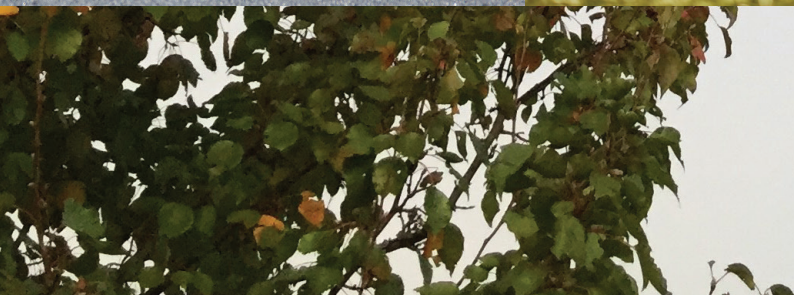




WOLLONDILLY CONTRIBUTIONS PLAN

JULY 2020



Wollondilly Contributions Plan Main Document

(July 2020)

Prepared for

Wollondilly Shire Council



By



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1. Introduction

1.1 Plan summary

Wollondilly Shire Council is located at the south-western fringe of the Sydney metropolitan area, bordered by the Blue Mountains to the northwest, the centres of Camden and Campbelltown to the northeast, Wollongong to the east and Wingecarribee to the south.

In 2016, the Shire had an estimated resident population of around 48,519 living in its 17 towns, villages and peri urban landscapes, from Warragamba and Silverdale in the north to Yanderra in the south. The population has grown at an average annual rate of 1.9% since 2006 (or an average of 287 new dwellings per annum), with a slightly higher rate of growth (2.3%) recorded over the 2011-2016 period. This level of growth is higher than the surrounding LGAs (Penrith, Wollongong, Campbelltown), with the exception of Camden LGA. Much stronger growth is forecast into the future with the Western City District Plan targeting 184,500 dwellings to 2036.

Based on precinct planning and anticipated development activity, there is forecast growth of 19,729 dwellings in the Wollondilly Shire over the next 20-30 years. The majority of growth is expected in the State-led Wilton Growth Area with local growth anticipated in Tahmoor, Thirlmere, Menangle, Silverdale, Warragamba and Picton. Remaining growth should be otherwise relatively dispersed across the LGA.

Based on growing household sizes, the forecast dwelling yield could see the population of the Wollondilly Shire more than double to 2036 (by some 59,581 to 108,100). There is also forecast to be commensurate growth in local industry and employment opportunities over this period.

Even though there remains a level of unpredictability regarding the precise timing and level of development will actually occur, there is no doubt that a range of new and augmented infrastructure needs to be planned, programmed, funded and delivered in order to sustain the development that is anticipated.

The additional population and employment growth will generate new demand for a range of local infrastructure that the Wollondilly Shire Council provides, including roads open space, community facilities and car parking.

Contributions of land, works and money from development of land throughout the LGA will be a key source funding for this new and upgraded local infrastructure.

Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act) authorises councils and other consent authorities to require contributions from developers for local infrastructure as part of their development approvals. Councils and accredited certifiers may only impose a contribution if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

This plan's main purpose is to authorise the Council or an accredited certifier to impose conditions on Development Applications (DA) or complying development certificates (CDCs) requiring Section 7.11 contributions from development in accordance with the rates in the plan.

1.2 Legislative requirements

Consistent with the EP&A Act and the Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**), this plan has been prepared having regard to the latest practice notes issued by the NSW Department of Planning, Industry and Environment (DPIE) and the Independent Pricing and Regulatory Tribunal of New South Wales (IPART). It includes the following:

- a schedule of contribution rates for various types of development
- information on the relationship between the anticipated development and the demand for local infrastructure, including how the nexus-based section 7.11 contribution rates were calculated
- the Council's policies on how and when developers can settle their development contributions obligations, including opportunities for developers to dedicate infrastructure land and provide works-in-kind.
- specific provisions on the role of accredited certifiers in imposing and collecting development contributions.
- provisions to ensure the fair and transparent administration of development contributions received under this plan.

1.3 How to use this plan?

The plan is structured in the following way.

Main 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 and information relevant to the administration of the section 7.11 contributions relating to development in the Wollondilly Shire Areas.
- The Appendices contain the contribution rates applying to development affected by this plan.

Technical Document:

The accompanying Technical Document contains detailed information on the assumptions that have been used to determine the contribution rates in this plan.

The Technical Document includes information on the projected demand for local infrastructure from the expected development, how that local infrastructure has been planned and how it is proposed

to be delivered, the schedules of land to be acquired and works to be undertaken, maps showing the location of proposed local infrastructure, and other relevant information that has been used to determine the contribution rates.

The information is presented on an area basis as follows and shown in Figure 1:

