total Costs Dec-2014
Open Space Code	Address	Property Description				
F1	57 Hakone Rd, Woongarra (north side)	Lot 85a DP22837 (2.914) & Lot 85a DP 22837 (2.914)	Developed between 20/05-2010	\$7,105,603		\$81,280
F2-1	80 Minesota Rd, Hamlyn Terrace	Lot 71 DP 1154758 (5.04 ha)	Developed between 20/05-2011	\$5,060,034	\$0	\$16,139
F3-1	591 Pacific Highway, Wadalba	Lot 1 DP369486	Developed between 20/05-2010	\$8,605,920	\$0	\$8,605,920
F3-2	592 Pacific Highway, Wadalba	Lot 2 DP369486				
F3-3	593 Pacific Highway, Wadalba	Lot 1 DP412885				
F3-4	594 Pacific Highway, Wadalba	Lot 3 DP1093787				
F4	Warnervale Athletics Field	Lot 82 DP7091	Development costs not included.	\$0		\$0
TOTAL				\$20,771,557	\$0	\$20,771,557
TOTAL Attributable to WWAHT				\$13,621,927	\$0	\$13,621,927
Apportioned to Precinct 7A				\$4,816,593	\$0	\$4,816,593
Apportioned to WTC				\$2,333,037	\$0	\$2,333,037

DISTRICT PLAYING FIELDS - Embellishment				Indexed Expenditure Dec-2014	Future Embellishment Costs Dec-2014	Total Costs Dec-2014
Open Space Code	Address	Property Description				
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				\$28,400	\$5,004,347	\$5,032,747
Apportioned to Precinct 7A				\$10,042	\$1,769,493	\$1,779,535
Apportioned to WTC				\$4,864	\$857,098	\$861,962
Apportioned to balance of Warnervale District				\$11,297	\$1,990,679	\$2,001,977

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

SEMI NATURAL AREAS - Embellishment				Indexed Expenditure Dec-2014	Future Embellishment Costs Dec-2014	Total Costs Dec-2014
Open Space Code	Address	Property Description				
SN6-1	25 Mataram Rd, Woongarra	part Lot 11 DP1145788 (0.5563 ha of 1.327 ha)		\$78,160	\$0	\$78,160
SN6-3	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

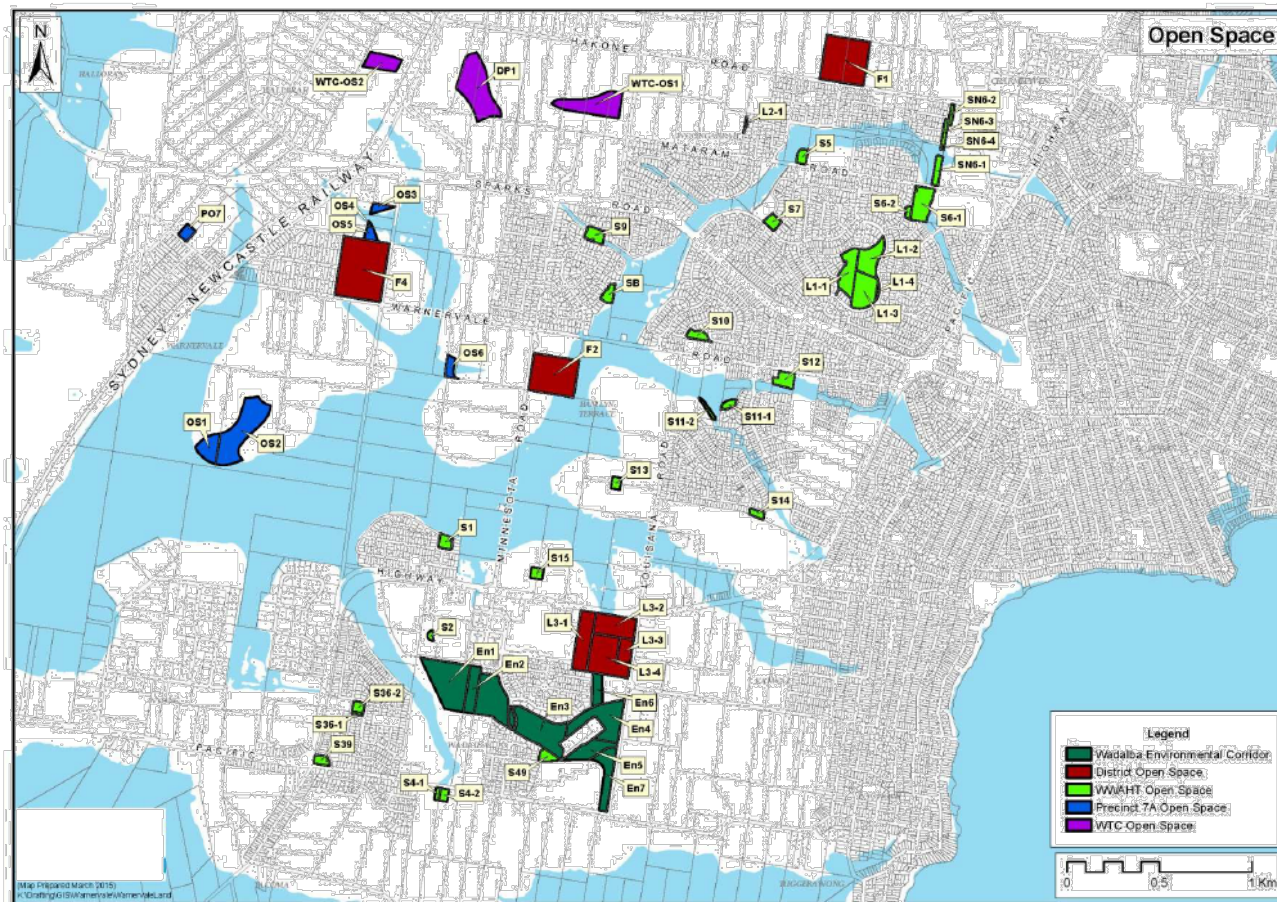
TOTAL EMBELLISHMENT COSTS	Indexed Expenditure	Future Embellishment Costs	Total Costs
	Dec-2014	Dec-2014	Dec-2014
WWAHT	\$17,712,492	\$10,596,978	\$28,309,471
Precinct 7A	\$4,826,635	\$3,996,718	\$8,823,353
Warnervale Town Centre	\$2,337,901	\$3,581,066	\$5,918,968
Balance of Warnervale District	\$11,297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



## Section 6

## Works Schedules and Location Maps

Figure 10 Open Space Works Locations





## Section 6

## Works Schedules and Location Maps

## 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	400 m <sup>2</sup> 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 DP1154738 Adjoining Hamlyn Terrace Playing Fields - 80 Mnesota Rd, Hamlyn Terrace	380 m <sup>2</sup> 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 DP1100617	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

## Section 6

## Works Schedules and Location Maps

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
CFS	Additional District Community Facilities	To be Investigated - WITN Woongarrah/Hartlyn Terrace/ Wadabba	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 Site 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
CFS	Additional District Community Facilities	To be Investigated - WITN Woongarrah/Hartlyn Terrace/ Wadabba	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 Site 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

## Section 6

## Works Schedules and Location Maps

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/Hantyn Terrace/ Wadai ba	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 Wadai ba	Area determined by 400 m2 GFA x 6.24 m2 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	28.3%	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

## Section 6

## Works Schedules and Location Maps

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

## Section 6

## Works Schedules and Location Maps

## WWAHT Community Facilities Works

Community Facilities / Works - Wadalba, Woongarah & Hamlyn Terrace				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO WWAHT			
Project Ref.	Name of Facility	Property Description	Comments	GFA m <sup>2</sup>	Indexed Expenditure Dec-2014	GFA m <sup>2</sup>	Future Embellishment Costs Dec-2014	GFA m <sup>2</sup>	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 <sup>2</sup> 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 DP1154738 (5.04 ha) Adjoining Hamlyn Terrace Playing fields - 80 Minnesota Rd, Hamlyn Terrace	380m <sup>2</sup> 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	Woongarah Primary School Joint Venture (Deleted)	Lot 1 DP 1100317	Project abandoned										
CF5	Additional District Community Facilities	To be Investigated	Proposed 1,020 m <sup>2</sup> 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 HACC, 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

## Section 6

## Works Schedules and Location Maps

## 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 <sup>2</sup>	Indexed Expenditure Dec-2014	GFA m <sup>2</sup>	Future Embellishment Costs Dec-2014	GFA m <sup>2</sup>	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 38,000 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 <sup>2</sup>	Indexed Expenditure Dec-2014	GFA m <sup>2</sup>	Future Embellishment Costs Dec-2014	GFA m <sup>2</sup>	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 38,000 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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## 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 <sup>2</sup>	Indexed Expenditure Dec-2014	GFA m <sup>2</sup>	Future Embellishment Costs Dec-2014	GFA m <sup>2</sup>	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 <sup>2</sup>	Indexed Expenditure Dec-2014	GFA m <sup>2</sup>	Future Embellishment Costs Dec-2014	GFA m <sup>2</sup>	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



## Section 6

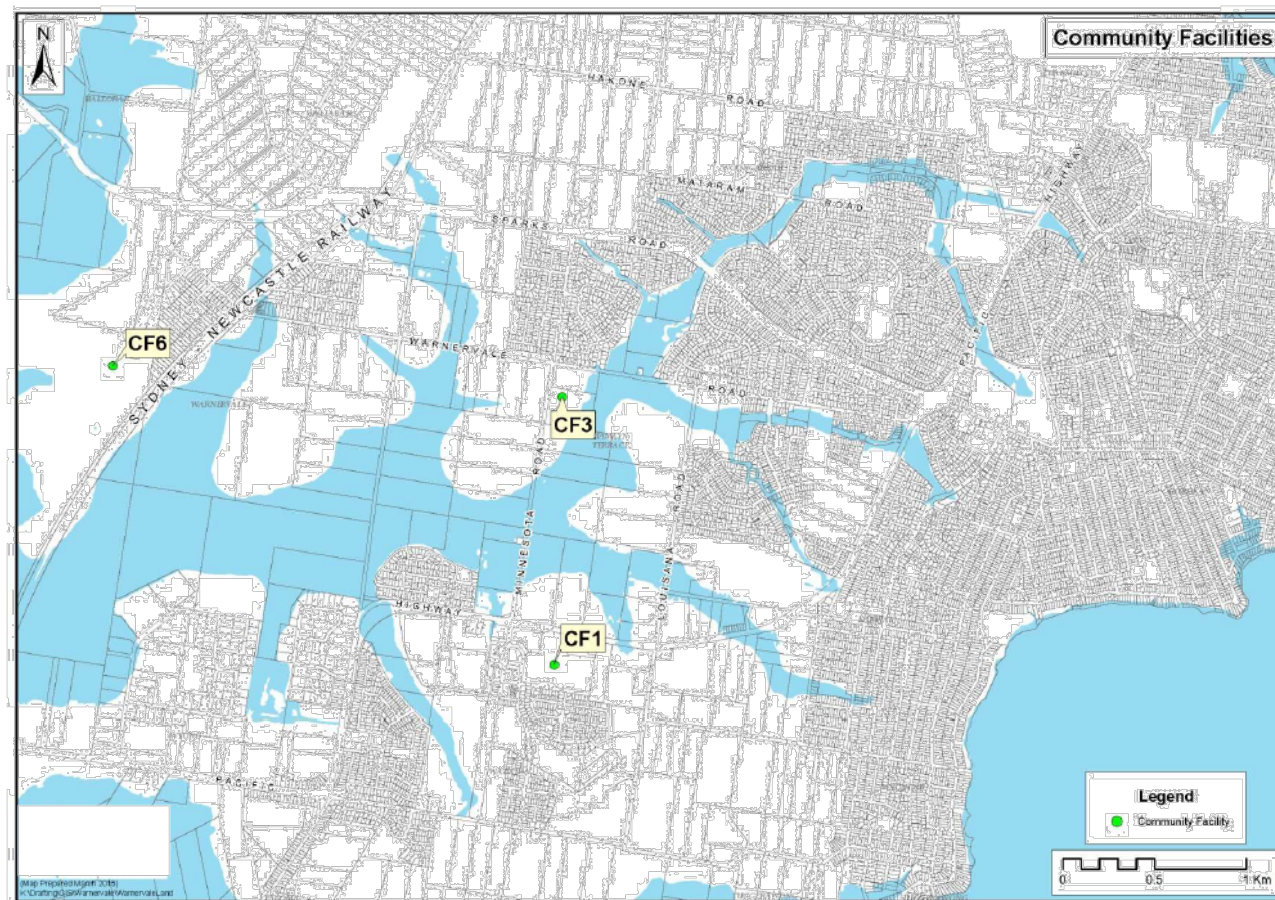
## Works Schedules and Location Maps

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

## Section 6

## Works Schedules and Location Maps

Figure 11 Community Facilities Locations



## Section 6

## Works Schedules and Location Maps

## 6.2 Roads, Traffic Management and Bus Facilities Works

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWT	TOTAL PRECINCT 7A	TOTAL WTC	Wadialla SC & SESI (SEW)	North Wyong Industrial Estate	Employment Corridor	MacKillop Catholic College	Super Clinic - DA/13/96/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Wavernevale 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 & Wavernevale between Britannia Dr & Sparks Rd.	CA F I T A L	\$17,324,151	\$5,541,200	\$8,429,465	\$0	\$0	\$1,652,766	\$263,881	\$725,278	\$1,926,433	\$782,565	\$576,571	\$868,432	\$3,810,583	\$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	CA F I T A L	\$0	\$0	\$80,682	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,682	\$0	\$60,682
R 04	Hiawatha Road	Road Widening	CA F I T A L	\$0	\$0	\$861,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$861,557	\$0	\$861,557
R 06	Hakone Rd	Rail Road adjacent to Open Space - Vehicular bridge over Railway Line + Diff in cost with off-road cycleway	CA F I T A L	\$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	CA F I T A L	\$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	Redesign Crossing of Railway	CA F I T A L	\$0	\$571,374	\$662,066	\$0	\$0	\$0	\$27,210	\$74,786	\$0	\$0	\$0	\$0	\$0	\$0	\$1,336,336	\$0	\$1,336,336
R 19	Nikko Rd (with section) TC2 - Type 2 Street	Town Centre Rd - 0.2 Road adjacent to railway line - land acquisition for widening	CA F I T A L	\$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 Frontage TC9 - Type 9 Street	Full Width (equivalent) across open space riparian corridor	CA F I T A L	\$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	CA F I T A L	\$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	CA F I T A L	\$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	CA F I T A L	\$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	\$0	\$128,247
R 49 02	Malaram Road	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CA F I T A L	\$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	\$0	\$166,198
R 49 03	Waterside Drive	Additional 4m pavement width (7m to 11m) & 2 m road reserve	CA F I T A L	\$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	\$0	\$181,466
R 49 04	Mountain View Dr - between Malaram - Sparks	Additional 4m pavement width (7m to 11m) & 2 m road reserve	CA F I T A L	\$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	\$0	\$390,849
R 49 05	Minnesota Rd (between Sparks & Wavernevale Road)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CA F I T A L	\$358,695	\$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	\$0	\$61,339
R 49 07	Minnesota Rd (between Wavernevale Rd & Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CA F I T A L	\$4,102,170	\$1,312,006	\$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	\$0	\$14,744
R 49 08	Wavernevale Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CA F I T A L	\$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	\$0	\$119,523
R 49 09	Louisiana Road (8th Pacific Hwy to Wavernevale Rd)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CA F I T A L	\$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	\$0	\$103,383
R 49 10	Figtree Boulevard	Additional 6m pavement width (7m to 13m) & 2 m road reserve	CA F I T A L	\$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	\$0	\$258,022

## Attachment 3

## Waverne District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadaiha BC & BBA (SEW)	North Wyong Industrial Estate	Employment Corridor	Mackillop Catholic College	Super Clinic - DA/19/6/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Waverne Education Site)	BRUCE GRESSENT	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
R4B 11	Van Strappen Road - Wahroonga Extn	Additional 4m pavement width (7m to 11m) & 22 m road reserve	CA FITAL	\$673,632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$673,632	\$0	\$673,632
			LA RD	\$175,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,271		\$175,271
R4B 12	Johns Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CA FITAL	\$2,035,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,035,103	\$0	\$2,035,103
			LA RD	\$136,099	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,099		\$136,099
R4B 13	Louisiana Rd (5th Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CA FITAL	\$0	\$0	\$0	\$339,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,901	\$0	\$339,901
			LA RD	\$0	\$0	\$0	\$30,535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,535		\$30,535
R4B 14	Georgia Drive / Primrose Drive	Additional 2m pavement width (7m to 9m) in varying width road reserve	CA FITAL	\$2,175,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,175,015	\$0	\$2,175,015
			LA RD	\$330,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330,514		\$330,514
R4B 15	Peppercorn Avenue (North - Sparks Road)	Additional 2m pavement width (7m to 9m) & 18 m road reserve	CA FITAL	\$505,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$505,681	\$0	\$505,681
			LA RD	\$130,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,865		\$130,865
R4B 16	Clydesdale Street	Addt. Land cost only	CA FITAL	\$54,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,209	\$0	\$54,209
			LA RD	\$139,589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,589		\$139,589
R4B 17	New Rear Residential Access - DPs 22195	rear access	CA FITAL	\$0	\$0	\$0	\$0	\$438,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438,645	\$0	\$438,645
			LA RD	\$0	\$0	\$0	\$0	\$95,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,967		\$95,967
R4B 18	Devon Lane - 14th Wyong Industrial - Residential Rear Access	rear access	CA FITAL	\$0	\$0	\$0	\$0	\$228,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228,575	\$0	\$228,575
			LA RD	\$0	\$0	\$0	\$0	\$351,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$351,820		\$351,820
R4B 19	Orchid Way	Additional 4m pavement width (7m to 11m) & 20 m road reserve	CA FITAL	\$635,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$635,216	\$0	\$635,216
			LA RD	\$162,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,093		\$162,093
R4B 20	Louisiana Rd-Minnesota Rd Link	Additional 4m pavement width (7m to 11m) & 22/20 m road reserve	CA FITAL	\$781,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$781,845	\$0	\$781,845
			LA RD	\$161,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,836		\$161,836
R4B 30	Bus Stops, bus lay-bys & pedestrian refuges		CA FITAL	\$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	CA FITAL	\$0	\$3,023,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$331,982	\$0	\$0	\$3,355,461	\$0	\$3,355,461
			LA RD	\$0	\$227,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,928	\$0	\$0	\$251,958		\$251,958
RP7 -02	Virginia Road	Additional width for collector road	CA FITAL	\$0	\$2,366,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,366,408	\$0	\$2,366,408
			LA RD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
RP7 -03	Waverne Road (Western End)	Additional width for collector road	CA FITAL	\$0	\$6,241,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$685,304	\$0	\$0	\$6,926,606	\$0	\$6,926,606
			LA RD	\$0	\$661,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,005	\$0	\$0	\$622,061		\$622,061
RP7 -04	Albert Warner Drive	Half Road adjacent to Zone Open Space on Northern Side	CA FITAL	\$0	\$159,223	\$0									\$17,483			\$176,705		\$176,705
RP7 -05	Cycleways	Cycleways	CA FITAL	\$0	\$2,285,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,003	\$0	\$0	\$2,535,879	\$0	\$2,535,879
Total Capital Costs				\$40,874,566	\$21,500,957	\$15,603,267	\$339,901	\$667,220	\$1,652,766	\$296,024	\$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



## Section 6

## Works Schedules and Location Maps

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WMAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wardens BC & B&B (SEW)	North Wymondley (SEW)	Employment Corridor	MacKillop Catholic College	Super Clinic - DA/15/04/2009	Wymondley Zone Mountain Rd Precinct	Wymondley Zone South & West	PRECINCT 14	Porters Enterprise Park (Formerly Wamervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
	Map Reference No.			1	5	2	4	6	8	7	6	11	10	12	9	13	14	Dec-14	Dec-14	Dec-14
11	Marengo Rd/Hawthorn Road	Road Intersection with pedestrian crossings in Hawthorn	CAPEAL	\$0	\$0	\$252,340	\$0	\$0	\$57,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,637	\$0	\$300,637
15	WTC Internal Intersection on Entry Rd	Signals	CAPEAL	\$0	\$0	\$711,794	\$0	\$0	\$0	\$0	\$80,204	\$0	\$0	\$0	\$0	\$0	\$0	\$792,688	\$0	\$792,688
14	WTC northern Internal Intersection - Road Type SB Road Type 3B	Signals	CAPEAL	\$0	\$0	\$420,074	\$0	\$0	\$107,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,630	\$0	\$328,630
15	WTC middle Internal Intersection - Road Type SA Road Type 10	Signals	CAPEAL	\$0	\$0	\$420,074	\$0	\$0	\$107,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,630	\$0	\$328,630
17	Chelmsford/Airborne Road	Roads/roundabout plan	CAPEAL	\$2,117,322	\$0	\$765,790	\$0	\$0	\$201,995	\$32,251	\$58,642	\$0	\$0	\$0	\$74,361	\$0	\$0	\$3,300,263	\$0	\$3,300,263
18	Arden/Hawthorn Road	Roads/roundabout plan	CAPEAL	\$2,197,828	\$0	\$315,674	\$0	\$0	\$209,678	\$0	\$0	\$0	\$0	\$0	\$77,180	\$0	\$0	\$3,360,569	\$0	\$3,360,569
19	Hawthorn Rd/Hawthorn Bridge/Sparks Rd	Signals	CAPEAL	\$1,305,433	\$0	\$454,490	\$0	\$0	\$134,544	\$19,855	\$0	\$0	\$0	\$0	\$45,645	\$0	\$0	\$1,960,222	\$0	\$1,960,222
110	Hawthorn/Hawthorn Road	Signals	CAPEAL	\$0	\$0	\$1,030,186	\$0	\$0	\$269,962	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,520,148	\$0	\$1,520,148
111	Entry Road/Main Street/Nikko Road Extension	Signals	CAPEAL	\$0	\$0	\$432,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,651	\$0	\$0	\$328,630	\$0	\$328,630
119	Sub-arterial (West of Railway) East	Signals	CAPEAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,960,222	\$0	\$1,960,222	\$0	\$1,960,222
120	Sub-arterial (West of Railway) West	Signals	CAPEAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,960,222	\$0	\$1,960,222	\$0	\$1,960,222
121	Sub-arterial/Railway Station/Nikko Rd	Signals or Roundabout	CAPEAL	\$0	\$0	\$2,372,648	\$0	\$0	\$0	\$0	\$257,548	\$0	\$0	\$0	\$0	\$0	\$0	\$2,640,296	\$0	\$2,640,296
122	Sparks Rd/Mountain Rd	Signals	CAPEAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,693,942	\$1,905,797	\$0	\$0	\$0	\$0	\$4,600,739	\$0	\$4,600,739
123	Sparks Rd/Mountain Rd	Signals	CAPEAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,693,942	\$1,905,797	\$0	\$0	\$0	\$0	\$4,600,739	\$0	\$4,600,739
124	Sparks Rd/Jack Grant Drive	Signals	CAPEAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,793,134	\$1,325,437	\$0	\$0	\$0	\$0	\$4,380,391	\$0	\$4,380,391
127	Sparks Rd/Hawthorn Rd	Signals	CAPEAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,320,148	\$0	\$0	\$0	\$1,520,148	\$0	\$1,520,148
128	Sparks/Prec 14	Roundabout	CAPEAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,158,133	\$0	\$0	\$0	\$1,158,133	\$0	\$1,158,133
129	Hawthorn/Prec 14	Signals	CAPEAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,158,133	\$0	\$0	\$0	\$1,158,133	\$0	\$1,158,133
131	WTC Entry Rd/Nikko Rd Road Type SA	Signals	CAPEAL	\$0	\$0	\$360,373	\$0	\$0	\$32,659	\$0	\$40,673	\$0	\$0	\$0	\$34,122	\$0	\$0	\$328,630	\$0	\$328,630
132	WTC Internal Intersection - Marengo Rd Extension/Windermere Rd Extension	Signals	CAPEAL	\$0	\$0	\$990,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$990,074	\$0	\$990,074
140.1	Sparks/Windermere Road	Signals	CAPEAL	\$976,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,395	\$0	\$374,395
140.2	Sparks/Windermere Road	Signals	CAPEAL	\$2,695,894	\$0	\$995,805	\$0	\$0	\$0	\$40,911	\$112,445	\$0	\$0	\$0	\$0	\$0	\$0	\$3,854,644	\$0	\$3,854,644
140.3	Sparks/Pacific Hwy/Windermere Road	Signals	CAPEAL	\$1,176,722	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,176,722	\$2,157,505	\$3,334,227
140.4	Sparks/Peppercorn	Left in / left out only	CAPEAL	\$916,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$916,561	\$0	\$916,561
140.5	Pacific Hwy/Fearns Rd/Craig Ave (incl pedestrian crossing)	Signals	CAPEAL	\$1,632,243	\$0	\$0	\$484,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,094,766	\$0	\$2,094,766
140.6	Pacific Hwy / Milne Road Rd-Figtree Boulevard	Signals	CAPEAL	\$1,329,792	\$493,822	\$425,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,703	\$0	\$0	\$2,294,644	\$0	\$2,294,644
140.7	Milne Road Rd/Wamervale Rd	Signals with left turn slip lane	CAPEAL	\$1,899,045	\$0	\$992,540	\$0	\$0	\$0	\$25,424	\$76,122	\$0	\$0	\$0	\$0	\$0	\$0	\$2,463,132	\$0	\$2,463,132
140.8	Pacific Highway/Wamervale Road	Close	CAPEAL	\$134,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,509	\$0	\$134,509
140.9	Sparks/Windermere Road	Left in / left out	CAPEAL	\$0	\$0	\$14,152	\$0	\$0	\$0	\$3,613	\$13,976	\$0	\$0	\$0	\$0	\$0	\$0	\$14,152	\$0	\$14,152
140.10	Sparks/Dandridge Rd	Left in / left out	CAPEAL	\$132,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,592	\$0	\$132,592
140.11	Pacific Hwy/Leahurst Road	Signals	CAPEAL	\$0	\$0	\$0	\$5,432,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,432,347	\$2,256,153	\$10,630,654

## Attachment 3

## Wamervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadulla BC & BBA (SEW)	North Wyoong Industrial Estate	Employment Corridor	MacKillop Catholic College	Super Clinics - DA113962009	Wyoong Employment Zone - Mountain Rd Precinct	Wyoong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (Formerly Wamervale Education Site)	BRUCE GREENE EIT	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
I49-11	Pacific Hwy/Louisiana Road	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
I49-12	Mularam 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
I49-14	Wamervale 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
I49-15	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
I49-16	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
I49-17	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	Wamervale Rd /Entry Rd Intersection	Traffic Signals	Construction		\$727,945							\$0	\$0	\$0	\$0	\$0	\$0	\$727,945	\$0	\$727,945
IP7-3	Wamervale Road and Minnesota Rd	Slip Lane	Construction		\$831,937							\$0	\$0	\$0	\$0	\$0	\$0	\$831,937	\$0	\$831,937
TOTAL INTERSECTION COSTS				\$29,161,809	\$5,173,169	\$11,082,047	\$8,917,090	\$4,394,463	\$1,182,331	\$127,283	\$683,002	\$13,143,037	\$5,339,931	\$3,696,414	\$329,874	\$3,968,443	\$0	\$78,185,393	\$6,704,426	\$84,969,819

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadulla BC & BBA	North Wyoong Industrial Estate	Employment Corridor	MacKillop Catholic College	Super Clinics - DA113962009	Wyoong Employment Zone - Mountain Rd Precinct	Wyoong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (Formerly Wamervale Education Site)	BRUCE GREENE EIT	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			
TOTAL CAPITAL COSTS				\$61,036,374	\$26,674,126	\$26,685,914	\$9,256,991	\$5,061,683	\$2,835,896	\$423,807	\$1,438,799	\$20,296,222	\$6,121,596	\$4,272,985	\$2,362,137	\$7,571,026	\$204,415	\$174,301,172	\$47,915,890	\$222,217,062
TOTAL LAND COSTS				\$2,635,444	\$790,010	\$681,863	\$30,535	\$447,787	\$0	\$654	\$1,798	\$0	\$0	\$0	\$86,833	\$0	\$0	\$4,675,733	\$0	\$4,675,733
TOTAL COSTS				\$63,671,819	\$27,464,144	\$27,367,777	\$9,287,526	\$5,509,471	\$2,835,896	\$424,461	\$1,500,597	\$20,296,222	\$6,121,596	\$4,272,985	\$2,448,970	\$7,571,026	\$204,415	\$178,976,906	\$47,915,890	\$226,892,795
% of total S94 costs				35.98%	15.35%	15.29%	5.19%	3.08%	1.59%	0.24%	0.84%	11.34%	3.42%	2.39%	1.37%	4.23%	0.11%	100.00%		
																		78.88%	21.12%	100.00%

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

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	Rail 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	Mataram 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 widening	\$1,095,254	\$0	\$1,095,254
R 49 04	Mountain View Dr - between Mataram - Sparks	Additional 4m pavement width (7m to 11m) & 22 m road reserve widening	\$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 widening	\$2,281,738	\$0	\$2,281,738
R 49 11	Van Strappen Road - Wahroonga Extn	Additional 4m pavement width (7m to 11m) & 22 m road reserve widening	\$848,903	\$0	\$848,903



## 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 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
11	Mataram Rd/Hiwatha Roads	Raised Intersection, with speed cushions in Hiawatha	\$0	\$0	\$0	\$330,037	\$0	\$330,037	\$330,037
13	WTC Internal Intersection on Entry Rd	Signals	\$0	\$0	\$0	\$792,089	\$0	\$792,089	\$792,089
14	WTC northern internal intersection - Road Type 3B/Road Type 3B	Signals	\$0	\$0	\$0	\$528,059	\$0	\$528,059	\$528,059
15	WTC middle internal intersection - Road Type 8A/Road Type 10	Signals	\$0	\$0	\$0	\$528,059	\$0	\$528,059	\$528,059
17	Chelmsford/Arizona Roads	Roundabout plus land	\$0	\$0	\$0	\$3,300,369	\$0	\$3,300,369	\$3,300,369
18	Arizona/Hakone Roads	Roundabout plus land	\$0	\$0	\$0	\$3,300,369	\$0	\$3,300,369	\$3,300,369
19	Hakone Rd/Waterside Dr/Sports Field	Signals	\$0	\$0	\$0	\$1,980,222	\$0	\$1,980,222	\$1,980,222
110	Hakone/Hiwatha Roads	Signals	\$0	\$0	\$0	\$1,320,148	\$0	\$1,320,148	\$1,320,148
111	Entry Road/Main Street/ Nikko Rd extension	Signals	\$0	\$0	\$0	\$528,059	\$0	\$528,059	\$528,059
119	Sub-arterial (West of Railway) East	Signals	\$0	\$0	\$0	\$1,980,222	\$0	\$1,980,222	\$1,980,222
120	Sub-arterial (West of Railway) West	Signals	\$0	\$0	\$0	\$1,980,222	\$0	\$1,980,222	\$1,980,222
121	Sub-arterial/Railway Station/ Nikko Rd	Signals or Roundabout	\$0	\$0	\$0	\$2,640,295	\$0	\$2,640,295	\$2,640,295
122	Sparks Rd/Burnet Rd	Signals	\$0	\$0	\$0	\$6,600,739	\$0	\$6,600,739	\$6,600,739
123	Sparks Rd/Mountain Rd	Signals	\$0	\$0	\$0	\$6,600,739	\$0	\$6,600,739	\$6,600,739

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## 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 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
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/Wallah Road	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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## 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/Hiwatha Roads	leftin / leftout	\$0	\$0	0	\$163,412	\$0	\$163,412	\$163,412
I 49 10	Sparks/Dundonald Rd	leftin / leftout	\$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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

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

## Section 6

## Works Schedules and Location Maps

## 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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

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	Busstops & 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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

