Wollongong Section 94A

DRAFT
Development Contributions Plan (2014)

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Part A - Summary Schedules

1. Schedule 1 - Summary of levy

The rate of the levy is calculated as follows:

Proposed cost of the development *(Determined in accordance with Clause 15)*	Maximum percentage rate of the levy
Up to $100,000	Nil
$100,001 - $200,000	0.5%
More than $200,000	1%

Within the B3 Commercial Core zone in the Wollongong City Centre an additional 1% levy is applied to all development with a cost of more than $250,000 and that increases the gross floor area (i.e. total levy of 2%). This contribution provides funding towards the Special City projects nominated in the Civic Improvements Plan for the Wollongong City Centre, reproduced below. The timing of the implementation of the projects will be determined through Councils Management Plan process as funding permits, and then detailed in Part D Schedule 4.

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

Note: Effective from 30 December 2009 in response to Council's request, the NSW Government Minister for Planning issued a direction removing the additional 1% levy under Section 94EE of the Environmental Planning and Assessment Act 1979 for development with a cost of more than $250,000 in the Commercial Core (B3 zone), within the Wollongong City Centre. This special levy was applied to fund improvements to regional infrastructure, namely the Wollongong Railway Station and Wollongong Harbour. Council resolved at its meeting 2 March 2010 to refund all funds collected under this levy, refunds were finalized by 30 June 2010. As such the total levy payable is as per the table above.

2. Schedule 2 – Works schedule summary

Project	Section 94A contribution (2011-12 to 2016-17)	Project Cost (2011-12 to 2016-17)
Roads and Bridges	**$ 3,946,706**	**$ 11,744,706**
Footpaths and Cycleways	**$ 4,515,000**	**$ 22,246,609**
Car parks	**$ 1,160,000**	**$ 2,243,000**
Non-Commercial buildings	**$ 447,000**	**$ 2,105,000**
Parks, Gardens and sports fields	**$ 4,234,000**	**$ 7,829,000**
Land Acquisitions	**$ 3,750,000**	**$ 3,750,000**
Administration	**$ 584,000**	**$ 1,004,000**
TOTAL	**$ 18,636,706**	**$ 50,922,315**

For further details refer to Part D Schedule 4 – Detailed Works Schedule page 16.

Part B – Expected Development and Demand for Public Facilities

3. Expected Development and Demand for Public Facilities

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

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

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

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

- The population projections undertaken by Council, adopted from the Australian Bureau of Statistics (ABS) information indicates that continued population growth in Wollongong is expected. A projected population of 234,000 is expected by 2026.
- Accelerating housing costs in metropolitan Sydney contribute to certain pressures in Wollongong, particularly new housing developments, which will largely impact the future needs of the region.
- The likely population growth will diminish the enjoyment and standard of public facilities for the existing population unless additional facilities are provided to meet the additional demand.
- The likely growth will require the provision of additional public facilities to meet additional demands.

Wollongong City Council wants to ensure that it has a sustainable local government area, safeguarding the economic, social, cultural, and environmental wellbeing of present and future generations. The section 94A levy will assist Council to provide high quality and diverse public facilities to meet the expectations of the existing and new residents of Wollongong City Council.

The additional public facilities to be provided to meet the expected future development are set out in Part D Schedule 4.

The demand for facilities within the Wollongong City Centre is based on the growth and development projected for the Wollongong City Centre in the Illawarra Regional Strategy and Wollongong City Centre Plan. In particular, this includes the total developable floor space allowed under the Wollongong LEP 2009 and Wollongong DCP 2009.

Part C – Administration and Operation of the Plan

4. What is the name of this contributions plan?

This Plan is called the "Wollongong City Council Section 94A Development Contributions Plan".

5. Where does this plan apply?

This plan applies to all land within the local government area of Wollongong City Council excluding Stages 1 & 2 of the West Dapto Urban Release area as shown on Figure 1.

6. What is the purpose of this contributions plan?

The purposes of this contributions plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 94A of the *EP&A Act 1979.*
- To assist the council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area.
- To publicly identify the purposes for which the levies are required.

7. When does this development contributions plan commence?

This Development Contributions plan takes effect from the date on which public notice was published, pursuant to clause 31(4) of the Environmental Planning and Assessment Regulation 2000.

This Section 94A Contributions Plan was adopted by Council at its Meeting of [insert date] and came into force on [insert date].

8. Relationship with other development contribution plans

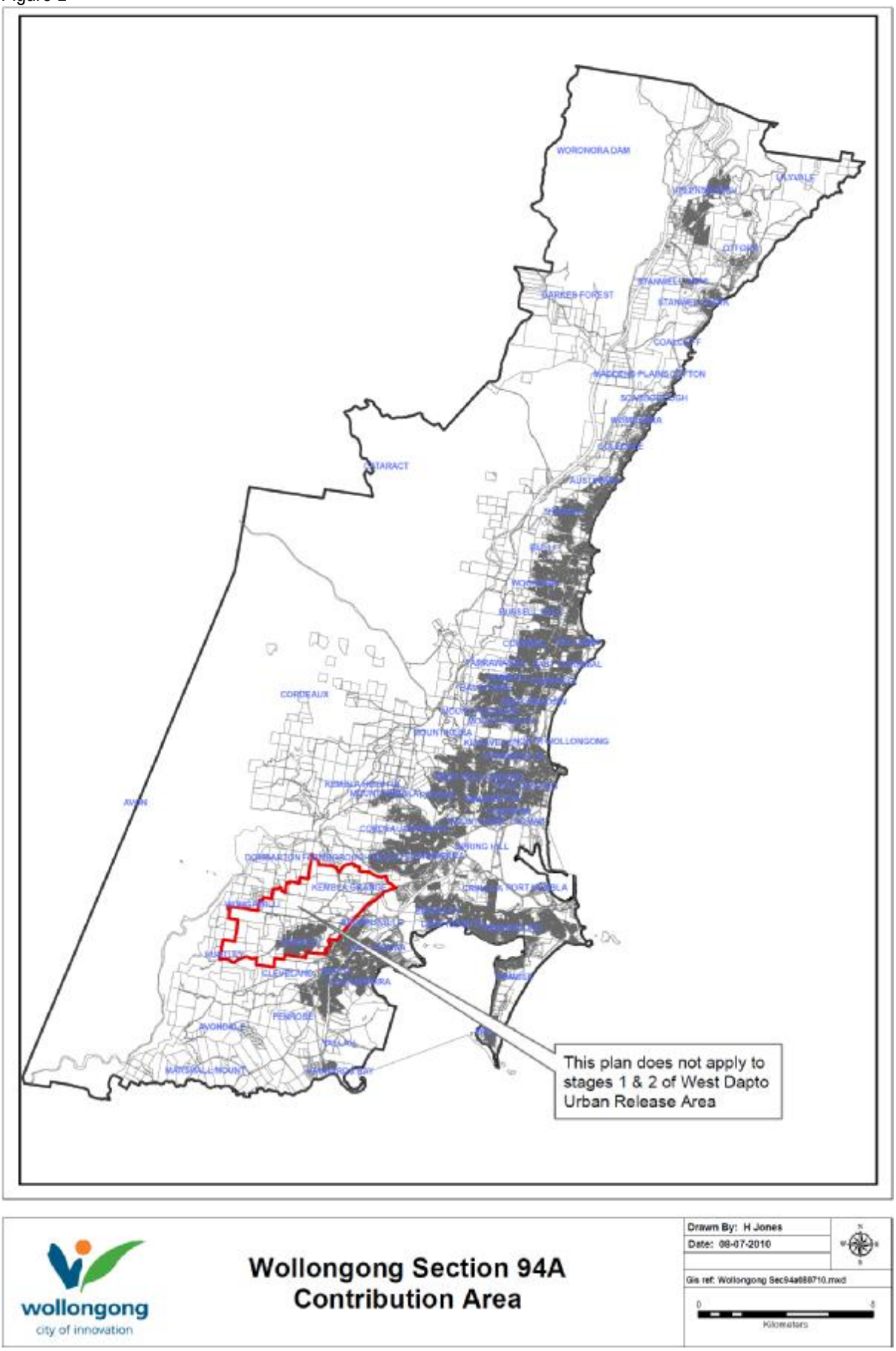
This plan repeals the following section 94 / 94A contributions plans applying in the Wollongong local government area:

- Wollongong Section 94A Contributions Plan (2013 version) – this plan repealed the following plan;
- Wollongong Section 94A Contributions Plan (2012 version) – this plan repealed the following plan;
- Wollongong Section 94A Contributions Plan (2011 version) – this plan repealed the following plan;
- Wollongong Section 94A Contributions Plan (2010 version) – this plan repealed the following plan;
- Wollongong Section 94A Contributions Plan (2009 version) – this plan repealed the following plan;
- Wollongong Section 94A Contributions Plan (2008 version) – this plan repealed the following plan;
- Wollongong Section 94A Contributions Plan (2007 version) – this plan repealed the following plan;
- Wollongong Section 94A Contributions Plan (2006 version) – this plan repealed the following Section 94 plans:
  - CP No 1 Open Space Embellishment, Recreation Facilities, Community Facilities;
  - Amendment to CP No 1 Open Space;
  - CP No 2 Traffic Management & Road Works in City of Wollongong;
  - CP No 3 Car Parking in the City of Wollongong;
  - CP No 4 Studies & Administration;
  - CP No 6 Car Parking in Area between Fairy Creek & Georges Plan Nth Wollongong;
  - CP No 7 Open Space Dedication (Nth Side Kanahooka Road);
  - CP No 8 Roundabout at the intersection of Unara Road, Yalunga Street & Princes Highway, Dapto;

- CP No 9 Mount Brown Local Area Traffic Management Scheme;
- CP No 10 Bank Street (Road Works & Intersection Upgrade);
- CP No 11 Bank Street (Car Parking Facility between Bank & Stewart Sts);
- CP No 12 Sandon Point Section 94 Land Acquisition; and
- CP No 13 Library Resources.

Any other section 94 contributions plans that are not repealed continue to apply to all areas and development to which they are stated to apply.

Figure 1


WORONORA DAM
BARKER FOREST
CATARACT
CORDEAUX
AVON
WOLLONGONG
KEMBLA GRANGE
PENROSE
This plan does not apply to stages 1 & 2 of West Dapto Urban Release Area
wollongong
city of innovation
Wollongong Section 94A
Contribution Area
Drawn By: H Jones
Date: 08-07-2010
Gis ref: Wollongong Sec94a088710.mxd
Kilometers

9. What does Section 94A of the Act provide?

Section 94A of the Act provides as follows:

> 94A Fixed development consent levies
>
> (1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.
>
> (2) A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 94.
>
> (3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.
>
> (4) A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.

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

This plan authorises the Council to grant consent to development to which this plan applies subject to a condition requiring the applicant to pay to the Council a levy calculated as per clause 10.

11. How will the levy be calculated

The levy will be determined on the basis of the rate as set out in Part A Schedule 1 Summary of levy. The levy will be calculated as follows:

Levy payable = %C x $C

Where:

%C is the levy rate applicable
$C is the proposed cost of carrying out development as determined in accordance with clause 15.