- Area A - The Shire
- Area B - Wilton Growth Area

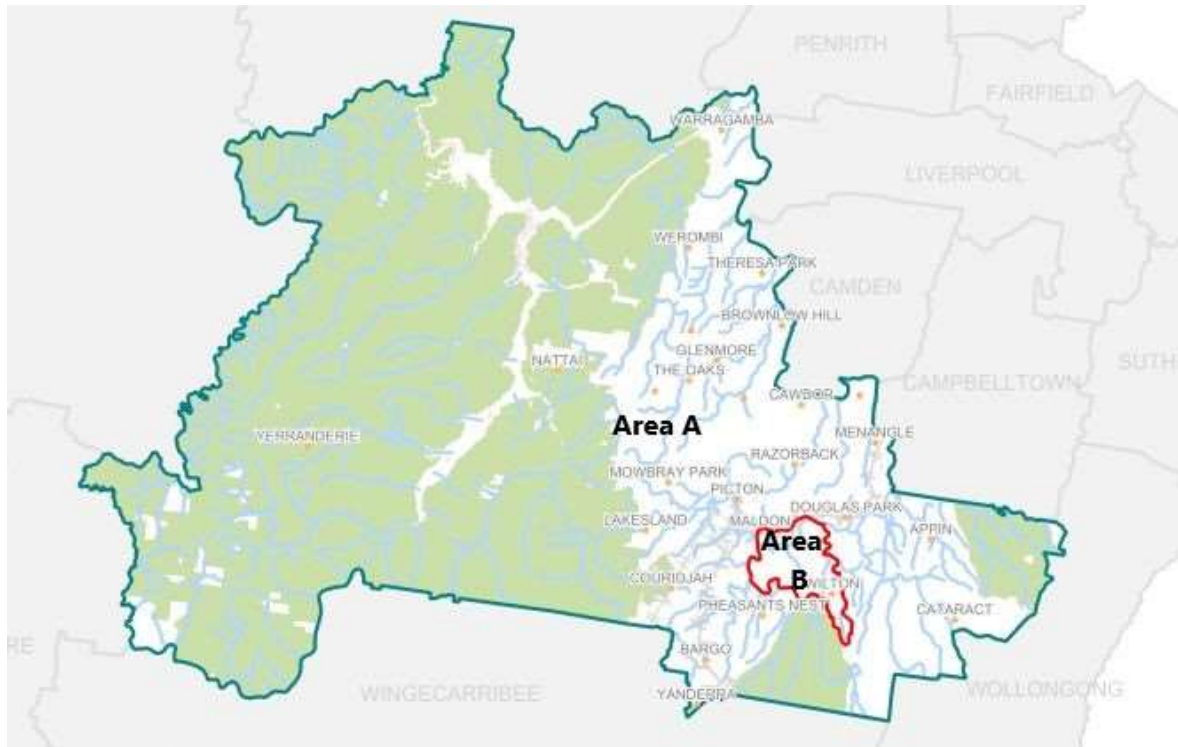


Figure 1 – Area A and Area B

1.4 What is the name of this plan?

This plan is called the Wollondilly Contributions Plan.

1.5 When did this plan commence?

This plan commenced on 1 July 2020.

DAs and CDCs determined on or after this date will be subject to the provisions of this plan.

1.6 What are the purposes of this plan?

The primary purpose of the plan is to authorise:

- Council or a planning panel, when granting consent to a DA to carry out development to which this plan applies; or
- an accredited certifier, when issuing a CDC for development to which this plan applies,

to require a contribution to be made towards either/both:

- 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 those amenities and 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 as follows:

- 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 Wollondilly.
- To determine the demand for public facilities generated by the incoming population to Wollondilly and ensure that development makes a reasonable contribution toward the provision of public amenities and public 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 Wollondilly.
- To ensure Council's management of development contributions complies with relevant legislation and guidelines and achieves best practice in plan format and management.

1.7 What land does this plan apply to?

This plan applies to all of the Wollondilly Local Government Area, including the Wilton Growth Area, except the following areas;

- land within a residential, business or industrial zone, Zone E4 Environmental Living or Zone 1 Urban Development in the Greater Macarthur Growth Area zoned under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

1.8 What development does this plan apply to?

This plan applies to the following development types:

- (i) Residential subdivision creating lots for a dwelling house and any other forms of residential accommodation not listed below
- (ii) Dual occupancy, rural workers' dwelling

- (iii) Attached dwelling, abutting dwelling, manor home dwellings, multi dwelling housing, semi-detached dwelling
- (iv) Apartment, residential flat building or shop top housing
- (v) Self-contained dwelling in a seniors housing development
- (vi) Secondary dwellings, studio dwellings, boarding houses, group homes, hostels
- (vii) dwelling house on land with an area of less than 40 hectares located rural land around Appin, Menangle and Douglas Park as mapped in Appendix A Demand Credit location map, but not the replacement of an existing dwelling
- (viii) Non-residential development under clause A.4.3 which cannot satisfactorily address car parking needs through on-site provision.
- (ix) Subdivision of Employment Land within Area B – Wilton Growth Area

Council or an accredited certifier must impose a condition requiring a contribution for these developments be imposed under section 7.11 of the EP&A Act.

1.9 What development this plan does not apply to?

This plan does not apply to the following types of development:

- Existing dwellings on lots created in an earlier subdivision that was subject to the application of s7.11 (formerly known as section 94)
- Any development that, in the opinion of Council, does not result in an increase in demand for any of the public amenities or services addressed by this plan (e.g. the replacement of an existing dwelling)
- Public infrastructure including utility infrastructure

2. How are the contributions calculated?

2.1 Summary of contribution rates

2.1.1 Development subject to a section 7.11 contribution

The plan levies development contributions in 2 separate areas:

- Area A - The Shire
- Area B - Wilton Growth Area

Table 1 - The total value of local infrastructure attributed to development in the Plan

Local Infrastructure	Total costs by Area
Area A: The Shire (excluding Wilton Growth Area)	\$87,822,717
Area B: Wilton Growth Area	\$345,684,538
Total cost Local Infrastructure for this Plan	\$433,507,255

2.1.2 Area A - The Shire

Table 2 - The cost of local infrastructure to be met by development in Wollondilly Shire (excluding the Wilton Growth Area)

Local Infrastructure Category	Category Cost (\$INF)	Demand in persons (P)
Roads and transport		
Land	\$3,485,625	13,214
Works	\$41,031,993	13,214
Sub total	\$44,517,618	13,214
Open space		
Land	\$8,905,215	13,214
Works	\$23,337,127	13,214
Sub total	\$32,242,342	13,214
Community facilities		
Land	\$0	-
Works	\$9,948,000	13,214
Sub total	\$9,948,000	13,214
Other		
Plan Management and Administration	\$1,114,757	13,214
TOTAL	\$87,822,717	13,214