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



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

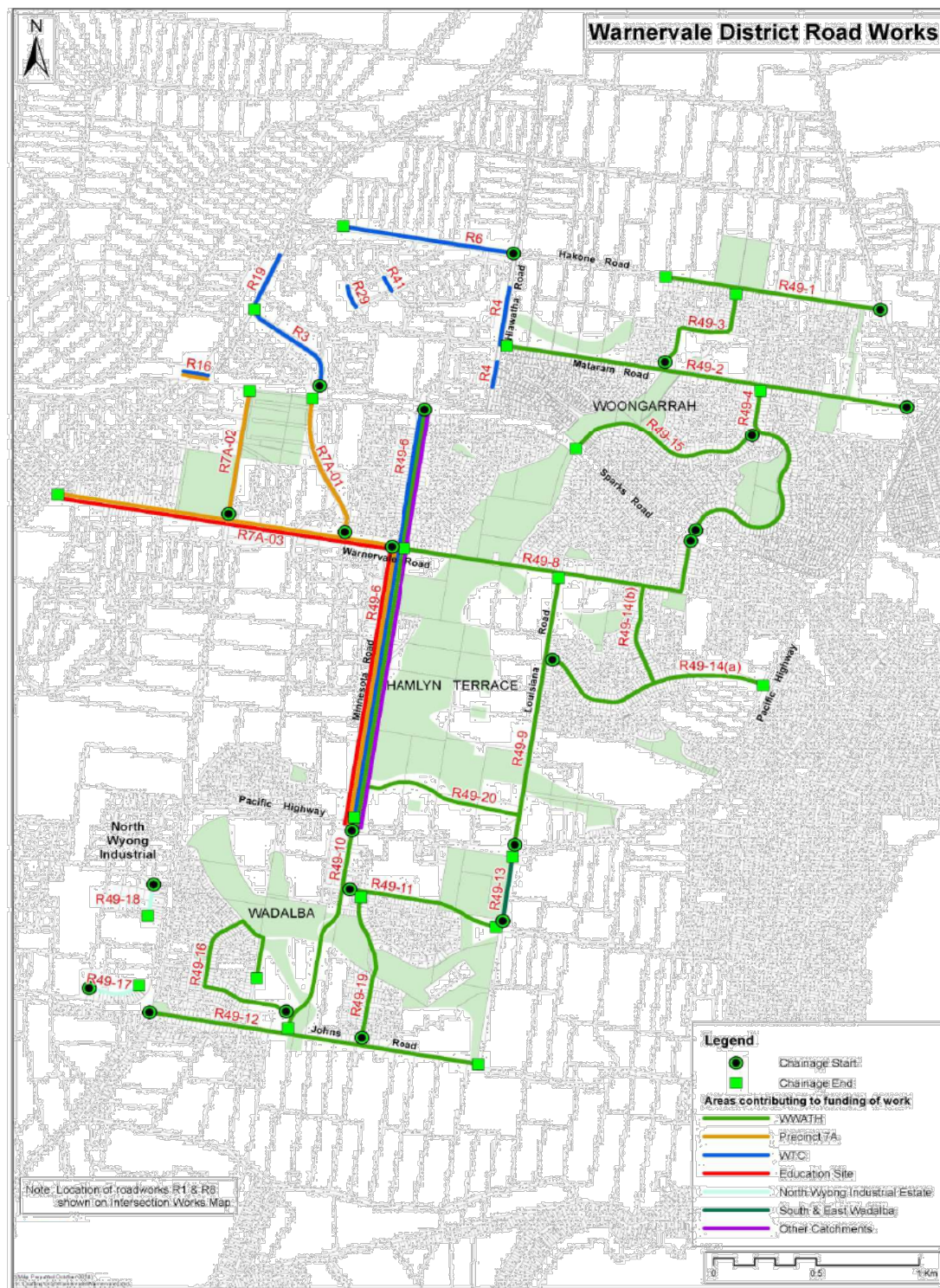
## Works Schedules and Location Maps

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/Hiawatha 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	Matarom 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

## Section 6

## Works Schedules and Location Maps

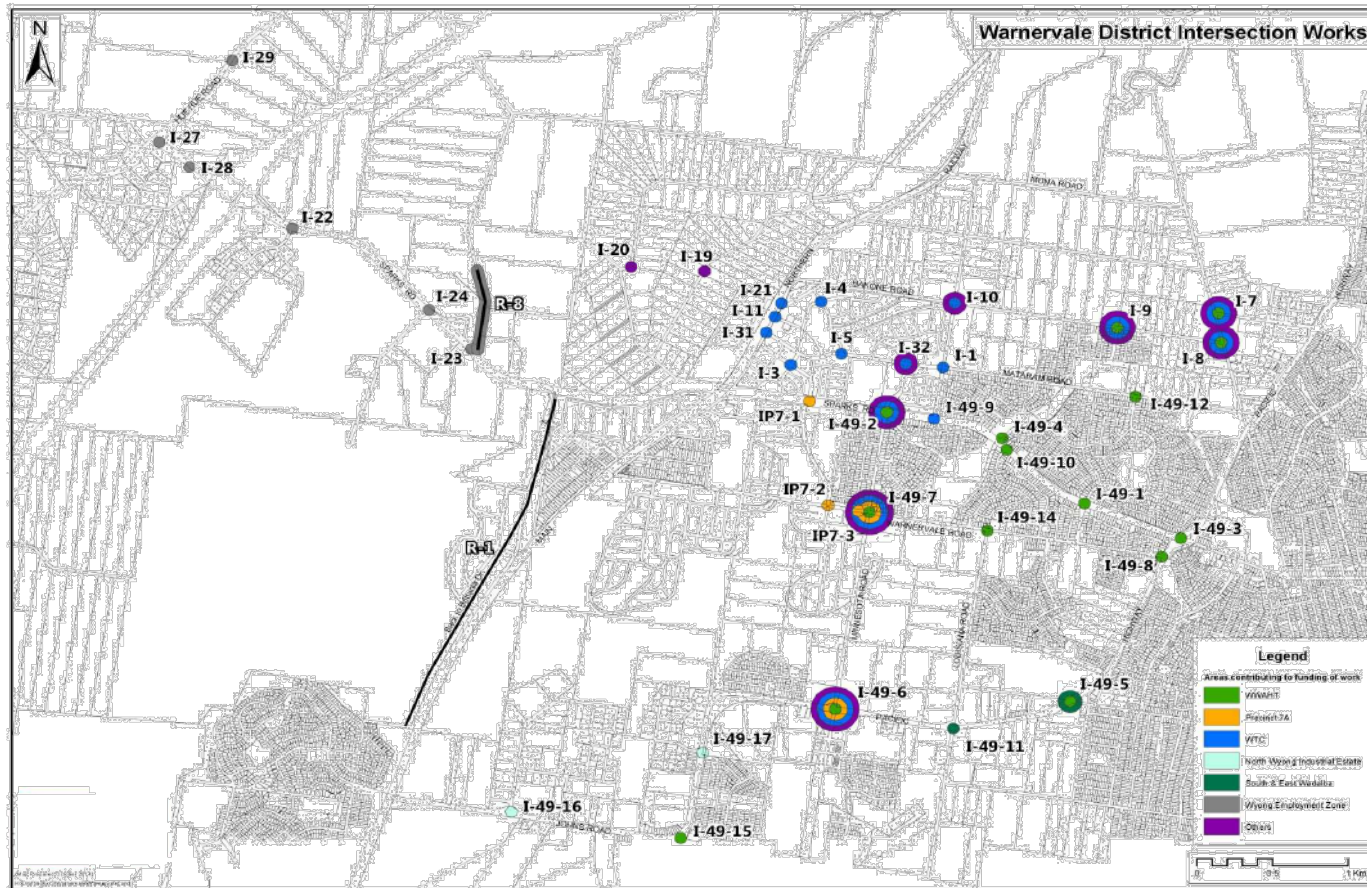
Figure 12 Road Works Locations



## Section 6

## Works Schedules and Location Maps

Figure 13 Intersection Work Locations





## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## 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 catchment	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dA1	Lot 368 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	\$18,080	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 catchment	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	\$11,647			0.23	\$11,647
dB2	Lot 215 DP 1058244		100%	0.46	\$90,530			0.46	\$90,530
dB3	Lot 9041 DP 1082547		100%	0.84	\$73,318			0.84	\$73,318
dB4	Lot 9040 DP 1082547		100%	0.13				0.13	\$0
dB5	Lot 2 DP 1009366		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	35.7%	0.84	\$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 catchment	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 900 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 1041823		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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## 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%	3.80	\$363,174			3.80	\$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 Roadway 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	\$5,801			0.14	\$5,801
dB25	Lot 341 DP 1020020		100%	0.27	\$10,801			0.27	\$10,801
dB26	Lot 341 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 Roadway 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 889015		100%	0.46	\$50,735			0.46	\$50,735
dc2	2 DP 873951		100%					0.00	\$0
dc2 & dc3	Lot 1 & 2 DP 873951		100%	0.58	\$64,867			0.58	\$64,867
dc4	Lot 8 DP 17887		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%	0.80	\$114,985			0.80	\$114,985
dc8	Part Lot 55 DP 858429		100%			0.88	\$75,905	0.88	\$75,905
dc9	Part Lot 54 DP 7091		100%			1.70	\$148,419	1.70	\$148,419
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 198 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 347896		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	8.83	\$787,589	10.93	\$1,520,986
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	38.97	\$1,187,518	43.41	\$1,969,307

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Land - Catchment C3

Map Ref.	Current Property Description	Additional Information	% of 000%	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	1.98	\$27,357	2.12	\$30,510
TOTAL				0.15	\$3,153	1.98	\$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 &amp; D3

Map Ref.	Current Property Description	Additional Information	% of 000%	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
dD1	Remaining 1/3 flood area south of Pacific Highway					4.80	\$315,294	4.80	\$315,294
dD2	Between Bangarra 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 236/2006					1.82	\$119,785	1.82	\$119,785
dD5	Lot A DP 381263					3.32	\$217,947	3.32	\$217,947
dD6	Lot 3 DP 208596					4.93	\$323,836	4.93	\$323,836
dD7	Lot 2 DP 208596					1.30	\$85,484	1.30	\$85,484
dD8	Lots 1 & 2 DP 54442					0.85	\$55,833	0.85	\$55,833
SUB-TOTAL				0.00	\$0	20.78	\$1,363,645	20.78	\$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	\$250,988	7.35	\$257,522

## Drainage Land - Catchment E

Map Ref.	Current Property Description	Additional Information	% of 000%	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 1008789		100%	0.24	\$34,621			0.24	\$34,621
dE3	Lot 197 DP 1008789		100%	0.16	\$23,863			0.16	\$23,863
dE4	Lot 1531 DP 1158478		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	\$19,368	12.08	\$168,328	13.02	\$187,726
TOTAL				1.34	\$77,852	12.74	\$203,749	14.08	\$281,631

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Land - Catchments F1 &amp; F2

Map Ref.	Current Property Description	Additional Information	% of 100%	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 DP308058		100%			0.30	\$32,298	0.30	\$32,298
dF2 a	part Lot 2802 DP 1043828		100%			0.86	\$93,073	0.86	\$93,073
dF2 b	part Lot 2802 DP 1043827		100%			1.11	\$119,827	1.11	\$119,827
dF3	part Lot 2802 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 1109788		100%	3.44	\$406,502			3.44	\$406,502
dF6	Lot 1302 DP 1136355		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 &amp; G3

Map Ref.	Current Property Description	Additional Information	% of 100%	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 1080380	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	Outlet 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%	2.80	\$55,280	n/a	n/a	2.80	\$55,280
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 Wymong 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	\$1,025	6.17	\$86,050	9.80	\$137,075
Drainage Land - Catchment G2	45.4%	4.40	\$1,925	7.49	\$104,433	11.90	\$166,358
Drainage Land - Catchment G3	17.2%	1.67	\$23,521	2.85	\$39,688	4.52	\$63,189

## Drainage Land - Catchment G4

Map Ref.	Current Property Description	Additional Information	% of 100%	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



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Land - Catchment G5

Map Ref.	Current Property Description	Additional Information	% of 006%	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 006%	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 006%	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 006%	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 006%	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	\$1,378	0.86	\$11,938	0.92	\$13,313
TOTAL				0.07	\$1,378	0.86	\$11,938	0.92	\$13,313

## Drainage Land - Catchment H5

Map Ref.	Current Property Description	Additional Information	% of 006%	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 7001	Dedicated Free of Cost				2.98	to be dedicated free of cost	2.98	
dH5-2	Lot 16 DP7001	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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Land - Catchment H6

Map Ref.	Current Property Description	Additional Information	% of 006%	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 006%	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 138 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 006%	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 829080	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 006%	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	1.6%	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 006%	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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage land - Catchment i1

Map Ref.	Current Property Description	Additional Information	% of 006%	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%	0.06	\$13,553	8.44	\$117,607	9.10	\$131,160
	TOTAL			0.06	\$13,553	8.44	\$117,607	9.10	\$131,160

## Drainage land - Catchment i2

Map Ref.	Current Property Description	Additional Information	% of 006%	Acquired Area ha	Indexed Expenditure Dec-2014	Area to be Acquired ha	Value Dec-2014	total area ha	total cost Dec-2014
d12-2-1	PT LOT 2 DP214886	No Allocation				0.11	to be dedicated free of cost	0.11	
d12-2-2	LOT 1 DP 214886					0.47	to be dedicated free of cost	0.47	
d12-2-3	LOT 4 DP 21486					0.09	to be dedicated free of cost	0.09	
d12-2-4	LOT 11 DP 21486					0.79	to be dedicated free of cost	0.79	
d12-1-5	Lot 1 DP 940486	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 006%	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	6.3%	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 006%	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 006%	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 006%	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	MIDValuers (19 May 2010) - Site 15 - D02271120	100.00%	0.00	\$0	0.46	\$254,099	0.46	\$254,099
		SUB-TOTAL		0.00	\$0	0.46	\$254,099	0.46	\$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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage land - Catchment WTC2

Map Ref.	Current Property Description	Additional Information	% of 006%	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 006%	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	\$420,893	1.01	\$420,893
		SUB-TOTAL		0.00	\$0	1.01	\$420,893	1.01	\$420,893
Major FP	Apportionment of major floodplain	See Wetland Table	2.9%	0.51	\$10,541	6.58	\$91,472	7.07	\$102,013
	TOTAL			0.51	\$10,541	7.58	\$512,185	8.09	\$522,706

## Drainage land - Catchment WTC4

Map Ref.	Current Property Description	Additional Information	% of 006%	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	1.28	\$17,533	1.38	\$19,553
	TOTAL			0.10	\$2,020	1.28	\$17,533	1.38	\$19,553

## Drainage land - Catchment WTC5

Map Ref.	Current Property Description	Additional Information	% of 006%	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 683082	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 006%	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 DP 224725, Nakone Rd, Woongahrah	Location of R-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 006%	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 357405, Bruce Dr, Waterah	Location of R-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

## Section 6

## Works Schedules and Location Maps

**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
<b>WWAHT</b>	35.86	\$5,534,953	33.30	\$2,710,505	69.17	\$8,245,458
Precinct 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
<b>Total Major Floodplain</b>	17.82	\$368,454	229.44	\$3,197,337	247.26	\$3,565,791
<b>Total A-C1 Floodway</b>	16.04	\$666,386	0.00	\$0	16.04	\$666,386
<b>Total B3-B4 Floodway</b>	8.77	\$236,505	0.00	\$0	8.77	\$236,505
<b>TOTAL</b>	78.50	\$6,806,297	282.40	\$6,582,633	360.90	\$13,388,931

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## 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	\$73,983	2.29	\$73,983
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				0.58	\$18,087	0.58	\$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 1045388		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 829080 + adjoining properties				7.85	\$253,542	7.85	\$253,542
FP16	Lots 28,40 & 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 1101088				7.24	\$27,302	7.24	\$27,302
FP23	Lot 3 DP 1101088				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 1101088				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 807756				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

## Section 6

## Works Schedules and Location Maps

## Catchments A &amp; 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	Lot 140 DP 1007989		1.47	\$65,237			1.47	\$65,237
FL2	Lot 230 DP 1007987		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 815080		0.12	\$5,358			0.12	\$5,358
TOTAL			16.04	\$666,386	0.00	\$0	16.04	\$666,386

## B3 &amp; 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 1036788		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 1048658		3.79	\$15,011			3.79	\$15,011
dB21	Lot 535 DP 1072899		2.28	\$16,429			2.28	\$16,429
dB22	Lot 352 DP 1048345		0.02	\$607			0.02	\$607
TOTAL			8.77	\$236,505	0.00	\$0	8.77	\$236,505



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Apportionment of Drainage Land

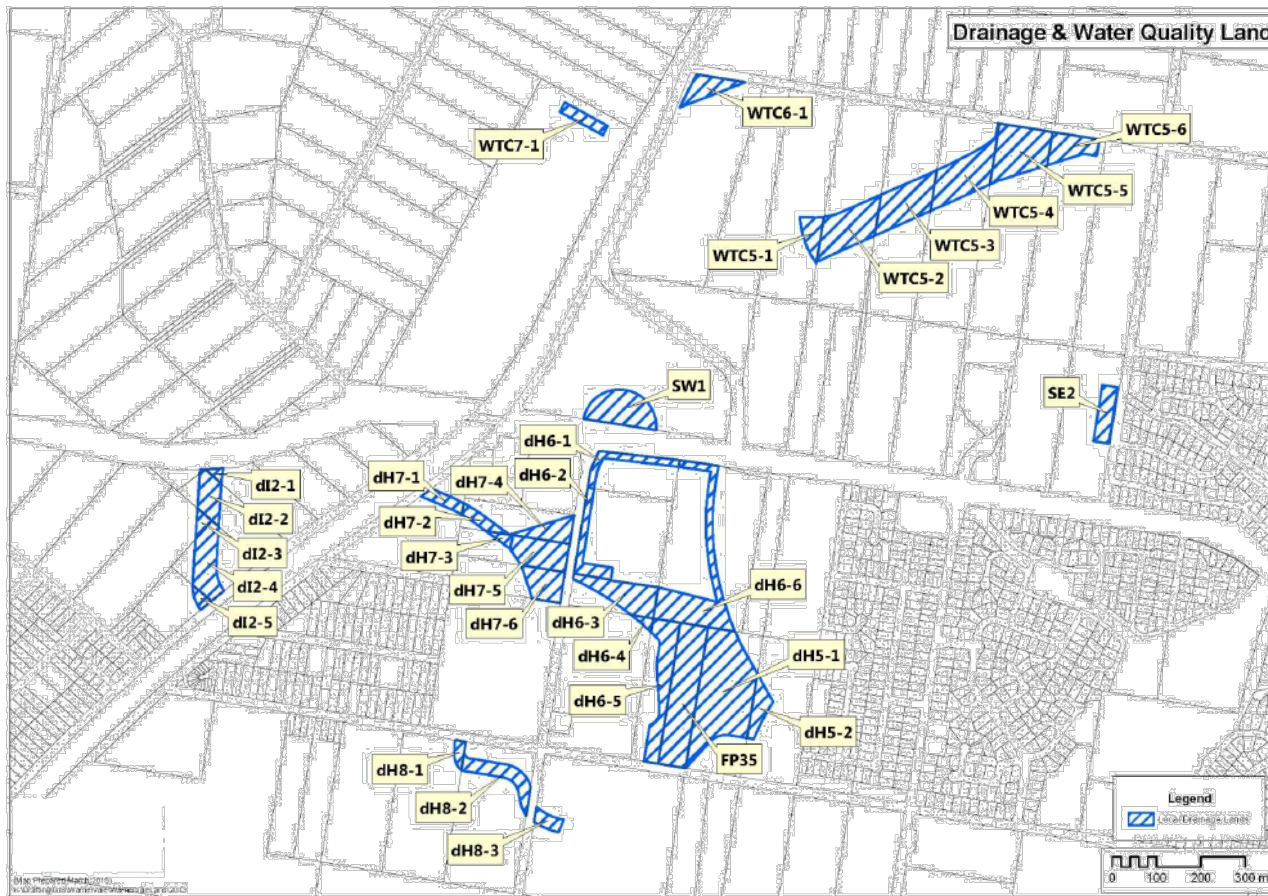
Drainage Catchments		Major Floodplain (FP) Land				A-C1 Floodplain Land				B3-B4 Floodplain Land				SE2 Land - WTC 1				SW1 Land - WTC 3			
Catchment	NDA	NDA	% of total NDA	Apportioned Floodplain	Apportioned Costs	NDA	% of total NDA	Apportioned Floodplain	Apportioned Costs	NDA	% of total NDA	Apportioned 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	\$108,783					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	6.21																				
G1	15.57	41.64	7.2%	17.80	\$258,673																
G2	18.99																				
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 Wadialba	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	\$78,944																
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	40.72																				
Precinct 14	69.00																				
Total	836.36	578.53	100%	247.26	\$3,363,791	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



## Section 6

## Works Schedules and Location Maps

Figure 15 Drainage Land – Precinct 7A &amp; WTC

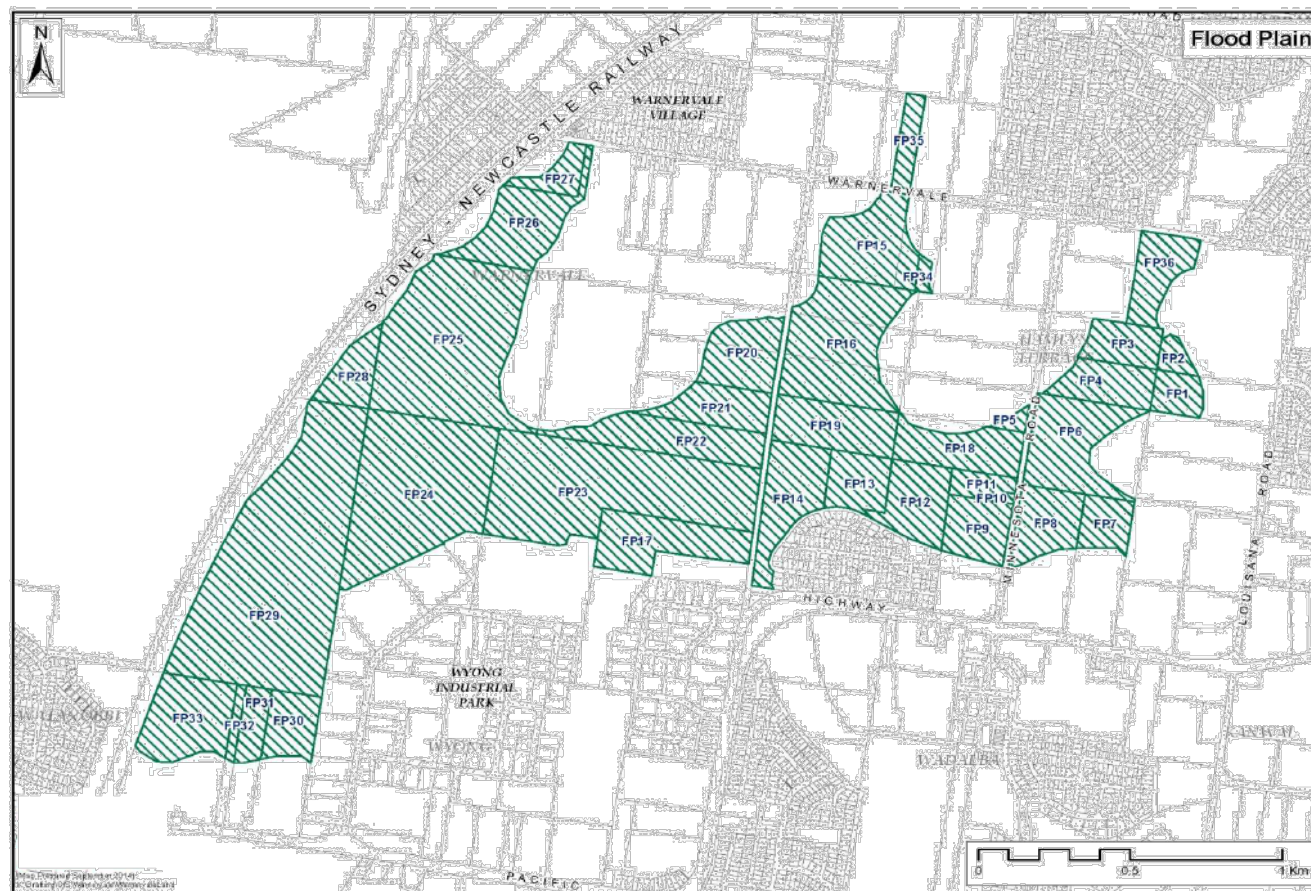




## Section 6

## Works Schedules and Location Maps

Figure 16 Flood Plain



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## 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	Papertank St Culvert					100%	\$73,205		\$73,205
dcA2	Sparks Rd Culvert					100%	\$106,922		\$106,922
dcA3	Minnesota Road Culvert (dA3)					100%	\$1,762		\$1,762
Porters Cr Diversion Scheme						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	26.0%	\$370,575		
					Apportioned Future expenditure	26.0%		\$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	30	30		100%	\$47,505		\$47,505
Channel B	Southern to northern boundary of Lot 9041 DP 1062347 (dB2)	30	194	144		100%	\$56,298		\$56,298
Channel B	Along north eastern boundary of Lot 9040 DP 1062347 (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 Wakefield 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	306	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 & 2015 Plan							-\$1,228,823		-\$1,228,823
Cost over-run discounted against Catchment B2							\$1,573,672	\$1,606,948	\$3,180,619

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Works - Catchment B3

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
<b>Porters Cr Diversion Scheme</b>						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	27.4%	\$363,518		
					Apportioned Future expenditure	27.4%		\$539,243	
					Total				\$902,762
<b>TOTAL</b>							\$363,518	\$539,243	\$902,762

## Drainage Works - Catchment B4

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 B3	Western spur within Lot 535 DP 1072699 (db21)	0	79	79	Constructed as part of development				\$0
Channel B3	within Lot 342 DP 1020020 (dA24)	79	203	124					\$0
Channel B3	within Lot 341 DP 1020020 (dA25)	203	371	168					\$0
Channel B3	within 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	Start Ch. m	End Ch. m	Length m	Additional Information	% of Costs	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
<b>Porters Cr Diversion Scheme</b>						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	13.7%	\$181,808		
					Apportioned Future expenditure	13.7%		\$269,694	
					Total				\$451,502
<b>TOTAL</b>							\$181,808	\$269,694	\$451,502

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Works - Catchment C2

Map Ref.	Description / Channel etc	Start Ch. m	End Ch. m	Length m	Additional Information	% of Cost to Council	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 873991 (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 1192170 (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 636429 (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	1,198	126		100%		\$719,013	\$719,013
Channel C	East-west across Lot 103 DP 1131373 (dC10)	1,198	1,314	196	To be left in natural state	100%			
Channel C	East-west across Lot 1 DP 119518 (dC11)	1,314	1,443	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 636429 (dC12)	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	Sly Hawke Avenue Basin - Lot 99 DP 1097696 (SHS)					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 / Channel etc	Start Ch. m	End Ch. m	Length m	Additional Information	% of Cost to Council	Indexed Expenditure Dec-14	Future Costs Dec-14	TOTAL Dec-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$0	\$0	\$0



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Works - Catchment D1, D2 &amp; D3

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 D	Cnr Pearce Rd between Hopetown Rd & Monash Rd to Northern side of Pacific Hwy (d01)	0	441	441	To be undertaken as part of Development	0%			
Channel D	Pacific Hwy to northern boundary of Lot 9 DP 201174 (d02)	441	632	191		0%			
Channel D	30 m east of western boundary of Lot 9 DP 201174 within Bingarrah Rd to 25 m west of western boundary of Lot 102 DP 1091897 (d03)	632	694	62		0%			
Channel D	across SW corner of Lot 1 DP 1147734 - Wyong Hospital (d03)	694	721	27		0%			
Channel D	East to West across Lot 102 DP 1091897 (d03)	721	855	134		0%			
Channel D	East to West across Lot 101 DP 1091897 (d04)	855	963	128		0%			
	Louisiana Rd	963	1,003	20		0%			
Channel D	East to West across Lot A DP 381265 (d05)	1,003	1,209	206		0%			
Channel D	East to West across Lot 3 DP 208596 (d06)	1,209	1,412	203		0%			
Channel D2	Western boundary to southern boundary of Lot 3 DP 208596 (d06)	0	241	241		100%		\$378,839	\$378,839
Channel D2	across NW corner of Lot 2 DP 208596 (d07)	241	385	144		100%		\$228,360	\$228,360
Channel D2	Inside of western boundary of Lot 2 DP 208596 to Pacific Hwy (d08)	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 Hwy Culvert - Bingarrah Rd					100%		\$743,880	\$743,880
dcD3	* Louisiana Rd Culvert					100%		\$638,345	\$638,345
dcD4	Pacific Hwy 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	\$0.8%	0	\$1,582,791	\$1,582,791
Drainage Works - Catchment D2	35.6%	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	Start 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 Pascoed 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 Pigtree 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 1199478 (dE4)	612	707	95		100%		\$85,015	\$85,015
Channel Landscaping						100%		\$5,051	\$5,051
dcE1	Culvert under the Pacific Highway & Pigtree Boulevard (east culvert)					100%	\$363,818		\$363,818
dcE2	* Pacific Hwy Culvert (west)					100%		\$266,334	\$266,334
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$1,201,990	\$356,400	\$1,558,390

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Works - Catchment F1 &amp; F2

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 F	Traversing Lot 2602 DP 1043826 (dF2 & dF3)	0	627	627	Cost associated with channels also adjacent to culverts - between 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 1138385 (dF6)	1,009	1,213	204					
Channel F	Lot 101 DP 1019019	1,213	1,293	80					
	Channel Landscaping				landscaping adjacent to culverts - between 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 1119336 - Pigtree 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 &amp; G3)

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
G1 Piped (dcG1)	Pedestrian pathway on the southern side of Lot 701 DP 1079360	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-west	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 250322	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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Works - Catchment G4

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
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	Start 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	Start 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	Start 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	Start 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	Start 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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Works - Catchment H5

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
	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	Start 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	Start 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	Start 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	Start 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	Start 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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Works - Catchment i1

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
	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	Start 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					2.8%		\$424,985	\$424,985
	TOTAL						\$0	\$424,985	\$424,985

## Drainage Works - Catchment i3

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
	Porters Cr Diversion Scheme					0.3%		\$75,216	\$75,216
	TOTAL						\$0	\$75,216	\$75,216

## Drainage Works - Catchment J1

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
	Porters Cr Diversion Scheme					1.4%		\$219,767	\$219,767
	TOTAL						\$0	\$219,767	\$219,767

## Educational Site

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
	Porters Cr Diversion Scheme					4.4%		\$673,538	\$673,538
	TOTAL						\$0	\$673,538	\$673,538

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Works - Catchment WTC 1

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
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	Start 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	Start 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						4.3%	\$0	\$683,070	\$683,070
TOTAL							\$0	\$683,070	\$683,070

## Drainage Works - Catchment WTC 4

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
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	Start 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

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Drainage Works - Catchment WTC 6

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
							\$0	\$0	\$0
TOTAL							\$0		\$0

## Drainage Works - Catchment WTC 7

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
							\$0	\$0	\$0
TOTAL							\$0	\$0	\$0

## WEZ Mountain Rd Precinct

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
Porters Cr Diversion Scheme						27.3%	\$0	\$4,136,977	\$4,136,977
TOTAL							\$0	\$4,136,977	\$4,136,977

## WEZ South &amp; West

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
Porters Cr Diversion Scheme						11.1%	\$0	\$1,680,544	\$1,680,544
TOTAL							\$0	\$1,680,544	\$1,680,544

## Precinct 14

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
Porters Cr Diversion Scheme						18.6%	\$0	\$2,847,804	\$2,847,804
TOTAL							\$0	\$2,847,804	\$2,847,804