Where an exemption is granted for a preceding application under Clause 12(q) *"An application for demolition (where there is no replacement building or development)".* On the same subject site (irrespective of sub-division or consolidation occurring) the following application(s) for development, qualifying under clause 11, will be additionally levied the relevant proportion of the levy that would have applied if the cost of development included the *"demolition, excavation and site preparation, decontamination or remediation"* in accordance with Clause 25J of the Regulation that occurred under the preceding application.

12. Development to which this plan applies

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

13. Are there any exemptions to the levy?

The following Directions under Section 94E of the Environmental Planning and Assessment Act 1979 have been made by the Minister for Planning that require that a Section 94A levy cannot be imposed on development:

a. for the purpose of disabled access (10/11/06);
b. for the sole purpose of affordable housing (10/11/06) – *(including Granny Flat/Secondary dwelling under 60m2);*
c. for the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building (10/11/06);

d. for the sole purpose of adaptive re-use of an item of environmental heritage (note: the term "item" and "environmental heritage" have the same meaning as in the *Heritage Act 1977*) (10/11/06);
e. other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out (10/11/06);
f. Seniors living development under SEPP Seniors Housing 2004 by a Social Housing provider (14/9/07);
g. Components of school development that is a Building Education Revolution (BER) project (9/9/09).

In addition, Council may allow for the following exemptions (partial or full):

h An application on behalf of the Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas, recreational facilities or car parks.

i. An application on behalf of the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations; education facilities and public transport infrastructure.

j. An application for privately funded community infrastructure, such as but not limited to education facilities, universities, and private hospitals.

k. Any other development for which Council considers an exemption is warranted, where the decision is made by formal ratification of the Council at a public Council meeting.

l. An application by the Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas, recreational facilities or car parks.

m. An application by the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations; education facilities and public transport infrastructure.

n. An application for an industrial, retail or commercial development, where there is no increase in floor space within an existing building, such as but not limited to internal fit-out or alteration to existing structure.

o. An application for the continued operation of a coal mine, where rail transport is used for the transportation of coal.

p. An application for a place of public worship.

q. An application for demolition (where there is no replacement building or development).

r. An application for a residential care facility.

s. An application for an industrial training facility.

Submission Requirements for an exemption claim to be considered

For an exemption to be considered in accordance with points h to k above, any such application will need to submit a comprehensive submission arguing the case for exemption and including details of:

- Under which point the exemption claimed is to be considered
- The mechanism ensuring that such development will remain in the form proposed in the future (i.e. Not to increase future demand on public amenities and services), NB: where a further development application or application for complying development under the *EP&A Act* is required for any change to the development no mechanism is necessary, however if a change of use is available by way of exempt development then the requirement for a mechanism remains.
- Other items if applicable:
  - How the development will incorporate the maintenance of the item of heritage significance
  - How the development will contribute to the public benefit of the community
  - Works in the public domain included in the development

- How the residents/users will utilise existing private facilities attached to the development that replicate those types provided by council.

A comprehensive submission is not required for points a to g or l to s from the above list. Whilst assessment of any application will include consideration of the provisions of this plan for any exemption that may be warranted, where a comprehensive submission isn't required, the application should clearly state which point an exemption is expected to ensure it is considered.

Exemptions (partial or full) listed under points h to s will only to be granted with approval of the Council Officer(s) whose position(s) holds the required Council delegations or in terms of point k by formal ratification of the Council at a public Council meeting.

14. Complying Development Certificates and the obligations of accredited certifiers

Development applications for Complying Development are also subject to the provisions of this plan, and the payment of a Section 94A contribution. The Complying Development Certificate is to include a condition that requires the payment of a Section 94A contribution (in accordance with the requirements of clauses 1 to 12 above).

As the construction certificate is issued concurrently, payment is to be made to Council within 7 days of the date of the Complying Development Certificate.

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

15. Construction certificates and the obligations of accredited certifiers

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

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

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

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

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

"25J Section 94A levy—determination of proposed cost of development

(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

(a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,

(b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,

(c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.

(2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates

(3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:

(a) the cost of the land on which the development is to be carried out,

(b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,

(c) the costs associated with marketing or financing the development (including interest on any loans),

(d) the costs associated with legal work carried out or to be carried out in connection with the development,

(e) project management costs associated with the development,

(f) the cost of building insurance in respect of the development,

(g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),

(h) the costs of commercial stock inventory,

(i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law."

17. Cost estimate reports must accompany an application for a development application or a complying development certificate

An application for a development application or a complying development certificate is to be accompanied by a report, prepared at the applicant's cost in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 25J of the Regulation, per clause 16 above.

The following types of report are required:

- where the estimate of the proposed cost of carrying out the development is less than $10,000,000 - a suitable cost estimate as determined by Council;
- where the estimate of the proposed cost of carrying out the development is $10,000,000 or more - a detailed cost report in accordance with Part D Schedule 3.

Applicants will be required to declare upon signing of application for development/building work that the cost of carrying out development as evidenced by their submitted estimate has been calculated in accordance with the provisions of this plan, in particular clause 16.

18. Who may provide a report for the purposes of clause 16 of this plan?

For the purpose of clause 25J(2) of the Regulation and clause 16 of this plan, the following persons are approved by the Council to provide an estimate of the proposed cost of carrying out development in the following circumstances:

- where the proposed development cost is less than $10,000,000 - a person who, in the opinion of the Council, is suitably qualified to provide a cost estimate;
- where the proposed development cost is $10,000,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Upon reviewing a cost estimate, the Council may require a further estimate to be provided by a registered quantity surveyor at the applicant's cost. The Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with clause 16.

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

Money paid to the Council under a condition authorised by this plan is to be applied by the Council towards meeting the cost of the public facilities that will be or have been provided within the area as listed in Part D Schedule 4.

20. What are the funding priorities from levies authorised by this plan?

Subject to s93E(2) of the Act and clauses 18 and 19 of this plan, the public facilities listed in Part D Schedule 4 are to be provided in accordance with the staging set out in that Schedule.

21. Pooling of levies

For the purposes of s93E(2) of the Act, this plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by the Council progressively towards the public facilities listed in Part D Schedule 4 in accordance with the staging set out in that Schedule.

22. The Goods and Services Tax (GST)

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

23. When is the levy payable?

A levy to be paid by a condition authorised by this plan must be paid to the Council at the time specified in the condition. If no time is specified, the levy must be paid in full prior to the first construction or subdivision certificate issued in respect of the development under Part 4A of the *EP&A Act*.

Payment can be made by cash, credit card, EFTPOS or bank cheque (payable to Wollongong City Council) only.

Payments can be made in person at Council's Customer service centre located on the ground floor of Wollongong City Council Administration Building, 41 Burelli Street, Wollongong between 8.30am and 5pm Monday to Friday except public holidays during business hours. Bank Cheques will be accepted by mail to Wollongong City Council - Locked Bag 8821, Wollongong DC NSW 2500.

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

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

- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program;
- In other circumstances considered reasonable by Council.

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

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

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

a) The bank guarantee be issued by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest.
b) Any charges associated with establishing or operating the bank security are payable by the applicant.
c) The bank guarantee must carry specific wording identifying the exact obligation to which it relates (i.e. section 94A development contributions for development of Lot x DP xxx under Development Consent No. xxx)

d) The bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
e) The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
f) The bank's obligations are discharged when payment to the council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required.
g) Where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

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

25. Are there alternatives to payment of the levy?

The council may accept an offer by the applicant to provide an "in-kind" contribution (i.e. the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan. The decision to accept such offers is at the sole discretion of the Council.

Council may accept such alternatives in the following circumstances:

a) Offer made to the Council as part of a development application

The applicant may include in the relevant development application or in an application for a modification under section 96 of the Act, an offer to carry out works or provide a material public benefit towards which the levy is to be applied. The Council will consider the offer as part of its assessment of the development application or as an application for a modification to a development approval under section 96 of the Act where a levy has been imposed pursuant to this plan. If the Council agrees to the arrangement and grants consent to the application, it will substitute a condition of consent under section 80A or section 96 of the Act (whichever is relevant) requiring the works to be carried out or the material public benefit to be provided for a condition requiring payment of a levy under section 94A.

In assessing the applicant's offer, the Council will have regard to any relevant requirements of the current Practice Note issued by the NSW Government (DIPNR 2005) and such other matters as the Council considers relevant in the circumstances of the case including, but not limited to:

(1) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan, Council does not issue credits to applicants for works in kind which are provided in excess of the approved condition outside of a standard procedure involving approval by Council, such as staged development; and
(2) the standard of the works is to council's full satisfaction and the works are handed over to the Council without restriction of limitation; and
(3) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

b) Valuation of Offer made to the Council as part of a development application ("value of work")

The value of an offer to provide Works In Kind, or a material public benefit towards which the levy is to be applied, in lieu (in full or in part) of satisfying a condition of consent relating to payment of a Section 94/94A contribution will be valued utilising the following mechanism:

(1) Any Credit will be calculated based on the actual cost of works or the agreed cost estimate, whichever is the lesser. The agreed cost estimate will be determined by a review of the costs submitted by the applicant via Council's Infrastructure Team or a Registered Quantity Surveyor at Councils discretion);

(2) The agreed cost estimate can be amended by submission of a variation request by the applicant which will be reviewed and certified by a registered Quantity Surveyor;

(3) The actual cost of works is required to be evidenced and verified by a registered Quantity Surveyor;

(4) The Quantity Surveyor to act on the project will be chosen by Council from a list of 3 recommended by the applicant all of whom are to be members of Panels for The NSW Department of Commerce or Local Government Procurement; and

(5) Quantity Surveyor service costs are to be borne by the applicant.

c) Legal agreements pertaining to works in kind

All offers, should they be accepted, to provide Works In Kind, or a material public benefit towards which the levy is to be applied, in lieu (in full or in part) of satisfying a condition of consent relating to payment of a Section 94/94A contribution will be subject to a legal agreement between Council and the applicant. All agreements will include, but not limited to, the following:

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

d) Offer to enter into a voluntary planning agreement

An applicant may offer to enter into a voluntary planning agreement with the Council under s93F of the EP&A Act in connection with the making of a development application. This offer may include a monetary contribution, dedication of land, the carrying out of works, or another material public benefit for public purposes. Those purposes need not wholly relate to the impacts of the applicant's development not to the items listed in Part D Schedule 4.

The applicant's provision under a planning agreement may be additional to or instead of paying a levy in accordance with a condition of development consent authorised by this plan. This will be a matter for negotiation with the Council. The offer to enter into the planning agreement together with a copy of the draft agreement should accompany the relevant development application.

The Council will publicly notify the draft planning agreement and an explanatory note relating to the draft agreement along with the development application and will consider the agreement as part of its assessment of that application.

If the Council agrees to enter into the planning agreement, it may impose a condition of development consent under s93I (3) of the *EP&A Act* requiring the agreement to be entered into and performed. If the Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this plan requiring the payment of a levy.

Applicants should refer to the Council's Policy on Planning Agreements, which has been prepared having regard to the Practice Note on Planning Agreements (DIPNR 2005).