Table 3 - Section 7.11 Contributions rates for different forms of development in Wollondilly Shire (excluding the Wilton Growth Area)

Local Infrastructure item	per person	per final lot or dwelling house, dual occupancy dwelling, rural workers dwelling	per semi detached dwelling, attached dwelling multi dwelling housing, manor homes	per apartment, residential flat building, or shop top housing	per seniors living self contained dwelling	per secondary dwelling, studio dwelling
Roads and transport						
Land	\$264	\$819	\$687	\$581	\$396	\$264
Works	\$3,113	\$9,651	\$8,094	\$6,849	\$4,670	\$3,113
Sub total	\$3,377	\$10,470	\$8,781	\$7,430	\$5,066	\$3,377
Open space						
Land	\$679	\$2,105	\$1,766	\$1,494	\$1,019	\$679
Works	\$1,773	\$5,497	\$4,610	\$3,901	\$2,660	\$1,73
Sub total	\$2,452	\$7,602	\$6,376	\$5,395	\$3,679	\$2,452
Community facilities						
Land	\$0	\$0	\$0	\$0	\$0	\$0
Works	\$755	\$2,341	\$1,963	\$1,661	\$1,133	\$755
Sub total	\$755	\$2,341	\$1,963	\$1,661	\$1,133	\$755
Other						
Plan management and administration	\$85	\$264	\$221	\$187	\$128	\$85
TOTAL	\$6,669	\$20,677	\$17,341	\$14,673	\$10,004	\$6,669

Table 4 - Section 7.11 Contributions rates for car parking in Picton and Thirlmere

Car parking catchment	Contributions Per space
Picton car parking (land)	\$8,082
Picton car parking (works)	\$10,415
Thirlmere car parking (works)	\$10,415
Plan management and administration	\$156

2.1.3 Area B – Wilton Growth Area

Table 5 - The cost of local infrastructure to be met by development in the Wilton Growth Area

Local Infrastructure Category	Category Cost (\$INF)	Demand in persons (P)
Roads and transport		
Land	\$25,256,056	37,520
Works	\$32,754,778	37,520
Sub total	\$58,010,834	37,520
Open space		
Land	\$88,205,667	37,520
Works	\$124,444,425	37,520
Sub total	\$212,650,092	37,520
Community facilities		
Land	\$7,334,118	37,520
Works	\$62,580,855	37,520
Sub total	\$69,914,973	37,520
Plan Management and Administration	\$5,108,639	37,520
TOTAL	\$345,684,538	37,520

Table 6 - Contributions rates for different forms of development in the Wilton Growth Area

Local Infrastructure item	per final lot or dwelling house, dual occupancy dwelling, rural workers dwelling	per semi detached dwelling, attached dwelling multi dwelling housing, manor homes	per apartment, residential flat building, or shop top housing	per seniors living self contained dwelling	per secondary dwelling, studio dwelling	per Hectare of Employment Land
Roads and transport						
Land	\$1,690	\$1,417	\$1,199	\$818	\$545	\$12,578
Works	\$2,189	\$1,836	\$1,554	\$1,059	\$706	\$16,770
Sub total	\$3,879	\$3,253	\$2,753	\$1,877	\$1,251	\$29,348
Open space						
Land	\$7,351	\$6,165	\$5,217	\$3,557	\$2,371	-
Works	\$10,283	\$8,625	\$7,298	\$4,976	\$3,317	-
Sub total	\$17,634	\$14,790	\$12,515	\$8,533	\$5,688	
Community facilities						
Land	\$620	\$520	\$440	\$300	\$200	-
Works	\$5,184	\$4,348	\$3,679	\$2,508	\$1,672	-
Sub total	\$5,804	\$4,868	\$4,119	\$2,808	\$1,872	-
Other						
Plan Management and Administration	\$425	\$357	\$302	\$206	\$137	\$441
TOTAL	\$27,742	\$23,268	\$19,689	\$13,424	\$8,948	\$29,789

2.2 Calculating a contribution under this plan

2.2.1 Calculating a section 7.11 contribution for residential development

The occupancy rates included in **Table 7** reflect the estimate of future infrastructure demand for the proposed residential accommodation development as well as the estimate of existing demand allowances (or credits) for existing development.

Table 7 - Assumed dwelling occupancy rates

Residential Accommodation Development type	Occupancy rate
Residential subdivision lot	3.1 persons per dwelling/lot
Dwelling house, dual occupancy, rural workers' dwelling,	3.1 persons per dwelling
Attached dwelling, abutting dwelling, semi-detached dwelling, multi dwelling housing, manor home	2.6 persons per dwelling
Apartment, residential flat building or shop top housing	2.2 persons per dwelling
Self-contained dwelling in a seniors housing development	1.5 persons per dwelling
Secondary dwellings, studio dwellings, boarding houses, group homes, hostels	1 person per secondary dwelling; 1 person per bed or 1 person per bedroom, whichever is the greater

2.3 Summary of contribution rates formulas

2.3.1 Residential Accommodation Development

Contribution rates for transport, open space, community facilities and plan administration on are calculated on the expected resident population in the area, the costs of each facility, and the portion of the cost that should reasonably be met by the future population of the relevant Area.

Contribution rates for most of these facilities have been determined using the following formula:

$$\text{Contribution per resident} = \sum \left(\frac{\$INF \times AF\%}{P} \right)$$

Where:

\$INF = The estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the infrastructure items required to meet the development.

AF% = The proportion of the total cost of each infrastructure item that should reasonably be met by the anticipated development in the relevant area.

P = The expected net additional resident population anticipated to occupy the development in the relevant Area, or the design population of the particular facility, as appropriate.

More information on the values informing the calculation of contribution rates for each Area including facility costs, demand populations and apportionment can be found in the Technical Document.