## TOTALS

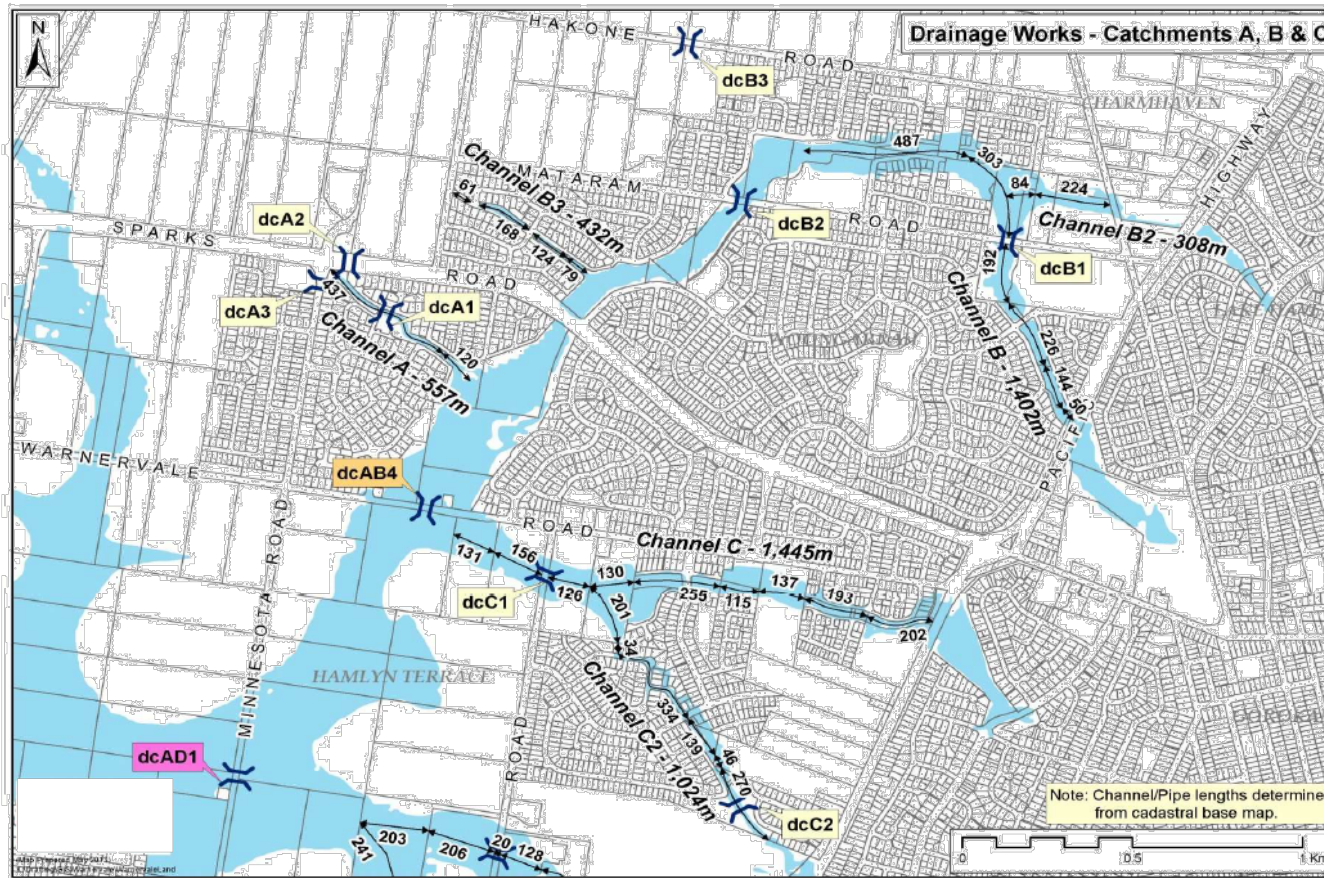
Total catchment specific Works	\$18,153,031
Porters Cr Diversion Scheme	\$15,170,451
Warnervale Rd Culvert	\$3,289,883
Minnesota Road Culverts	\$0
TOTAL	\$36,613,365



## Section 6

## Works Schedules and Location Maps

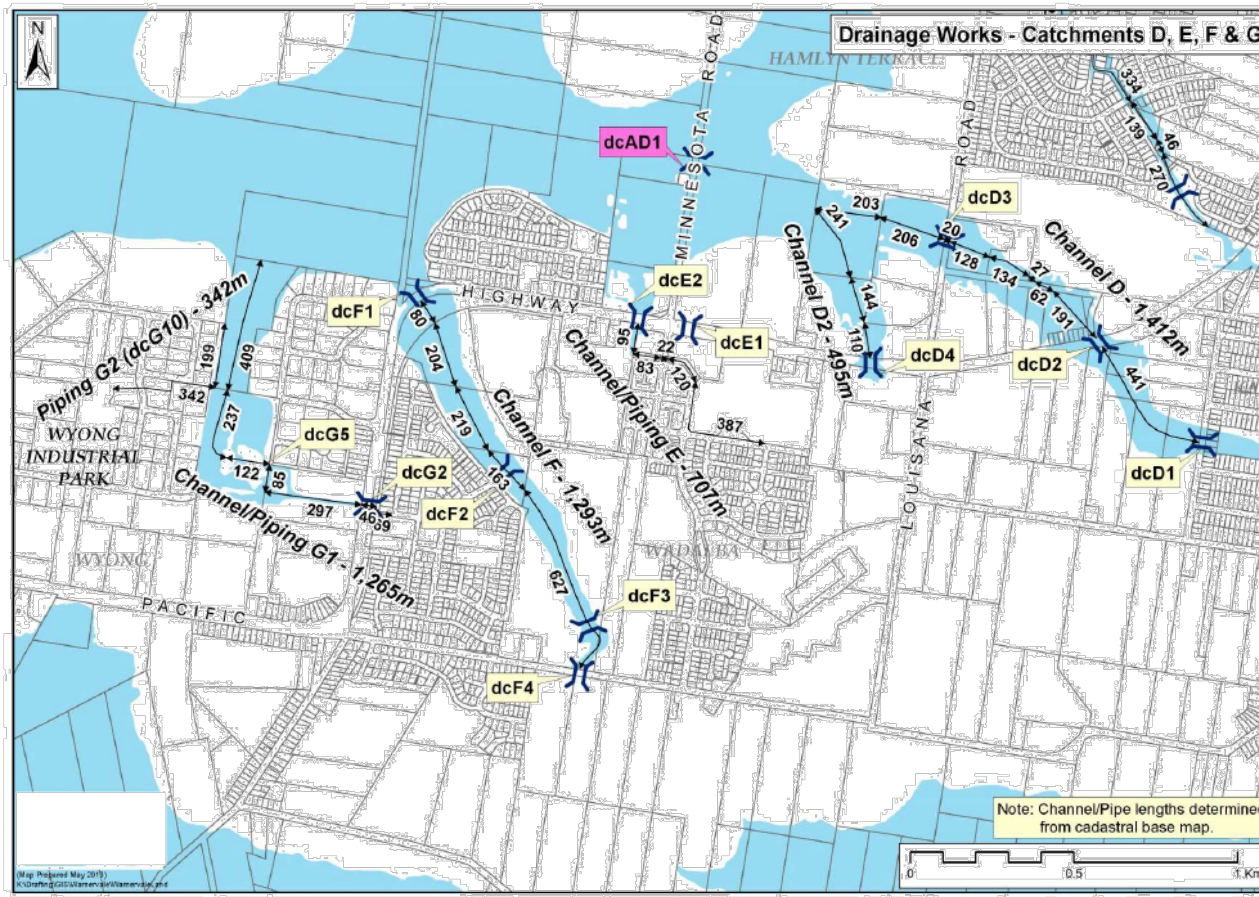
Figure 17 Drainage Works Locations – Catchments A, B &amp; C



## Section 6

## Works Schedules and Location Maps

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



## Section 6

## Works Schedules and Location Maps

## 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 1101085		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 1101085		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 1101085		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 1101085		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 1101085		0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Water Quality Works - Catchment C1

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		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 Appendix 7A Integrated Water Cycle Management Strategy - Addendum (2006250920)			\$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 Appendix 7A Integrated Water Cycle Management Strategy - Addendum (2006250920)			\$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



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## 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 DP843478 (FP11)				\$1,930,853	\$1,930,853
CS - Central WQ Treatment	Lot 2 & 3 DP1101085		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 DP1101085		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 &amp; G5

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP1101085		10.41%		\$548,641	\$548,641
TOTAL				\$0	\$548,641	\$548,641

Water Quality Works - Catchment G1	55.5%	\$0	\$292,593	\$292,593
Water Quality Works - Catchment G3	24.6%	\$0	\$134,890	\$134,890
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 DP1101085		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 DP1101085		0.00%		\$0	\$0
TOTAL				\$0	\$464,086	\$464,086

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## 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	Lx 2 & 3 DP1101035		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	Lx 2 & 3 DP1101035		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	Lx 2 & 3 DP1101035		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	Lx 2 & 3 DP1101035		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	Lx 2 & 3 DP1101035		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	Lx 2 & 3 DP1101035		0.00%		\$0	\$0
TOTAL				\$0	\$680,471	\$680,471

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## Water Quality Works - Catchment H9

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		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 Appendix 7A Integrated Water Cycle Management Strategy - Addendum (006250920)			\$499,059	\$499,059
CS - Central Storage	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$499,059	\$499,059



## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 6

## Works Schedules and Location Maps

## 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 99 DP 7738	Stormwater Detention Basin	100%	\$0	\$801,420	\$801,420
N1-B	Lot 98 DP 7738	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

## Section 6

## Works Schedules and Location Maps

## 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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## Section 6

## Works Schedules and Location Maps

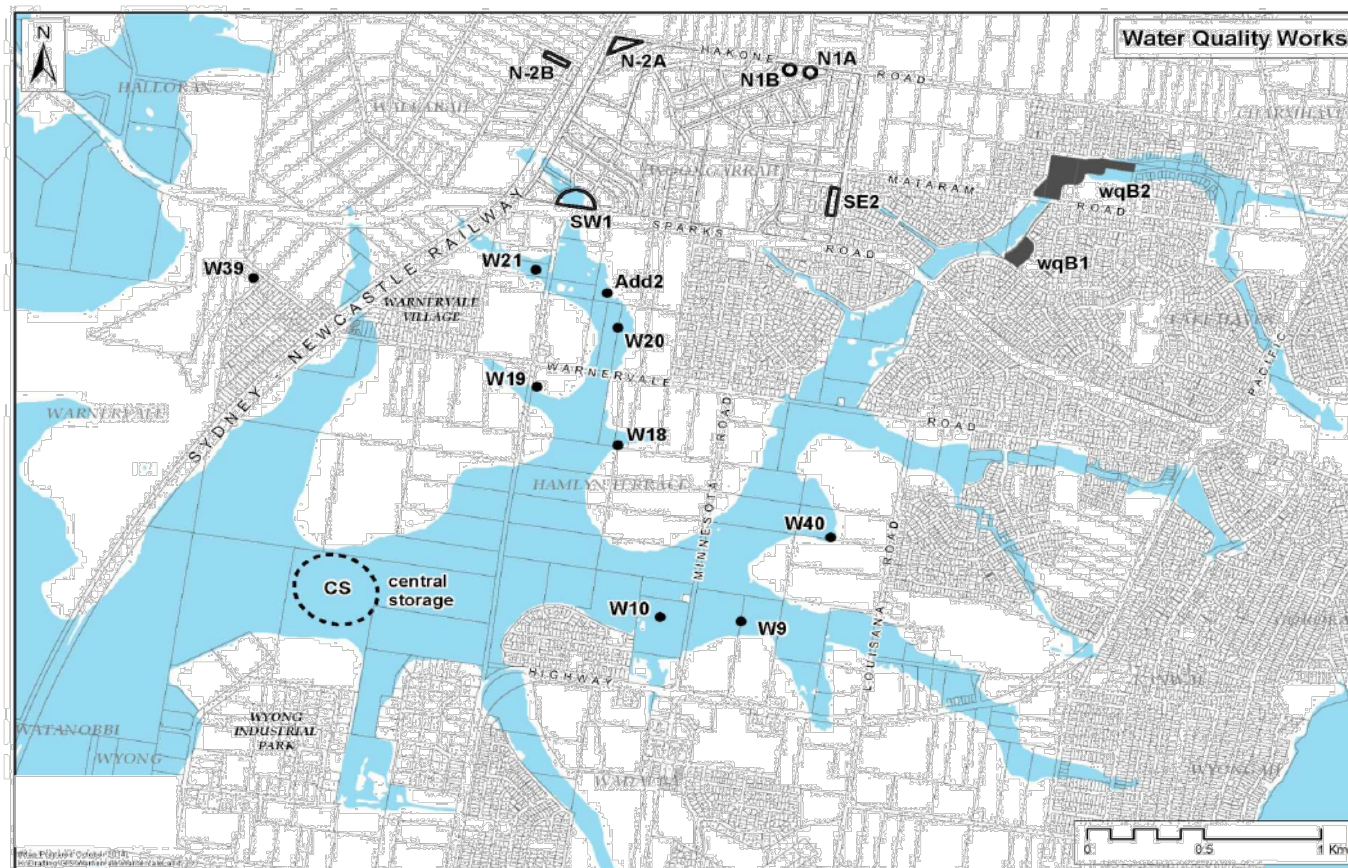
## Apportionment of Central Storage Water Quality Works

Drainage Catchments		Central WQ Treatment		
Catchment	NDA	NDA	% of total NDA	Apportioned Costs
	ha	ha		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		
<b>TOTAL</b>	<b>476.74</b>	<b>280.48</b>	<b>100.0%</b>	<b>\$5,270,764</b>

## Section 6

## Works Schedules and Location Maps

Figure 19 Water Quality Works



## Section 6

## Works Schedules and Location Maps

## 6.3.3 Wadalba Environmental Corridor Land &amp; 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 308056			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

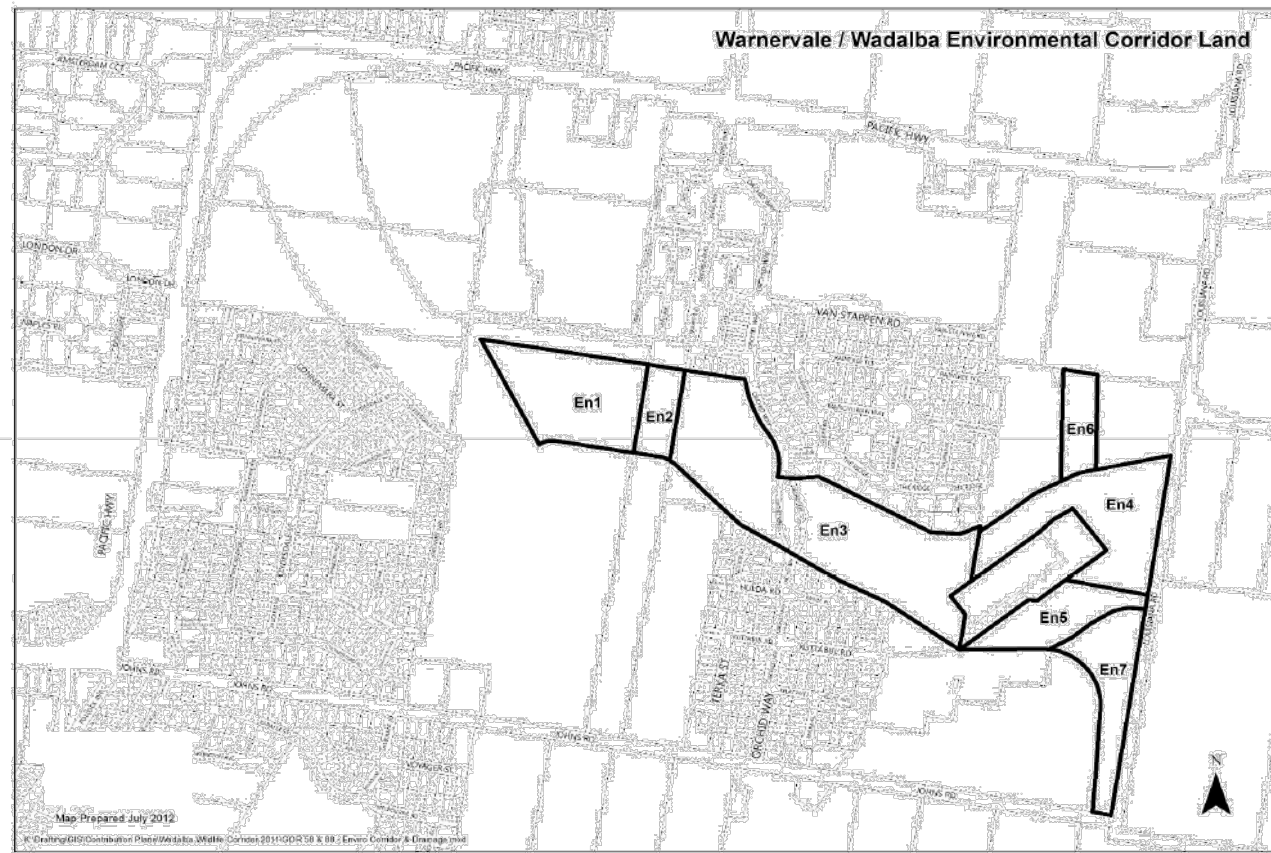
Items	Completed Works 01-Dec-14	Uncompleted Works 01-Dec-14	TOTAL 01-Dec-14
Preparation of Management Plan	13,673		\$13,673
Cost of Planned Embellishment Works		\$1,308,929	\$1,308,929
Total	\$13,673	\$1,308,929	\$1,322,602



## Section 6

## Works Schedules and Location Maps

Figure 20 Wadalba Environmental Corridor Land Locations



## Section 6

## Works Schedules and Location Maps

## 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%



## Section 6

## Works Schedules and Location Maps

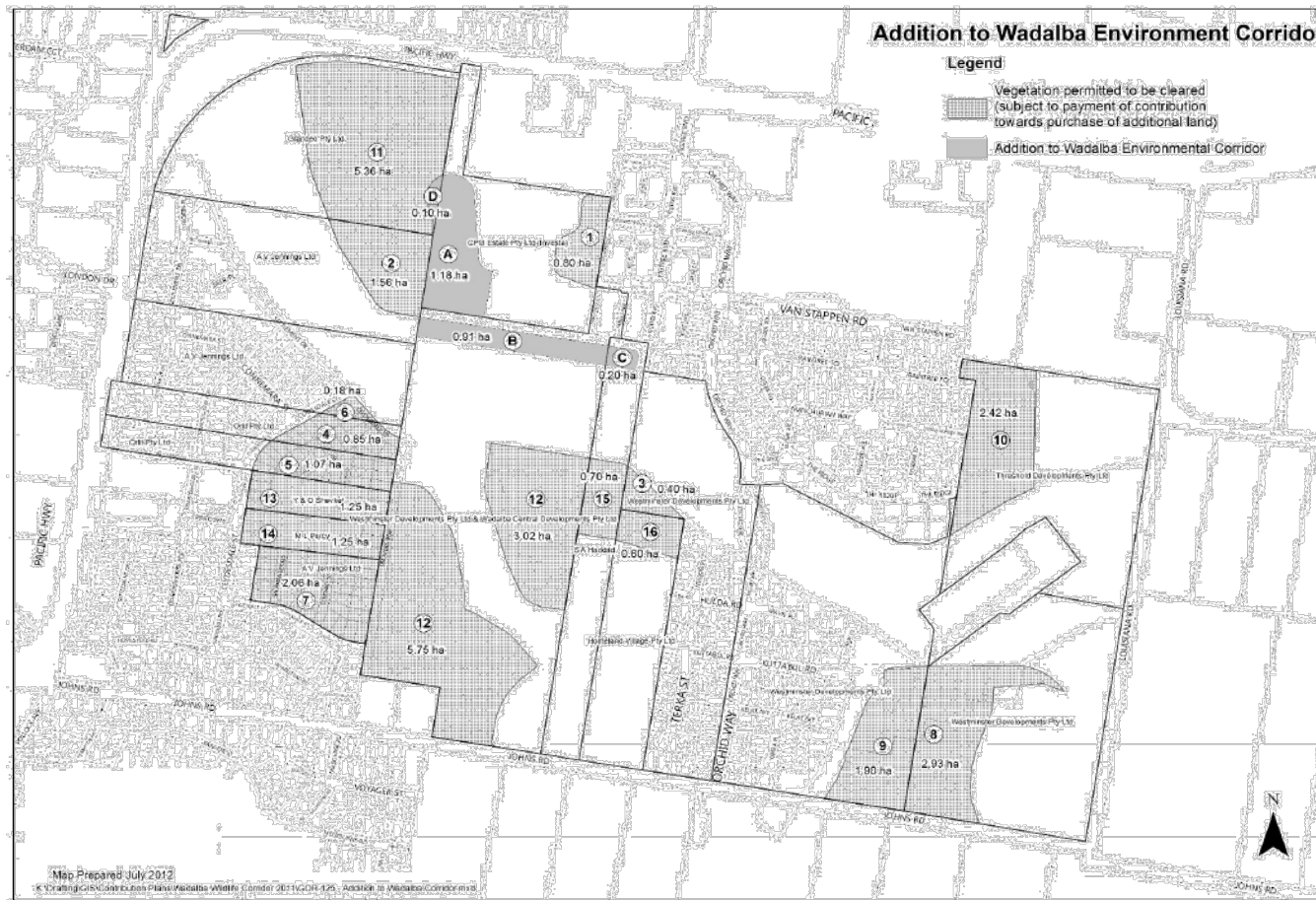
## Contributions towards Addition to Environmental Corridor Lands

Map Ref.	2005 Owners	Original Property Description	Property Address in Deed	Areas to be cleared (ha)	Contribution per ha of cleared land	Total Contribution
<b>Owners subject to Deed of Agreement</b>						
1	CPG Estate Pty Ltd (Investa)	Lot 1 DP376236	531 Pacific Highway	0.80	\$68,867	\$55,093.60
2	A V Jennings Ltd	Part Lot 1 DP180012	483 Pacific Highway	1.56	\$68,867	\$107,432.52
3	Westminster Developments Pty Ltd	Lot 261 DP1038214	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 DP808521	155 Johns Road	2.93	\$68,867	\$201,780.31
9	Westminster Developments Pty Ltd	Part Lot 28 DP755245	165-175 Johns Rd	1.90	\$68,867	\$130,847.30
10	Threshold Developments Pty Ltd	Lot 311 DP808521	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
<b>Area Sub Total (ha)</b>				<b>28.30</b>		
<b>Owners not subject to Deed of Agreement</b>						
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
<b>Shortfall in Monies to be collected under Deed</b>				<b>0.02</b>	<b>\$68,867</b>	<b>\$1,381.89</b>
<b>Area Sub Total (ha)</b>				<b>3.8</b>		
<b>TOTAL</b>				<b>32.12</b>		<b>\$2,212,012.59</b>

## Section 6

## Works Schedules and Location Maps

Figure 21 Addition to Wadalba Environmental Corridor



## Section 7

## References

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Author	Document Title	Council Reference Number
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Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (September 1995)	T40/08700-01
Young Consulting Engineers	Wadalba Development – Cost Estimates (June 1998)	T40/25850-07
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (August 1998)	T40/08700-08
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Leyshon Consulting	Warnervale East Local Centre (February 2004)	T40/25850-16
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NSW Department of Planning	Central Coast Regional Strategy 2006-31 ((2008)	D001194752
Don Fox Planning	Wyong Shire Retail Strategy 2013	D05916703
Wyong Shire Council	Precinct 7A Economic Viability Assessment – August 2012	D03191266 (vol 3)
Wyong Shire Council	Precinct 7A Economic Benefit Report – September 2012	D03191266 (vol 3)
Newplan on behalf of Wyong Shire Council	Draft Woongarra, Hamlyn Terrace & Wadalba Development Contributions Plan 2009 submitted to Department of Planning (September 2009)	D02013936 D02016574
Architectus	Precinct 7A Master Plan – August 2011	D03191266 (vol 1)

## Section 7

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HM Leisure Planning Pty Ltd, Prior & Cheney Architects and Recreation Planning Associates	Warnervale Aquatic & Recreation Centre Feasibility (May 2004)	D00598175

## Attachment 3

## Warnervale District Development Contributions Plan April 2020

## Section 7

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Pak-Poy & Kneebone	Wyong Shire Road Hierarchy and Transportation Study (April 1989)	
CPG Management	Warnervale Indoor Aquatic & Recreation Centre (July 2005)	D02471933
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Wyong Shire Council	The Railway Bypass - When to Construct? (January 1993)	D03300379
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Wyong Shire Council	Technical Report No 776 Pacific Hwy/Donaldson Rd Intersection (Oct 1993)	D02489158
Bradley Parkes	Traffic Report Stage 1 Supplier Park Warnervale (November 2004)	Box000380
ARUP	Wyong Employment Zone Traffic Study (2006)	CPA/92389
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Wyong Shire Council	Technical Report No 7 – Pacific Highway/Johns Rd/Pollock Ave, Wadalba	T40/08700-01
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DISBOS P/L	Flood Drainage and Traffic Study, North Wyong (April 1989)	
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Francis Lemckert, Forest Research & Development Division. State Forests of NSW	Habitat Assessment – Wadalba Development Site (November 1998)	T40/25850-09
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Eastcoast Flora Surveys	Angophora Inopina in Wyong Shire & Lake Macquarie (June 1999)	C60/05000-09 TCS0281776
Austeco	Sub-Regional Squirrel Glider Study (February 2000)	C60/05100-06 TCS0353053 TCS0322512
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LR Environ GIS	Bushfire Prone Land Mapping (July 2003)	T40/02000-03 TCS0627315

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Professor Hugh Possingham	Peer Review of Draft Wyong Conservation Strategy (October 2002)	C60/05100-19
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Eastcoast Flora Surveys (Bell,S)	Vegetation & Orchid Survey - Warnervale Industrial Land (May 2003)	D00005898
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Forest Fauna Surveys Pty Ltd, Eastcoast Flora Survey	Lot 3 DP 1007500, Warnervale Business Park, Warnervale & Baileys Farm Conservation Offset – Habitat Restoration & Monitoring Plan (June 2008)	D02084325
Eastcoast Flora Survey	Lower Hunter Spotted Gum Ironbark Forest EEC in the Warnervale Area (2010)	D02616269 CPA/168633
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Umwelt (Australia) Pty Ltd	Conservation Management Plan – Precinct 7A, Warnervale & Hamlyn Terrace NSW – February 2014	D05825201

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Archaeological Surveys & Reports Pty Ltd	Archaeological Investigation: Industrial Land, Sparks Road, Warnervale, Central Coast – March 2004	D00006715
Archaeological Surveys & Reports Pty Ltd	Archaeological Investigation: Wyong Employment Zone, Precincts 11,13 & 14 Halloran/Warnervale, Central Coast – April 2005	D00327108
Archaeological Surveys & Reports Pty Ltd	The Archaeological Investigation for site of Indigenous cultural significance in Precinct 7A, Warnervale, Central Coast, NSW	D03191266 (vol 1)



Central  
Coast  
Council

In response to the evolving situation with Coronavirus (COVID-19), we are continuing to take measured precautions to ensure we keep our community safe whilst we navigate through this economic crisis. Due to the unpredictable and highly variable nature of this health and economic crisis, some items within the implementation plan may have to be re-prioritised or deferred to be able to meet the immediate needs of other items.

#### COVID-19 DATA UPDATE

This Strategy references economic data that is pre COVID-19. Current economic data will be regularly updated and presented in a digital dashboard on Council's webpage.



# CONTENTS

<b>Introduction</b>	<b>5</b>
<b>The Big Picture</b>	<b>6</b>
<b>Our Current Economy</b>	<b>8</b>
<b>Measuring Progress</b>	<b>10</b>
<b>Engagement Snapshot</b>	<b>13</b>
<b>Our Economy – In the Spotlight</b>	<b>14</b>
Strengths	14
Challenges	15
Opportunities	16
Risks	17
<b>Moving the Economy Toward 2040</b>	<b>18</b>
<b>Economic Development Overview</b>	<b>20</b>
<b>Vision</b>	<b>22</b>
<b>Economic Development Values</b>	<b>24</b>
<b>Key Economic Objectives</b>	<b>26</b>
<b>Looking Forward</b>	<b>28</b>
<b>Strategic Themes &amp; Priority Actions</b>	<b>30</b>
Economic Coordination	30
Economic Partnerships	30
Economic Infrastructure	31
Economic Innovation & Enterprise	31
Economic Futures	32
Economic Transformation	32
<b>EDS Performance Framework</b>	<b>34</b>
<b>Working Together</b>	<b>36</b>
<b>Implementation Overview</b>	<b>37</b>



## INTRODUCTION

# THE CENTRAL COAST IS A REGION OF RICHES AND OPPORTUNITY

Rich in natural assets, economic possibility, culture, community and leadership, we are a destination for living, business, investment, innovation, and recreation.

The Central Coast has its eyes on the future working to build economic strength and momentum towards future-proofing our region.

This document, the *Central Coast Economic Development Strategy*, charts our forward course. It sets our economic vision and values, our objectives and targets, and the priority actions to deliver real results for the Central Coast.

As a region, we have economic opportunities in front of us – the digital revolution, emerging local industries, smart technologies, a growing innovation eco-system, and a desirable growing visitor economy. We also face challenges, both local and global – unprecedented impacts from bush fires, floods, water restrictions and a global pandemic have exacerbated existing socioeconomic challenges such as an aging population, youth employment, climate change, and congestion.

The Central Coast is gearing up for the future, ready to face opportunity and local economic challenges with equal vigour. With resilience at the forefront, we're committed to more jobs, building economic strength, sustainable growth, diversification, local investment, and community wellbeing. This Strategy

leads the way for a stronger, more agile, resilient and innovative Central Coast economy.

In the immediate short term, we are committed to action through a 2022 Economic Recovery Plan to coordinate economic policy, investment and collaboration that drives employment, trade, local development, and business. In the long term, we are committed to building a resilient Central Coast economy through this 2040 Economic Development Strategy.

-----

**In 2040, the Central Coast will be a smart, connected and vibrant region. We will value and promote our natural beauty and heritage, striving for overall sustainability. Infrastructure investment, innovation and local development will drive prosperity. Our economy will be strong, diverse and resilient, delivering opportunity and benefits to our community.**

-----





## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040

### INDIGENOUS ACKNOWLEDGEMENT

We acknowledge the Traditional Custodians and First Peoples of this Land and pay our respects to Elders, past, present and emerging. The *Central Coast 2040 Economic Development Strategy* reflects our commitment to celebrating Indigenous culture and enhancing economic opportunities and outcomes for local Aboriginal and Torres Strait Islanders.

# BY 2040

## THE CENTRAL COAST WILL:



welcome  
nearly

# 88,000

new residents



grow the  
economy by over

# \$21BILLION



create  
over

# 72,000

new jobs



## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040

# THE BIG PICTURE

This Strategy focuses on economic development for the Central Coast. It also forms part of a much broader policy context, reflecting the wider perspective and aspirations of our region.

## LOCAL

- ✓ One Central Coast Community Strategic Plan (2018–2028)

For a list of reference documents used to develop this strategy please see *Central Coast Economic Development Strategy supporting document – 2020-2040*.

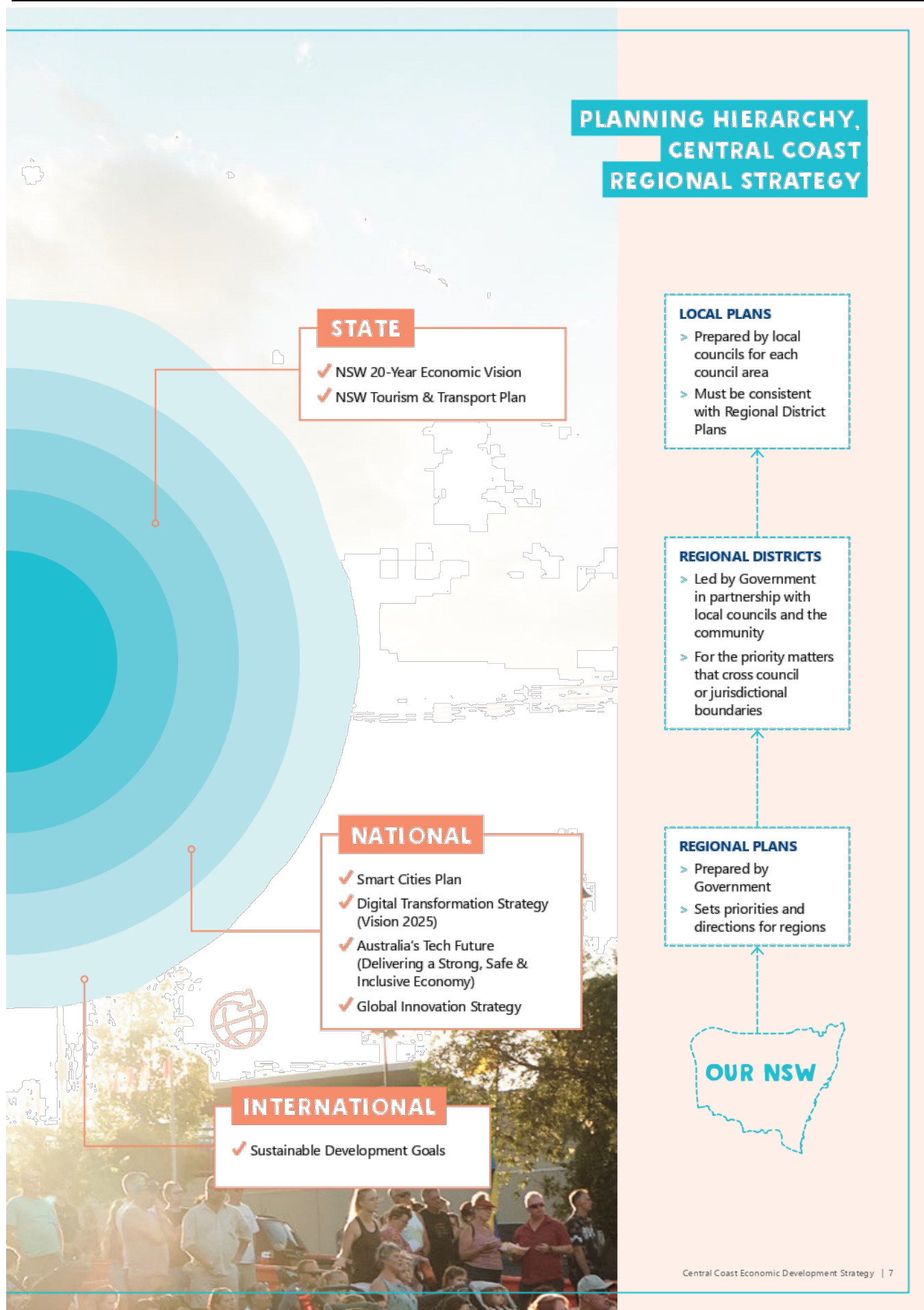
## REGIONAL

- ✓ Central Coast Regional Plan 2036
- ✓ Central Coast & Lake Macquarie Regional Economic Development Strategy (2018–2022)

INTERNATIONAL  
NATIONAL  
STATE  
REGIONAL  
LOCAL

## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040








# OUR CURRENT ECONOMY

## BY THE NUMBERS

### COVID-19 DATA UPDATE

This Strategy references economic data that is pre COVID-19. Current economic data will be regularly updated and presented in a digital dashboard on Council's webpage.