26. How will the levy be adjusted?

As the date of the consent may vary to the actual time of payment of the contribution, Clause 25(4) of the *EP&A Regulation* allows council to adjust the contribution to reflect current between the date of the consent and the time of payment. Contributions required as a condition of consent under the provisions of this plan will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Bureau of Statistics.

The following formula for indexing contributions is to be used:

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

Where:

$C is the original contribution as set out in the consent
CP1 is the Consumer Price Index (all groups index for Sydney) used in the proceeding indexation calculation
CP2 is the Consumer Price Index (all groups index for Sydney) at the time of indexation

27. Savings and Transitional Arrangements

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

28. Are refunds for payments of levies possible?

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

- Submit a written request to Council
- As a part of the request, demonstrate that the development that is the subject of the consent has not been commenced
- Submit the request for a refund by the first working day after 31 January within the year following payment of the levy e.g. payment is made in April 2011 then refund request can be made until first working day after 31 January 2012; payment is made in January 2011 then refund request can be made until first working day after 31 January 2012.
- Formally surrender the consent that applied the levy

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

Part D – References

29. What definitions apply?

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

- ABS means the Australian Bureau of Statistics
- EP&A Act means the Environmental Planning and Assessment Act 1979
- Council means The Wollongong City Council
- Development contributions means a development contribution required to be paid by a condition of development consent imposed pursuant to section 94 of the Act
- Levy means a levy under section 94A of the Act authorised by this plan
- Public facility & Public Infrastructure means a public amenity or public service
- Regulation means the Environmental Planning and Assessment Regulation 2000

30. Schedule 3 - Detailed Cost Report

(Clause 17)

Registered* Quantity Surveyor's Detailed Cost Report

[Development Cost in excess of $10,000,000]
*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No. _____ REFERENCE: _____

CONSTRUCTION CERTIFICATE No. _____ DATE: _____

☐

APPLICANT'S NAME:
_____

APPLICANT'S ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS:
_____

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m²	Gross Floor Area – Other	m²
Gross Floor Area – Residential	m²	Total Gross Floor Area	m²
Gross Floor Area – Retail	m²	Total Site Area	m²
Gross Floor Area – Car Parking	m²	Total Car Parking Spaces	
Total Development Cost	$		
Total Construction Cost	$		
Total GST	$		

ESTIMATE DETAILS:

Professional Fees	$		Excavation	$	
% of Development Cost	%		Cost per square metre of site area	$	/m²
% of Construction Cost	%		Car Park	$	
Demolition and Site Preparation	$		Cost per square metre of site area	$	/m²
Cost per square metre of site area	$	/m²	Cost per space	$	/space
Construction – Commercial	$		Fit-out – Commercial	$	
Cost per square metre of site area	$	/m²	Cost per m² of commercial area	$	/m²
Construction – Residential	$		Fit-out – Residential	$	
Cost per square metre of residential area	$	/m²	Cost per m² of residential area	$	/m²
Construction – Retail	$		Fit-out – Retail	$	
Cost per square metre of retail area	$	/m²	Cost per m² of retail area	$	/m²

I certify that I have:

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

Signed: _____
Name: _____
Position and Qualifications: _____
Date: _____

31. Schedule 4 –Detailed Works Schedule

The works listed in this schedule may be funded from a mix of sources, including contributions collected from this plan. (Clauses 19 & 20)

Map Ref		Project	Actual Section 94A contribution (2011-12 to 2013-14)	Timing of Section 94A expenditure							Timing of other funding				Total Project Cost (2011-12 to 2016-17)
Map No.	Ref No.			Expenditure 2011-12	Expenditure 2012-13	Expenditure 2013-14	Budget 2014-15	Forecast 2015-16	Forecast 2016-17	Forecast Section 94A contribution 2014-15 to 2016-17	2013-14	2014-15	2015-16	2016-17	
		Roads and Bridges													
		City Centre Public Transport	$ 329,000	$ 50,000	$ 129,000	$ 150,000		$ 72,000	$ 100,000	$ 172,000	$ -	$ 150,000	$ 78,000	$ -	$ 501,000
		City Wide Public Transport	$ 125,000		$ 50,000	$ 75,000	$ 75,000	$ 100,000	$ 100,000	$ 275,000	$ 75,000	$ 75,000	$ 50,000	$ -	$ 400,000
		Traffic Facility Improvements (50% RTA)	$ -		$ -			$ 650,000	$ 490,000	$ 1,140,000	$ -	$ 820,000	$ 450,000	$ 710,000	$ 1,850,000
		Roads & Bridges - New & Upgrade (bulk vote)	$ -				$ 280,000	$ -	$ 50,000	$ 330,000	$ -	$ -	$ -	$ 3,620,000	$ 3,950,000
16	*3*	Church St, Wollongong - Roundabout, cnr Ellen St	$ -		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13	*4*	Cliff Rd, North Wollongong - new pedestrian safety facilities	$ -		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	C	Parkes St/Princes Hwy, Helensburgh - New roundabout	$ 85,000		$ 85,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 85,000
13	*48*	Denison Street/Throsby Drive, Gwynneville - bypass	$ -				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14	*77*	Cordeaux Rd, Cordeaux Heights - Pedestrian Refuge	$ -				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14	*83*	Cordeaux Rd, Cordeaux Heights - Bridges	$ 250,000		$ -	$ 250,000	$ 515,000	$ -	$ -	$ 515,000	$ 1,470,000	$ -	$ -	$ -	$ 765,000
16	*76*	Gladstone Ave, Coniston -Pedestrian Crossing	$ -				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	C	Compton Street, Dapto- Traffic Calming augmentation	$ 313,000		$ 313,000										
22	*38*	Burelli Street/Kenny Street, Wollongong - Traffic Lights	$ 6,000		$ 6,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
13,16	*37*	Burelli Street/Corrimal Street, Wollongong - Traffic Lights	$ -				$ 120,000	$ -	$ -	$ 120,000	$ -	$ -	$ -	$ -	$ 120,000
13,16	*36*	Burelli Street/Auburn Street, Wollongong - Traffic Lights	$ 39,000		$ 39,000		$ 250,000	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ 289,000
	C	Carters lane, Fairy Meadow shoulder construct - Pioneer to Elliots	$ 159,000	$ -	$ 159,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 159,000
	C	Squires Way, North Wollongong - kerb and gutter - Elliots Rd to iC entry	$ 51,000	$ -	$ 51,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,000
10	*74*	Cabbage Tree Lane, Fairy Meadow - kerb, gutter and drainage	$ -	$ -			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	*39*	Parkes St/Vera St, Helensburgh - kerb, gutter and drainage	$ 275,000	$ -	$ 25,000	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 275,000
	C	Jarvie Rd, Cringlia - new kerb & gutter	$ 50,000			$ 50,000									
2	*84*	Walker St, Helensburgh - Widen culvert, provide pedestrian access	$ 70,000	$ -		$ 70,000	$ -	$ -	$ -	$ -	$ 300,000	$ -	$ -	$ -	$ 70,000
13	*79*	Keira St, Wollongong - Road & Footpath augmentation	$ -	$ -			$ 400,000	$ -	$ -	$ 400,000	$ -	$ -	$ -	$ -	$ 400,000
	C	Burke Street, Berkeley - New Traffic Island	$ 5,000	$ -	$ 5,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
	C	Ball Street, Woonona - New Traffic Island	$ 1,000	$ -	$ 1,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
7	*85*	Sturdee Ave, Bulli - Augmentation design options	$ 16,000	$ -	$ 9,000	$ 7,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,000
		Sub total	$ 1,774,000	$ 50,000	$ 872,000	$ 852,000	$ 1,640,000	$ 822,000	$ 740,000	$ 3,202,000	$ 1,845,000	$ 1,045,000	$ 578,000	$ 4,330,000	$ 8,943,000

		Footpaths and Cycleways														
	C	Gloucester Bvde, Port Kembla - Primary School to Darcy Rd -Shared pathway	$ 99,000	$ 94,000	$ 5,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 99,000
22	38	Foreshore Rd, Port Kembla - Old Port Rd to Harbour - New on road Shared pathway	$ 4,000	$ 4,000	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000
	C	Southern cycleway - Port Kembla pool to Parkes St & along Foreshore Rd	$ 42,000			$ 42,000										
21	24	Five Islands Rd, Port Kembla - shared path between Flinders St & Wattle St	$ 2,000			$ 2,000										
	C	Princes Hwy, Dapto, Unara St to Northcliffe - New Shared pathway	$ 442,000	$ 135,000	$ 3,000	$ 304,000	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ 442,000
21	18	Shellharbour Rd, Port Kembla - Parkes St to King Street new on-road and off-road cycleway	$ -		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	C	Amaroo Ave, Figtree - New footpath	$ 9,000		$ 2,000	$ 7,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,000
12	25	Grey St, Keiraville new footpath	$ 19,000			$ 19,000										
13	13	Tramway Sea Wall and Path, North Wollongong - Augmentation	$ -				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13	14	City Centre Crown St, Wollongong - Augmentation	$ 20,000		$ 20,000		$ 150,000	$ -	$ -	$ 150,000	$ -	$ 6,305,000	$ -	$ -	$ -	$ 170,000
	C	O'Briens Rd, Figtree - New shared pathway	$ 55,000		$ 55,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 55,000
17	15	Cordeaux Rd, Figtree - new on road cycleway	$ 85,000		$ 85,000		$ 200,000									
8	16	Channon St, Russell Vale - new footpath	$ 47,000			$ 47,000										
	C	Parkes St, Helensburgh - New shared pathway connection	$ 75,000		$ 75,000											
	C	Brian St, Balgownie - new footpath and pedestrain crossing	$ 82,000		$ 82,000											
	C	Unanderra Town Centre - Tallegalla Street - new cycleway	$ 25,000		$ 25,000											
	C	Beach St to Hutton Ave, Bulli - New shared pathway	$ 25,000		$ 25,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000
	C	Brokers Rd, Balgonie - new footpath	$ 43,000		$ 43,000											
10	71	Foothills Rd, Balgownie - New footpath	$ -				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	60	Lawerance Hargrave Dr, Bartons Gully, Wombarra - New footpath	$ -				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	C	Gibson Rd, Figtree - widen footpath	$ 85,000		$ 85,000											
	C	Abercrombie St, West Wollongong - New footpaths	$ 274,000		$ 274,000											
	C	McMillan St, Helensburgh - New north side footpath	$ 36,000		$ 36,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 36,000
	C	Princes Hwy, West Wollongong - New shared pathway, London Dr to Abercrombie St	$ 113,000		$ 35,000	$ 78,000										
	C	Princes Hwy, Bulli - New shared pathway, Black Diamond Pl to Point St	$ 12,000		$ 12,000											
	C	Murphys Avenue, Keiraville - New footpath	$ 60,000			$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,000
	C	Mt Keira Rd, Mt Keira - New footpath	$ 100,000			$ 100,000	$ -	$ -	$ -	$ -	$ 46,000	$ -	$ -	$ -	$ -	$ 100,000
	C	Derribong Dr, Cordeaux Heights - New footpath	$ 149,000			$ 149,000	$ -	$ -	$ -	$ -	$ 34,000	$ -	$ -	$ -	$ -	$ 149,000
	C	Loftus St, Wollongong - New footpath	$ 103,000			$ 103,000	$ -	$ -	$ -	$ -	$ 39,000	$ -	$ -	$ -	$ -	$ 103,000
13	5	Smith St, Wollongong - shared path Harbour to Keira St	$ 10,000			$ 10,000										
16	6	Gladstone Ave, Wollongong - cycleway Swan St underpass to Crown Street	$ 8,000			$ 8,000										
	C	Pioneer Rd, Towradgi - New footpath & bridging over culvert	$ 82,000			$ 82,000	$ -	$ -	$ -	$ -	$ 172,000	$ -	$ -	$ -	$ -	$ 82,000
11	49	Squires Way, North Wollongong - Widen cycleway	$ 25,000		$ 25,000		$ -	$ -	$ -	$ -	$ 520,000	$ -	$ -	$ -	$ -	$ 25,000