2.3.2 Carparking

Contribution rates for car parking are calculated on the expected car parking in the area, the costs of each facility, and the portion of the cost that should reasonably be met by the future population of the relevant Area.

Contribution rates for most of these facilities have been determined using the following formula:

$$\text{Contribution per car space} = \sum \left(\frac{\$INF \times AF\%}{S} \right)$$

Where:

$\$INF$ = The estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the infrastructure items required to meet the development.

$AF\%$ = The proportion of the total cost of each infrastructure item that should reasonably be met by the anticipated development in the relevant area.

S = The expected number of additional spaces

More information on the values informing the calculation of contribution rates for each Area including facility costs, demand populations and apportionment can be found in the Technical Document.

2.3.3 Employment Land Development

Contribution rates for transport and plan administration for Employment Land within the Wilton Growth Area, are calculated on the expected in the area in hectares, the costs of each facility, and the portion of the cost that should reasonably be met by the future development of the relevant Area.

Contribution rates for most of these facilities have been determined using the following formula:

$$\text{Contribution per Hectare} = \sum \left(\frac{\$INF \times AF\%}{A} \right)$$

Where:

$\$INF$ = The estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the infrastructure items required to meet the development.

$AF\%$ = The proportion of the total cost of each infrastructure item that should reasonably be met by the anticipated development in the relevant area.

A = the total area of Employment Land.

More information on the values informing the calculation of contribution rates for each Area including facility costs, demand populations and apportionment can be found in the Technical Document.

2.4 Calculating contribution amounts

The methods for calculating a contribution under this plan for each of the development types addressed by this plan are discussed below.

Applicants and accredited certifiers should note that the monetary contribution rates shown in this Main Document reflect the contribution rates at the date that the plan commenced. These rates are regularly adjusted for inflation in accordance with the provisions of section 5.3 of this plan. Applicants should inquire at the Council for information on the latest contribution rates.

The total section 7.11 contribution for development is calculated using the rates shown in Tables 2 to 7, as adjusted by section 5.3.

2.5 Contributions for plan administration

Councils incur significant costs in the preparation and administration of contributions plans. These include:

- The costs of Council staff time to prepare and review contributions plans, account for contributions receipts and expenditure, and coordinate the implementation of works programs.
- The costs of consultant studies that are commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions in the contributions plan.
- The costs of Council engaging the services of planning, engineering, surveyor, design, accounting, audit and legal professionals to provide advice on implementing the plan.

As these costs arise directly as a result of the development in the areas covered by the plan, it is reasonable that the costs associated with preparing and administering this plan be recouped through section 7.11 contributions.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all DAs and CDCs that are required to make a contribution under this plan.

3. How and when will contributions be imposed on developments?

3.1 Monetary contributions

This plan authorises the Council, when granting consent to a DA to which this plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the payment of a monetary contribution to the Council towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

This plan requires the Council or an accredited certifier, when determining an application for a CDC relating to development to which this plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the payment of a monetary contribution towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

3.2 Land contributions

This plan authorises the Council, by imposition of a condition of development consent, to require in connection with any development on land to which this plan applies (and in addition to any monetary contribution that may be sought) the dedication free of cost to the Council of any part of the development site that is land that is to be acquired under this plan.

For the purposes of this section, the Attributable Cost of the land is to be calculated in accordance with the value of the land identified in this plan as indexed by the land value index established under this plan. Council will credit only the amount provided in the plan.

Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this plan. Where the development does not, or cannot provide the full land area required as a contribution the shortfall will be required as a monetary contribution. The contribution rates included in this plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the Attributable Cost of the land exceeds the monetary development contribution otherwise authorised by this plan, the developer may offer to enter into an agreement under this plan dealing with an appropriate settle-up in exchange for the dedication of the remainder.

3.3 Latest rates to be used

The section 7.11 contribution to be imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 7.11 contribution rates shown in the plan reflect the contribution rates at the date that this plan commenced. These rates are regularly adjusted for inflation (see section 5.3 of this plan).

Applicants and accredited certifiers should inquire at the Council or visit Council's website for information on the latest contribution rates.

3.4 Obligations of accredited certifiers

In relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a section 7.11 contribution, if such a contribution is authorised by this plan
- any such contribution may only be a monetary contribution required under this plan
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this plan in respect of the development.

It is the responsibility of the accredited certifier to accurately calculate and apply the section 7.11 contribution conditions to the CDC. Section 7.11 contributions imposed on a CDC must be paid prior to the work authorised by the CDC commencing. Deferred payments of contributions required by a condition of a CDC will not be accepted.

Accredited certifiers should contact Council if there is any doubt whether section 7.11 conditions should be imposed on particular CDCs.

Likewise, it is the responsibility of an accredited certifier issuing a construction certificate to certify that the section 7.11 contributions have been paid to Council prior to the issue of the certificate. The accredited certifier must ensure that the applicant provides a receipt (or receipts) 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 and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, voluntary planning agreement, dedication of land and / or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue, on application, a letter confirming that an alternative payment method has been agreed with the applicant.

3.5 Variation to contributions authorised by this plan

Council retains the right to vary the section 7.11 contribution amount otherwise calculated in accordance with the provisions of this plan.

A developer's request for variation to a contribution calculated in accordance with this plan must be supported by written justification included with the DA. Such request will be considered as part of the assessment of the DA.

An accredited certifier other than the Council cannot vary a section 7.11 contribution calculated in accordance with this plan, without Council's written approval.