	CENTRAL COAST	GREATER SYDNEY	NSW
<b>POPULATION</b> (2018) 	342,047	5,230,330	7,988,241
<b>POPULATION GROWTH RATE</b> (10 Year Average)	0.9%	1.9%	1.4%
<b>MEDIAN AGE</b> (2017) 	41.8	36.1	37.5
<b>EDUCATION</b> (Bachelor's Degree or Higher, 2016)	14%	32.7%	23.4%
<b>INTERNET ACCESSED FROM DWELLING</b> (2016) 	80.6%	85.6%	82.5%
<b>PARTICIPATION RATE – PEOPLE IN THE WORKFORCE</b> (2016)	56%	66.9%	59.2%
<b>UNEMPLOYMENT RATE</b> (March 2019) 	5.4%	4.5%	4.3%
<b>YOUTH UNEMPLOYMENT RATE</b>	14.6%	10.4%	13.6%
<b>AVERAGE WEEKLY HOUSEHOLD INCOME</b> (2016) 	\$1,595	\$2,118	\$1,889
<b>LOCAL RESIDENTS JOURNEY TO WORK BY PUBLIC TRANSPORT WITHIN THE LOCAL GOVERNMENT AREA.</b> (2016)	2.7%	25.3%	16.0%



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## Draft Central Coast Economic Development Strategy 2020-2040

**Journey to Work (2016)**

**25.4% | 35,300** people  
Commute Outside the Central Coast LGA

**68.3% | 95,389** people  
Commute Inside the Central Coast LGA

**6.3% | 8,828** people  
No fixed workplace

**Key Industries of Employment (2018/19)**

**18.7%**  
Health Care and  
Social Assistance

**11.4%**  
Construction

**12.3%**  
Retail Trade

**8.4%**  
Education and  
Training

**8.9%**  
Accommodation and  
Food Services

**7.3%**  
Manufacturing

**Our Local Aboriginal Economy**

**12,485** Central Coast: **3.8%**  
Population (2016) NSW: **2.9%**

**Unemployment Rate**

**13.8%**  
Central Coast

**15.3%**  
NSW

**Average High School Completion**

**30.6%**  
Central Coast

**28.4%**  
NSW



# MEASURING PROGRESS

In addition to our base 2040 targets, we will benchmark the Central Coast against National Cities Performance Framework, which was first launched by the Australian Government in December 2017. The Framework provides a snapshot of the productivity and progress of Australia's largest 21 cities. It tracks performance across the key measures of: Jobs and Skills; Infrastructure and Investment; Liveability and Sustainability; Innovation and Digital Opportunities; Governance, Planning and Regulation; and Housing.

The Central Coast is not currently included within the national framework measurement; however, the table below provides some comparisons across key areas that indicate performance against Greater Sydney (of which Central Coast forms a part) and also against the State as a whole.

	CENTRAL COAST	GREATER SYDNEY	NSW
<b>Jobs and skills</b>			
Youth unemployment rate (place of usual residence) <sup>1</sup>	14.6%	10.4%	13.6%
Unemployment rate <sup>2</sup>	5.35%	4.5%	4.3%
Indigenous unemployment rate <sup>1</sup>	13.8%	11.8%	15.3%
Participation rate <sup>1</sup>	56%	66.9%	59.2%
Gross regional product <sup>4</sup>	\$13.49 billion	\$422 billion	
Completed high school <sup>1</sup>	40.3%	65%	52.1%
Bachelor's degree or higher <sup>1</sup>	14%	32.7%	23.4%
<b>Housing</b>			
Social housing <sup>1</sup>	3.4%	4.6%	4.4%
Average household income <sup>1</sup>	\$1,595	\$2,118	\$1,889
Proportion of households under mortgage stress <sup>1</sup>	9.3%	8.7%	9.6%
Median house price <sup>4</sup>	\$690,084	\$1.37 million	\$740,444
Median unit price <sup>4</sup>	\$491,484	\$876,780	\$676,368
Proportion of households under rent stress <sup>1</sup>	34.8%	26.7%	27.9%
<b>Infrastructure and investment</b>			
Proportion of journeys to work by public transport <sup>1</sup>	2.7%	25.3%	16%
<b>Liveability</b>			
Proportion of people that volunteer <sup>1</sup>	17.2%	18%	18.1%
Languages other than English spoken at home <sup>1</sup>	5.8%	38%	25.1%
Adults that feel safe after dark in their local area <sup>1</sup>	47.1 ASR <sup>5</sup> per 100	52%	53.4 ASR <sup>5</sup> per 100
Proportion of adults who are obese <sup>1</sup>	32.5 ASR <sup>5</sup> per 100	24.5% ASR <sup>5</sup> per 100	28.9 ASR <sup>5</sup> per 100
<b>Innovation</b>			
Total businesses <sup>3</sup>	23,617	N/A	N/A
Households with internet connection <sup>1</sup>	77.3%	88%	78.2%
<b>Planning</b>			
Population <sup>3</sup>	342,047	5,230,330	7,988,241
Average annual population growth rate (2008–2018)	0.9%	1.9% (2013–18)	1.4%

Note: 1. 2016 data, 2. March quarter 2019, 3. 2018, 4. June 2018, 5. Age-standardised rate

Note. This Strategy references economic data that is pre COVID-19. Current economic data will be regularly updated and presented in a digital dashboard on Council's webpage.



## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040





**Attachment 1*****Draft Central Coast Economic Development Strategy 2020-2040***

# ENGAGEMENT SNAPSHOT

This Strategy has been shaped by consultation with the community and local stakeholders, both face to face and by digital questionnaires. The top key words identified during the engagement process are listed below:

## OUR ECONOMIC DEVELOPMENT VISION – TOP WORDS

Transport/Infrastructure/Housing **41%**

Airport/Aviation **29%**

Lifestyle/Liveability **25%**

Innovative/modern **23%**

Successful/Thriving **19%**

## OUR COMPETITIVE ADVANTAGE

Lifestyle and Liveability **78%**

Natural Environment **75%**

Access to Sydney & Newcastle **67%**

Investment in Gosford CBD **47%**

Regional Leadership **33%**

## OUR ECONOMIC CONCERNS

Lack of Local Job Opportunity (Commuting) **76%**

Transport & Access **72%**

Opportunities for Youth **57%**

Ease of Movement (Roads) **54%**

Need for Enhanced Entertainment/Leisure Facilities **41%**

## OUR BIG OPPORTUNITIES

Encouraging Business Expansion & Attracting New Businesses **70%**

Growing the Visitor Economy **66%**

Leveraging Major Education Facilities **62%**

Taking Advantage of Highway Connectivity **57%**

Availability of Land for Growth **45%**



# OUR ECONOMY – IN THE SPOTLIGHT

The Central Coast has a diverse economy supported by natural assets, local infrastructure, and our people. Looking to our future economy, we'll be building on our strengths, addressing key challenges, taking advantage of new opportunities, and managing emerging risks.

## STRENGTHS

### Food Manufacturing

There are internationally branded food manufacturing businesses that produce on the Central Coast – including McCain Foods, Sara Lee, Mars, Sanitarium and George Weston Foods. The existence of these international brands put the Central Coast on the map for further potential investment and showcases that the region has the right ingredients for supporting big industry.

### Natural Assets

The Central Coast has a variety of natural assets including beaches, bushland, lakes and waterways. National parks, state forests, bushland, beaches and waterways occupy over half the region. These assets act as a draw for creative industries and tourism.

### Universities and Education

The University of Newcastle (UON) Ourimbah campus, halfway between Gosford and Wyong, is a key asset of the Central Coast. Other institutions including NSW TAFE Ourimbah campus, Central Coast Community College and TLK Community College also provide further education and pathways to employment for youth. These centres will play a critical role in up-skilling our workforce to help meet current and future demands/challenges.

### Tourism

Rich in natural beauty, the Central Coast has a vibrant Tourism economy, surpassing the \$1 Billion mark for visitor expenditure in 2019 to the local economy.



### Advanced Manufacturing

A considerable amount of employment in the region is centered upon advanced manufacturing such as, food products, high tech software and hardware, fabricated metal products and other specialised manufacturing industries.

### Healthcare and Social Assistance

The Central Coast has a high density of care provision compared to NSW. Gosford and Wyong Hospitals ensure the stability of healthcare provision for the region. Additionally, Gosford Medical School and Research Institute is a drawcard for health professionals, and young people seeking training and employment.

### Geographic Location and Connectivity

The Central Coast is strategically located 1 hour from both Sydney and Newcastle. Not only does that make it a prime tourism hotspot with its unique geography and distinct natural beauty, it also provides a direct link to Regional, National, and International markets.



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## Draft Central Coast Economic Development Strategy 2020-2040

## HOW WE APPROACH OUR REGIONAL CHALLENGES DETERMINES OUR ECONOMIC STRENGTH



### CHALLENGES

#### Public transport

The Central Coast has a range of mobility and public transport challenges which can constrain local movement and economic opportunity. We must work with our geography, infrastructure gaps and transit affordability to be future-ready.

#### Our Economic Brand

Central Coast has a vibrant economy and incredible potential, but this 'economic brand' is not yet fully developed and leveraged to attract new investment, talent, and innovation to the region.

#### Youth population retention

The median age in the Central Coast is 41.8 years, well above the State median of 37.5. This is reflective of both a high in-migration of retirees coupled with a high out-migration of youth. One challenge will be to retain the youth population, as they are key productive contributors to industry, innovation and new business start ups.

#### Youth Unemployment

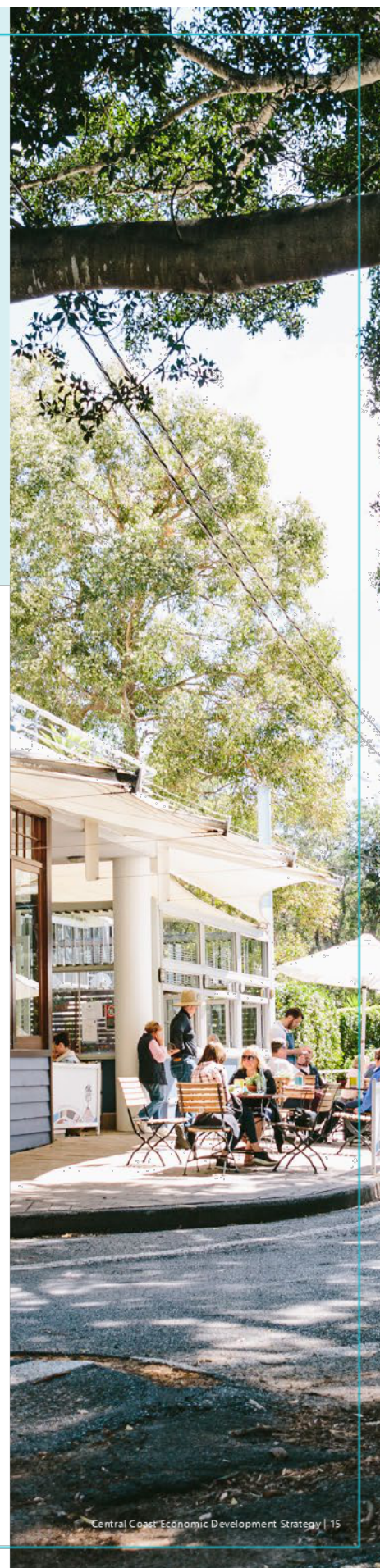
The Central Coast has relatively high rates of youth unemployment, making it difficult to encourage youth to stay in the Central Coast and inhibiting our ability to attract new and emerging talent.

#### Wide Socio-economic Gap

4 out of the 10 Central Coast postcodes ranked in top 10% most disadvantaged, and 6 out of the 10 are ranked in the top 30% most disadvantaged communities in NSW (out of the 621 localities) (APO, 2015).

#### Land Usage

Ensuring conservation outcomes are met as the region develops is integral to maintaining liveability and sustainability. Land use challenges also extend to creating clear, consistent and appropriate land zoning for manufacturing, commercial and housing development.





## WE CAN MAKE THE MOST OF THE CENTRAL COAST'S UNIQUE OPPORTUNITIES, LIFESTYLE AND ECONOMY

### OPPORTUNITIES

#### A Destination for Relocation

The burgeoning metropolises of Sydney and Newcastle are becoming increasingly unaffordable and congested. Future high-speed rail and Northconnex empowers the Central Coast to be a Satellite City home to professionals and young families. The relaxed lifestyle and growing health and care industries, such as the Gosford healthcare precinct, markets the Central Coast as an idyllic place for all.

#### Education and Training Hotspot

Predicted to be a high growth sector of the NSW and Australian economy, the Central Coast is primed to capitalise. Home to the ever-developing Ourimbah Campus; a partnership between the University of Newcastle and Hunter Institute of TAFE, as well as the Gosford and Wyong campuses of Hunter TAFE.

#### Tourism – Making CC a Single Destination

The beauty of increased visitation and increased spending saw tourism expenditure increase 22% to over \$1billion in the year ending March, 2019. Developing a regional destination identity and expanding entertainment and activity prospects, offers the Central Coast an opportunity to increase intraregional exploration, off-peak tourism and a more age diverse tourism profile.

#### New Business

The Central Coast offers an affordable and connected alternative to Sydney. There is a large amount of land that is already zoned for industrial and business uses that can be better utilised to drive forward development and employment.

#### Local Aboriginal Community

The Central Coast has a strong Indigenous population, that is supported by the Local Aboriginal Land Councils. We will collaborate with our Aboriginal community to identify economic opportunities to become a unified and inclusive Central Coast region, that celebrates our past, present, and future Aboriginal cultural heritage.

#### Night Life – Keeping People and Money Local

Community engagement indicates that the Central Coast is looking for a more vibrant nightlife. Specific to the Gosford area, the foreshore, Central Coast Stadium, and the recently revitalised Gosford City Centre are prime locations for further activation. Within all Central Coast town centres, energetic food and entertainment precincts improve liveability and keep money and jobs local. A dynamic Central Coast nightlife will also help retain young people by making the area more appealing and employment more accessible.

#### Aviation

Central Coast has a range of opportunities to drive economic growth via the aviation industry. With a changing NSW airport strategy, we have the opportunity to capitalise on an Airport precinct. Located conveniently 90min from Sydney and 45min from Newcastle, investment in niche general aviation could be a catalyst for new growth in a variety of industries including, aviation, manufacturing, maintenance and service operations. Development could fuel and be powered by Central Coast's strong food and metal manufacturing presence and would compliment the recent redevelopment of the Newcastle airport and the establishment of the Western Sydney's Aereopolis. We will also progress work with Newcastle Airport to investigate opportunities, investments and arrangements that deliver benefits to the Central Coast community.

#### Green and Sustainability Industries

The global economy continues to transition towards greener and more sustainable patterns of production and consumption. This transformation is driving significant new opportunities for investment, job creation and prosperity. Central Coast is well placed to take advantage of this green economy revolution.

#### Warnervale Development

The establishment of the Warnervale Working Group to progress development of cleared land currently available and zoned Industrial or Business in the Warnervale area as an employment precinct focused around the following sectors: health, manufacturing, food production, renewable energy and/or waste.

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## Draft Central Coast Economic Development Strategy 2020-2040

## RISKS

**Economic Development, Governance, Co-ordination & Consensus**

There is a recognised need for support from and enhanced coordination between the existing regional leaders involved in economic development. Without the proper governance structure and effective collaboration, the Central Coast will not meet the targets contained within this strategy.

Building a shared vision and support for local priorities is an ongoing challenge for all communities. Council is committed to building broad community support for key economic initiatives, working with decision-makers, stakeholders and the community.

**Uniform Economy**

A diverse economy is a resilient and dynamic economy. However, outside of a relatively strong manufacturing presence, the Central Coast economy is highly service industry reliant. The highest employing sectors are Health Care and Social Assistance, Construction, and Retail. This leaves the Central Coast vulnerable to slowing down in population growth and consumption spending that fuel these industries.

**Congestion and Service Demand**

The Central Coast population is expected to increase 20% by 2040 requiring a substantial evolution of educational, cultural and recreational spaces, health and safety infrastructure, commercial development and transportation options to maintain the Central Coast's liveability. Adding to this is the expected increase in tourism and commuter traffic, the Central Coast attractive lifestyle may be vulnerable.

Note. This Strategy references economic data that is pre COVID-19. Current economic data will be regularly updated and presented in a digital dashboard on Council's webpage.

**Emerging Smart Economy**

The global economy is moving towards skill dependent and highly connected smart industries. Currently the Central Coast's lower educational attainment levels and ageing population puts it at risk of being left behind. Furthermore, consultation with local business indicated a gap opportunity ranging from semi-skilled to highly skilled in areas such as manufacturing and engineering.

**Mortgage Stress and Affordable Housing**

With one in ten households with mortgages facing mortgage stress, and over a third of renters suffering from rental stress, housing costs threaten to undermine the wellbeing of those on the Central Coast. As the population continues to increase the upward pressure on prices will likely exacerbate this threat.

**Youth Exodus**

In the Central Coast, as it is throughout Australia, youth unemployment is significantly above general unemployment levels and the gap is growing further apart.

The Central Coast also faces an aging population as young people leave the region to find recreational and vocational opportunity. Coupled with lower high school and tertiary education completion levels, the region's civic and economic future are at risk.



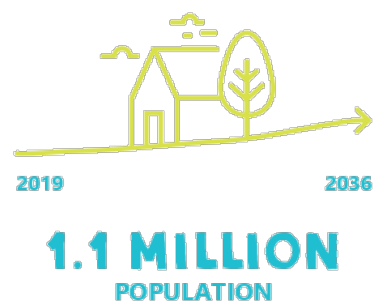
# MOVING THE ECONOMY TOWARD 2040

The Central Coast is a region on the rise. Located in the heart of the fastest growing corridor in NSW, it has the opportunity to become an economic and innovation powerhouse.

The population of the region stretching from northern Sydney to Newcastle, which includes the Central Coast and surrounding areas, is forecast to reach 1.1 million by 2036.

As a metro satellite to both Sydney and Newcastle, the Central Coast has the unique prospect of attracting large numbers of families seeking a better lifestyle, professionals seeking new employment and investors seeking new opportunities.

Supporting economic growth will require new job creation and infrastructure investment. Creating higher value employment will require new skills and training and higher year 12 completion rates. Creating new local jobs is particularly important as some 25% of employed residents currently travel outside the Central Coast for work.





## KEY GROWTH SECTORS TO 2040

Economic indicators for the local region and NSW provide insight into the sectors with the highest growth potential for the Central Coast. Key sectors, both existing and emerging, are noted in the tables to the right.

### EXISTING SECTORS TO SUPPORT

#### Health Care and Well-being

Progressive combination of health, aged care, and retirement professionals and students, supported by modern healthcare facilities and integrated university opportunities, including a Medical School, as well as health precincts and allied businesses.



#### Retail Trade

Prosperous range of boutique and major retailers in rejuvenated and expanding town centres with opportunities for further redevelopment.

#### Accommodation and Food Services

Provision of short-term accommodation and food and beverage services to help strengthen the growing visitor economy.

#### Construction

Diverse range of skilled trades in an expansive construction sector consisting of small proprietor and large-scale corporations, providing specialised construction services (for new buildings/infrastructure, and renewal) throughout the region.



### EMERGING SECTORS TO GROW

#### Education, Innovation and Research

High-quality academic and technical education institutions that anticipate future economic trends by ingrain research and innovation into its core services.

#### Advanced Manufacturing

Support advanced manufacturing networks to embrace, expand, and innovate their specialised sub-sectors, including food products, high-tech software and hardware, fabricated metal products and other specialised manufacturing industries.

#### Sustainable, Green Industries and the Circular Economy

Establish the region as a circular economy hub and accelerate the production of renewable energy to power the Central Coast economy.



Technology and innovation continue to enhance the sustainability of agriculture, and the global market for such production is growing rapidly. The green economy too is booming, and green industry – in renewable energy, green buildings, sustainable transport, and water, waste and land management, etc. – will be an increasing source of employment and growth for our economy.

#### Small Business and Entrepreneurship

Empower small businesses, start-ups, and scale-ups to grow on the Central Coast through an integrated university and innovation ecosystem.

#### Commercial Offsite CBD Headquarters for Commuters

Develop a strong commercial investment climate for mature businesses to create offsite CBD headquarters for local employees.

#### Visitor Economy

Unique year-round visitor opportunities including waterfront sporting, cultural experiences, dining and entertainment precincts and festivals, events and conferences.



## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040



# ECONOMIC DEVELOPMENT OVERVIEW

Developed in collaboration with community, and integrating extensive economic research, this Strategy will ensure that the Central Coast remains a region of unique potential and exciting economic opportunity.

## OUR BOLD 2040 VISION FOR CENTRAL COAST

*A region providing economic and employment opportunities to fulfil our community's vision for a smart, green and liveable region with a shared sense of belonging and responsibility.*

## THIS STRATEGY IS FOCUSED ON ECONOMIC RESULTS, DELIVERING OPPORTUNITY AND PROSPERITY TO OUR COMMUNITY.

### PERFORMANCE DIMENSIONS

Economic & Community Progress, Program & Project Impacts,  
Programs & Projects, Inputs & Resourcing

#### OBJECTIVES

- ✓ Improving economic leadership and coordination, and building consensus
- ✓ Advancing sustainability - economic, social and environmental
- ✓ Enhancing economic efficiency and competitiveness
- ✓ Increasing community wellbeing
- ✓ Building our profile as an economic destination
- ✓ Enhancing local innovation and enterprise
- ✓ Increasing skills and economic capabilities
- ✓ Delivering infrastructure for the future
- ✓ Fostering economic diversity and vibrancy
- ✓ Ensuring consistency with the Community Strategic Plan 2018-2028

#### STRATEGIC THEMES

-  Coordination
-  Partnerships
-  Infrastructure
-  Innovation and Enterprise
-  Futures
-  Transformation

### VALUES

Innovation, Collaboration, Sustainability, Capability, Opportunity, Unity



**OUR BOLD 2040 VISION FOR CENTRAL COAST**

**A REGION PROVIDING ECONOMIC AND EMPLOYMENT OPPORTUNITIES TO FULFIL OUR COMMUNITY'S VISION FOR A SMART, GREEN AND LIVEABLE REGION WITH A SHARED SENSE OF BELONGING AND RESPONSIBILITY.**

A Central Coast economy where:

LOCALS CAN  
CHOOSE TO WORK  
LOCALLY

EVERYONE  
HAS  
OPPORTUNITIES

OUR  
ENVIRONMENT  
IS VALUED  
AND SUSTAINED

PEOPLE WANT TO  
VISIT AND DO  
BUSINESS

TOURISM AND  
TRADE PARTNERS  
ARE WELCOMED

DIVERSITY IS  
CELEBRATED

INNOVATION AND  
EMPLOYMENT  
PATHWAYS ARE  
ABOUND

IT'S EASY  
TO START A  
BUSINESS

INVESTMENT  
DELIVERS  
SHAREHOLDER  
AND COMMUNITY  
VALUE

CREATIVITY AND  
PARTICIPATION  
ARE  
EMPOWERED

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## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040



Our Economic Development journey will be guided by the following values and principles.

#### UNITY

As a Council and community, we are unified in our desire to build a strong Central Coast economy, delivering prosperity and wellbeing. Together we aim to inspire, create, and empower, generating economic synergies and momentum. This Strategy is both a symbol and driver of this unity, reflecting our shared economic purpose and direction.

#### INNOVATION

Central Coast will encourage innovation, in both our general economic systems and via specific initiatives. We value economic modernisation, including digital transformation, the 'circular economy', and the 'green economy'. We will encourage the emergence of innovative local businesses, products and ideas. We will strive to develop and embrace new technology and innovations that both improve local services and can be exported outside our region.

#### RESILIENCE

Central Coast is resilient in our community and economy. The Central Coast will continue to build our business resilience, increasing shared office spaces and encouraging remote working opportunities. We will increase manufacturing and business to business connectivity, working to become a hub of regional activity and self-sufficiency. We will also be open to the benefits of digital technology to enhance connectivity and build opportunity.

#### COLLABORATION

We value collaboration and partnership as a means to harness local creativity, spur innovation and drive economic activity. The Central Coast will encourage broad economic leadership, dialogue and cooperation to enhance participation, build resilience, and advance our economic objectives.

## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040

**SUSTAINABILITY**

The Central Coast values our environment and natural resources for their elemental contribution to health, well-being, and economic activity. Developing an economy that works in tandem with both environmental and social sustainability is a core principle of this Strategy. We aim to deliver prosperity for current and future generations, while achieving quadruple bottom line and addressing environmental challenges which threaten our society and economy.

**CAPABILITY**

The Central Coast will align its workforce capacity towards our existing and emerging industries. Through education, training, programs, communication, and partnerships, we will be known for our economic capabilities and our ability to adapt and attract high-value industries that are aligned with our people, skills, and innovation.

**OPPORTUNITY**

The Central Coast values an economy that provides opportunities for all, supports participation and shares prosperity. Expanding local economic opportunities – for employment, enterprise, innovation, inclusion, creativity, wellbeing, investment, and entrepreneurship – will be the guiding principle of this Strategy.



# KEY ECONOMIC OBJECTIVES

This Strategy takes a holistic approach to developing the Central Coast economy. Core objectives of our Strategy include:

## IMPROVING ECONOMIC LEADERSHIP AND COORDINATION

*To prioritise and accelerate economic planning and projects*

### LONG-TERM KPI'S

- > Community support for local economic policies
- > Efficiency of economic decision making

## ADVANCING SUSTAINABILITY

*To ensure prosperity and liveability now and into the future*

### LONG-TERM KPI'S

- > Efficiency of resource usage
- > Greenhouse gas emissions per capita
- > Water and Air Quality
- > Protection of biodiversity
- > Social justice

## ENHANCING ECONOMIC EFFICIENCY AND COMPETITIVENESS

*To drive investment and economic growth*

### LONG-TERM KPI'S

- > Economic activity and income levels
- > Congestion levels and people commuting
- > Productivity levels
- > Labour market statistics

## INCREASING COMMUNITY WELLBEING

*To ensure our economy delivers improved quality of life*

### LONG-TERM KPI'S

- > Measures of economic inclusion/equity
- > Health, safety, justice and social indicators
- > Measures of wellbeing and happiness
- > Workplace diversity profiles

## BUILDING OUR PROFILE AS AN ECONOMIC DESTINATION

*To attract and retain people, jobs, investment and business*

### LONG-TERM KPI'S

- > Central Coast brand recognition and perception
- > Inward investment levels
- > Talent retention indicators

## ENHANCING LOCAL INNOVATION AND ENTERPRISE

*To create new jobs, businesses, knowledge and partnerships*

### LONG-TERM KPI'S

- > Innovation activity and performance outcomes
- > Business performance
- > Intellectual property measures

## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040



# THE CENTRAL COAST ECONOMY WILL BE DRIVEN BY OUR COMMITMENT TO ACHIEVING THE OBJECTIVES OF OUR STRATEGY.

## INCREASING SKILLS AND ECONOMIC CAPABILITIES

*To expand economic capacity and  
future-proof our economy*

### LONG-TERM KPI'S

- > Tertiary qualification levels
- > Technology literacy and access
- > Distribution of educational attainment

## DELIVERING INFRASTRUCTURE FOR THE FUTURE

*To drive economic growth and  
productivity*

### LONG-TERM KPI'S

- > Infrastructure investment
- > Building approvals and completions
- > Level and utilisation of infrastructure
- > Commercial office space vacancy rates
- > Industrial Land

## FOSTERING ECONOMIC DIVERSITY AND VIBRANCY

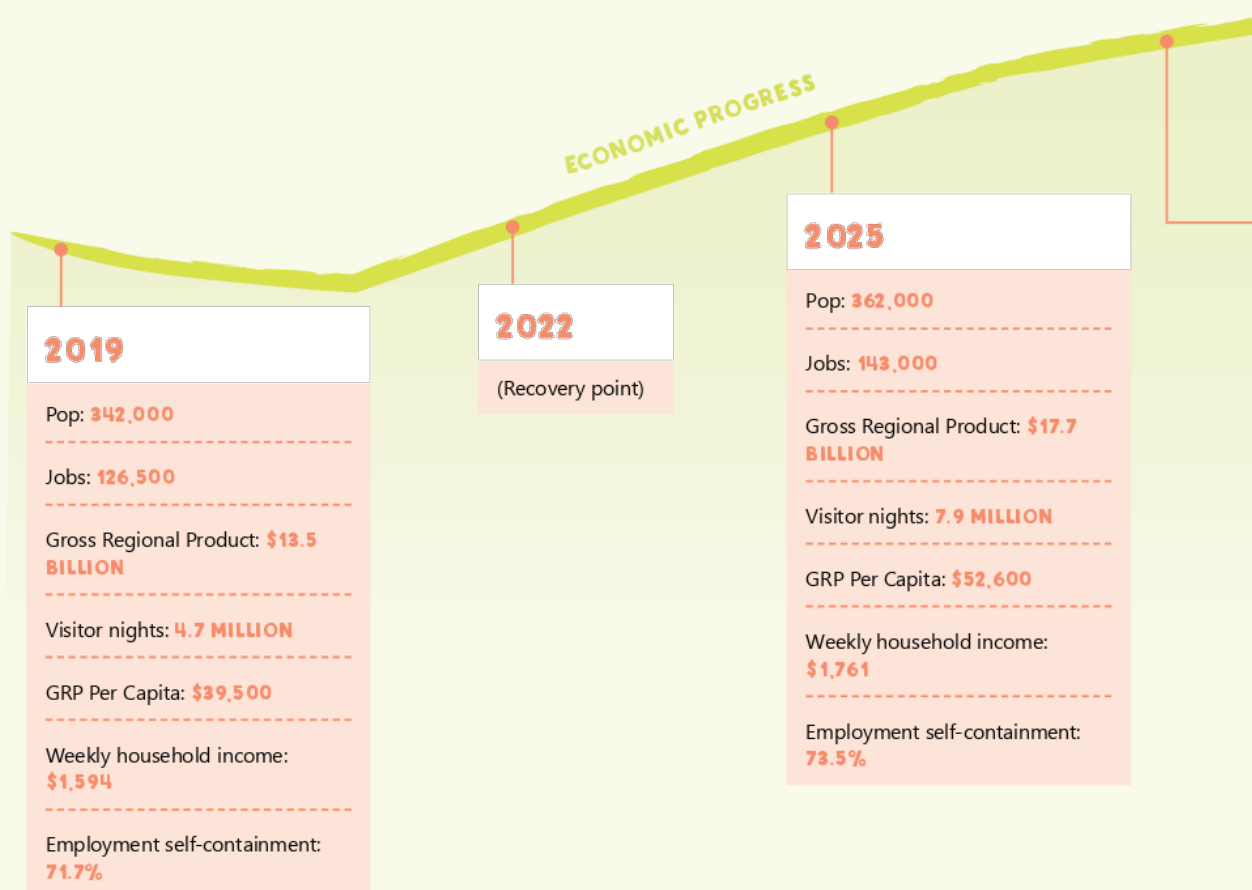
*To increase economic resilience,  
visitation, creativity and participation*

### LONG-TERM KPI'S

- > Visitor economy statistics
- > Night-time economy and event statistics
- > Economic diversity measures
- > Creative economy measures

# LOOKING FORWARD

## TARGETING ECONOMIC STRENGTH AND SUSTAINABILITY

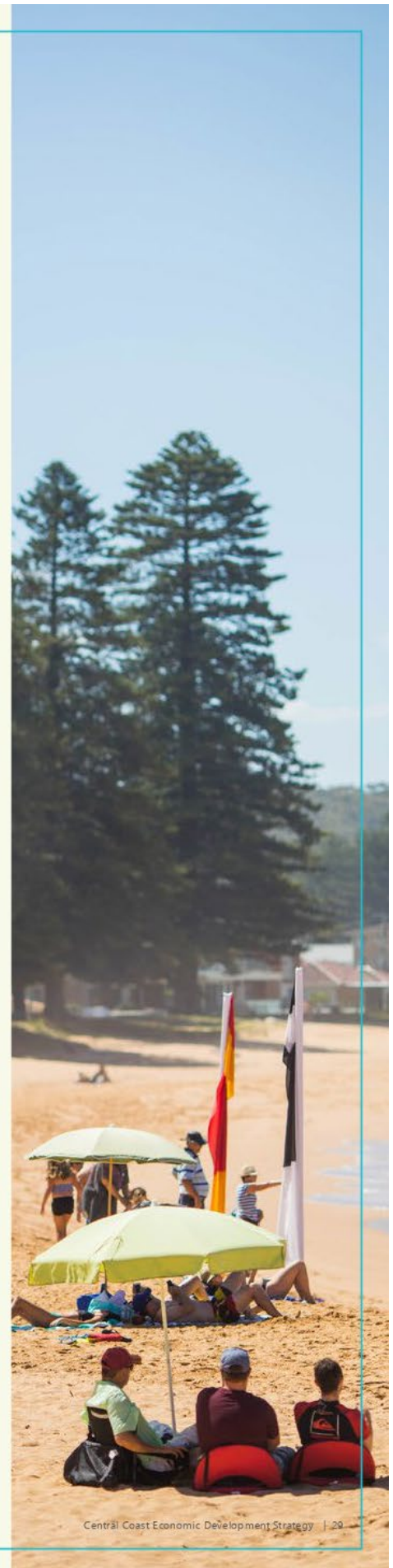


Data displayed is real, i.e. excludes inflation

Data displayed represents an economic forecast. Council will be revise data annually and align targets with progress through recovery back to the original benchmark

## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040

**2030**Pop: **370,000**Jobs: **149,600**Gross Regional Product: **\$20.5 BILLION**Visitor nights: **10.8 MILLION**GRP Per Capita: **\$62,000**Weekly household income: **\$1,880**Employment self-containment: **73.5%****2040**Pop: **429,700**Jobs: **199,100**Gross Regional Product: **\$34.7 BILLION**Visitor nights: **14.8 MILLION**GRP Per Capita: **\$80,800**Weekly household income: **\$2,118**Employment self-containment: **78.9%**



# STRATEGIC THEMES & PRIORITY ACTIONS

To deliver this Strategy, Central Coast will focus on six Strategic Themes. This section presents these Themes and the supporting Priority Actions that make up the 2022 Economic Recovery Plan and 2040 Economic Development Strategy.