18	7	Lakelands Dve, Dapto; Fowlers Rd to Parkside Dve	$ -				$ 90,000									
18	8	Cirrus St, Dapto; full length west side	$ -				$ 82,000									
12	9	Dumfries Ave, Mt Ousley; McMahon St to Foothills Rd	$ -				$ 95,000									
7	10	Point Street, Bulli new footpath	$ -				$ 100,000									
6	11	Railway Lane,Thirroul new footpath	$ -				$ 33,000									
4	12	*Grand Pacific Walk, North Wollongong to Otford - Stage 1 Stoney Ck Bridge, Coalcliff*	$ 467,000		$ 187,000	$ 280,000		$ 250,000	$ 150,000	$ 400,000	$ 150,000	$ 638,000	$ 750,000	$ 850,000	$ 1,717,000	
		Village & Town Centre - Upgrades (bulk vote)	$ -					$ -	$ 200,000	$ 200,000	$ -	$ -	$ -	$ 500,000	$ 700,000	
17	72	Unanaderra CBD upgrade	$ -				$ 10,000									
21	70	Warrawong CBD upgrade	$ -				$ 90,000									
		Shared (Cycleways) Pathways - New & Upgrade (bulk vote) - see Bicycle Plan	$ -				$ 100,000	$ 200,000	$ 300,000	$ 600,000	$ 750,000	$ 200,000	$ 200,000	$ 1,100,000	$ 1,700,000	
		City wide Footpaths - New & Upgrade (bulk vote)	$ -					$ 150,000	$ 300,000	$ 450,000	$ -	$ -	$ 3,721,067	$ 1,656,542	$ 2,106,542	
		Sub total	$ 2,598,000	$ 233,000	$ 1,074,000	$ 1,291,000	$ 950,000	$ 600,000	$ 950,000	$ 1,800,000	$ 1,811,000	$ 7,143,000	$ 4,671,067	$ 4,106,542	$ 7,582,542	
		Car parks														
	C	Station Street - Thomas Gibson Park	$ 110,000		$ 110,000											
	C	Bank/Stewart Street, Wollongong - 4hr Car park - Additional spaces	$ 78,000			$ 78,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 78,000
	C	Campbell Street, Woonona - Ocean Park car park	$ 144,000	$ 4,000		$ 140,000	$ -	$ -	$ -	$ -	$ 40,000	$ -	$ -	$ -	$ -	$ 144,000
19	54	Lakeside leisure Centre, Kanahooka - Upgrade and expansion	$ 7,000		$ 7,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,000
	C	Market Street - Multi Storey Car park - Upgrade	$ 20,000		$ 20,000											
	C	Windang Foreshore Park P2 car park - augmentation	$ 5,000		$ 5,000											
	C	George Street, Wollongong - Car park extension	$ 140,000		$ 140,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 140,000
	C	Stanwell Park shops Car Park - Upgrade	$ 243,000		$ 150,000	$ 93,000	$ -	$ -	$ -	$ -	$ 33,000	$ -	$ -	$ -	$ -	$ 243,000
	C	The Circle Car Park, Woonona - Upgrade	$ 17,000		$ 17,000		$ -	$ -	$ -	$ -	$ 110,000	$ -	$ -	$ -	$ -	$ 17,000
		City wide car parks - New (bulk vote)	$ -					$ 500,000	$ 200,000	$ 700,000	$ -	$ 450,000	$ 200,000	$ 250,000	$ 950,000	
		Sub total	$ 764,000	$ 4,000	$ 449,000	$ 311,000	$ -	$ 500,000	$ 200,000	$ 700,000	$ 183,000	$ 450,000	$ 200,000	$ 250,000	$ 1,579,000	
		Non-Commercial buildings														
		Lifeguards facilities Designs	$ -		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
3	17	Bald Hill Amenities, Stanwell Tops - augmentation - Masterplan	$ 33,000		$ 33,000											
	C	North Beach Bathers Pavilion, North Wollongong - augmentation (Inc. Retaining Wall)	$ 4,433,000	$ 4,301,000	$ 100,000	$ 32,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,433,000	
	C	Wollongong Town Hall augmentation	$ -		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
13	26	Civic Plaza, Wollongong - Water Saving facilities implementation	$ -		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	C	Dapto Pool - Disabled Access Improvements	$ 40,000		$ 40,000											
	C	Sandon Point Surf Club Expansion	$ 125,000		$ 125,000											
21	20	Warrawong Multipurpose Community Centre & Library design	$ 13,000		$ -	$ 13,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,000
	C	Windang Beach Lifeguard Tower - Design	$ 52,000		$ -	$ 52,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 52,000
		Coledale Lifeguard Tower	$ 25,000			$ 25,000										
		Non-Commercial buildings - bulk vote	$ -		$ -		$ -	$ 75,000	$ -	$ 75,000	$ 283,000	$ -	$ 1,375,000	$ -	$ 75,000	
		Sub total	$ 4,721,000	$ 4,301,000	$ 298,000	$ 122,000	$ -	$ 75,000	$ -		$ 283,000	$ -	$ 1,375,000	$ -	$ 4,573,000	

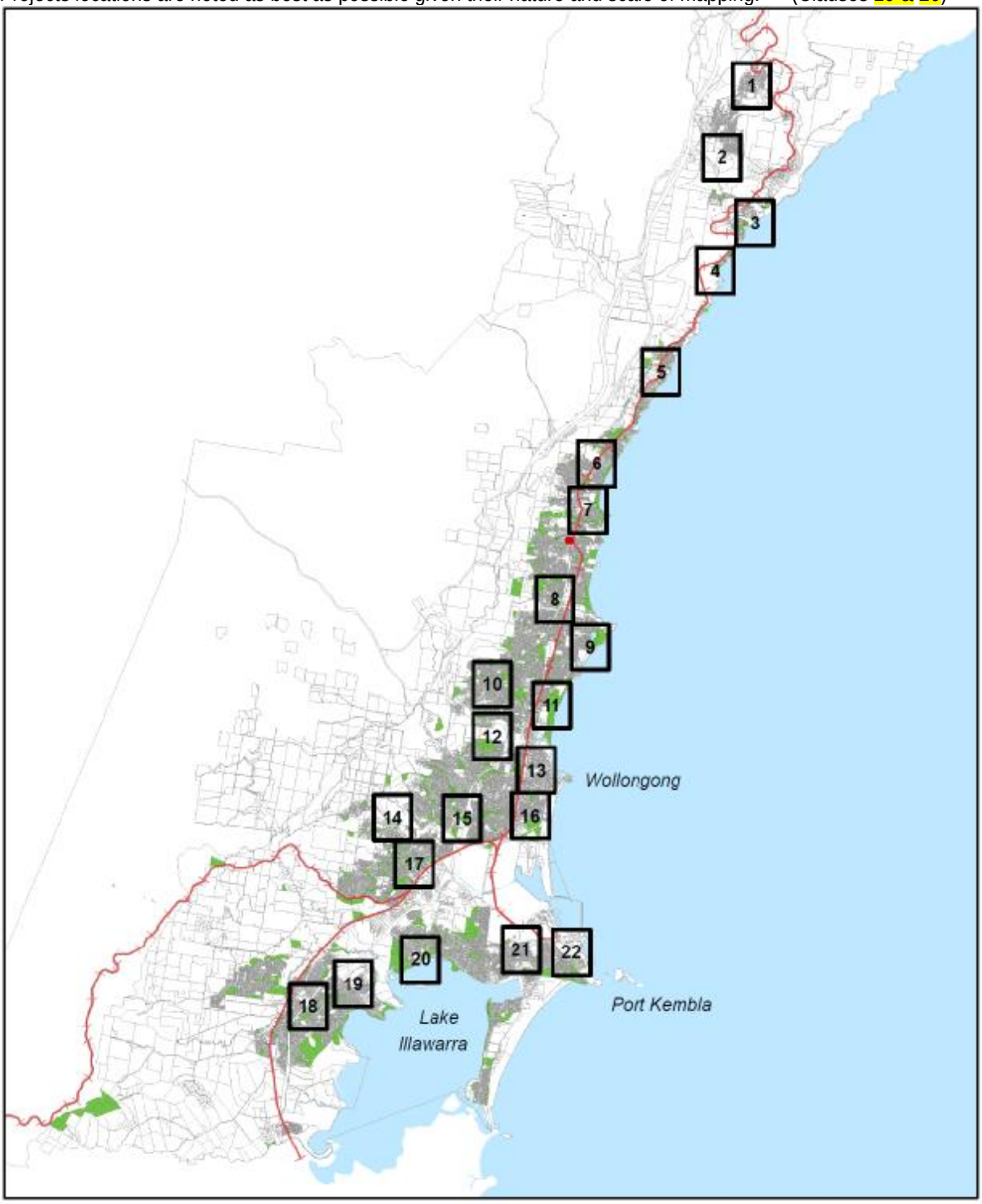
		Parks, Gardens and sports fields														
3	40	Stanwell Park - New Playground	$ -		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	C	Bailey Park, Compton Street, Dapto - New Playground	$ 10,000		$ 10,000											
	C	Penrose Park - New Playground	$ 10,000		$ 10,000											
	C	Bramsen St Reserve, Bellambi - New Playground	$ 5,000		$ 5,000											
	C	Corrimal Memorial Park - New Playground	$ 73,000		$ 50,000	$ 23,000										
	C	Waples Rd, Farmborough Heights - New Playground	$ 10,000		$ 10,000											
	C	Bruce Park, Oxlade St, Warrawong - New Playground	$ 10,000		$ 10,000											
	C	Keira Village Park, Keira Mine Rd - New Playground	$ 20,000		$ 20,000											
	C	Holborn Park, Berkeley - New Playground	$ 25,000			$ 25,000	$ -	$ -	$ -	$ -	$ -	$ 150,000	$ -	$ -	$ -	$ 25,000
9	21	Happy Valley Reserve, East Corrimal - playground	$ -				$ 25,000									
		New Playground installations	$ -					$ 25,000	$ -	$ 25,000	$ 300,000	$ 625,000	$ 125,000	$ -	$ 25,000	
		Sports field Irrigation Infrastructure - New (bulk vote)	$ -					$ -	$ -	$ -	$ -	$ 190,000	$ -	$ -	$ -	
11	28	Thomas Dalton Park, Fairy Meadow - Sports field Irrigation	$ 297,000	$ 140,000	$ 57,000	$ 100,000	$ 50,000	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ 347,000	
	C	Thomas Dalton Park, Fairy Meadow - fence Carters Lane	$ 15,000			$ 15,000										
	C	Rex Jackson Oval (soccer), Helensburgh - Sports field Irrigation	$ 40,000		$ 40,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000	
	C	Fred Finch Park, Berkeley - Landscape and Design & Infrastructure	$ 200,000	$ 200,000			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200,000	
20	32	Southern Suburbs Skate Park, Berkeley - provision	$ 39,000	$ 19,000	$ 20,000		$ 730,000	$ -	$ -	$ 730,000	$ -	$ -	$ -	$ -	$ 769,000	
		Lake Illawarra Foreshore Improvements	$ 100,000		$ 100,000			$ 170,000	$ 180,000	$ 350,000	$ -	$ 210,000	$ 200,000	$ 200,000	$ 650,000	
13	26	Civic Plaza, Wollongong - Lighting augmentation	$ -		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	C	MacCabe Park, Wollongong - Design Development - City Centre	$ 12,000	$ 12,000	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000	
16	33	MacCabe Park, Wollongong - Landscape Improvements - City Centre	$ -		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
22	97	MM Beach, Port Kembla - Access Steps	$ 65,000		$ -	$ 65,000	$ -	$ -	$ -	$ -	$ 25,000	$ -	$ -	$ -	$ 65,000	
	C	Puckeys Estate, Beach access	$ 15,000		$ 15,000											
	C	Charles Harper Park, Helensburgh - Public toilet	$ 40,000		$ 40,000											
15	22	Figtree Oval	$ -				$ 20,000									
22	98	King George V, Port Kembla, (main oval) - irrigation	$ -				$ 30,000									
		New Bridges, Boardwalks & Jetties - New	$ -					$ 250,000	$ 300,000	$ 550,000	$ -	$ -	$ 250,000	$ 300,000	$ 850,000	
		Bridges, Boardwalks & Jetties - Upgrade	$ -		$ -		$ -	$ 250,000	$ -	$ 250,000	$ -	$ -	$ 550,000	$ -	$ 250,000	
		Beach facilities - New (bulk vote)	$ 10,000		$ 10,000		$ -	$ -	$ -	$ -	$ 125,000	$ -	$ -	$ -	$ 10,000	
		Skate Parks - New (bulk vote)	$ -		$ -			$ 550,000	$ 50,000	$ 600,000	$ 100,000	$ -	$ 200,000	$ -	$ 600,000	
		Sporting facilities - New (bulk vote)	$ 26,000		$ 6,000	$ 20,000	$ -	$ -	$ -	$ -	$ 25,000	$ -	$ -	$ -	$ 26,000	
		Recreation facilities - New (bulk vote)	$ 20,000		$ 20,000		$ -	$ -	$ -	$ -	$ 20,000	$ -	$ -	$ -	$ 20,000	
		Sub total	$ 1,042,000	$ 371,000	$ 423,000	$ 248,000	$ 855,000	$ 1,245,000	$ 530,000	$ 2,555,000	$ 745,000	$ 1,025,000	$ 1,325,000	$ 500,000	$ 3,889,000	