4. How and when can a contribution requirement be settled?

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 involving subdivision - prior to the release of the subdivision certificate (linen plan) or strata certificate.
- Development that authorises building works or the issuing of a construction certificate - prior to the release of the construction certificate.
- Development authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by clause 136L of the EP&A Regulation.
- Other development not requiring the issuing of a CDC or construction certificate – prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

At the time of payment, it will be necessary for monetary contribution amounts to be updated in accordance with the relevant indexes (see section 5.4 of this plan).

4.2 Policy on deferred or periodic payments

Council may accept the deferred or periodic payment of part or all of a monetary contribution required under this plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that non-compliance with the payment provisions is justified.

Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council. Deferred or periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis. Deferred or periodic payments related to contributions imposed on a CDC will not be allowed.

Deferred or periodic payments related to contributions imposed on a DA may be permitted in any one or more of the following circumstances:

- Compliance with the standard payment terms described in section 4.1 of this plan is unreasonable or unnecessary in the circumstances of the case.
- 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.
- There are other circumstances justifying the deferred or periodic payment of the contribution, including works-in-kind or land dedication arrangements.

If Council does decide to accept deferred or periodic payment, the conditions under which the Council may accept deferred payment are that:

- Security must be in the form of an unconditional bank guarantee from an Australian bank for 200% of the amount of the total contribution, or the amount of the outstanding contribution;

- Deferral must not exceed a period of 12-months from the time the contributions comes due;
- the bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work; (whichever occurs first);
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent; and
- the bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

If Council does decide to accept periodic payment, the conditions under which the Council may accept payment by way of periodic payment for a staged development are that:

- the instalment be paid before the work commences on the relevant stage of the development; and
- the amount to be paid at each stage is to be calculated on a pro-rata basis in proportion to the demand for the relevant facility being levied by the overall development, and indexed in accordance with this plan.

4.3 Can a contribution be settled by dedicating land or undertake works?

Developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this plan as works-in-kind as means of satisfying development contributions required under the plan. This section sets out Council's policy for offers of works-in-kind.

4.3.1 Offers of works-in-kind made before the imposition of a section 7.11 condition

An applicant for consent to carry out development to which this plan applies may request that any consent granted to the development is made subject to a condition that the applicant carries out works that are identified in this plan that would satisfy the requirements of this plan in relation to the development.

The applicant's request:

- may be contained in the relevant DA; or
- may constitute an offer to enter into WIK agreement relating to the development.

The Council will consider the request as part of its assessment of the DA.

If the Council decides to grant consent to the development and agrees to a request made in the relevant DA, it may impose a condition under section 4.17 of the EP&A Act requiring the works identified in this plan to be carried out as part of the DA.

4.3.2 Offers of works-in-kind made after the imposition of a section 7.11 condition

The Council may accept an offer made in writing to the Council that provides for:

- A Material Public Benefit being an item in the works schedule (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition already imposed requiring the payment of a monetary contribution; or
- the dedication of land free of cost towards the provision of public amenities and public services to meet the demands of the development.

Council will only consider offers of this type where the proposed work or dedication of land is contained in the works schedule included in this plan (i.e. a works-in-kind offer).

Where the Council accepts such an offer, it is required for the consent to be amended under section 4.55 of the EP&A Act.

4.3.3 Matters to be considered by Council

In addition to any matters identified in sections 4.3.1 and 4.3.2 of this plan, Council will consider the following matters in deciding whether to accept an offer of works-in-kind:

- the requirements contained in any 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 works-in-kind will not unduly prejudice the timing, finances or the manner of the provision of public amenities and public services included in the works program.

If it accepts an offer, the Council will require the applicant to enter into a written agreement for the provision of the works prior to the commencement of works or the development.

Works-in-kind agreements shall be made between the Council and the developer and (if the developer is not the land owner) the land owner.

Agreements shall specify (as a minimum) the works the subject of the offer, the Attributable Value of those works, the relationship between those works and this plan, the program for delivering the works.

4.3.4 Valuation of works-in-kind

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 indexed in accordance with this plan to the time the agreement is entered into.

The value of land will be the Attributable Cost of the land under this plan indexed in accordance with this plan to the time the agreement is entered into.

4.3.5 Provision of works-in-kind in excess of contribution requirements

It is at Council's discretion whether it will accept from a developer the provision of works-in-kind (which is the Attributable Cost of the works indexed in accordance with the provisions of this plan) where the value of the works exceeds the value of development contributions required by conditions of consent.

Where Council does agree to accept works with a value greater than the contributions required, Council will hold the 'surplus value' of the works as a credit in favour of the developer and will apply this credit against future development contribution requirements for the identified Area in this plan.

Developers providing works-in-kind that are in excess of their contribution requirements should not expect 'settle-up' monetary payment from Council until all contributions toward the provision of the works identified in this plan have been received from other developers of land in the Precinct that the development is situated in, and the surplus contributions are available to meet the payment.

4.3.6 Planning Agreements

Section 7.4 of the Act allows the negotiation of planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes in connection with a development application.

At its absolute discretion Council will only consider a Planning Agreement where it will provide a net public benefit in excess of section 7.11 contributions and where the Planning Agreement will not place a burden on Council or the community. Applicants who may be considering a Planning Agreement are encouraged to consult Council's policy register.

5. Other administration matters

5.1 Relationship of this plan to other contributions plans

This plan does not limit or otherwise affect any requirements for the payment of special infrastructure contributions (**SICs**) pursuant to Subdivision 4 of Division 7.1 of Part 7 of the EP&A Act.

5.1.1 Wollondilly Development Contributions Plan 2011

This plan repeals Wollondilly Contributions Plan 2011 (WCP2011).