## ECONOMIC COORDINATION

Effective planning and governance are cornerstones of successful economic development strategies. We are committed to developing best-practice, agile frameworks to lead and coordinate economic development for the Central Coast.

### Priority actions include:

- > Update Council's governance and resourcing of its economic development functions
- > Identify suitably qualified experts and leaders with a range of skills to work with and advise Council's leadership with expert advice and co-ordinating capacity for ongoing Economic Development best practice
- > Develop a Central Coast Advocacy framework for Council to plan and deliver advocacy to implement identified priorities and drive change in the political landscape to influence public investment, build key relationships and influence policy
- > Develop a Central Coast Economic Development Marketing and Communication Plan
- > Explore new options to 'democratise' economic planning and prioritisation by enabling broader community and business engagement



## ECONOMIC PARTNERSHIPS

Collaboration with partners is an economic development catalyst, generating better policies, expanded trade and commerce, new investment, and knowledge exchange. We are committed to nurturing partnerships that deliver economic strength, resilience, and opportunity to the Central Coast.

### Priority actions include:

- > Collaborate with all levels of government and the community to secure a City Deal for the Central Coast to support productive and liveable cities that encourage innovation, support growth and create jobs
- > Develop a regional economic action plan with surrounding councils to leverage economic agglomeration
- > Collaborate with local industry and community to prepare a Visitor Economy Growth Action Plan
- > Prepare a roadmap to enhance international economic engagement and trade, working with Austrade and NSW Government
- > Collaborate with all levels of government to deliver essential services and infrastructure to our growing communities across the Central Coast

## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040



### ECONOMIC INFRASTRUCTURE

Physical and digital infrastructure are foundations of economic development, providing vital networks to support investment, trade, innovation and wellbeing. We are committed to building high-value local infrastructure, working with other governments and the private sector to expand the Central Coast's economic capacity.

#### Priority actions include:

- > Progress growth corridor development strategies
- > Progress development strategies for Urban Release Areas
- > Enhance local infrastructure with 'smart technology' to increase efficiency, connectivity and capacity
- > Prepare a Central Coast Transport Strategy, highlighting priority transport infrastructure projects, over the short and longer term to achieve the 30-minute city
- > Explore options to bring super-fast digital connectivity to the Central Coast (including optic fibre, mobile, and wireless networks)
- > Work with local developers to modernise and streamline planning processes and requirements to future-proof our new developments
- > Develop a dedicated, long-term Central Coast Infrastructure implementation plan to guide local planning and engagement with the State and Federal governments to clearly articulate the need and benefit



### ECONOMIC INNOVATION & ENTERPRISE

Local business and enterprise are the drivers of economic development, powering employment, innovation, and investment. We are committed to supporting a thriving business and innovation eco-system, creating new jobs, commercial profit and community value for the Central Coast.

#### Priority actions include:

- > Work with the local innovation eco-system to establish a Central Coast Innovation Network
- > Start a digital education and accelerator program for all primary and secondary public schools on the Central Coast
- > Establish and partner with Universities to foster collaboration and attraction of new high value industry and to enhance existing established industry
- > Identifying precincts and sectors with high growth prospects, and preparing roadmaps to drive this economic development
- > Develop an internal Innovation Policy Framework for Council
- > Transform Council's innovation and business development programs to enhance local impacts and outcomes
- > Prepare a roadmap to drive economic vibrancy and diversity, exploring options such as events, city activations, better design, place-making, and promotion and utilisation of natural areas
- > Build on existing advanced manufacturing and food innovation to enhance and promote business excellence
- > Prepare a health innovation business case to compliment the growing health economy



## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040



### ECONOMIC FUTURES

The digital revolution is driving incredible changes to economies and communities the world over, presenting a host of new opportunities and challenges. We are committed to future economy leadership, leveraging digital technology and new economic opportunities for a stronger Central Coast.

#### Priority actions include:

- > Prepare a Night-Time Economy discussion paper, exploring options for enhancing the diversity and size of our night-time economy
- > Develop and implement a Central Coast Future City (Smart Technology) road map
- > Work with industry and community to promote 'smart working' (e.g. remote/flexible/co-working) opportunities for the Central Coast
- > Promote programs to improve digital literacy and skills for all primary and secondary public schools and for businesses and the broader community
- > Establish a framework to optimise the economic value of 'big data' for the Central Coast
- > Prepare a youth engagement action plan for enrolment and education to enhance human capital, capacity building, employment opportunities and participation



### ECONOMIC TRANSFORMATION

In a fast-paced global economy, retaining competitiveness and meeting changing community expectations depends on continuing economic transformation. We are committed to progressing such reform – of economic systems, regulations, and frameworks – to ensure the ongoing strength and sustainability of the Central Coast's economy.

#### Priority actions include:

- > Identify high value regulatory reform and 'red tape' reduction initiatives to unlock economic growth
- > Develop a 'Circular Economy' framework to build our sharing economy
- > Explore options to accelerate the production and consumption of renewable energy to power the Central Coast economy
- > Prepare an economic roadmap for the Central Coast to progress the UN's Sustainable Development Goals (SDGs)
- > Prepare a framework to incentivise and attract new high value corporate commercial business and partner with Government, to attract Government institutions to relocate to the region in order to lead the revitalisation of the CBDs and enhance the employment diversity of the region



## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040



# EDS PERFORMANCE FRAMEWORK

Ultimately, the success of this Strategy will be measured by long-term economic and community outcomes for the Central Coast. These long-term objectives and key performance indicators are noted on Page 26 of this Strategy. An annual report will be prepared to measure progress against these performance indicators.

Success will also be measured by other dimensions of this Strategy, accounting for shorter-term activities and impacts. This includes the efficiency of inputs invested to deliver this Strategy, the quality of economic development projects and programs, and the direct impact or influence of these projects.

This performance hierarchy (or logic) is summarised in the tables to the right. Note that as we move up the performance hierarchy, we get closer to our ultimate economic outcomes, but have less ability to control performance (since long term economic results will be influenced by many other factors beyond this Strategy).

## PERFORMANCE DIMENSION

### Inputs & Resourcing

#### OBJECTIVES

- > Ensure effective economic planning, coordination and decision making
- > Build strong and productive relationships between key economic stakeholders
- > Efficient allocation and utilisation of economic development resources

#### MEASUREMENT

- > Regular assessments of governance
- > Quantitative and qualitative assessment of economic partnerships and networks
- > Accounting and management metrics

## PERFORMANCE DIMENSION

### Programs & Projects

#### OBJECTIVES

- > Deliver high-quality projects and programs
- > Increase participation in economic development programs
- > Ensure programs and projects address community and customer needs

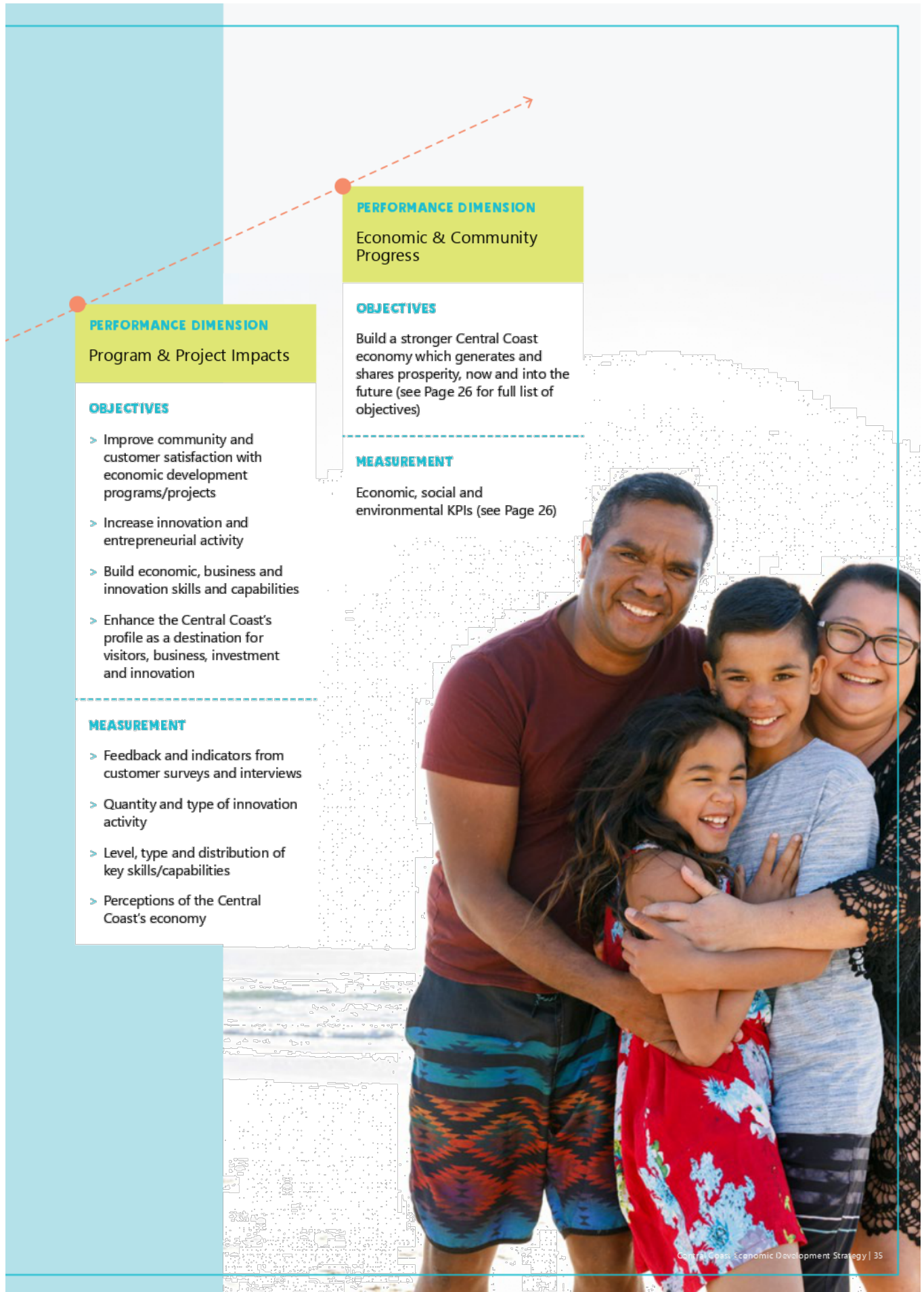
#### MEASUREMENT

- > Project management metrics and milestones
- > Level, frequency, and distribution of participation
- > Program design and engagement



## Attachment 1

## Draft Central Coast Economic Development Strategy 2020-2040



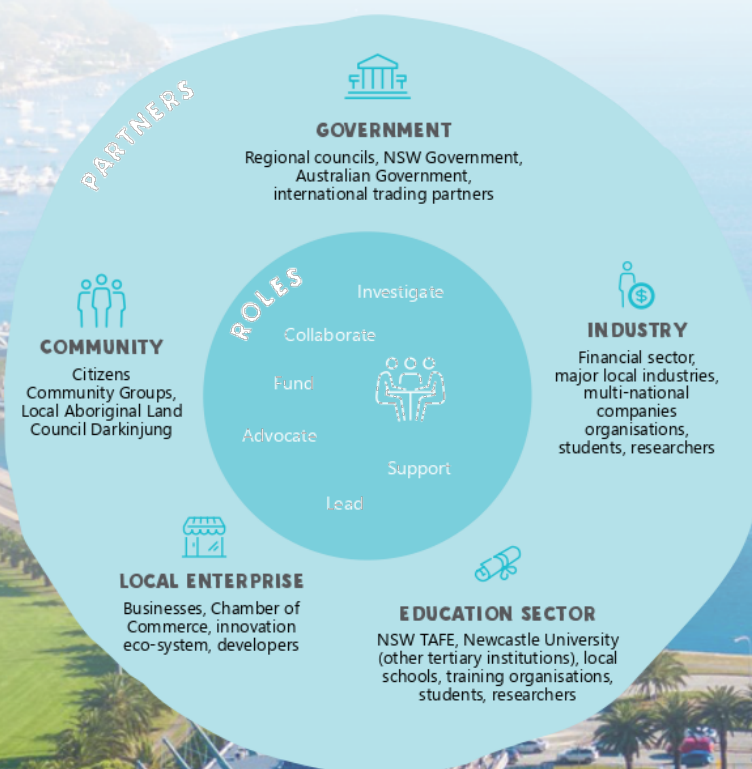
# WORKING TOGETHER

Our economic future is in our own hands both collectively and individually. We all have a role to play in imagining and developing the Central Coast economy. We are each a shareholder in our economic future, standing to gain by making our economy stronger, more innovative and sustainable.

Central Coast Council will take a leadership role, as representatives of local residents and custodians of our assets and natural heritage.

However, Council does not control all the economic development levers for the Central Coast. Rather, we will continue to work closely with all parties to optimise economic development, leverage funding, and coordinate investment and action.

This collaboration will be guided by the partnership framework below, which summarises the many partners and the various roles they will play, to drive economic development for the Central Coast.

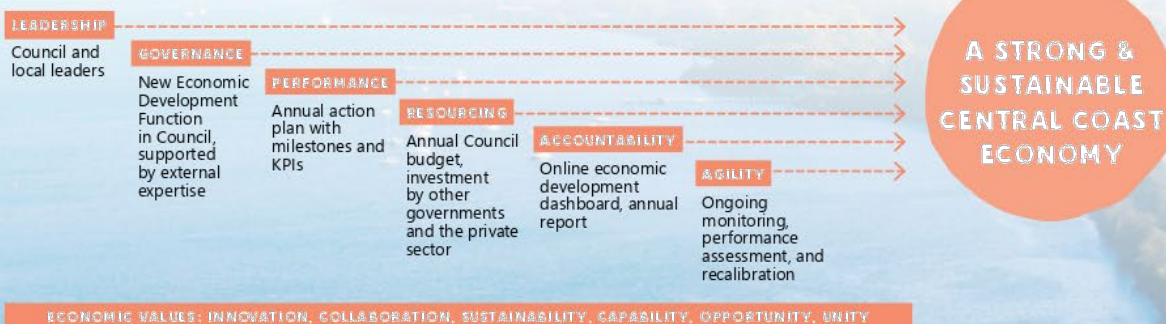




# IMPLEMENTATION OVERVIEW

This Strategy presents our vision and plan for Central Coast economic development. More importantly, we're committed to action, momentum and results. We're dedicated to improving wellbeing for our community through the delivery of a strong, sustainable economy.

To drive real and enduring economic progress for the Central Coast, we will employ a robust implementation framework, summarised in the diagram below. The centrepiece of this framework will be an annual Economic Development Action Plan, outlining priority actions, milestones and accountabilities for progressing this Strategy.









Central  
Coast  
Council

In response to the evolving situation with Coronavirus (COVID-19), we are continuing to take measured precautions to ensure we keep our community safe whilst we navigate through this economic crisis. Due to the unpredictable and highly variable nature of this health and economic crisis, some items within the implementation plan may have to be re-prioritised or deferred to be able to meet the immediate needs of other items.

#### COVID-19 DATA UPDATE

This Strategy references economic data that is pre COVID-19. Current economic data will be regularly updated and presented in a digital dashboard on Council's webpage.



# CONTENTS

<b>Introduction</b>	<b>5</b>
<b>The Big Picture</b>	<b>6</b>
<b>Our Current Economy</b>	<b>8</b>
<b>Measuring Progress</b>	<b>10</b>
<b>Engagement Snapshot</b>	<b>11</b>
<b>Our Economy – In the Spotlight</b>	<b>12</b>
Strengths	12
Challenges	13
Opportunities	14
Risks	15
<b>Moving the Economy Toward 2040</b>	<b>16</b>
<b>Economic Development Overview</b>	<b>18</b>
<b>Vision</b>	<b>20</b>
<b>Economic Development Values</b>	<b>21</b>
<b>Key Economic Objectives</b>	<b>22</b>
<b>Looking Forward</b>	<b>23</b>
<b>Strategic Themes &amp; Priority Actions</b>	<b>24</b>
Economic Coordination	24
Economic Partnerships	24
Economic Infrastructure	24
Economic Innovation & Enterprise	25
Economic Futures	25
Economic Transformation	25
<b>EDS Performance Framework</b>	<b>26</b>
<b>Working Together</b>	<b>28</b>
<b>Implementation Overview</b>	<b>29</b>



## INTRODUCTION

# THE CENTRAL COAST IS A REGION OF RICHES AND OPPORTUNITY

Rich in natural assets, economic possibility, culture, community and leadership, we are a destination for living, business, investment, innovation, and recreation.

The Central Coast has its eyes on the future working to build economic strength and momentum towards future-proofing our region.

This document, the *Central Coast Economic Development Strategy*, charts our forward course. It sets our economic vision and values, our objectives and targets, and the priority actions to deliver real results for the Central Coast.

As a region, we have economic opportunities in front of us – the digital revolution, emerging local industries, smart technologies, a growing innovation eco-system, and a desirable growing visitor economy. We also face challenges, both local and global – unprecedented impacts from bush fires, floods, water restrictions and a global pandemic have exacerbated existing socioeconomic challenges such as an aging population, youth employment, climate change, and congestion.

The Central Coast is gearing up for the future, ready to face opportunity and local economic challenges with equal vigour. With resilience at the forefront, we're committed to more jobs, building economic strength, sustainable growth, diversification, local investment, and community wellbeing. This Strategy

leads the way for a stronger, more agile, resilient and innovative Central Coast economy.

In the immediate short term, we are committed to action through a 2022 Economic Recovery Plan to coordinate economic policy, investment and collaboration that drives employment, trade, local development, and business. In the long term, we are committed to building a resilient Central Coast economy through this 2040 Economic Development Strategy.

**In 2040, the Central Coast will be a smart, connected and vibrant region. We will value and promote our natural beauty and heritage, striving for overall sustainability. Infrastructure investment, innovation and local development will drive prosperity. Our economy will be strong, diverse and resilient, delivering opportunity and benefits to our community.**





### INDIGENOUS ACKNOWLEDGEMENT

We acknowledge the Traditional Custodians and First Peoples of this Land and pay our respects to Elders, past, present and emerging. The *Central Coast 2040 Economic Development Strategy* reflects our commitment to celebrating Indigenous culture and enhancing economic opportunities and outcomes for local Aboriginal and Torres Strait Islanders.

# BY 2040

## THE CENTRAL COAST WILL:



welcome  
nearly

# 88,000

new residents



grow the  
economy by over

# \$21BILLION



create  
over

# 72,000

new jobs



## Attachment 2

## Draft Central Coast Economic Development Strategy 2020-2040 Condensed

# THE BIG PICTURE

This Strategy focuses on economic development for the Central Coast. It also forms part of a much broader policy context, reflecting the wider perspective and aspirations of our region.

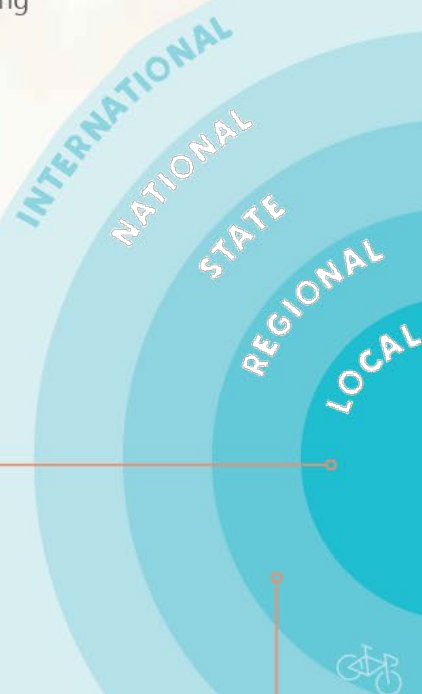
## LOCAL

- ✓ One Central Coast Community Strategic Plan (2018–2028)

For a list of reference documents used to develop this strategy please see *Central Coast Economic Development Strategy supporting document – 2020-2040*.

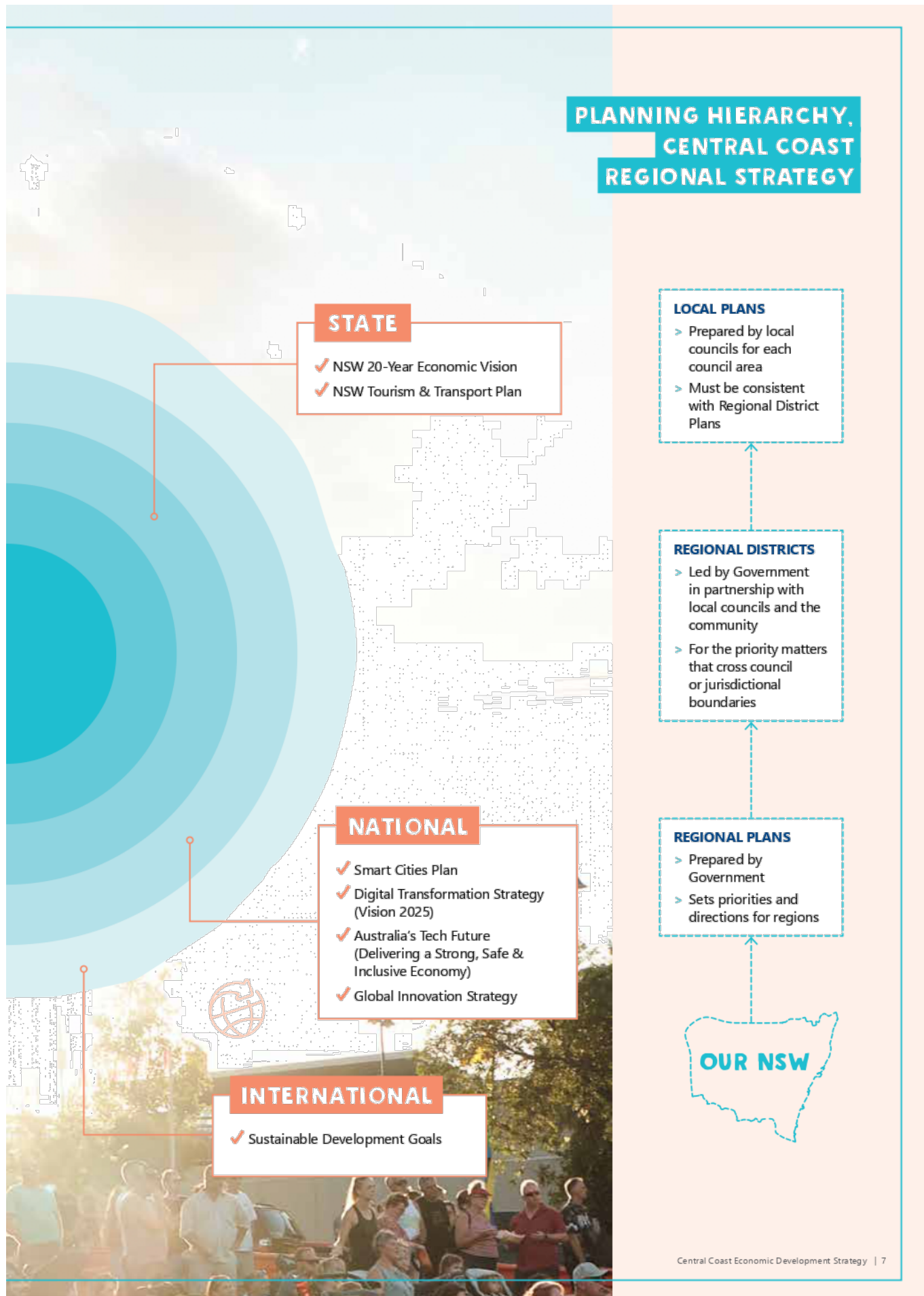
## REGIONAL

- ✓ Central Coast Regional Plan 2036
- ✓ Central Coast & Lake Macquarie Regional Economic Development Strategy (2018–2022)



## Attachment 2

## Draft Central Coast Economic Development Strategy 2020-2040 Condensed








# OUR CURRENT ECONOMY

## BY THE NUMBERS

### COVID-19 DATA UPDATE

This Strategy references economic data that is pre COVID-19. Current economic data will be regularly updated and presented in a digital dashboard on Council's webpage.



	CENTRAL COAST	GREATER SYDNEY	NSW
<b>POPULATION</b> (2018) 	342,047	5,230,330	7,988,241
<b>POPULATION GROWTH RATE</b> (10 Year Average)	0.9%	1.9%	1.4%
<b>MEDIAN AGE</b> (2017) 	41.8	36.1	37.5
<b>EDUCATION</b> (Bachelor's Degree or Higher, 2016)	14%	32.7%	23.4%
<b>INTERNET ACCESSED FROM DWELLING</b> (2016) 	80.6%	85.6%	82.5%
<b>PARTICIPATION RATE – PEOPLE IN THE WORKFORCE</b> (2016)	56%	66.9%	59.2%
<b>UNEMPLOYMENT RATE</b> (March 2019) 	5.4%	4.5%	4.3%
<b>YOUTH UNEMPLOYMENT RATE</b>	14.6%	10.4%	13.6%
<b>AVERAGE WEEKLY HOUSEHOLD INCOME</b> (2016) 	\$1,595	\$2,118	\$1,889
<b>LOCAL RESIDENTS JOURNEY TO WORK BY PUBLIC TRANSPORT WITHIN THE LOCAL GOVERNMENT AREA.</b> (2016)	2.7%	25.3%	16.0%



## Attachment 2

## Draft Central Coast Economic Development Strategy 2020-2040 Condensed

## Journey to Work (2016)

**25.4% | 35,300** people  
Commute Outside the Central Coast LGA

**68.3% | 95,389** people  
Commute Inside the Central Coast LGA

**6.3% | 8,828** people  
No fixed workplace

Key Industries of Employment  
(2018/19)

**18.7%** Health Care and  
Social Assistance

**11.4%** Construction

**12.3%** Retail Trade

**8.4%** Education and  
Training

**8.9%** Accommodation and  
Food Services

**7.3%** Manufacturing

## Our Local Aboriginal Economy

**12,485** Central Coast: **3.8%**  
Population (2016) NSW: **2.9%**

## Unemployment Rate

**13.8%** Central Coast

**15.3%** NSW

## Average High School Completion

**30.6%** Central Coast

**28.4%** NSW



# MEASURING PROGRESS

In addition to our base 2040 targets, we will benchmark the Central Coast against National Cities Performance Framework, which was first launched by the Australian Government in December 2017. The Framework provides a snapshot of the productivity and progress of Australia's largest 21 cities. It tracks performance across the key measures of: Jobs and Skills; Infrastructure and Investment; Liveability and Sustainability; Innovation and Digital Opportunities; Governance, Planning and Regulation; and Housing.

The Central Coast is not currently included within the national framework measurement; however, the table below provides some comparisons across key areas that indicate performance against Greater Sydney (of which Central Coast forms a part) and also against the State as a whole.

	CENTRAL COAST	GREATER SYDNEY	NSW
<b>Jobs and skills</b>			
Youth unemployment rate (place of usual residence) <sup>1</sup>	14.6%	10.4%	13.6%
Unemployment rate <sup>2</sup>	5.35%	4.5%	4.3%
Indigenous unemployment rate <sup>1</sup>	13.8%	11.8%	15.3%
Participation rate <sup>1</sup>	56%	66.9%	59.2%
Gross regional product <sup>4</sup>	\$13.49 billion	\$422 billion	
Completed high school <sup>1</sup>	40.3%	65%	52.1%
Bachelor's degree or higher <sup>1</sup>	14%	32.7%	23.4%
<b>Housing</b>			
Social housing <sup>1</sup>	3.4%	4.6%	4.4%
Average household income <sup>1</sup>	\$1,595	\$2,118	\$1,889
Proportion of households under mortgage stress <sup>1</sup>	9.3%	8.7%	9.6%
Median house price <sup>4</sup>	\$690,084	\$1.37 million	\$740,444
Median unit price <sup>4</sup>	\$491,484	\$876,780	\$676,368
Proportion of households under rent stress <sup>1</sup>	34.8%	26.7%	27.9%
<b>Infrastructure and investment</b>			
Proportion of journeys to work by public transport <sup>1</sup>	2.7%	25.3%	16%
<b>Liveability</b>			
Proportion of people that volunteer <sup>1</sup>	17.2%	18%	18.1%
Languages other than English spoken at home <sup>1</sup>	5.8%	38%	25.1%
Adults that feel safe after dark in their local area <sup>1</sup>	47.1 ASR <sup>5</sup> per 100	52%	53.4 ASR <sup>5</sup> per 100
Proportion of adults who are obese <sup>1</sup>	32.5 ASR <sup>5</sup> per 100	24.5% ASR <sup>5</sup> per 100	28.9 ASR <sup>5</sup> per 100
<b>Innovation</b>			
Total businesses <sup>3</sup>	23,617	N/A	N/A
Households with internet connection <sup>1</sup>	77.3%	88%	78.2%
<b>Planning</b>			
Population <sup>3</sup>	342,047	5,230,330	7,988,241
Average annual population growth rate (2008–2018)	0.9%	1.9% (2013–18)	1.4%

Note: 1. 2016 data, 2. March quarter 2019, 3. 2018, 4. June 2018, 5. Age-standardised rate

Note. This Strategy references economic data that is pre COVID-19. Current economic data will be regularly updated and presented in a digital dashboard on Council's webpage.