		Land Acquisitions													
		Land Acquisitions - See Wollongong LEP 2009 - Land Reservation Acquisition Maps	$ -	$ -			$ 750,000	$ 750,000	$ 750,000	$ 2,250,000	$ -	$ -	$ -	$ -	$ 2,250,000
		Sub total	$ -	$ -	$ -	$ -	$ 750,000	$ 750,000	$ 750,000	$ 2,250,000	$ -	$ -	$ -	$ -	$ 2,250,000
		Administration													
		S94 Administration & Studies	$ 288,000	$ 96,000	$ 96,000	$ 96,000	$ 96,000	$ 96,000	$ 96,000	$ 288,000	$ -	$ -	$ -	$ -	$ 576,000
		Capital Project Planning	$ -				$ -	$ -	$ -	$ -	$ 420,000	$ -	$ -	$ -	$ -
		Sub total	$ 288,000	$ 96,000	$ 96,000	$ 96,000	$ 96,000	$ 96,000	$ 96,000	$ 288,000	$ 420,000	$ -	$ -	$ -	$ 576,000
		TOTAL	$ 11,187,000	$ 5,055,000	$ 3,212,000	$ 2,920,000	$ 4,291,000	$ 4,088,000	$ 3,266,000	$ 10,795,000	$ 5,287,000	$ 9,663,000	$ 8,149,067	$ 9,186,542	$ 29,392,542

C = completed project (not mapped)

32. Schedule 5 - Works Schedule – Maps

Projects locations are noted as best as possible given their nature and scale of mapping. (Clauses 19 & 20)



wollongong
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Section 94A 2014

Map Index

Community Land

Drawn By: J Lewis
Date: August 2014
Gis ref: - Sec94A_2014_Index
0 7,500
Meters

wollongong
city of innovation

Section 94A 2014

Map 1

Community Land

Drawn by: J Lewis
Date: August 2014
Gis ref: - Sec94A_2014_mapbook
0 300
Meters

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Section 94A 2014

Map 2

Community Land

Drawn By: J Lewis
Date: August 2014
0 300
Meters

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Section 94A 2014

Map 3

Community Land

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Meters

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Section 94A 2014

Map 4

Community Land

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Gis ref: -Sec94A_2014_mapbook
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Meters

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Map 5

Community Land

Drawn By: J Lewis
Date: August 2014
Gis ref: Sec94A_2014_mapbook
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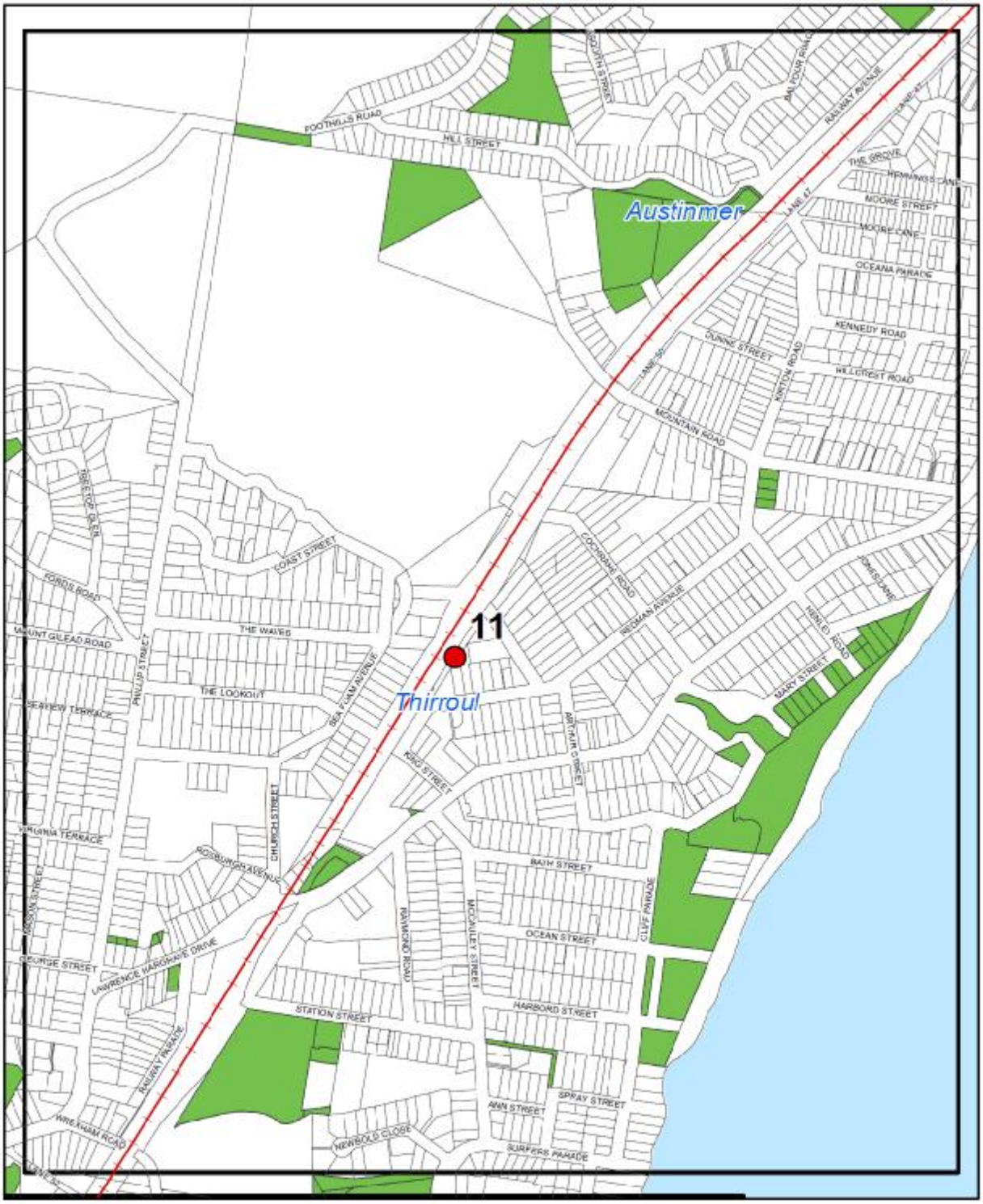
Meters



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Section 94A 2014

Map 6

Community Land

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Gis ref: - Sec94A_2014_mapbook
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Meters