WCP 2011, prior to its repeal was part way through implementation. WCP 2011 address a similar range of local infrastructure that is addressed in this plan. This crossover between plans has therefore resulting in WCP 2011 forming the basis for the preparation of the works schedule for Area A – Shire of this plan

Funds collected under WCP 2011 will be directed to the provision of local infrastructure as follows:

- towards uncompleted but corresponding works or facilities in the works schedule in this plan;
- towards works or facilities in this plan that most closely meet the purpose for which the contributions were originally made;
- towards repaying internal and external borrowings from each relevant contributions account to which the contributions relate;
- Existing fund balances and any contributions received after 1 July 2020 will be directed to one or more of the above purposes.

5.1.2 Former Contributions Plan

The plan repeals Wollondilly Development Contributions Plans 1993, 2000 2005 and 2010.

Existing fund balances and any contributions received after 1 July 2020 will be directed towards the provision of items included in the works schedule of this plan.

5.2 Savings and transitional arrangements

A DA or application for a CDC which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

5.3 Adjustment of contributions to address the effects of inflation

The purpose of this section is to ensure that the monetary contributions at the time of development consent reflect the indexed cost of the provision of facilities included in this plan.

Monetary contribution rates in this plan and monetary contribution amounts in development consents will be regularly adjusted using the following indices:

- *Consumer Price Index – Sydney All Groups (CPI)* published by the Australian Statistician
- *Land Value Index (LVI) being the Establish House Price Index: Eight Capital Cities – Sydney*

published by the Australian Statistician. Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 7.11 contribution rates set out in this plan to reflect:

- quarterly changes to the CPI for all works schedule items in this plan apart from the items comprising land yet to be acquired
- quarterly changes to the LVI for works schedule items in this plan comprising land yet to be acquired.

5.3.1 Contribution rates for all works schedule items (other than land yet to be acquired)

The contribution rate for works schedule items (other than land yet to be acquired) will be indexed as follows:

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

Where:

$\$C_A$ is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the plan expressed in dollars

Current CPI is the CPI for the quarter immediately before the time the contribution rate is reviewed

Base CPI is the CPI at the date of adoption of this plan (March 2020 – 117.4)

The contribution rate will not be less than the contribution rate specified at the date of the adoption of this plan.

5.3.2 Contribution rates for works schedule items involving land yet to be acquired

The contribution rate for works schedule items involving land yet to be acquired will be indexed as follows:

$$\frac{\$CA \quad X \quad \text{Current LVI}}{\text{Base LVI}}$$

Where:

$\$CA$ is the contribution rate for land yet to be acquired at the time of adoption of the plan expressed in dollars

Current LVI is the most recent LVI as published by the Council at the time of the review of the contribution rate

Base LVI is the LVI at the date of adoption of this plan (March 2020 – 177.4)

The contribution rate for land yet to be acquired will not be less than the contribution rate specified at the date of the adoption of this plan.

5.4 Adjustments to contributions in Consents

The purpose of this section is to ensure that the monetary contributions at the time payment comes due reflect the indexed cost of the provision of facilities included in this plan.

Monetary contribution amounts in consents will indexed as follows:

5.4.1 Contribution amounts for works (other than land yet to be acquired) in consents

The contribution amount or amounts included in a development consent for works schedule items (other than land yet to be acquired) will be indexed as follows:

$$\frac{\$C_A \quad X \quad \text{Current CPI}}{\text{Base CPI}}$$

Where:

$\$C_A$ is the contribution amount in the development consent for works schedule items (other than land yet to be acquired) at the time the consent was issued, expressed in dollars

Current CPI is the CPI for the quarter immediately before the time the contribution amount is paid

Base CPI is the CPI for the quarter immediately before the date the development consent was issued

(July 2020)

Note: The contribution amount will not be less than the contribution rate specified at the date of the adoption of this plan.

5.4.2 Contribution amounts for works schedule items involving land yet to be acquired in consents

The contribution amount for works schedule items involving land yet to be acquired will be indexed (subject to the Note) as follows:

$$\frac{\$C_A \quad X \quad \text{Current LVI}}{\text{Base LVI}}$$

Where:

$\$C_A$ is the contribution amount in the development consent for land yet to be acquired at the time of the consent was issued, expressed in dollars

Current LVI is the most recent LVI as published by the Council at the time of payment of the contribution amount

Base LVI is the most recent LVI as published by the Council at the at the time the development consent was issued

The contribution rate for land yet to be acquired will not be less than the contribution rate specified at the date of the adoption of this plan.

5.5 Pooling of contributions funds

Council's ability to forward fund the infrastructure in this plan is very limited. Consequently, infrastructure provision is largely contingent upon the availability of contributions 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 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 works schedules in the Technical Document.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council must first be satisfied that such action will not unreasonably prejudice the delivery within a reasonable time, of the purposes for which the money was originally paid.

5.6 Goods and Services Tax

Items in the works schedule of this plan have been calculated without any GST component, in accordance with Australian Taxation Office rulings that were current at the time this plan was made.

5.7 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 section 7.11 contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EP&A Regulation (which may be amended from time to time) 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 on Council's website.

5.8 Review of plan without the need for public exhibition

Pursuant to clause 32(3) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments could include typographical errors and corrections, amendments to rates resulting from changes in the indexes adopted by this plan, updating of maps and works schedules as development consent are approved or as works are complete, development contributions made by planning agreements or the omission of details concerning works that have been completed.

5.9 Review of works schedule

Substantial research has been applied to the derivation of the plan's works schedules and the planning for the location of all facilities has been completed but detailed design will be carried out in the development phase. The facilities will be developed in a manner that allows them to effectively serve the demand attributable to the anticipated development.

The infrastructure items included in this plan are based on strategic information. It is likely that, as the planning process for the different areas proceed, modified and more cost effective solutions that still meet the planning objectives will be developed.

Council will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this plan proceeds. This may result in amendment of this plan.

Where alternatives to the works schedule are proposed by developers in conjunction with the development of areas (such as works-in-kind proposals), and the alternatives are approved by the

Council, the section 7.11 contribution applicable to a development the subject of a DA may be reviewed, or the works schedule in this plan updated, or both.