# ENGAGEMENT SNAPSHOT

This Strategy has been shaped by consultation with the community and local stakeholders, both face to face and by digital questionnaires. The top key words identified during the engagement process are listed below:

## OUR ECONOMIC DEVELOPMENT VISION – TOP WORDS

Transport/Infrastructure/Housing **41%**

Airport/Aviation **29%**

Lifestyle/Liveability **25%**

Innovative/modern **23%**

Successful/Thriving **19%**

## OUR COMPETITIVE ADVANTAGE

Lifestyle and Liveability **78%**

Natural Environment **75%**

Access to Sydney & Newcastle **67%**

Investment in Gosford CBD **47%**

Regional Leadership **33%**

## OUR ECONOMIC CONCERNS

Lack of Local Job Opportunity (Commuting) **76%**

Transport & Access **72%**

Opportunities for Youth **57%**

Ease of Movement (Roads) **54%**

Need for Enhanced Entertainment/Leisure Facilities **41%**

## OUR BIG OPPORTUNITIES

Encouraging Business Expansion & Attracting New Businesses **70%**

Growing the Visitor Economy **66%**

Leveraging Major Education Facilities **62%**

Taking Advantage of Highway Connectivity **57%**

Availability of Land for Growth **45%**



# OUR ECONOMY – IN THE SPOTLIGHT

The Central Coast has a diverse economy supported by natural assets, local infrastructure, and our people. Looking to our future economy, we'll be building on our strengths, addressing key challenges, taking advantage of new opportunities, and managing emerging risks.

## STRENGTHS

### Food Manufacturing

There are internationally branded food manufacturing businesses that produce on the Central Coast – including McCain Foods, Sara Lee, Mars, Sanitarium and George Weston Foods. The existence of these international brands put the Central Coast on the map for further potential investment and showcases that the region has the right ingredients for supporting big industry.

### Natural Assets

The Central Coast has a variety of natural assets including beaches, bushland, lakes and waterways. National parks, state forests, bushland, beaches and waterways occupy over half the region. These assets act as a draw for creative industries and tourism.

### Universities and Education

The University of Newcastle (UON) Ourimbah campus, halfway between Gosford and Wyong, is a key asset of the Central Coast. Other institutions including NSW TAFE Ourimbah campus, Central Coast Community College and TLK Community College also provide further education and pathways to employment for youth. These centres will play a critical role in up-skilling our workforce to help meet current and future demands/challenges.

### Tourism

Rich in natural beauty, the Central Coast has a vibrant Tourism economy, surpassing the \$1 Billion mark for visitor expenditure in 2019 to the local economy.



### Advanced Manufacturing

A considerable amount of employment in the region is centered upon advanced manufacturing such as, food products, high tech software and hardware, fabricated metal products and other specialised manufacturing industries.

### Healthcare and Social Assistance

The Central Coast has a high density of care provision compared to NSW. Gosford and Wyong Hospitals ensure the stability of healthcare provision for the region. Additionally, Gosford Medical School and Research Institute is a drawcard for health professionals, and young people seeking training and employment.

### Geographic Location and Connectivity

The Central Coast is strategically located 1 hour from both Sydney and Newcastle. Not only does that make it a prime tourism hotspot with its unique geography and distinct natural beauty, it also provides a direct link to Regional, National, and International markets.



## HOW WE APPROACH OUR REGIONAL CHALLENGES DETERMINES OUR ECONOMIC STRENGTH



### CHALLENGES

#### Public transport

The Central Coast has a range of mobility and public transport challenges which can constrain local movement and economic opportunity. We must work with our geography, infrastructure gaps and transit affordability to be future-ready.

#### Our Economic Brand

Central Coast has a vibrant economy and incredible potential, but this 'economic brand' is not yet fully developed and leveraged to attract new investment, talent, and innovation to the region.

#### Youth population retention

The median age in the Central Coast is 41.8 years, well above the State median of 37.5. This is reflective of both a high in-migration of retirees coupled with a high out-migration of youth. One challenge will be to retain the youth population, as they are key productive contributors to industry, innovation and new business start ups.

#### Youth Unemployment

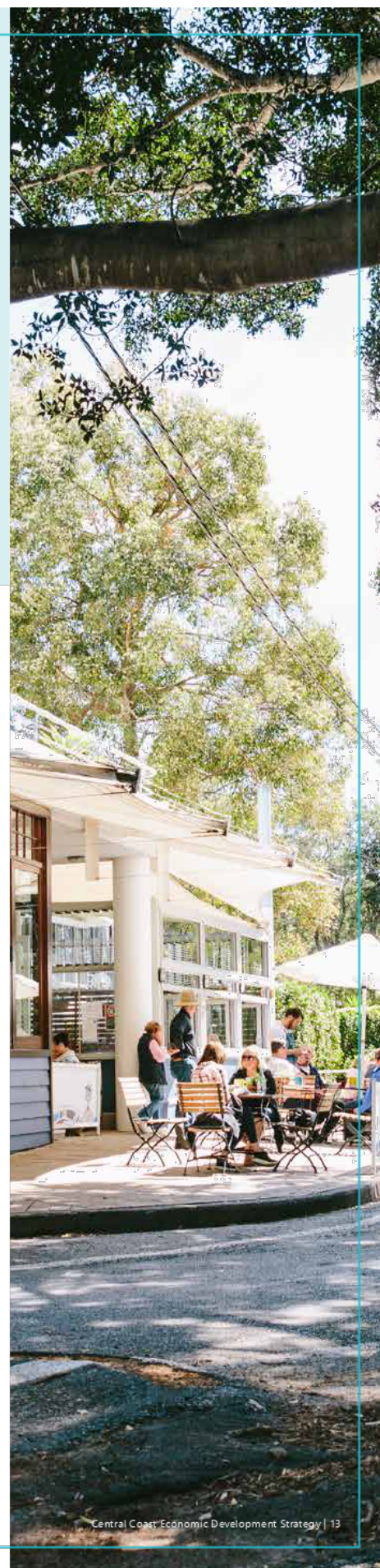
The Central Coast has relatively high rates of youth unemployment, making it difficult to encourage youth to stay in the Central Coast and inhibiting our ability to attract new and emerging talent.

#### Wide Socio-economic Gap

4 out of the 10 Central Coast postcodes ranked in top 10% most disadvantaged, and 6 out of the 10 are ranked in the top 30% most disadvantaged communities in NSW (out of the 621 localities) (APO, 2015).

#### Land Usage

Ensuring conservation outcomes are met as the region develops is integral to maintaining liveability and sustainability. Land use challenges also extend to creating clear, consistent and appropriate land zoning for manufacturing, commercial and housing development.





## WE CAN MAKE THE MOST OF THE CENTRAL COAST'S UNIQUE OPPORTUNITIES, LIFESTYLE AND ECONOMY

### OPPORTUNITIES

#### A Destination for Relocation

The burgeoning metropolises of Sydney and Newcastle are becoming increasingly unaffordable and congested. Future high-speed rail and NorthConnex empowers the Central Coast to be a Satellite City home to professionals and young families. The relaxed lifestyle and growing health and care industries, such as the Gosford healthcare precinct, markets the Central Coast as an idyllic place for all.

#### Education and Training Hotspot

Predicted to be a high growth sector of the NSW and Australian economy, the Central Coast is primed to capitalise. Home to the ever-developing Ourimbah Campus; a partnership between the University of Newcastle and Hunter Institute of TAFE, as well as the Gosford and Wyong campuses of Hunter TAFE.

#### Tourism – Making CC a Single Destination

The beauty of increased visitation and increased spending saw tourism expenditure increase 22% to over \$1billion in the year ending March, 2019. Developing a regional destination identity and expanding entertainment and activity prospects, offers the Central Coast an opportunity to increase intraregional exploration, off-peak tourism and a more age diverse tourism profile.

#### New Business

The Central Coast offers an affordable and connected alternative to Sydney. There is a large amount of land that is already zoned for industrial and business uses that can be better utilised to drive forward development and employment.

#### Local Aboriginal Community

The Central Coast has a strong Indigenous population, that is supported by the Local Aboriginal Land Councils. We will collaborate with our Aboriginal community to identify economic opportunities to become a unified and inclusive Central Coast region, that celebrates our past, present, and future Aboriginal cultural heritage.

#### Night Life – Keeping People and Money Local

Community engagement indicates that the Central Coast is looking for a more vibrant nightlife. Specific to the Gosford area, the foreshore, Central Coast Stadium, and the recently revitalised Gosford City Centre are prime locations for further activation. Within all Central Coast town centres, energetic food and entertainment precincts improve liveability and keep money and jobs local. A dynamic Central Coast nightlife will also help retain young people by making the area more appealing and employment more accessible.

#### Aviation

Central Coast has a range of opportunities to drive economic growth via the aviation industry. With a changing NSW airport strategy, we have the opportunity to capitalise on an Airport precinct. Located conveniently 90min from Sydney and 45min from Newcastle, investment in niche general aviation could be a catalyst for new growth in a variety of industries including, aviation, manufacturing, maintenance and service operations. Development could fuel and be powered by Central Coast's strong food and metal manufacturing presence and would compliment the recent redevelopment of the Newcastle airport and the establishment of the Western Sydney's Aerotropolis. We will also progress work with Newcastle Airport to investigate opportunities, investments and arrangements that deliver benefits to the Central Coast community.

#### Green and Sustainability Industries

The global economy continues to transition towards greener and more sustainable patterns of production and consumption. This transformation is driving significant new opportunities for investment, job creation and prosperity. Central Coast is well placed to take advantage of this green economy revolution.

#### Warnervale Development

The establishment of the Warnervale Working Group to progress development of cleared land currently available and zoned Industrial or Business in the Warnervale area as an employment precinct focused around the following sectors: health, manufacturing, food production, renewable energy and/or waste.

## Attachment 2

## Draft Central Coast Economic Development Strategy 2020-2040 Condensed

## RISKS

**Economic Development, Governance, Co-ordination & Consensus**

There is a recognised need for support from and enhanced coordination between the existing regional leaders involved in economic development. Without the proper governance structure and effective collaboration, the Central Coast will not meet the targets contained within this strategy.

Building a shared vision and support for local priorities is an ongoing challenge for all communities. Council is committed to building broad community support for key economic initiatives, working with decision-makers, stakeholders and the community.

**Uniform Economy**

A diverse economy is a resilient and dynamic economy. However, outside of a relatively strong manufacturing presence, the Central Coast economy is highly service industry reliant. The highest employing sectors are Health Care and Social Assistance, Construction, and Retail. This leaves the Central Coast vulnerable to slowing down in population growth and consumption spending that fuel these industries.

**Congestion and Service Demand**

The Central Coast population is expected to increase 20% by 2040 requiring a substantial evolution of educational, cultural and recreational spaces, health and safety infrastructure, commercial development and transportation options to maintain the Central Coast's liveability. Adding to this is the expected increase in tourism and commuter traffic, the Central Coast attractive lifestyle may be vulnerable.

Note. This Strategy references economic data that is pre COVID-19. Current economic data will be regularly updated and presented in a digital dashboard on Council's webpage.

**Emerging Smart Economy**

The global economy is moving towards skill dependent and highly connected smart industries. Currently the Central Coast's lower educational attainment levels and ageing population puts it at risk of being left behind. Furthermore, consultation with local business indicated a gap opportunity ranging from semi-skilled to highly skilled in areas such as manufacturing and engineering.

**Mortgage Stress and Affordable Housing**

With one in ten households with mortgages facing mortgage stress, and over a third of renters suffering from rental stress, housing costs threaten to undermine the wellbeing of those on the Central Coast. As the population continues to increase the upward pressure on prices will likely exacerbate this threat.

**Youth Exodus**

In the Central Coast, as it is throughout Australia, youth unemployment is significantly above general unemployment levels and the gap is growing further apart.

The Central Coast also faces an aging population as young people leave the region to find recreational and vocational opportunity. Coupled with lower high school and tertiary education completion levels, the region's civic and economic future are at risk.



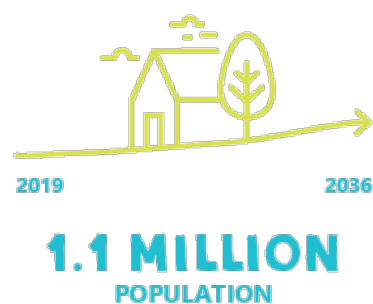
# MOVING THE ECONOMY TOWARD 2040

The Central Coast is a region on the rise. Located in the heart of the fastest growing corridor in NSW, it has the opportunity to become an economic and innovation powerhouse.

The population of the region stretching from northern Sydney to Newcastle, which includes the Central Coast and surrounding areas, is forecast to reach 1.1 million by 2036.

As a metro satellite to both Sydney and Newcastle, the Central Coast has the unique prospect of attracting large numbers of families seeking a better lifestyle, professionals seeking new employment and investors seeking new opportunities.

Supporting economic growth will require new job creation and infrastructure investment. Creating higher value employment will require new skills and training and higher year 12 completion rates. Creating new local jobs is particularly important as some 25% of employed residents currently travel outside the Central Coast for work.





## KEY GROWTH SECTORS TO 2040

Economic indicators for the local region and NSW provide insight into the sectors with the highest growth potential for the Central Coast. Key sectors, both existing and emerging, are noted in the tables to the right.

### EXISTING SECTORS TO SUPPORT

#### Health Care and Well-being

Progressive combination of health, aged care, and retirement professionals and students, supported by modern healthcare facilities and integrated university opportunities, including a Medical School, as well as health precincts and allied businesses.



#### Retail Trade

Prosperous range of boutique and major retailers in rejuvenated and expanding town centres with opportunities for further redevelopment.

#### Accommodation and Food Services

Provision of short-term accommodation and food and beverage services to help strengthen the growing visitor economy.

#### Construction

Diverse range of skilled trades in an expansive construction sector consisting of small proprietor and large-scale corporations, providing specialised construction services (for new buildings/infrastructure, and renewal) throughout the region.



### EMERGING SECTORS TO GROW

#### Education, Innovation and Research

High-quality academic and technical education institutions that anticipate future economic trends by ingrain research and innovation into its core services.

#### Advanced Manufacturing

Support advanced manufacturing networks to embrace, expand, and innovate their specialised sub-sectors, including food products, high-tech software and hardware, fabricated metal products and other specialised manufacturing industries.

#### Sustainable, Green Industries and the Circular Economy

Establish the region as a circular economy hub and accelerate the production of renewable energy to power the Central Coast economy.



Technology and innovation continue to enhance the sustainability of agriculture, and the global market for such production is growing rapidly. The green economy too is booming, and green industry – in renewable energy, green buildings, sustainable transport, and water, waste and land management, etc. – will be an increasing source of employment and growth for our economy.

#### Small Business and Entrepreneurship

Empower small businesses, start-ups, and scale-ups to grow on the Central Coast through an integrated university and innovation ecosystem.

#### Commercial Offsite CBD Headquarters for Commuters

Develop a strong commercial investment climate for mature businesses to create offsite CBD headquarters for local employees.

#### Visitor Economy

Unique year-round visitor opportunities including waterfront sporting, cultural experiences, dining and entertainment precincts and festivals, events and conferences.







# ECONOMIC DEVELOPMENT OVERVIEW

Developed in collaboration with community, and integrating extensive economic research, this Strategy will ensure that the Central Coast remains a region of unique potential and exciting economic opportunity.

## OUR BOLD 2040 VISION FOR CENTRAL COAST

*A region providing economic and employment opportunities to fulfil our community's vision for a smart, green and liveable region with a shared sense of belonging and responsibility.*

## THIS STRATEGY IS FOCUSED ON ECONOMIC RESULTS, DELIVERING OPPORTUNITY AND PROSPERITY TO OUR COMMUNITY.

### PERFORMANCE DIMENSIONS

Economic & Community Progress, Program & Project Impacts,  
Programs & Projects, Inputs & Resourcing

#### OBJECTIVES

- ✓ Improving economic leadership and coordination, and building consensus
- ✓ Advancing sustainability - economic, social and environmental
- ✓ Enhancing economic efficiency and competitiveness
- ✓ Increasing community wellbeing
- ✓ Building our profile as an economic destination
- ✓ Enhancing local innovation and enterprise
- ✓ Increasing skills and economic capabilities
- ✓ Delivering infrastructure for the future
- ✓ Fostering economic diversity and vibrancy
- ✓ Ensuring consistency with the Community Strategic Plan 2018-2028

#### STRATEGIC THEMES

-  Coordination
-  Partnerships
-  Infrastructure
-  Innovation and Enterprise
-  Futures
-  Transformation

### VALUES

Innovation, Collaboration, Sustainability, Capability, Opportunity, Unity

**OUR BOLD 2040 VISION FOR CENTRAL COAST**

**A REGION PROVIDING ECONOMIC AND EMPLOYMENT OPPORTUNITIES TO FULFIL OUR COMMUNITY'S VISION FOR A SMART, GREEN AND LIVEABLE REGION WITH A SHARED SENSE OF BELONGING AND RESPONSIBILITY.**

A Central Coast economy where:

LOCALS CAN  
CHOOSE TO WORK  
LOCALLY

**DIVERSITY IS  
CELEBRATED**

**CREATIVITY AND  
PARTICIPATION  
ARE  
EMPOWERED**

**EVERYONE  
HAS  
OPPORTUNITIES**

INNOVATION AND  
EMPLOYMENT  
PATHWAYS ARE  
ABOUND

**OUR  
ENVIRONMENT  
IS VALUED  
AND SUSTAINED**

**IT'S EASY  
TO START A  
BUSINESS**

PEOPLE WANT TO  
VISIT AND DO  
BUSINESS

**TOURISM AND  
TRADE PARTNERS  
ARE WELCOMED**

**INVESTMENT  
DELIVERS  
SHAREHOLDER  
AND COMMUNITY  
VALUE**

# ECONOMIC DEVELOPMENT VALUES

Our Economic Development journey will be guided by the following values and principles.

## UNITY

As a Council and community, we are unified in our desire to build a strong Central Coast economy, delivering prosperity and wellbeing. Together we aim to inspire, create, and empower, generating economic synergies and momentum. This Strategy is both a symbol and driver of this unity, reflecting our shared economic purpose and direction.

## INNOVATION

Central Coast will encourage innovation, in both our general economic systems and via specific initiatives. We value economic modernisation, including digital transformation, the 'circular economy', and the 'green economy'. We will encourage the emergence of innovative local businesses, products and ideas. We will strive to develop and embrace new technology and innovations that both improve local services and can be exported outside our region.

## RESILIENCE

Central Coast is resilient in our community and economy. The Central Coast will continue to build our business resilience, increasing shared office spaces and encouraging remote working opportunities. We will increase manufacturing and business to business connectivity, working to become a hub of regional activity and self-sufficiency. We will also be open to the benefits of digital technology to enhance connectivity and build opportunity.

## COLLABORATION

We value collaboration and partnership as a means to harness local creativity, spur innovation and drive economic activity. The Central Coast will encourage broad economic leadership, dialogue and cooperation to enhance participation, build resilience, and advance our economic objectives.

## SUSTAINABILITY

The Central Coast values our environment and natural resources for their elemental contribution to health, well-being, and economic activity. Developing an economy that works in tandem with both environmental and social sustainability is a core principle of this Strategy. We aim to deliver prosperity for current and future generations, while achieving quadruple bottom line and addressing environmental challenges which threaten our society and economy.

## CAPABILITY

The Central Coast will align its workforce capacity towards our existing and emerging industries. Through education, training, programs, communication, and partnerships, we will be known for our economic capabilities and our ability to adapt and attract high-value industries that are aligned with our people, skills, and innovation.

## OPPORTUNITY

The Central Coast values an economy that provides opportunities for all, supports participation and shares prosperity. Expanding local economic opportunities – for employment, enterprise, innovation, inclusion, creativity, wellbeing, investment, and entrepreneurship – will be the guiding principle of this Strategy.

# KEY ECONOMIC OBJECTIVES

This Strategy takes a holistic approach to developing the Central Coast economy. Core objectives of our Strategy include:

## IMPROVING ECONOMIC LEADERSHIP AND COORDINATION

*To prioritise and accelerate economic planning and projects*

### LONG-TERM KPI'S

- > Community support for local economic policies
- > Efficiency of economic decision making

## ADVANCING SUSTAINABILITY

*To ensure prosperity and liveability now and into the future*

### LONG-TERM KPI'S

- > Efficiency of resource usage
- > Greenhouse gas emissions per capita
- > Water and Air Quality
- > Protection of biodiversity
- > Social justice

## ENHANCING ECONOMIC EFFICIENCY AND COMPETITIVENESS

*To drive investment and economic growth*

### LONG-TERM KPI'S

- > Economic activity and income levels
- > Congestion levels and people commuting
- > Productivity levels
- > Labour market statistics

## INCREASING SKILLS AND ECONOMIC CAPABILITIES

*To expand economic capacity and future-proof our economy*

### LONG-TERM KPI'S

- > Tertiary qualification levels
- > Technology literacy and access
- > Distribution of educational attainment

## BUILDING OUR PROFILE AS AN ECONOMIC DESTINATION

*To attract and retain people, jobs, investment and business*

### LONG-TERM KPI'S

- > Central Coast brand recognition and perception
- > Inward investment levels
- > Talent retention indicators

## ENHANCING LOCAL INNOVATION AND ENTERPRISE

*To create new jobs, businesses, knowledge and partnerships*

### LONG-TERM KPI'S

- > Innovation activity and performance outcomes
- > Business performance
- > Intellectual property measures

## INCREASING COMMUNITY WELLBEING

*To ensure our economy delivers improved quality of life*

### LONG-TERM KPI'S

- > Measures of economic inclusion/ equity
- > Health, safety, justice and social indicators
- > Measures of wellbeing and happiness
- > Workplace diversity profiles

## DELIVERING INFRASTRUCTURE FOR THE FUTURE

*To drive economic growth and productivity*

### LONG-TERM KPI'S

- > Infrastructure investment
- > Building approvals and completions
- > Level and utilisation of infrastructure
- > Commercial office space vacancy rates
- > Industrial Land

## FOSTERING ECONOMIC DIVERSITY AND VIBRANCY

*To increase economic resilience, visitation, creativity and participation*

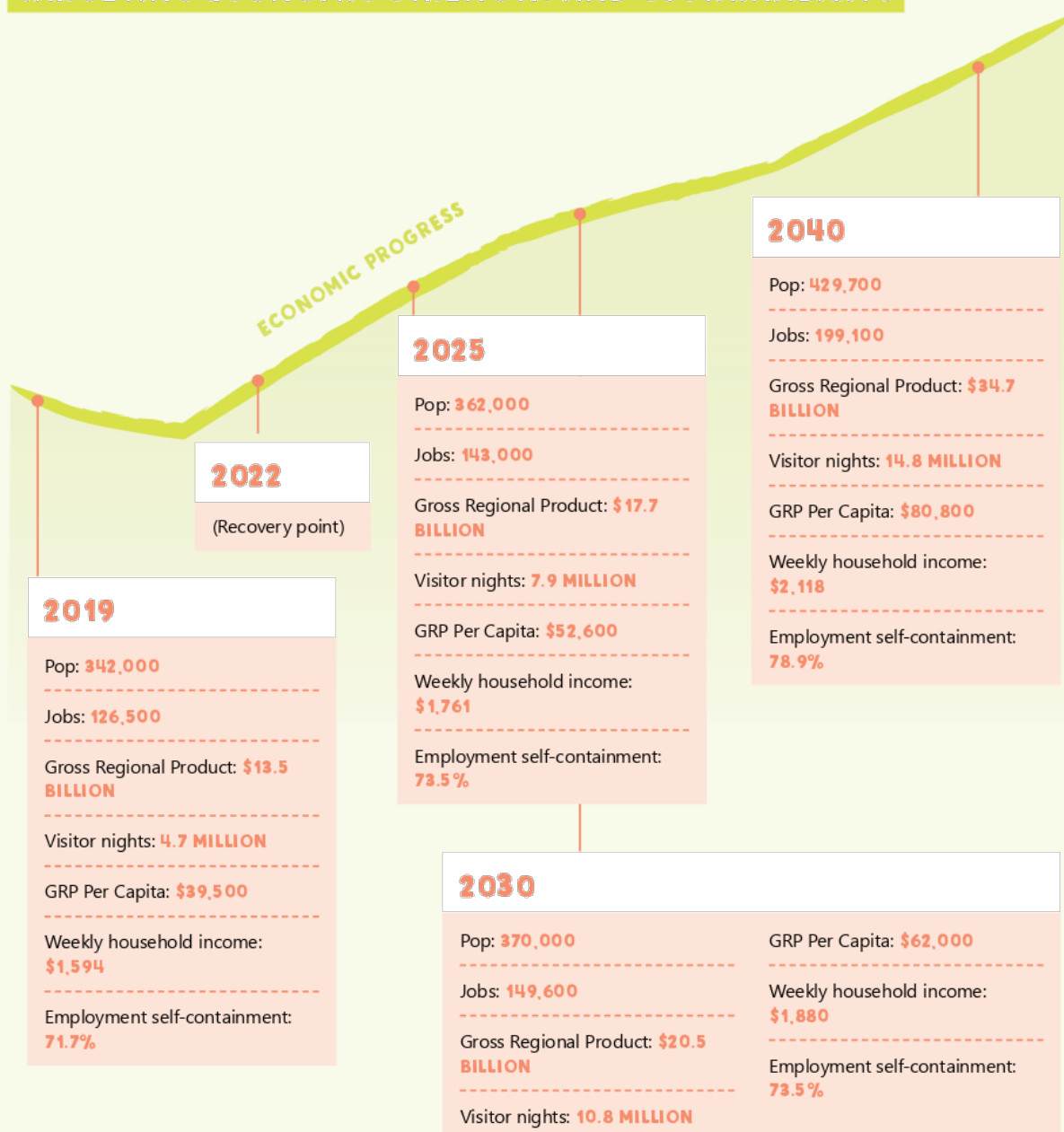
### LONG-TERM KPI'S

- > Visitor economy statistics
- > Night-time economy and event statistics
- > Economic diversity measures
- > Creative economy measures



# LOOKING FORWARD

## TARGETING ECONOMIC STRENGTH AND SUSTAINABILITY



Data displayed is real, i.e. excludes inflation

Data displayed represents an economic forecast. Council will revise data annually and align targets with progress through recovery back to the original benchmark



# STRATEGIC THEMES & PRIORITY ACTIONS

To deliver this Strategy, Central Coast will focus on six Strategic Themes. This section presents these Themes and the supporting Priority Actions that make up the 2022 Economic Recovery Plan and 2040 Economic Development Strategy.

## ECONOMIC COORDINATION



Effective planning and governance are cornerstones of successful economic development strategies. We are committed to developing best-practice, agile frameworks to lead and coordinate economic development for the Central Coast.

### Priority actions include:

- > Update Council's governance and resourcing of its economic development functions
- > Identify suitably qualified experts and leaders with a range of skills to work with and advise Council's leadership with expert advice and co-ordinating capacity for ongoing Economic Development best practice
- > Develop a Central Coast Advocacy framework for Council to plan and deliver advocacy to implement identified priorities and drive change in the political landscape to influence public investment, build key relationships and influence policy
- > Develop a Central Coast Economic Development Marketing and Communication Plan
- > Explore new options to 'democratise' economic planning and prioritisation by enabling broader community and business engagement

## ECONOMIC PARTNERSHIPS



Collaboration with partners is an economic development catalyst, generating better policies, expanded trade and commerce, new investment, and knowledge exchange. We are committed to nurturing partnerships that deliver economic strength, resilience, and opportunity to the Central Coast.

### Priority actions include:

- > Collaborate with all levels of government and the community to secure a City Deal for the Central Coast to support productive and liveable cities that encourage innovation, support growth and create jobs
- > Develop a regional economic action plan with surrounding councils to leverage economic agglomeration
- > Collaborate with local industry and community to prepare a Visitor Economy Growth Action Plan
- > Prepare a roadmap to enhance international economic engagement and trade, working with Austrade and NSW Government
- > Collaborate with all levels of government to deliver essential services and infrastructure to our growing communities across the Central Coast

## ECONOMIC INFRASTRUCTURE



Physical and digital infrastructure are foundations of economic development, providing vital networks to support investment, trade, innovation and wellbeing. We are committed to building high-value local infrastructure, working with other governments and the private sector to expand the Central Coast's economic capacity.

### Priority actions include:

- > Progress growth corridor development strategies
- > Progress development strategies for Urban Release Areas
- > Enhance local infrastructure with 'smart technology' to increase efficiency, connectivity and capacity
- > Prepare a Central Coast Transport Strategy, highlighting priority transport infrastructure projects, over the short and longer term to achieve the 30-minute city
- > Explore options to bring super-fast digital connectivity to the Central Coast (including optic fibre, mobile, and wireless networks)
- > Work with local developers to modernise and streamline planning processes and requirements to future-proof our new developments
- > Develop a dedicated, long-term Central Coast Infrastructure implementation plan to guide local planning and engagement with the State and Federal governments to clearly articulate the need and benefit

## Attachment 2

## Draft Central Coast Economic Development Strategy 2020-2040 Condensed





### ECONOMIC INNOVATION & ENTERPRISE

Local business and enterprise are the drivers of economic development, powering employment, innovation, and investment. We are committed to supporting a thriving business and innovation eco-system, creating new jobs, commercial profit and community value for the Central Coast.

Priority actions include:

- > Work with the local innovation eco-system to establish a Central Coast Innovation Network
- > Start a digital education and accelerator program for all primary and secondary public schools on the Central Coast
- > Establish and partner with Universities to foster collaboration and attraction of new high value industry and to enhance existing established industry
- > Identifying precincts and sectors with high growth prospects, and preparing roadmaps to drive this economic development
- > Develop an internal Innovation Policy Framework for Council
- > Transform Council's innovation and business development programs to enhance local impacts and outcomes
- > Prepare a roadmap to drive economic vibrancy and diversity, exploring options such as events, city activations, better design, place-making, and promotion and utilisation of natural areas
- > Build on existing advanced manufacturing and food innovation to enhance and promote business excellence
- > Prepare a health innovation business case to compliment the growing health economy



### ECONOMIC FUTURES

The digital revolution is driving incredible changes to economies and communities the world over, presenting a host of new opportunities and challenges. We are committed to future economy leadership, leveraging digital technology and new economic opportunities for a stronger Central Coast.

Priority actions include:

- > Prepare a Night-Time Economy discussion paper, exploring options for enhancing the diversity and size of our night-time economy
- > Develop and implement a Central Coast Future City (Smart Technology) road map
- > Work with industry and community to promote 'smart working' (e.g. remote/flexible/co-working) opportunities for the Central Coast
- > Promote programs to improve digital literacy and skills for all primary and secondary public schools and for businesses and the broader community
- > Establish a framework to optimise the economic value of 'big data' for the Central Coast
- > Prepare a youth engagement action plan for enrolment and education to enhance human capital, capacity building, employment opportunities and participation



### ECONOMIC TRANSFORMATION

In a fast-paced global economy, retaining competitiveness and meeting changing community expectations depends on continuing economic transformation. We are committed to progressing such reform – of economic systems, regulations, and frameworks – to ensure the ongoing strength and sustainability of the Central Coast's economy.

Priority actions include:

- > Identify high value regulatory reform and 'red tape' reduction initiatives to unlock economic growth
- > Develop a 'Circular Economy' framework to build our sharing economy
- > Explore options to accelerate the production and consumption of renewable energy to power the Central Coast economy
- > Prepare an economic roadmap for the Central Coast to progress the UN's Sustainable Development Goals (SDGs)
- > Prepare a framework to incentivise and attract new high value corporate commercial business and partner with Government, to attract Government institutions to relocate to the region in order to lead the revitalisation of the CBDs and enhance the employment diversity of the region

# EDS PERFORMANCE FRAMEWORK

Ultimately, the success of this Strategy will be measured by long-term economic and community outcomes for the Central Coast. These long-term objectives and key performance indicators are noted on Page 22 of this Strategy. An annual report will be prepared to measure progress against these performance indicators.

Success will also be measured by other dimensions of this Strategy, accounting for shorter-term activities and impacts. This includes the efficiency of inputs invested to deliver this Strategy, the quality of economic development projects and programs, and the direct impact or influence of these projects.

This performance hierarchy (or logic) is summarised in the tables to the right. Note that as we move up the performance hierarchy, we get closer to our ultimate economic outcomes, but have less ability to control performance (since long term economic results will be influenced by many other factors beyond this Strategy).