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Map 7

Community Land

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0 300
Meters

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Section 94A 2014

Map 8

Community Land

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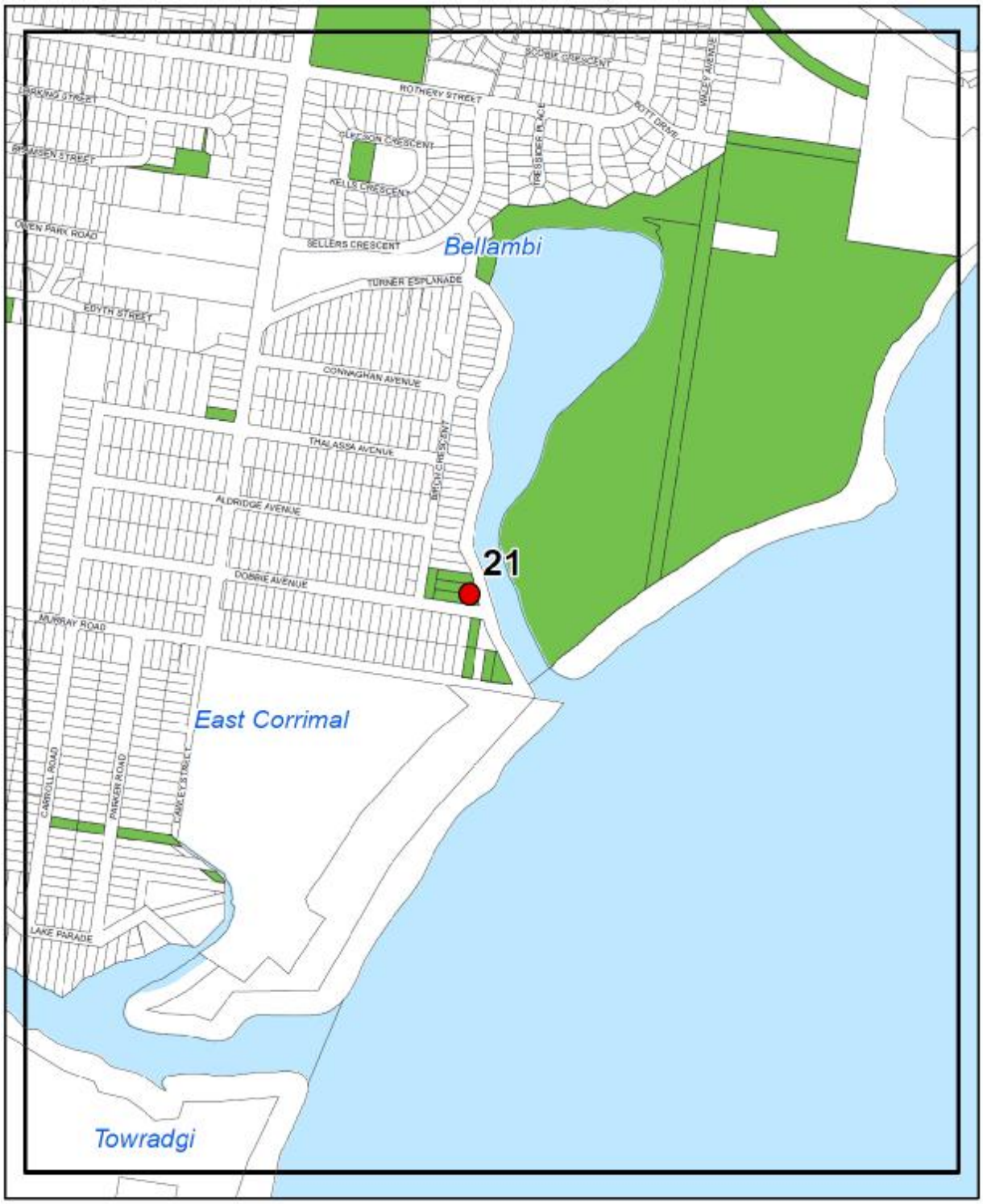
Meters



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Map 9

Community Land

Drawn By: J Lewis
Date: August 2014
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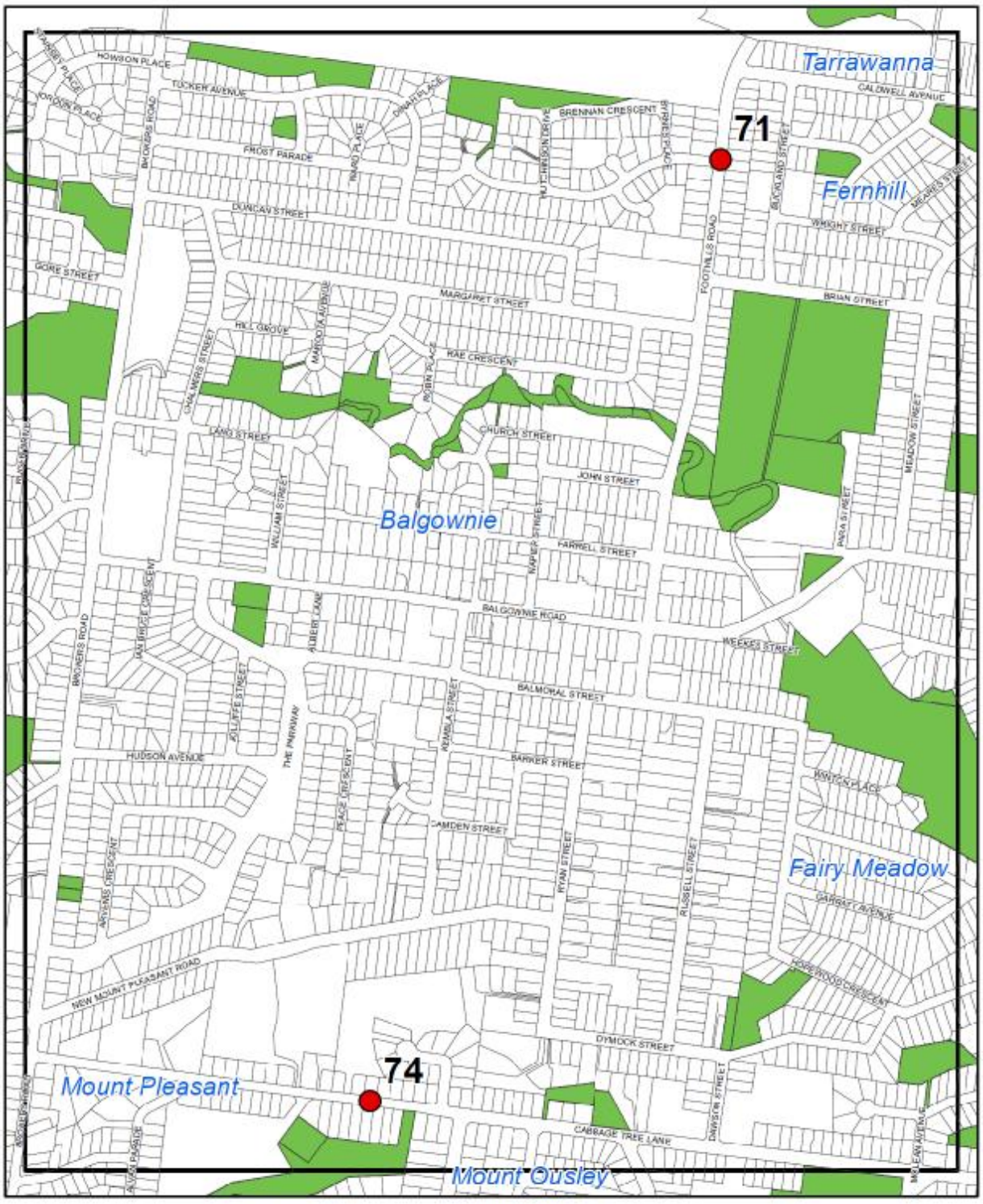
Meters



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Section 94A 2014

Map 10

Community Land

Drawn By: J Lewis
Date: August 2014
Gis ref: - Sec94A_2014_mapbook
0 300
Meters

Towradgi
Fairy Meadow
North Wollongong
28
49
JARDINE STREET
KINGSFORD STREET
SMITH STREET
NORMAN STREET
DIXON STREET
BREEZE PLACE
GRAND COURT
PIONEER ROAD
STORRY STREET
DONALD STREET
CARTERS LANE
MEMORIAL DRIVE
ELLIOTTS ROAD
COWPER STREET
BOURKE STREET
CLIFFORD STREET
PUCKEY AVENUE (ROW)
MONTAGUE STREET
INNOVATION WAY (ROW)
SQUIRES WAY
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Section 94A 2014
Map 11
Community Land
Drawn By: J Lewis
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0
300
Meters

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Map 12

Community Land

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Gis ref: Sec94A_2014_mapbook
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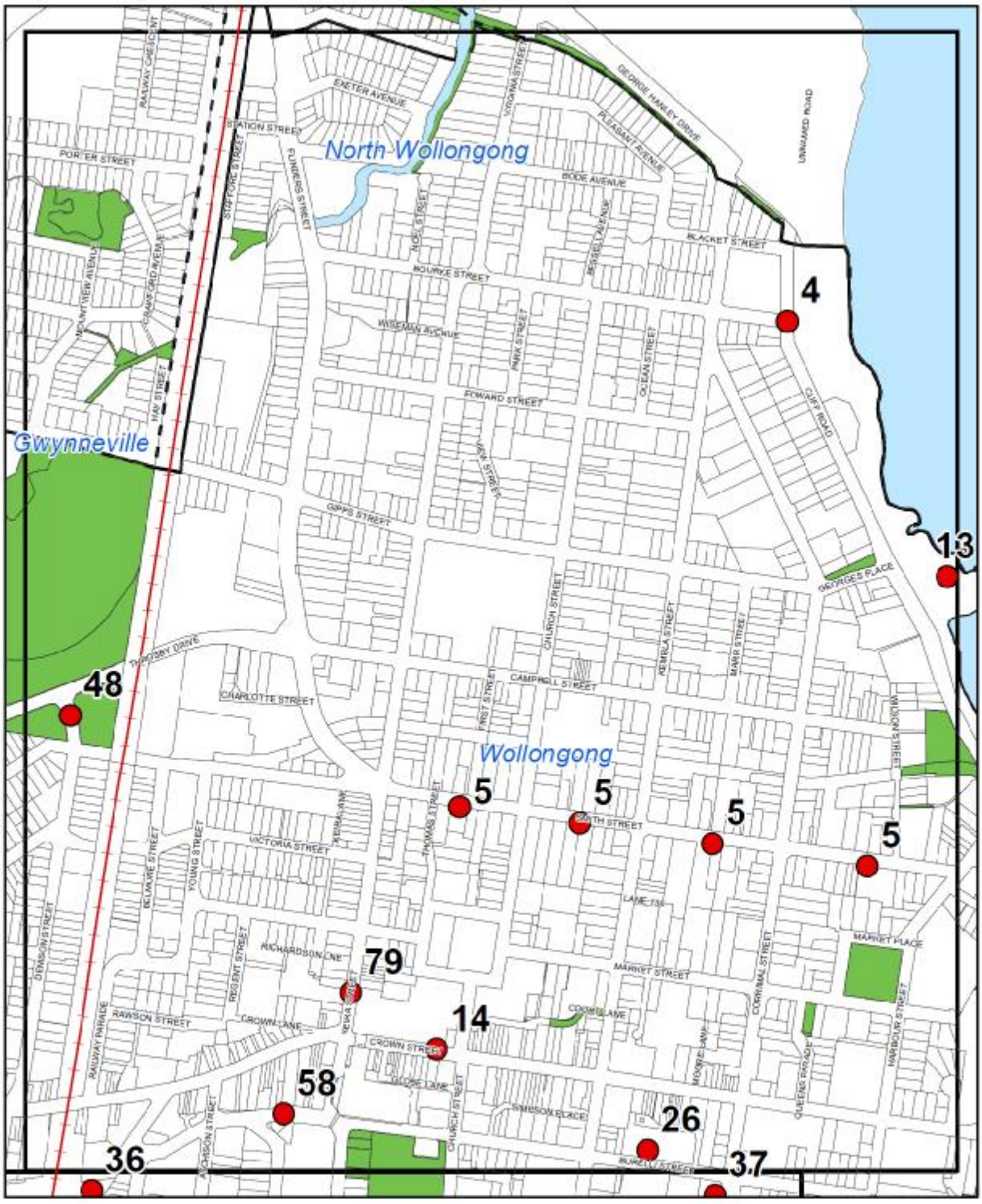
Meters