5.10 Dictionary

Except where indicated in this section, the definitions of terms used in this plan are the definitions included in the EP&A Act, EP&A Regulation and *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and *Wollondilly Local Environmental Plan 2011* are adopted by this plan.

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

Attributable cost means the estimated cost for each item in the works schedules set out in the Technical Document, which may differ from the final actual cost of the item. Attribute cost will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

CDC means complying development certificate.

Council means Wollondilly Shire Council.

CPI means the *Consumer Price Index (All Groups - Sydney)* published by the Australia Statistician.

DA means development application.

DPIE means Department of Planning, Industry and Environment.

Employment Land means land mapped as 'employment land and potential employment land' in Appendix B of this Plan.

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

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

Greater Macarthur Growth Area means the precinct identified in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

IPART means Independent Pricing and Regulatory Tribunal

Just Terms Act means the *Land Acquisition (Just Terms Compensation) Act 1991*.

LGA means local government area.

LVI means the Land Value Index means *the Establish House Price Index: Eight Capital Cities – Sydney* published by the Australian Statistician.

Planning agreement means a voluntary planning agreement referred to in section 7.4 of the EP&A Act.

Residential Accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

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- (a) attached or abutting dwellings
- (b) boarding houses
- (c) dual occupancies
- (d) dwelling houses
- (e) group homes
- (f) hostels,
- (g) manor homes
- (h) multi dwelling housing
- (i) residential flat dwelling and buildings
- (j) rural workers' dwellings
- (k) secondary dwellings
- (l) semi-detached dwellings
- (m) seniors housing
- (n) shop top housing
- (o) studio dwellings.

Security means an unconditional bank guarantee from an Australian bank.

Seniors Living Dwelling means a self-contained dwelling defined in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

SIC means special infrastructure contribution pursuant to Subdivision 4 of Division 7.1 of Part 7 of the EP&A Act.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 means the State Environmental Planning Policy amended from time to time.

Wilton Growth Area means the precinct identified in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

Work-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 as a means of either fully or partly satisfying a condition of consent requiring development contributions to be made.

Works schedule means the schedule of the specific public amenities and public services for which contributions may be required as set out in this plan's technical document.

Wollondilly Contributions Plan Technical Document

(July 2020)

Prepared for

Wollondilly Shire Council



By



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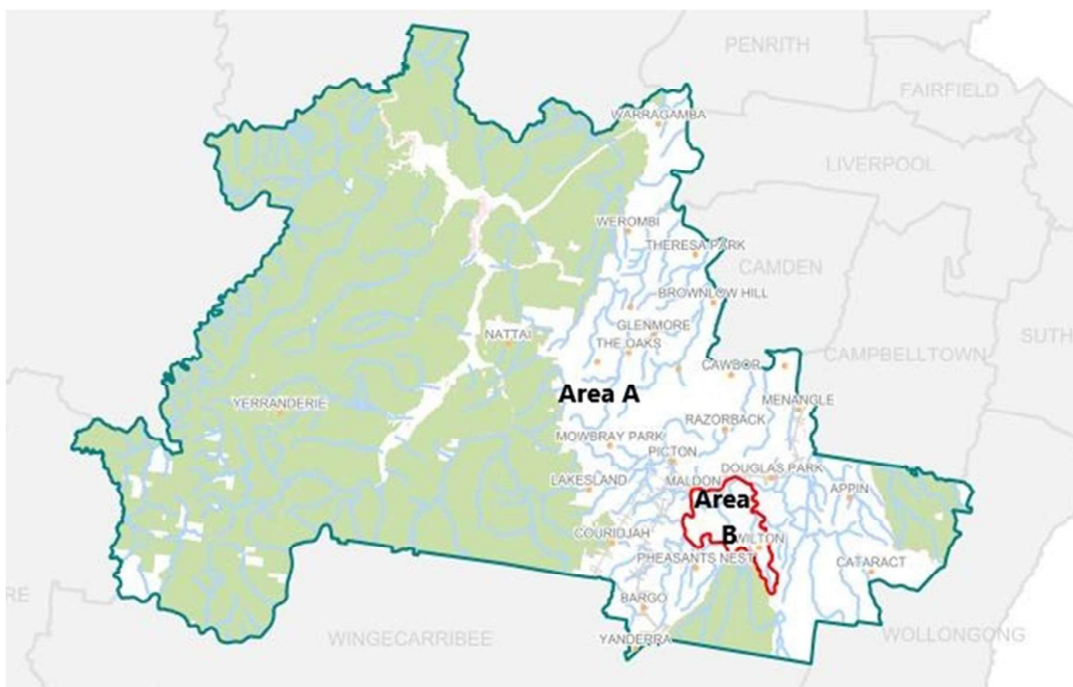
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AREA A
The Shire

A.1 Area A Introduction

Wollondilly Shire is located on the south-west fringe of metropolitan Sydney. It characterised by 17 towns and villages extending from Yanderra in the south to Warragamba in the north, Yerranderie and to the west and Appin in the east. A majority of the Shire is inaccessible, consisting of bushland or water catchment areas.

Figure A1 Area A – The Shire



The Shire in 2016 had an estimated resident population of about 48,415, following average annual growth of 1.9% since 2006. This plan assumes that there will be around 4,729 more dwellings and an increase in the population of 13,214 to 2036. This equates to an average of 239 dwellings and some 660 people per annum.

This plan recognises the need to ensure that where development occurs it is supported by the necessary level of services and infrastructure.

A.2 Infrastructure demand

A.2.1 Existing development

Wollondilly Shire recorded a total of 15,809 dwellings in the Census 2016 with the significant majority of these being separate detached dwelling-houses (94%). Medium-density housing was identified at 4% whilst higher-density housing accounted for 1% of all dwellings (ABS, 2017).