## PERFORMANCE DIMENSION

### Inputs & Resourcing

#### OBJECTIVES

- > Ensure effective economic planning, coordination and decision making
- > Build strong and productive relationships between key economic stakeholders
- > Efficient allocation and utilisation of economic development resources

#### MEASUREMENT

- > Regular assessments of governance
- > Quantitative and qualitative assessment of economic partnerships and networks
- > Accounting and management metrics

## PERFORMANCE DIMENSION

### Programs & Projects

#### OBJECTIVES

- > Deliver high-quality projects and programs
- > Increase participation in economic development programs
- > Ensure programs and projects address community and customer needs

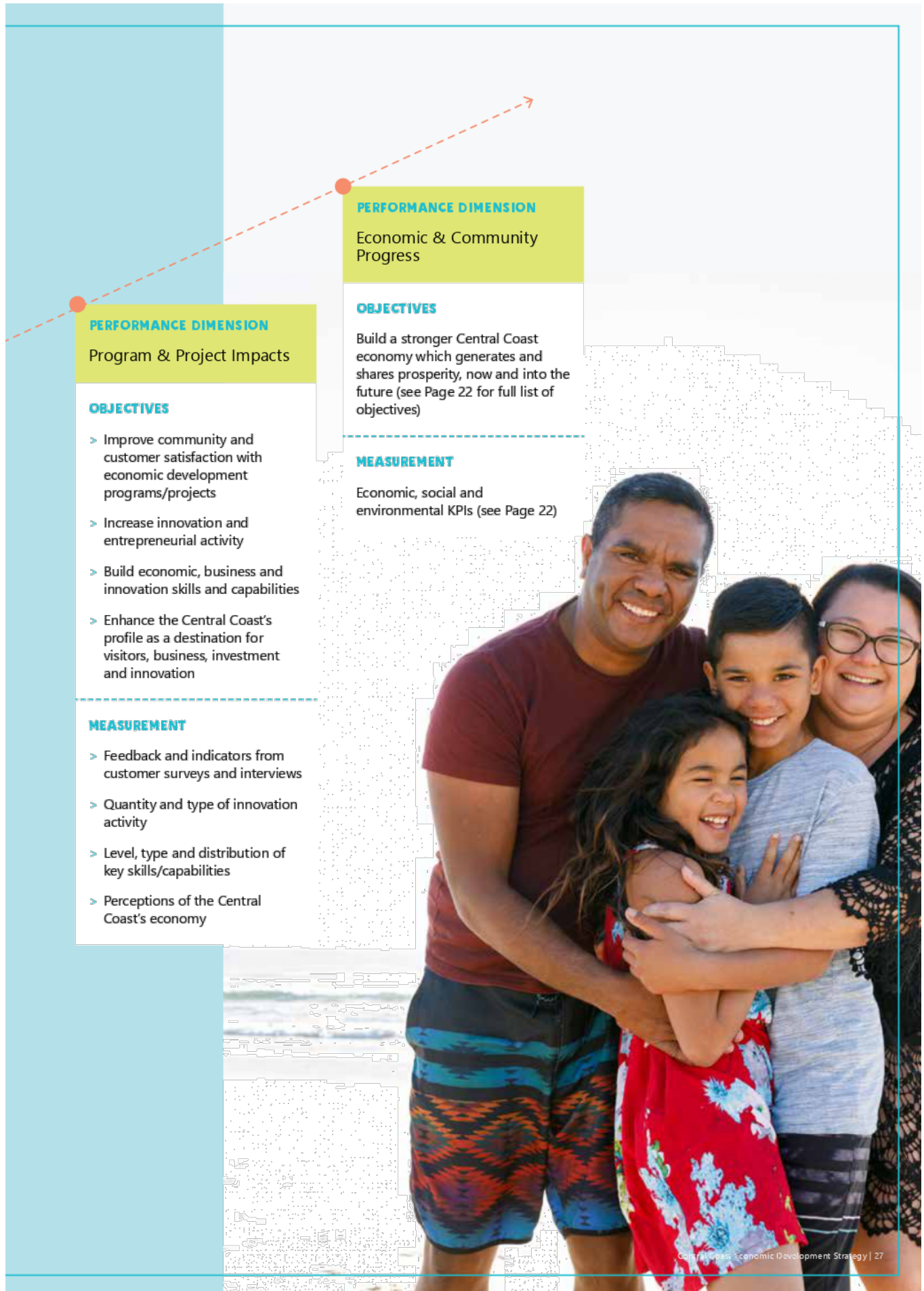
#### MEASUREMENT

- > Project management metrics and milestones
- > Level, frequency, and distribution of participation
- > Program design and engagement



## Attachment 2

## Draft Central Coast Economic Development Strategy 2020-2040 Condensed



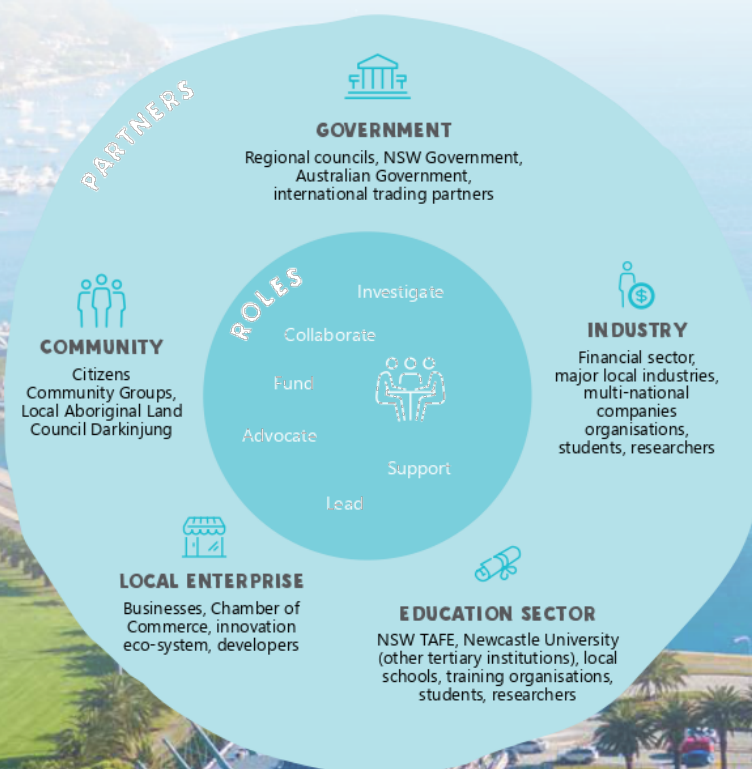
# WORKING TOGETHER

Our economic future is in our own hands both collectively and individually. We all have a role to play in imagining and developing the Central Coast economy. We are each a shareholder in our economic future, standing to gain by making our economy stronger, more innovative and sustainable.

Central Coast Council will take a leadership role, as representatives of local residents and custodians of our assets and natural heritage.

However, Council does not control all the economic development levers for the Central Coast. Rather, we will continue to work closely with all parties to optimise economic development, leverage funding, and coordinate investment and action.

This collaboration will be guided by the partnership framework below, which summarises the many partners and the various roles they will play, to drive economic development for the Central Coast.

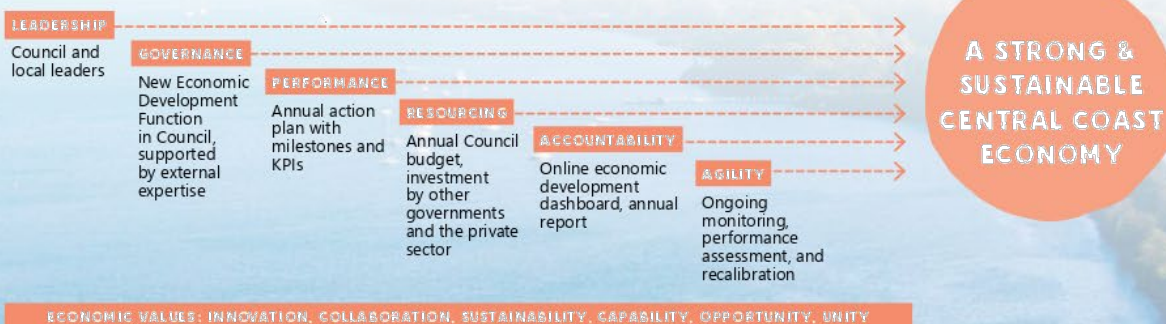




# IMPLEMENTATION OVERVIEW

This Strategy presents our vision and plan for Central Coast economic development. More importantly, we're committed to action, momentum and results. We're dedicated to improving wellbeing for our community through the delivery of a strong, sustainable economy.

To drive real and enduring economic progress for the Central Coast, we will employ a robust implementation framework, summarised in the diagram below. The centrepiece of this framework will be an annual Economic Development Action Plan, outlining priority actions, milestones and accountabilities for progressing this Strategy.









In response to the evolving situation with Coronavirus (COVID-19), we are continuing to take measured precautions to ensure we keep our community safe whilst we navigate through this economic crisis. Due to the unpredictable and highly variable nature of this health and economic crisis, some items within the implementation plan may have to be re-prioritised or deferred to be able to meet the immediate needs of other items.

# CONTENTS

Introduction	4
Recover, Re-imagine, Revitalise, Rebound	5
The Policy Framework	6
Covid-19 Economic Impacts	7
Response Principles	8
Our Strengths and Opportunities	9
Economic Resilience Objectives	13
Strategic Themes	16
Response Framework	18
Working Together	19
Implementation Framework	21
Summary	22
References	23

## INTRODUCTION

The COVID-19 pandemic is presenting significant challenges worldwide, not only for public health, but also for the global economy. The aim of the Central Coast Council is, first and foremost, to protect the health of the community during this crisis. Alongside a proactive public health approach, Council is taking a number of critical steps to support the local economy. Our objective is to reduce the impacts of the COVID-19 pandemic and propel a swift and sustainable recovery.

This will be a holistic endeavour. Council is aiming to keep businesses active, support jobs, foster human capital growth, increase community outreach and drive collaboration and innovation. To do so, Council will be dynamic in its response, monitoring crucial data and then reviewing and revising action. Our response motto is:

*Recover, Re-imagine, Revitalise, Rebound*

Throughout this difficult time Council will continue to engage with the local community, collaborate with business and advocate to state and local governments, ensuring the best outcomes for the Central Coast.

This document presents our Framework for responding to the economic challenges of the COVID-19 pandemic. It will work in tandem with a suite of Council actions and will support the operational and financial resilience of Council, maintain and adapt service delivery, and enhance community engagement.



This Framework must balance two opposing forces. Firstly, Council is often the first port-of-call for many community members, groups and local businesses. As such it will be acting to pass on information, reduce financial burden and bring the community together. Secondly, Council itself is a medium-sized business that must continue to deliver a large number of essential services to the community. Council will continue to provide excellent service for the Central Coast community.

## RECOVER, RE-IMAGINE, REVITALISE, REBOUND

Council's response to the economic impacts of COVID-19 will be guided by the economic response motto of: *Recover, Re-imagine, Revitalise, Rebound*. The substance of this motto is presented below.

### RECOVER

- Council is working to ensure a quick and sustainable economic revival
- This includes supporting the food and visitor economy
- Council has already increased advertising and pursued a targeted marketing strategy in this area

### RE-IMAGINE

- Council is designing more efficient services and encourage a stronger, more fair economy
- Council is pursuing this goal through strengthening connections between local businesses
- This is to build stronger local supply lines and increase economic resilience

### REVITALISE

- Council is investing in the Central Coast community and economy to reinvigorate our natural and commercial assets
- Council is investigating opportunities to advance the development of Gosford CBD and waterfront
- This is to provide the region with greater cultural and commercial opportunities

### REBOUND

- Council is supporting local residents to emerge from this pandemic and economic downturn with stronger capabilities than before
- Council is promoting programs to improve digital literacy and skills for students of all ages and for businesses and the broader community



## THE POLICY FRAMEWORK

### STATE AND NATIONAL SUPPORT

The Australian and New South Wales Government, as well as Central Coast Council, are all taking steps to address the economic challenges of COVID-19. For more information please go to:

- > [www.australia.gov.au/](http://www.australia.gov.au/)
- > [www.nsw.gov.au/covid-19](http://www.nsw.gov.au/covid-19)
- > [www.centralcoasteconomy.com.au](http://www.centralcoasteconomy.com.au)

### THE CENTRAL COAST ECONOMIC DEVELOPMENT STRATEGY

Our long-term Economic Strategy aims to build a strong, innovative and resilient Central Coast economy. Through this crisis we will continue to progress this Strategy, delivering benefit and opportunity – for residents, youth, business-owners, investors, students, entrepreneurs, visitors, and beyond.

#### OBJECTIVES

The Strategy aims to build on local strengths, leverage new opportunities and tackle challenges and threats to Central Coast prosperity. To do so, a number of objectives were developed to guide Council action. These objectives will continue to inform Council action throughout this crisis:

OBJECTIVES	RATIONALE
Improving economic leadership and coordination	To prioritise and accelerate economic planning and projects
Advancing economic sustainability	To ensure prosperity and liveability now and into the future
Enhancing economic efficiency and competitiveness	To drive investment and economic growth
Increasing community wellbeing	To ensure our economy delivers improved quality of life
Building our profile as an economic destination	To attract and retain people, jobs, investment and business
Enhancing local innovation and enterprise	To create new jobs, businesses, knowledge and partnerships
Increasing skills and economic capabilities	To expand economic capacity and future-proof our economy
Delivering infrastructure for the future	To drive economic growth and productivity
Fostering economic diversity and vibrancy	To increase economic resilience, visitation, creativity and participation

## COVID-19 ECONOMIC IMPACTS

The economic impacts of COVID-19 are many, varied, and uncertain. Whilst a short sharp 'V-shaped' dip seemed likely at first, the recent effects indicate that the global impact may be broader and longer (Baldwin and di Mauro 2020). Economic impacts are being driven by a range of factors, including:

**CONTAINMENT MEASURES:** steps taken to slow the rate of infection, including shutting business, keeping workers away from worksites and preventing consumers from consuming directly, is reducing economic output. These measures are likely to be phased in and out as the infection rate increases and decreases.

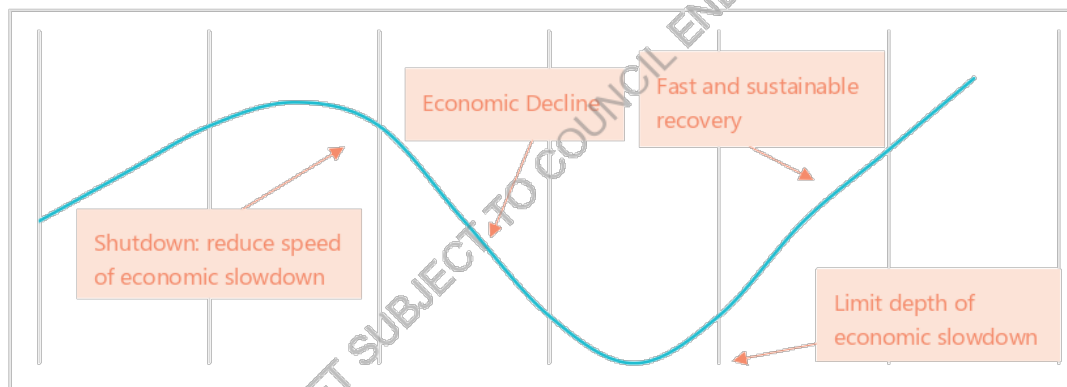
**EXPECTATIONS:** consumers and business may become more cautious with purchases and investment further slowing the economy.

**DEMAND:** both national and global macroeconomic drops in aggregate demand will cause further disruptions.

**SUPPLY LEVELS:** as companies shut-down, the products they produce for other businesses and consumers will not meet market needs.

**SUPPLY LINES:** international travel and global business are suffering amid this crisis, which is limiting Australian companies' ability to take a business as usual approach.

### CRISIS TRAJECTORY

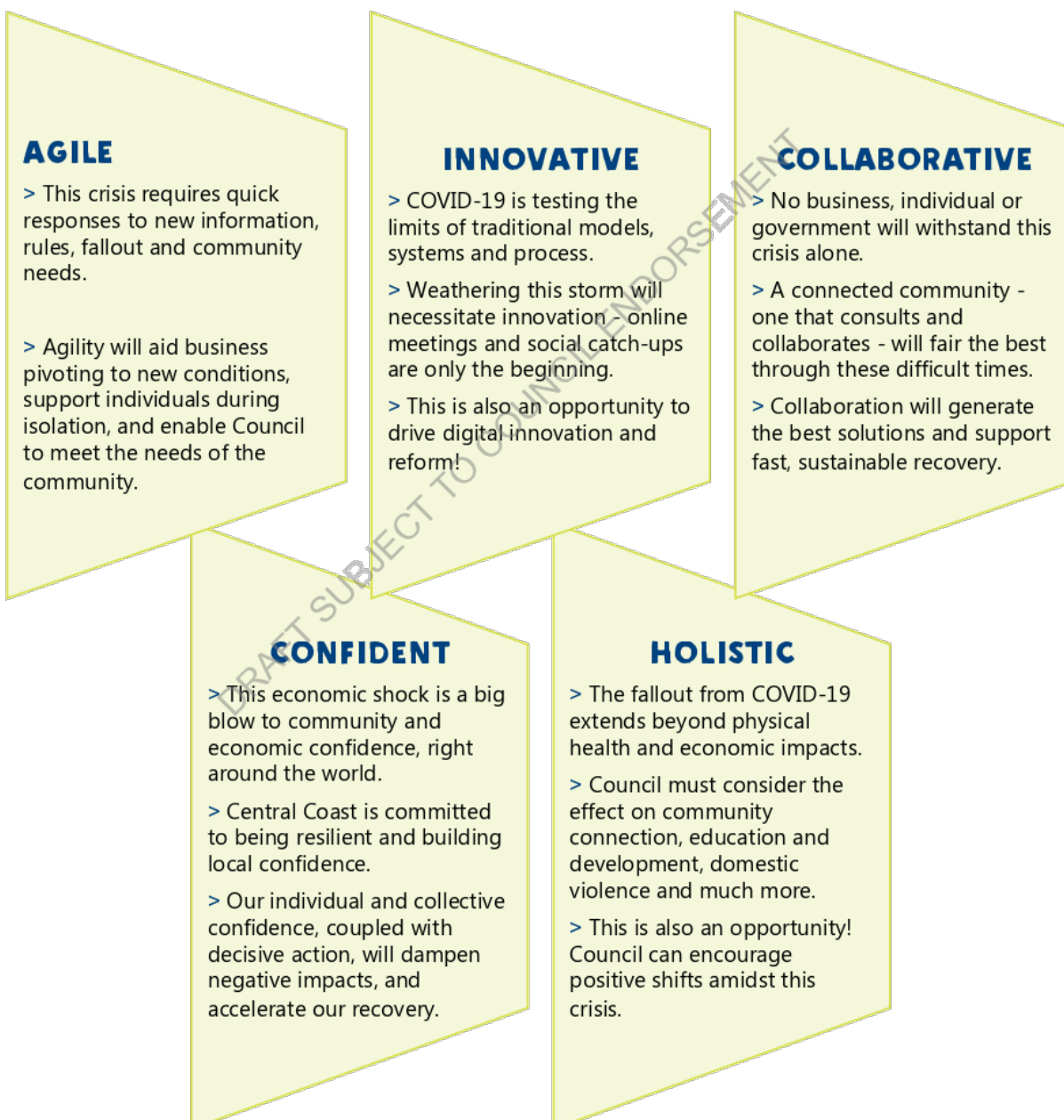


### THE 2 KEYS TO WEATHERING THIS STORM:

1. Reducing the depth and steepness of the decline. This will include maintaining employment, hibernating businesses and/or cutting operating costs, and supporting spending/demand.
2. Increasing the speed and sustainability of the recovery.
  - > Individuals that remain active and engaged – even using the crisis to skill-up – will likely find employment faster
  - > Economies that reduce job losses and permanent business losses will suffer less friction and thus grow faster at the end of the crisis.

## RESPONSE PRINCIPLES

Responding to the economic impacts of COVID-19 is a complex task. There are many uncertainties, difficult trade-offs and unusual risks and opportunities. The 5 principles highlighted below will help Council craft specific responses to each challenge that arises. They emphasise forward thinking, adaptive, interactive and dynamic responses that focuses on citizens of the Central Coast, producing actions that tackles this crisis and progresses wider community goals.



## OUR STRENGTHS AND OPPORTUNITIES

The Central Coast community and Council will draw on the region's strengths to overcome this crisis. Council will capitalise on the many opportunities this situation presents to deliver a quick and sustainable recovery. Critically, Council is also acting to combat the threats and challenges of this unusual period. The analysis outlined in this section highlights the strengths, challenges, opportunities and threats faced by the Central Coast and demonstrates how Council will manage them.

### STRENGTHS

STRENGTH	IMPLICATION	LEVERAGE
Health Care and Social Assistance	<p>The hospitals in Gosford and Wyong ensure healthcare security for the region, while also ensuring many residents remain employed.</p> <p>Healthcare and social assistance is the community's largest employer and has seen job growth during this crisis.</p>	In line with our long-term Economic Development Strategy, Council will prepare a health innovation business case to compliment the growing health economy.
Advanced Manufacturing	With global supply lines impacting the availability of manufactured goods from overseas, it is a great time to be a centre of advanced manufacturing.	Council will continue to support the local manufacturing industry, ensuring Council processes and regulations do not hinder economic progress.
Natural Assets	<p>Protecting our individual human capital is key during this shut down.</p> <p>The Central Coast has a variety of natural assets including beaches, bushland, lakes and waterways for us to escape to and rejuvenate our mental health.</p>	<p>Council will continue to maintain our natural assets to a high degree. Council will provide regular updates as to their accessibility and benefits.</p> <p>Council will leverage the Central Coast's natural assets and prime location to support the visitor economy.</p>
Prime location	<p>The Central Coast is an affordable business location alternative to Sydney, that also offers greater liveability.</p> <p>New and existing Sydney businesses will be attracted to the affordable nature of Central Coast's business scene.</p>	Council will explore opportunities to promote the benefits of retaining, expanding or relocating business to the Central Coast and growth of Meetings, Incentives, Conventions and Exhibitions (MICE).

### CHALLENGES

CHALLENGE	IMPLICATION	OVERCOME
Business and employment	<p>The Central Coast is home to dynamic small businesses.</p> <p>The current crisis will impact these businesses and subsequently local employment.</p> <p>Businesses will find it challenging to provide the community with integral services.</p>	<p>Council will continue to survey business to find out how they are being affected and how Council can help, and swiftly respond accordingly.</p> <p>This will include a targeted buy-local campaign (both business to business and business to consumer), reducing financial pressures, assisting transitions to ecommerce and bringing forward public projects.</p>
Demographics	<p>The Central Coast is a prime destination for both retirees and young families.</p> <p>With the virus itself threatening elderly and vulnerable members of the community a large proportion of the community are at risk.</p> <p>Additionally, the unemployment challenge caused by a societal shut-down is disproportionately affecting young workers.</p>	<p>Council will facilitate online activities to promote safe communication and engagement within the community, particularly for our older population.</p> <p>Council will liaise with State and Federal Governments to ensure local businesses have the appropriate information and resources to support themselves and their employees.</p> <p>Council will also facilitate online forums to help promote new employment and training opportunities.</p>
Disadvantage	<p>The Central Coast is battling high levels of disadvantage.</p> <p>6 out of the 10 Central Coast postcodes are ranked in the top 30% most disadvantaged communities in NSW.</p> <p>This crisis will only increase and heighten the level of disadvantage in the Central Coast.</p>	<p>Council will explore opportunities to enhance economic equity and support all members of our community.</p>
Vulnerability	<p>Leading into the crisis, the Central Coast had high levels of employment in the construction, retail, education and hospitality industries.</p> <p>Additionally, the Central Coast has below average youth employment and post-school qualifications.</p> <p>These factors are predicted to make the Central Coast particularly vulnerable to economic downturn.</p>	<p>Council will consult with business, continue to review information and plans, and formulate targeted responses to assist those demographics and industries deeply impacted by the crisis.</p>

### OPPORTUNITIES

OPPORTUNITY	IMPLICATION	SEIZE
Upgrading and expanding infrastructure	State and Federal support for projects, low interest rates and the need for local stimulus.	Council will liaise with State and Federal Government to explore opportunities for new infrastructure projects on the Central Coast.
Boosting domestic tourism	When restrictions begin to scale back, an escape to the Central Coast should be high on Sydney residents' agendas.	The Central Coast will coordinate a collaborative working team with the goal of reimagining the visitor economy and promoting regional tourism while international travel is restricted.
Decentralisation	<p>This crisis has highlighted the capability of modern technology and the importance of quality of life for employers and employees.</p> <p>As business and government contend with ever increasing costs in Sydney, the Central Coast could capitalise by offering a prime destination for relocation.</p>	<p>Council will enable and encourage government and private businesses to relocate office space to the Central Coast region.</p> <p>To do so Council will prepare a broad framework to incentivise and attract new high value corporate commercial business and partner with Government, to attract Government institutions to relocate to the region.</p>
Future-Planning	<p>Digital technology is opening opportunities for cities to better understand and coordinate emergency responses.</p> <p>Limited coordination and forward-thinking lead to future challenges</p>	Council will explore opportunities to integrate digital technology to ensure rapid responses to future emergencies.



### THREATS

THREAT	IMPLICATION	MITIGATE
Stagnant response	<p>All governments, businesses and individuals need to be dynamic and adaptive in this environment.</p> <p>Council is no different; being static will result in poorly targeted plans and responses.</p>	<p>Council will consistently review data and advice related to affected industries, demographics, consumer behaviour and best practice policy to appropriately update plans and actions accordingly.</p> <p>This will ensure the Central Coast Council response is targeted, data-driven and effective.</p>
Response blinders	<p>As with any large change, there is the risk of only focusing on the new information.</p> <p>In this case, the coronavirus risk is overshadowing climate change and the fallout from the bushfires.</p>	<p>Council will ensure that its decision-making process includes consideration of environmental sustainability and the long-term threat of climate change such as increased bushfires and storm surges. Council will do this to protect the community of the Central Coast.</p>
Overly optimistic/pessimistic response	<p>As this challenge develops, decision makers risk being overly optimistic and not planning for further fallout.</p> <p>Alternatively, decision makers risk being overly pessimistic and failing to support regrowth and recovery.</p>	<p>Council will avoid this by collecting the most up-to-date information and develop contingency plans. As such Council will prepare for a second wave, reapplication of strict social distancing measures and deeper global or domestic economic downturn.</p> <p>Council will also consult with the community and experts to safely remove barriers and fast track recovery.</p>
Neglected community values	<p>The Central Coast values of unity, innovation, collaboration, sustainability, capability and opportunity are espoused in the Economic Development Strategy.</p> <p>These values risk being overshadowed in the planning and response to the coronavirus pandemic.</p>	<p>Council will ensure that its actions continue to work through these tenets, producing tangible benefits for the community that fulfil community needs and values.</p>
Second Wave COVID-19 Crisis	<p>The Federal and State government may quickly impose restrictions, without warning, to react to a potential second pandemic wave.</p>	<p>Council will review previous Business Support measures to understand lessons learned and each measure's impact on the local economy. This will be used to form a rapid response in the case of potential future lockdowns/restrictions.</p>
Latency of Data Collection and Reporting	<p>Most traditional economic data is available several months after collection. The most current data is required to both make immediate data-driven decisions and to measure the impacts those decisions have on the local economy.</p>	<p>Council will collect, analyse, and report on the most up-to-date data to be agile in its response and decision making.</p>

## ECONOMIC RESILIENCE OBJECTIVES

To guide Council's actions through this period and measure its progress, a number of core objectives have been developed. These objectives combine Council's response principles, analysis of our communities' strengths and challenges, and community engagement. They will ensure accountability and be regularly adjusted to ensure high-level performance.

FOCUS AREA	KEY OBJECTIVES	INDICATORS
Business	<p>Reduce economic burden for under-pressure businesses</p> <p>Support local service delivery and alternative revenue raising models</p> <p>Connect business to government support and information via <a href="http://centralcoasteconomy.com.au/">centralcoasteconomy.com.au/</a></p> <p>Connect businesses to other local businesses to strengthen local supply chains via <a href="http://biggerbackyard.ingoodcompanycentralcoast.com.au/">biggerbackyard.ingoodcompanycentralcoast.com.au/</a></p> <p>Support financial and business planning</p> <p>Develop a concierge service for local businesses to encourage retention, expansion or relocation to the Central Coast</p>	<p>Qualitative and targeted: Local Covid-19 business impacts, biggest challenges, stress levels</p> <p>Microeconomic: local and national JobKeeper applications, unemployment levels, job loss/growth, impacts by sector, demographics</p> <p>Spending broken down by sector, geographic area, locals and visitors (analysis of trends and year on year changes)</p> <p>Bigger Backyard platform growth and engagement</p> <p>Central Coast business to business expenditure</p> <p>Business specific: Business failure rates and early indicators such as financial stress</p> <p>Development of a priority queue for businesses affected by COVID-19</p>

FOCUS AREA	KEY OBJECTIVES	INDICATORS
Innovation	Support the updating and digitisation of Council processes, engagement and service delivery	Measures of innovation activity and outcomes
	Support business transition to online "global" markets and remote/digital operations	Digital infrastructure spending
	Encourage innovative responses to the crisis through collaboration, forums and advice	Mobile coverage
		Households with internet connection
Human Capital		New digital start-ups
	Support awareness and access to online vocational training	Talent retention measures
	Encourage upskilling and adult learning	Education measures and outcomes
	Support and promote education services that are in line with target industries and the immediate online transition	Technology literacy and access
Economic Shift	Continue to monitor the local economy, adapting policy accordingly	Consumer buying patterns
	Incorporate performance frameworks that look beyond simple economic measures and incorporate wellness, liveability and sustainability	Credit applications
	Support and promote the circular and sharing economy	Frameworks in place
	Assist individuals and business transition to sustainable alternatives	Efficiency of resource usage
	Assist individuals and businesses transition to flexible work locations	Businesses and individuals using sustainable alternatives
Health	Prepare a strong and agile emergency planning framework to safeguard against potential future disasters (i.e. Bushfires, floods, pandemics, etc.)	Data collection and management frameworks in place
	Help keep the community informed of the most up-to-date guidelines	Community engagement outcomes

FOCUS AREA	KEY OBJECTIVES	INDICATORS
Economic Equity	<p>Elderly: Empower social connections, access to necessities and enhance digital skills</p> <p>Youth: Enhance training and education opportunities to build human capital capacity and employment opportunities</p>	<p>Digital literacy measures</p> <p>Elderly participation rate</p> <p>Measures of economic inclusion/equity</p> <p>Youth employment participation rate</p>

### A NOTE ON DATA

Each of the focus areas above are accompanied by a number of indicators. These indicators will be monitored and measured. To do this well, we will need good data.

Through this period Council is analysing information collected through both 'business as usual' channels and specific Covid-19 actions.

In this capacity, it will analyse a variety of external data sources, such as ABS data and credit card analytics. This will help Council develop targeted solutions to local problems and adapt to national trends.

Key data (and examples):

- > Council Data
  - > COVID-19 Central Coast business impact survey
- > Government Data
  - > JopKeeper levels
  - > Unemployment and job losses by sector and demographics
  - > Fiscal spending, projects and industry support
- > Innovative Data
  - > Transaction data by area, type and amount
  - > Credit applications and financial distress data
  - > Business failure rates and new business entries
- > Academic and Independent Data
  - > Business confidence and concerns (NSW Business Chamber)
  - > CoffEE Employment Vulnerability Index (Griffith and Newcastle Universities)
  - > Covid19 Dashboard (UNSW)

## STRATEGIC THEMES

To advance our Economic Recovery & Resilience Objectives, Central Coast Council has identified five Strategic Themes. These themes will guide effort, investment and action. As the COVID-19 crisis is a fast-moving phenomenon, Council will regularly review and refine these themes and supporting actions to optimise activity and results.