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Map 13

Community Land

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GIS ref: Sec94A_2014_mapbook
0 300
Meters

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Map 14

Community Land

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0 300
Meters

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Map 15

Community Land

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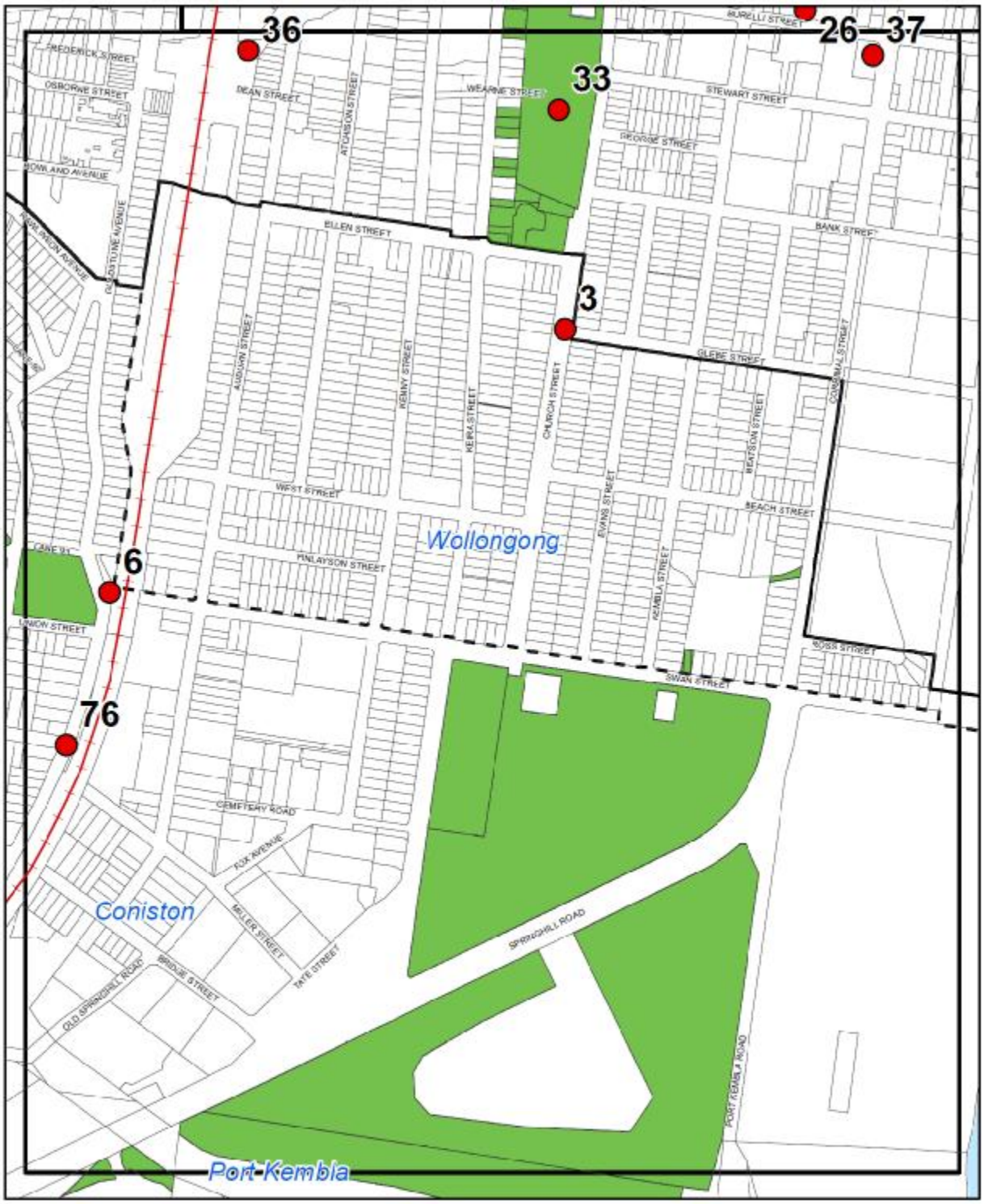
Meters



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Map 16

Community Land

Drawn By: J Lewis
Date: August 2014
Gis ref: - Sec94A_2014_mapbook
0 300
Meters

Figtree
15
Cordeaux Heights
Unanderra
72
CORDEAUX ROAD
DERRIBONG DRIVE
LEIGH CRESCENT
RACHEL CRESCENT
WADE STREET
WILLIAM STREET
STAFF ROAD
ROSE PARADE
CARR PARADE
MAYNES PARADE
CENTRAL ROAD
NUOJA ROAD
TANNERY STREET
VICTORIA STREET
FACTORY ROAD
BERKELEY ROAD
CHARCOAL CLOSE
Section 94A 2014
Map 17
Community Land
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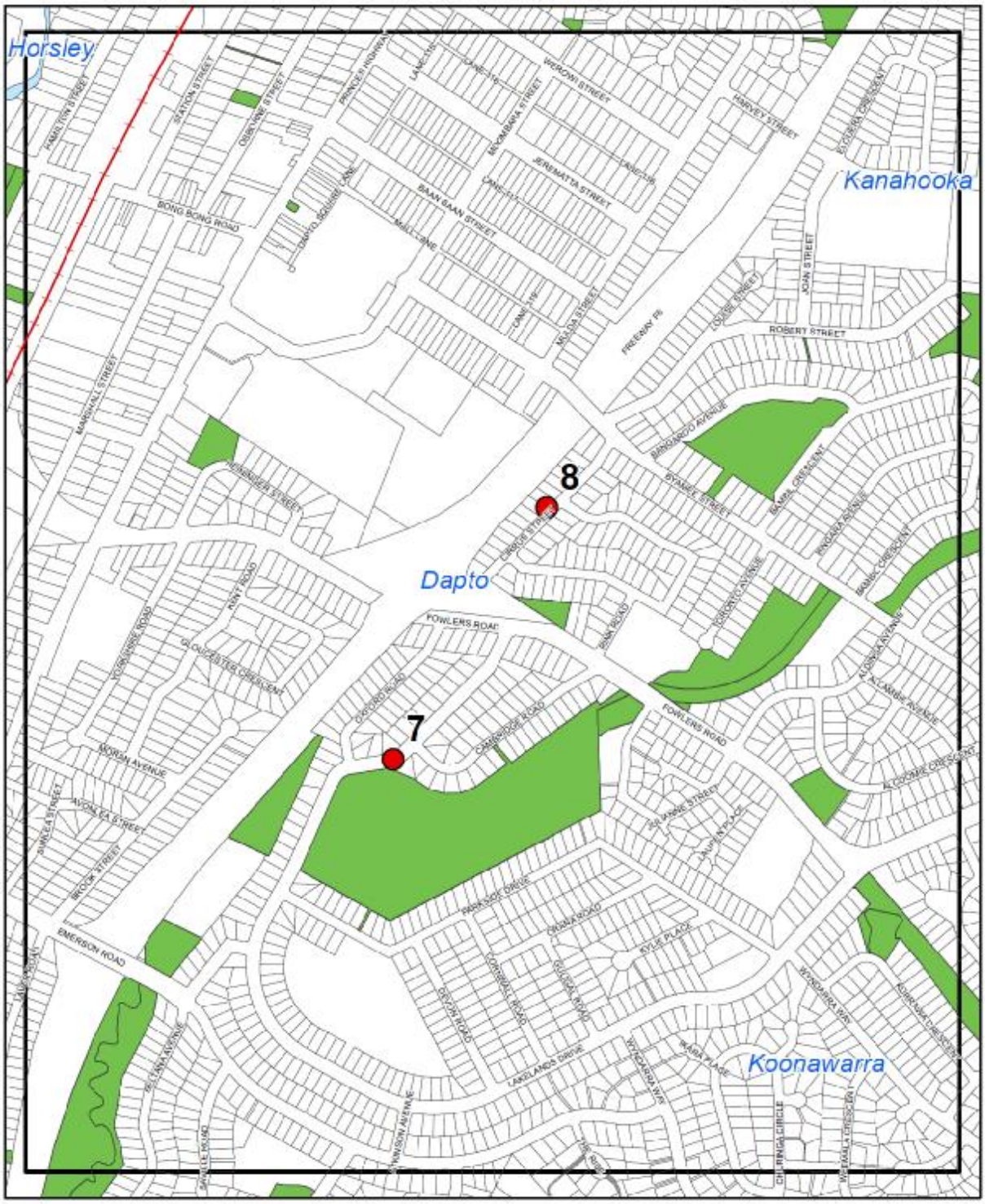
Drawn By: J Lewis
Date: August 2014
Gis ref: - Sec94A_2014_mapbook
0
300
Meters



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Section 94A 2014

Map 18

Community Land

Drawn By: J Lewis
Date: August 2014
Sis ref - Sec94A_2014_mapbook
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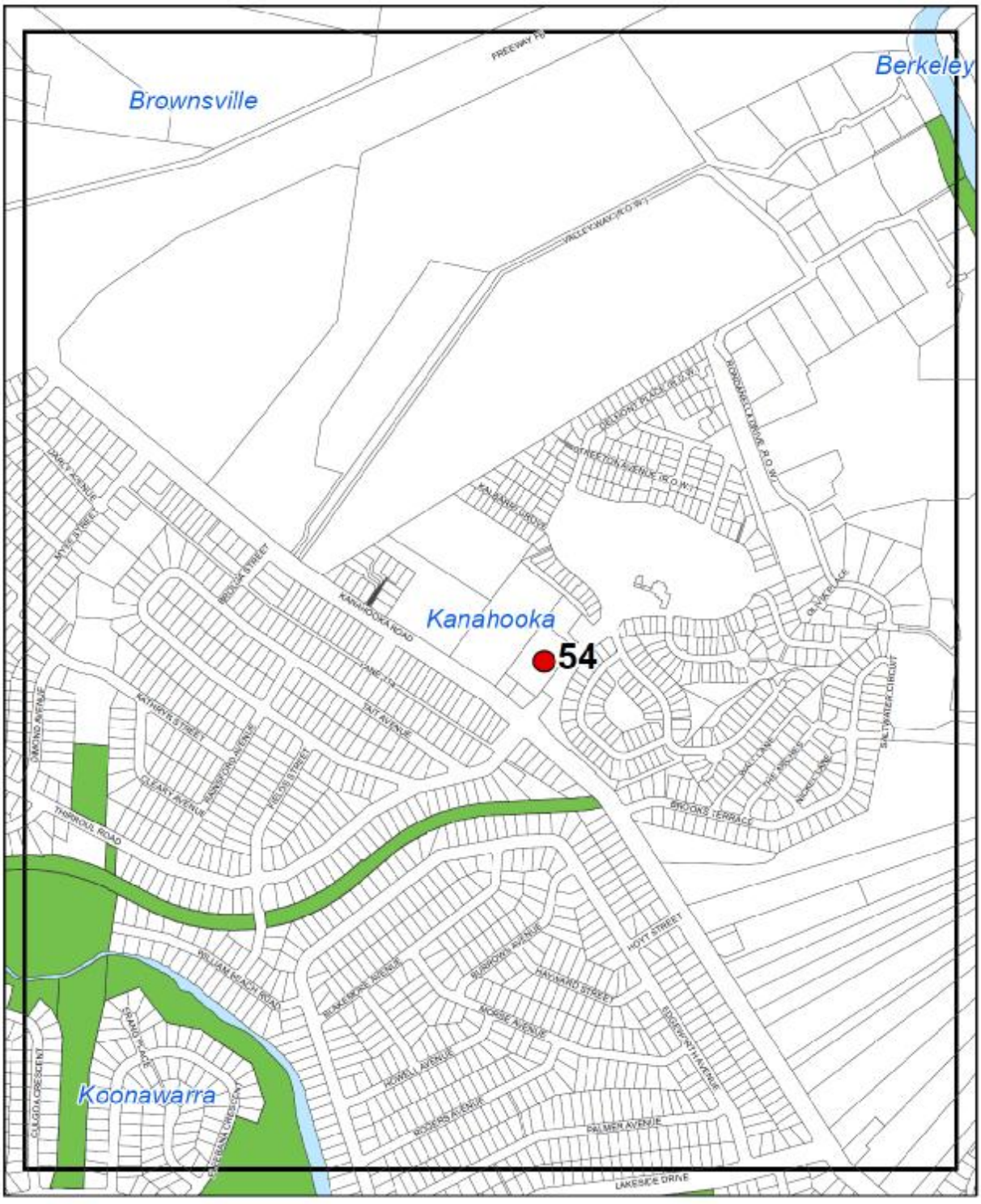
Meters