### PROMOTE LOCAL CAPITAL EXPENDITURE

Priority action areas include:

- > Bringing forward Council infrastructure expenditure
- > Working with the NSW and Australian Governments to fast-track significant capital projects for the Central Coast
- > Expediting Council assessment and approval processes for private sector projects – particularly development applications
- > Implementing a Concierge service for commercial/industrial/institutional development applications that create employment in targeted industries
- > Addressing acute infrastructure shortcomings to local e-commerce functionality
- > Scaling-up and bringing forward planned and existing maintenance works

### RETAIN & BUILD HUMAN CAPITAL

Priority action areas include:

- > Promoting and encouraging community wide training and education, especially via digital channels
- > Encouraging educational facilities to align their program offerings with targeted industries
- > Encouraging educational facilities and local employers to offer internship programs for local youth
- > Establishing emergency support for community groups/clubs
- > Exploring opportunities to support local providers of vocational training

### SUPPORT LOCAL BUSINESSES

Priority action areas include:

- > Reforming Council regulations and processes to support businesses as they change their business models, products or services
- > Collaborating with the local business community to identify and address economic risks and opportunities
- > Promoting digital transformation to sell products and services remotely, and to a global marketplace
- > Supporting local and broader domestic connectivity for business struggling to meet supply chain needs
- > Establishing collaboration forums in which business can share ideas, solutions and skills

### **ENCOURAGE ECONOMIC INNOVATION & REFORM**

Priority action areas include:

- > Promoting circular-economy networks and initiatives
- > Empowering sustainable and efficient digital transformation
- > Encouraging firm entry and growth e.g. by reducing the administrative cost of creating a new company
- > Supporting local innovation networks, programs and initiatives
- > Driving collaboration and repurposing of talent
- > Bolstering the efforts to produce, sources, repurpose and manufacture locally
- > Seizing the opportunity to improve efficiency in the use of energy and material and to develop new green businesses and industries

### **ECONOMIC EQUITY**

Priority action areas include:

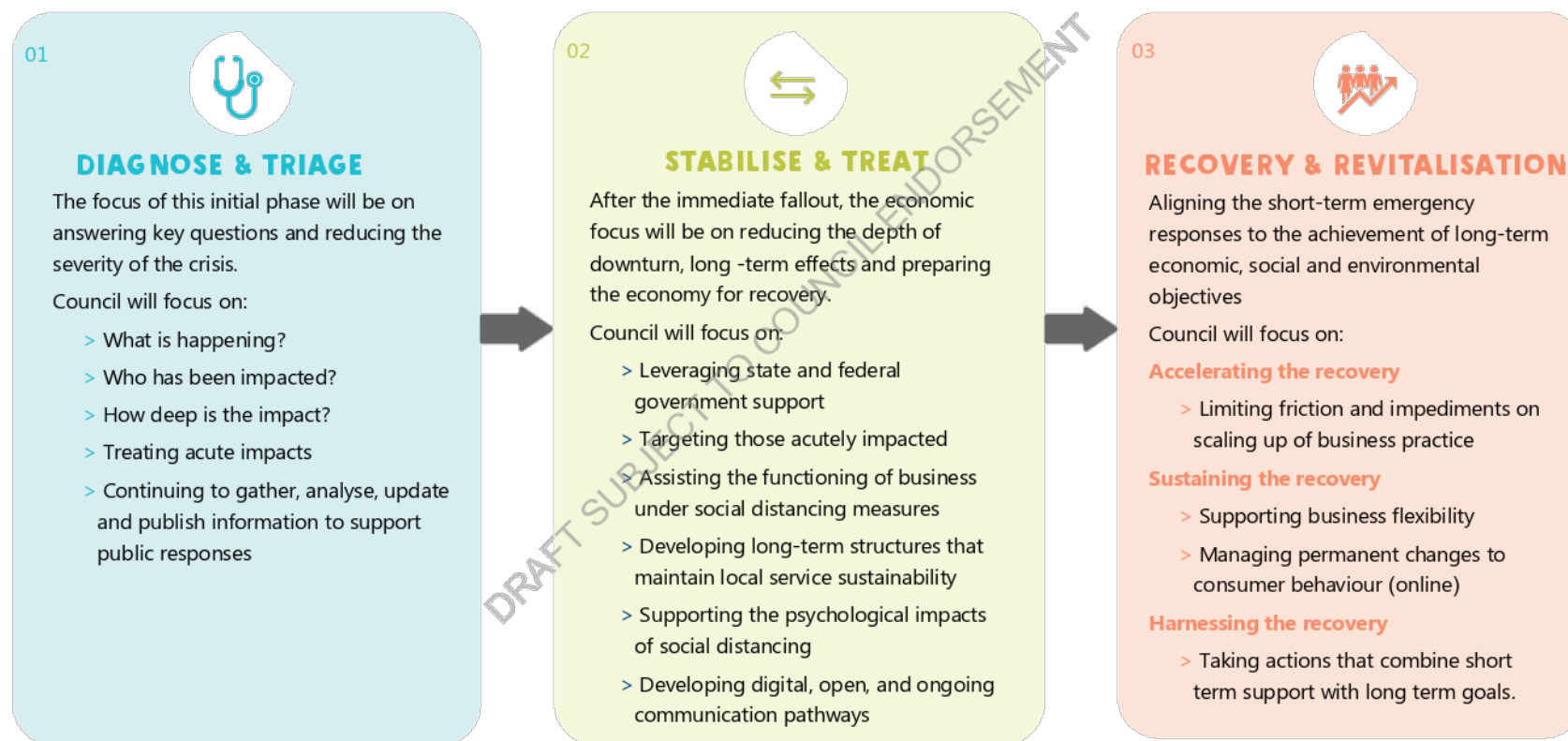
- > Connecting locals with relevant support programs [both government and non-government programs]
- > Promoting economic equity by monitoring economic impacts and identifying challenges
- > Collaborating with industry groups to develop and disseminate made-to-measure action plans, support programs and advice to local businesses
- > Connecting individuals with advice from community leaders, health professionals, and social workers to endure isolation and economic disruption

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## RESPONSE FRAMEWORK

The economic impacts of COVID-19 will undoubtedly go through a number of phases. Council will stagger response efforts according to *trigger points*, as it is crucial to meet the different needs of the community through these phases. This framework is split into short, medium and long-term timeframes with an overarching response agenda. Overall, this reflects insights from tried and tested responses to economic and health crises through the prism of the latest information on COVID-19.



## WORKING TOGETHER

Our economy is our entire community – we all contribute, and we all consume, in good times and in challenging times. Council, along-side the NSW and Australian Governments, will play an important leadership role in responding to the COVID-19 economic impacts.

However, we can all play a role. We can all make a difference. Working together, we can help reduce the depth and duration of the economic impacts, and hasten the economic bounce-back.

The table below presents just a small selection of ideas to help support our economic recovery.

WHO	PLAYING A PART
Individuals	<ul style="list-style-type: none"> <li>&gt; Identify specific local economic pressures and communicate with Council to form tailored responses.</li> <li>&gt; Support your neighbourhoods and alleviate hardship from social distancing and economic shutdown through outreach programs, community organisation and volunteering.</li> <li>&gt; Buy Local! By directing our purchases to local businesses each and everyone one of us can support jobs and prosperity in the Central Coast.</li> <li>&gt; Build community strength by connecting with your neighbours, community and business community.</li> </ul>
Local businesses	<ul style="list-style-type: none"> <li>&gt; Identify opportunities to move online, transition to local delivery-based services and develop isolation adapted products or services. Utilise the gig economy!               <ul style="list-style-type: none"> <li>&gt; Consumer behaviour will be permanently changed by this crisis so investing in this transition is a long term and short-term necessity.</li> </ul> </li> <li>&gt; Support your business, fellow workers and families by capitalising on state and federal support.</li> <li>&gt; Consider new business scope, increase staff skills and target new ventures: whilst this is a crisis it is also an opportunity [with record low interest rates].</li> <li>&gt; Buy and produce local! Many international supply lines have been impacted by this crisis and now is the chance to stimulate the local economy by moving to local suppliers, collaborating and innovating.</li> </ul>
Innovators	<ul style="list-style-type: none"> <li>&gt; Identify the aspects of traditional life that the virus has cast a spotlight on. Which changes should we build on when the crisis subsides? What innovations are needed during this crisis?</li> <li>&gt; Support business, community groups, neighbours and family members that could profit from innovative practices and adaption.</li> <li>&gt; Grow networks: take this opportunity to connect with new people, form collaborative partnerships and tackle new and old challenges. Many highly skilled people and potential partners are eager to work.</li> <li>&gt; Get Started! As governments and banks reduce barriers to economic activity it is a great opportunity to start that next project.</li> </ul>

WHO	PLAYING A PART
Industry associations	<ul style="list-style-type: none"> <li>&gt; Identify the key avenues of support and new opportunity for members to harness and target during this crisis.</li> <li>&gt; Support members efforts to adapt to the crisis by assisting in transition to online marketplaces and advocate with government support.</li> <li>&gt; Produce tailored and highly specific emergency responses that will aid business endurance throughout this crisis.</li> <li>&gt; Work with other industry groups to support affected workers find temporary employment in sectors facing increased demand during the crisis.</li> </ul>
Education sector	<ul style="list-style-type: none"> <li>&gt; Identify how staff, students and parents can share information in a streamlined manner to overcome the ad hoc and disparate nature of experiences during the crisis.</li> <li>&gt; Support the mental health of students– connect them with professionals, offer online and over the phone services, and provide them with coping tools.</li> <li>&gt; Grow interest: never has there been a better time to answer, 'when will this be useful'?</li> <li>&gt; Buy into the online shift and work to perfect online teaching and pastoral care.</li> </ul>
Researchers	<ul style="list-style-type: none"> <li>&gt; Identify opportunities to learn from this crisis and to make use of this natural experiment.</li> <li>&gt; Support business, community groups, schools and policy makers by providing advice and expert insights.</li> <li>&gt; Grow and develop innovative practices, methods and systems to support the functioning of society.</li> </ul>
Media	<ul style="list-style-type: none"> <li>&gt; Identify where we are, what this means and where we are going next.</li> <li>&gt; Support health professionals by clearly and frequently passing on the best measures to stop the spread of coronavirus.</li> <li>&gt; Grow trust: during this crisis we have a chance to regain the trust of the community by clear, faithful reporting.</li> <li>&gt; Buy-in: promote the incredible ingenuity and comradery appearing during this crisis.</li> </ul>
Government	<ul style="list-style-type: none"> <li>&gt; Support and safeguard the health and wellbeing of the Australian people.</li> <li>&gt; Consult with the community to develop plans, policies and actions that will benefit them the most.</li> <li>&gt; Empower the Australian community to be innovative, dynamic and industrious – remove unnecessary red-tape, ensure critical infrastructure is in place, engage and collaborate in public-private partnerships. Enable individuals and businesses to kick start economic growth.</li> </ul>

&gt;

## IMPLEMENTATION FRAMEWORK

The Central Coast Council will act proactively and dynamically to help the community endure this crisis and recovery quickly and sustainably. This Framework will guide the accompanying action plan, which will be reviewed and updated regularly. Decisions and analysis will be made publicly available to assist the community, businesses and individuals to plan and adapt. This will also ensure high performance and accountability standards.



**CONSULTATION AND ENGAGEMENT:** Fundamental to implementation is reducing information asymmetries, which will increase confidence and inform better decisions.

- > Council will reach out to the community to better understand their needs and concerns to craft better policy and inform advocacy.
- > Council will also continue to publish its latest actions and help the community access the latest federal and state advice.

**REVIEW:** Council will continue to ask the community and analyse the latest data to answer key questions:

- > Are we getting better or worse? What's working? What's not?
- > Where do we need to act? What action does the community value?
- > Is this still best policy? What actions will be required next?

**ADAPTATION:** Upon answering these questions, Council will adapt their plans to assist business, advocate better and form stronger partnerships.

**STATE AND FEDERAL GOVERNMENTS:** Actions taken by state and federal governments will be critical during the coronavirus pandemic.

- > Council will advocate strongly for the needs of the community at both levels.
- > Council will collaborate with neighbouring Councils to ensure the best outcomes for the region.

**COLLABORATION:** Council, business and individuals all need to come together to manage this crisis.

- > Council will help businesses and community members collaborate – creating forums for innovation.
- > Council will enter into innovative partnerships to bring about

## SUMMARY

This Framework acts alongside Council's efforts to protect the health of the community. Our objective is to slow the economic downturn, reduce its depth and then propel a swift and sustainable recovery.

We have charted the impacts of the crisis by drawing on a number of data sources and expert analysis. We will continue to do this. Council will then commence developing a holistic and dynamic recovery plan informed by its five forward-thinking response principles. The plan will be Agile, Innovative, Collaborative, Confident and Holistic.

Based on a comprehensive analysis of the community's strengths and challenges, Council developed a number of core objectives to guide action and ensure accountability. Through these objectives, strategic themes and response framework, Council will streamline action, embed planning and mandate review. Overall Central Coast Council is working dynamically and systematically to ensure a holistic recovery for the region.

## INITIAL ANALYSIS

Council's early analysis has focused on identifying who has been hit the worst, who is susceptible to further losses and where Council can have the biggest impact. This process has highlighted the need for action in the construction [residential], food, and visitor economies.

These sectors are experiencing high levels of unemployment and so are vulnerable to the effects of economic downturn. Council has a greater than average ability to impact and support employment retention in these sectors. Information on how Council is acting to support these sectors is available in the Council Action Plan.

As the situation evolves, Council will continue to monitor the impacts of the pandemic, economic fallout and the effect of Council responses on these sectors and the wider Central Coast economy. As the situation changes, Council priorities and actions will change.

Council believes in the ingenuity, resilience and work ethic of the Central Coast Community. Whilst action in these areas will shape the preliminary focus of Council, our primary objective is to let the Central Coast Community thrive. Council will pursue this goal by:

- > removing red tape
- > making information easier to access and comprehend
- > connecting business with consumers and each other
- > drawing more visitors and investors to the Central Coast
- > advocating for State and Federal investment
- > providing critical infrastructure for businesses and innovators
- > entering into public-private partnerships

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In response to the evolving situation with Coronavirus (COVID-19), we are continuing to take measured precautions to ensure we keep our community safe whilst we navigate through this economic crisis. Due to the unpredictable and highly variable nature of this health and economic crisis, some items within the implementation plan may have to be re-prioritised or deferred to be able to meet the immediate needs of other items.

# CONTENTS

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<b>Introduction</b>	<b>4</b>
<hr/>	
<b>Action Schedule</b>	<b>5</b>
Quick Wins	5
Transformational Actions	11

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## INTRODUCTION

### **"THE PESSIMIST SEES DIFFICULTY IN EVERY OPPORTUNITY. THE OPTIMIST SEES OPPORTUNITY IN EVERY DIFFICULTY" – WINSTON CHURCHILL**

Central Coast Council is taking a proactive approach to managing the COVID-19 pandemic, and its impact on the local economy. This Action Plan forms a central part of this response, and accompanies the Economic Recovery & Resilience Framework. Both documents will be regularly reviewed and updated to respond to emerging risks/opportunities and maintain effectiveness.

This Action Plan is the culmination of forward looking, adaptive and innovative thinking that aims to support the Central Coast community. Council is not only tackling the immediate impacts of the pandemic, but also taking steps to ensure the long-term future of business, employment and liveability in the region.

This Plan aligns immediate action with the Central Coast's long-term Economic Development Strategy. The Schedule on the following pages outlines the many levers Council will use to support the Central Coast economy and respond to community concerns. The actions outlined in the Schedule are a mix of immediate relief (Quick Wins) and long-term investments in Central Coast people, infrastructure and digital capability (Transformational Actions).

Council's time and resources are limited. In this dynamic environment, it is crucial the response and recovery actions produce the greatest possible benefit. As such, Council will aim to allocate resources for maximum results, focusing on high-impact low-effort projects (and avoiding low-impact high-effort action).



## ACTION SCHEDULE

### QUICK WINS

ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Advocacy &amp; Collaboration</b>	Collaborate with all levels of government to deliver essential services and infrastructure to our growing communities across the Central Coast	Continue to examine & trial innovative approaches to overcoming east-west connection to spine transport infrastructure  Improve connections between residential and employment areas, including opportunities to better use public transport, walking and cycling modes.	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Regional Development Australia Central Coast</li> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Transport</li> <li>&gt; NSW Dept of Planning</li> </ul>
<b>Business Concierge for COVID-19</b>	Develop a business concierge service and priority queue for businesses that are reopening, changing services, expanding or relocating to the Central Coast	Develop a priority queue in Customer Experience system for businesses affected by COVID-19.  Create a business concierge service  Review and improve business concierge service	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>



**Attachment 3*****Draft Central Coast Economic Recovery and Resilience Framework and Action Plan***

ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Business Support Packages</b>	Develop and deliver multi-phased Business Support Packages that are based on an effort versus impact equation.	Design support package and formalise effort versus impact equation  Delivery of Business Support Packages as required	Innovation and Futures	> Local business > Community Groups
<b>Business Support Team</b>	Develop programs to support businesses including webinars, mentoring, financial and business planning advice	Engage with local business and develop targeted programs  Deliver programs  Continue engagement and adapt to changing circumstances	Innovation and Futures	> Local business
<b>Collaboration and Innovation Virtual Hubs</b>	Develop forums where local businesses and entrepreneurs can discuss ideas and expand their networks to support innovation and growth	Develop initial contact list of business, employers and innovators in the Central Coast region  Choose platform to house online business and innovation hub.  Launch hub and promote helpful dialogue	Innovation and Futures	> Local business
<b>Data Driven Decision Making</b>	Develop a data dashboard with up-to-date information and use the dashboard as the foundation of each course of action.	Economic data collected, analysed and reported  Data dashboard developed and maintained  Consistent tracking of data to monitor and assess economic impacts	Innovation and Futures	> Not Applicable

**Attachment 3*****Draft Central Coast Economic Recovery and Resilience Framework and Action Plan***

ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Digital Literacy</b>	Promote programs to improve digital literacy and skills for all primary and secondary public schools and for businesses and the broader community	<p>Engage with local education providers to determine baseline digital education programs offered to the community</p> <p>Engage with local industry to establish required education for digital literacy</p> <p>Engage with community to determine level of digital literacy levels</p> <p>Promote available digital education programs and work to fill gaps important to the Central Coast</p>	<p>Innovation and Futures</p> <p>Connected Communities</p>	<p>&gt; Business NSW</p> <p>&gt; Central Coast Industry Connect</p> <p>&gt; NSW Treasury, International Trade and Investment</p> <p>&gt; Darkinjung Aboriginal Land Council</p> <p>&gt; University of Newcastle</p> <p>&gt; Dept of Education</p> <p>&gt; TAFE NSW</p> <p>&gt; ET Australia</p>
<b>Community Dialogue</b>	<p>Develop ongoing and consistent surveying of business and wider Central Coast community sentiment, concerns and feedback.</p> <p>Develop and maintain website to provide information and resources.</p>	<p>Website developed and maintained</p> <p>Survey schedule developed and implemented</p>	<p>Innovation and Futures</p> <p>Connected Communities</p>	<p>&gt; Local business</p>
<b>Facilitate Business to Business Connections</b>	Develop and deliver a website and app that connects local businesses to other local businesses to strengthen supply chains on the Central Coast	<p>Develop and deliver the Bigger Backyard and In Good Company website and application</p> <p>Integrate the platform with tourism promotion</p>	Innovation and Futures	<p>&gt; Business NSW</p> <p>&gt; Local Business Chambers</p> <p>&gt; Fifth Element</p> <p>&gt; Central Coast Industry Connect</p> <p>&gt; Central Coast Food Alliance</p>

**Attachment 3****Draft Central Coast Economic Recovery and Resilience Framework and Action Plan**

ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
	Scale out the website and app to include a business to customer platform to support 'shop local' campaign  Leverage the platform to support the Visitor Economy	Expand or create partner-platform to include business-consumer connections		
<b>Growth Corridor Development</b>	Progress growth corridor development strategies	Unlock zoned employment and industry lands through effective planning processes and actions to deliver serviceability and accessibility  Identification of constraints related to current zoning and assessment of actual total employment land space available  Assessment of capability & timing to provide servicing to facilitate development	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>
<b>Infrastructure and Maintenance</b>	Fund shovel ready projects that address acute infrastructure shortcomings and provides long-term value.	Identify priority actions, shovel ready projects, scalable existing projects and maintenance.  Conduct cost-benefit analysis of new shovel ready projects and increasing the scale of existing projects  Proceed with beneficial and priority actions	All of Council (Innovation and Futures Coordination)	<ul style="list-style-type: none"> <li>&gt; Local Business</li> </ul>

**Attachment 3*****Draft Central Coast Economic Recovery and Resilience Framework and Action Plan***

ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Innovation Network</b>	Work with the local innovation eco system to establish a Central Coast Innovation Network	Engage with existing business clusters to build upon specialised knowledge and innovation to enhance existing networks  Work with existing leaders within high value target industries to establish new innovation cluster networks	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>
<b>Modernise Development</b>	Work with local developers to modernise planning processes and requirements to future-proof our new developments	Engage with Central Coast investors and developers with a specialised consultant to workshop best practice planning pathways benchmarked against all NSW LGA's  Reform and update planning process	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>

## Attachment 3

## Draft Central Coast Economic Recovery and Resilience Framework and Action Plan

ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Tourism Central Coast</b>	<p>Develop a highly targeted short-term tourism campaign to draw domestic visitors to the Central Coast as social distancing measures begin to ease.</p> <p>Coordinate campaign with local business to increase visitor spending.</p>	<p>Engage with local business and develop a tourism plan</p> <p>Rollout campaign</p>	Innovation and Futures Connected Communities	<ul style="list-style-type: none"> <li>&gt; Destination NSW</li> <li>&gt; Destination Sydney Surrounds North</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Business NSW</li> <li>&gt; Central Coast Food Alliance</li> </ul>
<b>Vulnerable Sectors</b>	Analyse available data to determine which sectors are both at high risk and will benefit the most from Council intervention. Act to support these sectors.	<p>Conduct initial data analyses and identify high-risk sectors: preliminary analysis highlights hospitality, the visitor economy and construction as high risk</p> <p>Develop rapid response plan and implement. Actions being implemented are: food supply chain strategy [including logistics hub]; increase of advertising on M1; review of stamp duty and development approvals process, accelerating urban release areas and increasing affordable housing spend</p> <p>Review actions, review data and update analysis.</p>	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Regional Development Australia Central Coast</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Industry Connect</li> <li>&gt; Central Coast Food Alliance</li> </ul>

## TRANSFORMATIONAL ACTIONS

ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Advocacy and Collaboration</b>	<p>Develop a dedicated, long-term Central Coast Infrastructure implementation plan.</p> <p>The plan will guide local planning and inform engagement with the State and Federal Governments that clearly articulates need and benefit</p>	<p>Identify the region's long-term infrastructure priorities in collaboration with surrounding Councils, private sector, State Government and Federal Government and sort the order of preference and implementation pathway</p> <p>Develop a regional investment prospectus for national and global markets to profile infrastructure and commercial investment opportunities in the region</p> <p>Develop evidence-based prioritisation of regionally significant infrastructure using the Infrastructure NSW Infrastructure Investor Assurance Framework [Gateway Process] or the Infrastructure Australia assessment framework dependent on the type of project</p>	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Regional Development Australia Central Coast</li> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Transport</li> <li>&gt; NSW Dept of Planning</li> </ul>
<b>Business &amp; Government Relocation</b>	<p>Prepare a framework to incentivise and attract new high-value corporate/commercial business and government departments to relocate to the Central Coast.</p> <p>Partner with government, to attract government institutions to relocate to the region in order to lead the revitalisation of the CBDs and</p>	<p>Actively market and promote opportunities for development and activation within the CBD and Waterfront Precinct</p> <p>Develop relationships with national &amp; international commercial property agents to assist in soft promotion of opportunities</p> <p>Develop collateral and marketing program to support the scheme and investment attraction policies</p>	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>



**Attachment 3****Draft Central Coast Economic Recovery and Resilience Framework and Action Plan**

ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
	enhance the employment diversity of the region	Develop a marketing program to encourage business expansion and support the attraction of new business and industry to the Central Coast with particular focus on health & medical, professional & scientific services Develop an investment attraction incentive scheme that supports activity where positive economic outcome criteria are met, i.e. new jobs, preferred developments such as A-grade office accommodation		
<b>Business Attraction</b>	Transform Council's innovation and business development programs to enhance local impacts and outcomes	Develop an annual implementation and engagement plan for business development focused on new business attraction in high value industries and retention of existing industry	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>
<b>Circular Economy</b>	Develop a 'Circular Economy' framework to build our sharing economy	<p>Engage with the private sector and government to develop the framework</p> <p>Identify possible land to form a cleantech Green cluster of businesses that are focused on innovation and reuse of resources</p> <p>Establish incentives to attract organisations engaged in the Circular Economy framework to relocate or establish themselves in the region</p> <p>Develop a region-wide approach to address waste and reuse</p>	<p>Innovation and Futures</p> <p>Roads Transport Drainage and Waste</p>	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>

## Attachment 3

## Draft Central Coast Economic Recovery and Resilience Framework and Action Plan

ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Collaboration</b>	Consult and engage with the private sector to foster innovation, increase private investment, and improve public policy	Engage existing leader, business clusters and experts to enhance policy, promote collaboration and fuel innovation.  Develop partnership and collaboration projects, Public-Private Partnerships & business-to-business collaboration forums	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>
<b>Data Infrastructure</b>	Expand physical data infrastructure.  Upgrade internal methods of data analysis to inform better decision making.  Share information and data with public consumption.	Identify priority actions [both physical and process based] and begin enacting key projects  Develop outward facing 'Open Data' network and platform to support community innovation	Innovation and Futures	> Not Applicable
<b>Develop Gosford CBD and Waterfront</b>	Bring forward development of Gosford CBD and waterfront to provide cultural, leisure, entertainment and commercial opportunities for our residents	Establishment of Gosford CBD Panel  Progress reporting of development activity in the Gosford CBD	All of Council (Innovation and Futures Coordination)	> Not Applicable

## Attachment 3

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ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Develop Tertiary Partners</b>	Partner with universities to foster collaboration and attraction of new high value industry and to enhance existing established industry.	<p>Build a register of the region's key employers by size / industry. Schedule regular engagement focussed on growth, activity and skills requirements</p> <p>Actively engage with local business networks and Chambers to ensure two-way communication is established and maintained</p> <p>Engage with industry to identify leaders in high value industries and design an education pathway to bridge identified skills gaps</p> <p>Engage with universities to identify future and existing education programs to partner and support industry</p>	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Business NSW</li> <li>&gt; Central Coast Industry Connect</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; University of Newcastle</li> <li>&gt; Dept of Education</li> <li>&gt; TAFE NSW</li> <li>&gt; ET Australia</li> </ul>
<b>Digital Education</b>	Start a digital education and accelerator program for all primary and secondary public schools on the Central Coast	<p>Engage with Central Coast public primary and tertiary schools to develop the Central Coast digital accelerator program</p> <p>Develop investment prospectus to fund a computer for every student on the Central Coast</p> <p>Engage and enrol</p> <p>Review program and expand to private schools</p>	Innovation and Futures Connected Communities	<ul style="list-style-type: none"> <li>&gt; Business NSW</li> <li>&gt; Central Coast Industry Connect</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; University of Newcastle</li> <li>&gt; Dept of Education</li> <li>&gt; TAFE NSW</li> <li>&gt; ET Australia</li> </ul>

## Attachment 3

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ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Digitalisation of Council</b>	Provide remote access and training to staff enabling as many staff to work from home as possible – in response to current social distancing measure, potential future social distancing, future pandemics and empowering workers with increased flexibility and skills.	<p>Prioritise access improvements and provide access to high priority staff</p> <p>Increase all staff access</p> <p>Address shortcomings and develop training programs to continuously increase staff digital literacy and skills</p>	Information Management and Technology People and Culture	> Not Applicable
<b>Enhanced Zoning and Planning</b>	Unlock zoned employment and industry lands through effective planning processes and actions to deliver serviceability and accessibility in the short term	<p>Planning reform</p> <p>Updated LEP and DCP</p> <p>New development</p>	Innovation and Futures Environment and Planning	> Not Applicable
<b>Growth Precincts</b>	Identifying precincts and sectors with high growth prospects, and prepare roadmaps to drive economic development	<p>Develop and aggressively implement industry and investment plans for each of the high-value industries identified in the forthcoming Economic Development Strategy – focussing on addressing impediments to growth, workforce requirements, supply chains, skills gaps, education alignment, market opportunities and the identification of key investment targets</p> <p>Develop a clear investment proposition with appropriate incentives and compelling marketing materials for each high-value industry to attract and generate new investment</p>	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>

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ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Regulatory Reform</b>	Identify high-value regulatory reform and 'red tape' reduction initiatives to unlock economic growth	Review internal handling of commercial and industrial enquiries and development approvals processing  Make recommended changes where required to assist in facilitation of potential investments and business enquiries	All of Council (Economic Development Coordination)	<ul style="list-style-type: none"> <li>&gt; Dept. of Regional NSW</li> <li>&gt; NSW Dept of Planning</li> <li>&gt; Business NSW</li> <li>&gt; NSW Treasury International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Central Coast Local Area Health</li> <li>&gt; Central Coast Industry Connect</li> </ul>
<b>Renewable Energy</b>	Explore options to accelerate the production and consumption of renewable energy to power the Central Coast economy	Engage with industry and government to explore options to deploy renewable energy on the Central Coast  Adopt a renewable energy approach for the Central coast	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Regional Development Australia Central Coast</li> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Transport</li> <li>&gt; NSW Dept of Planning</li> </ul>
<b>Smart City 100Gb/s City Network</b>	Deliver 100 Gigabit per second connectivity to the Central Coast.	Deliver the 100Gb/s digital infrastructure network	Innovation and Futures  Information Management and Technology	<ul style="list-style-type: none"> <li>&gt; Local Business</li> </ul>
<b>Smart City Commute</b>	Tackle smart commuter issues that see 44,200 Central Coast residents – over a quarter of the workforce - commute outside the Central Coast for work each day	Develop a targeted plan to increase Central Coast self-containment  Rollout action plan in coordination with economic recovery actions to: draw more employers to the Central Coast; empower flexible and remote work in the Central Coast; and promote local business and employment growth.	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Local Business</li> </ul>

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ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>City Deal</b>	Collaborate with all levels of government and the community to secure a City Deal for the Central Coast.	<p>Align priority advocacy projects with potential City Deal projects</p> <p>Develop a Smart City Strategy to demonstrate that the Central Coast meets the City Deal criteria:</p> <ul style="list-style-type: none"> <li>&gt; Willing and capable partners</li> <li>&gt; Alignment with broader investment and policy priorities</li> <li>&gt; Opportunities to unlock economic potential and transform the City</li> </ul> <p>Advocate for a Central Coast City Deal</p>	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Regional Development Australia Central Coast</li> <li>&gt; Dept of Regional NSW</li> <li>&gt; NSW Dept of Transport</li> <li>&gt; NSW Dept of Planning</li> </ul>
<b>Smart City Flexible Work</b>	<p>Enable business to maintain productivity whilst social distancing measures are in place – and potentially boost productivity and lower costs into the future</p> <p>Support workers, parents and others that have been forced to or desire to work remotely.</p>	<p>Investigate barriers to remote/flexible work</p> <p>Determine actions that will empower smart/remote/flexible work</p> <p>Act to remove barriers to remote/flexible work such as internet access/speed</p>	Innovation and Futures	<ul style="list-style-type: none"> <li>&gt; Local Business</li> </ul>
<b>Support Adult Learning, Training and Vocational Education</b>	Create a regulatory environment that increases apprenticeships and traineeships in high-demand industries	<p>Develop support framework</p> <p>Apply subsidy</p>	<p>Innovation and Futures</p> <p>Connected Communities</p>	<ul style="list-style-type: none"> <li>&gt; Business NSW</li> <li>&gt; Central Coast Industry Connect</li> <li>&gt; NSW Treasury, International Trade and Investment</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; University of Newcastle</li> </ul>



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ACTION	DESCRIPTION	MILESTONES	ACCOUNTABILITY	EXTERNAL STAKEHOLDERS
<b>Visitor Economy Action Plan</b>	Collaborate with local industry and community to prepare a Visitor Economy Strategy and Action Plan	<p>Engage with developers and tourism operators to gain an understanding of issues and opportunities relevant to tourism and (MICE) Meetings, incentives, conferences and exhibitions infrastructure investment</p> <p>Report on findings and potential strategies to overcome obstacles, attract &amp; encourage good investment</p> <p>Prepare a detailed accommodation audit and implementation plan</p>	Innovation and Futures Connected Communities	<ul style="list-style-type: none"> <li>&gt; Dept of Education</li> <li>&gt; TAFE NSW</li> <li>&gt; ET Australia</li> <li>&gt; Destination NSW</li> <li>&gt; Destination Sydney Surrounds North</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Business NSW</li> <li>&gt; Central Coast Food Alliance</li> </ul>
<b>Visitor Economy Marketing</b>	Develop a Central Coast Economic Development, Marketing and Communication Plan	<p>Develop a new regional brand that embodies the vision for the new economy</p> <p>Adopt a targeted program and approach to promoting the regions new identity and competitive advantages to potential investors and priority markets</p> <p>Establish a Central Coast ambassador program – utilising local identities and community and business leaders to promote the region</p> <p>Development of a quarterly Economic Development Activity Newsletter that provides updated headline economic data, brief overview of major projects &amp; celebrates local business community successes</p>	Innovation and Futures Connected Communities	<ul style="list-style-type: none"> <li>&gt; Destination NSW</li> <li>&gt; Destination Sydney Surrounds North</li> <li>&gt; Darkinjung Aboriginal Land Council</li> <li>&gt; Business NSW</li> <li>&gt; Central Coast Food Alliance</li> </ul>

DRAFT SUBJECT TO COUNCIL ENDORSEMENT