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Map 19

Community Land

Drawn By: J Lewis
Date: August 2014
Gis ref: - Sec94A_2014_mapbook
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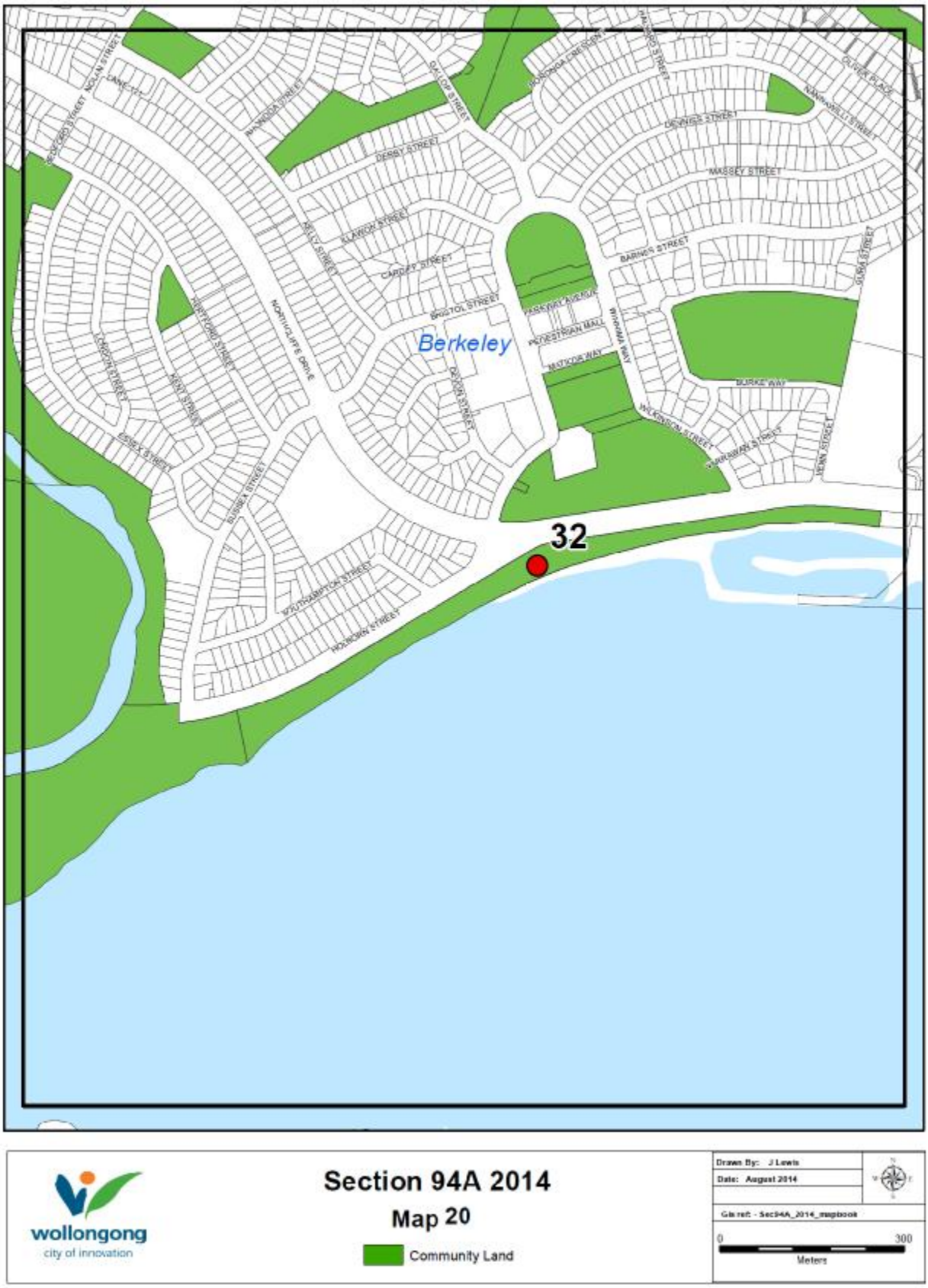
Meters


Berkeley
32
DERBY STREET
KLAWON STREET
CARDIFF STREET
BRISTOL STREET
PEDESTRIAN MALL
MATIOCK WAY
BARNES STREET
MASSEY STREET
DEVINES STREET
BURKE WAY
WILKINSON STREET
NORTHCLIFFE DRIVE
SUSSEX STREET
SOUTHAMPTON STREET
HOLBORN STREET
ESSEX STREET
KENT STREET
LONDON STREET
HERTFORD STREET
NOLAN STREET
OLIVER PLACE
NANNAWILLI STREET
SURA STREET
VENN STREET
Section 94A 2014
Map 20
Community Land
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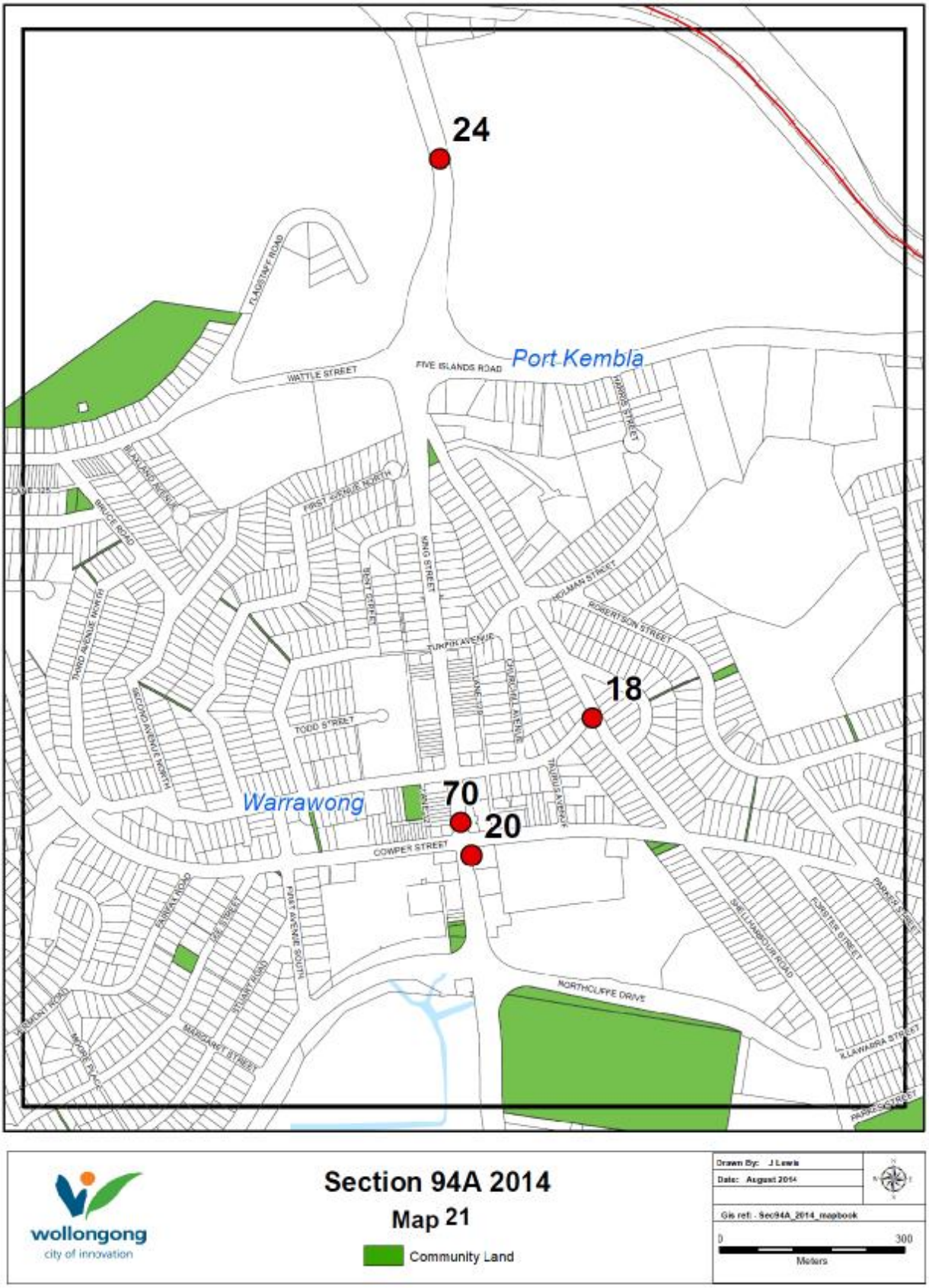
Gis ref: - Sec94A_2014_mapbook
0
300
Meters


24
Port Kembla
FIVE ISLANDS ROAD
WATTLE STREET
FLAGSTAFF ROAD
HARRIS STREET
BLAXLAND AVENUE
BRUCE ROAD
FIRST AVENUE NORTH
KING STREET
BOLMAN STREET
ROBERTSON STREET
TURPIN AVENUE
THIRD AVENUE NORTH
SECOND AVENUE NORTH
TODD STREET
18
Warrawong
70
20
COWPER STREET
FIRST AVENUE SOUTH
NORTHCLIFFE DRIVE
SHELLHARBOUR ROAD
FORSTER STREET
PARKER STREET
ILLAWARRA STREET
MARGARET STREET
Section 94A 2014
Map 21
Community Land
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0
300
Meters

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Map 22

Community Land

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0 500
Meters