Table A1 presents the growth in dwelling types across Wollondilly Shire over the 2006–2016 period. This shows growth in total dwellings of 2,427 or 18% in the 10 years to 2016.

Table A1 Growth in dwelling types across the Wollondilly Shire, 2006-2016

Type of dwelling	2006		2016		Growth (2006-2016)	
	No.	% Share of total	No.	% Share of total	No.	% Growth
Separate house	12,802	96%	14,868	94%	2,066	16%
Semi-detached, row or terrace	307	2%	689	4%	382	124%
Flat, unit, apartment	151	1%	118	1%	-33	-22%
Other	122	1%	134	1%	12	10%
Total	13,382	100%	15,809	100%	2,427	18%

Table A2 shows the growth in population and number of dwellings from 2011 and 2016 by suburb, together with the average occupancy rates. Overall, the average household size is 3.1 in Wollondilly Shire, and increase from 3.0 in 2011

Table A2 Population, dwelling growth and household occupancy rates by suburb across the Wollondilly Shire, 2006-2016

Suburb	Population			Occupied Private Dwellings			Household Occupancy	
	2011	2016	Avg. Annual	2011	2016	Avg. Annual	2011	2016
Appin	1,803	2,633	7.9%	580	829	7.4%	3.1	3.2
Bargo	4,131	4,393	1.2%	1,447	1,530	1.1%	2.9	2.9
Belimbla Park	546	583	1.3%	177	174	-0.3%	3.1	3.4
Brownlow Hill	363	422	3.1%	110	96	-2.7%	3.3	4.4
Buxton	1,876	2,027	1.6%	620	651	1.0%	3.0	3.1

	Population			Occupied Private Dwellings			Household Occupancy	
Camden Park	1,825	2,240	4.2%	542	646	3.6%	3.4	3.5
Cawdor	397	437	1.9%	132	137	0.7%	3.0	3.2
Couridjah	276	304	2.0%	102	90	-2.5%	2.7	3.4
Douglas Park	1,315	1,360	0.7%	420	448	1.3%	3.1	3.0
Glenmore	128	119	-1.4%	40	41	0.5%	3.2	2.9
Lakesland	406	434	1.3%	126	135	1.4%	3.2	3.2
Maldon	49	19	-17.3%	16	4	-24.2%	3.1	4.8
Menangle	1,011	1,146	2.5%	330	367	2.1%	3.1	3.1
Mount Hunter	678	733	1.6%	213	214	0.1%	3.2	3.4
Mowbray Park	81	93	2.8%	28	28	0.0%	2.9	3.3
Nattai	59	64	1.6%	20	31	9.2%	3.0	2.1
Oakdale	1,856	1,842	-0.2%	627	612	-0.5%	3.0	3.0
Orangeville	1,101	1,249	2.6%	335	368	1.9%	3.3	3.4
Pheasants Nest	593	691	3.1%	187	210	2.3%	3.2	3.3
Picton	4,513	4,815	1.3%	1,557	1,670	1.4%	2.9	2.9
Razorback	962	1,084	2.4%	299	324	1.6%	3.2	3.3
Silverdale	3,537	3,680	0.8%	1,028	1,093	1.2%	3.4	3.4
Tahmoor	4,582	5,068	2.0%	1,692	1,816	1.4%	2.7	2.8
Theresa Park	548	535	-0.5%	168	170	0.2%	3.3	3.1
The Oaks	2,442	2,524	0.7%	792	825	0.8%	3.1	3.1
Thirlmere	3,632	4,043	2.2%	1,227	1,383	2.4%	3.0	2.9
Warragamba	1,235	1,241	0.1%	476	478	0.1%	2.6	2.6
Werombi	841	927	2.0%	246	274	2.2%	3.4	3.4
Wilton	1,666	3,085	13.1%	537	932	11.7%	3.1	3.3
Yanderra	683	662	-0.6%	221	219	-0.2%	3.1	3.0
Yerranderie	6	6	0.0%	1	3	24.6%	3.8	2.0
Wollondilly Shire	43,261	48,519	2.3%	14,372	15,809	1.9%	3.0	3.1

A.2.2 Expected development

AEC undertook a housing market analysis of Wollondilly Shire to forecast the development pipeline and likely yield out to 2036.¹ It found:

¹ AEC Group, *Wollondilly Shire and Wilton Growth Area Housing Market Analysis* prepared for GLN Planning on behalf of Wollondilly Shire Council. October 2018 (AEC report) (July 2020)

- The projected development in the Wilton Growth Area is expected to be delivered in the medium term.
- Other localities that could deliver strong levels of new housing include Silverdale, Tahmoor, Picton, Thirlmere, The Oaks, Menangle and Oakdale.
- Limited opportunity for housing other than detached dwelling-houses may begin to emerge in larger established centres across the LGA.

Excluding the Wilton Growth Area, AEC identified a growth path which factored in these trends and observations about the market and likely future development yields. **Table A3** shows the forecast dwellings out to 2036 by towns and villages. From 2016 to 2036, there is forecast to be an additional 4,729 dwellings or an average of 239 new dwelling per annum. Much of this take-up is forecast Silverdale, The Oaks, Oakdale, Menangle, Picton Tahmoor and Thirlmere.

Table A3 Projected Additional Dwellings Take-up (excluding Wilton Growth Area), 2016-2036

Towns and Villages	2016 (census)	2016- 2021	2021- 2026	2026- 2031	2031- 2036	Total (2036)	Additional (2016-36)	Avg. Annual
Silverdale, Warragamba	1,571	252	189	213	241	2,466	895	45
The Oaks, Oakdale, Belimbla Park, Nattai	1,642	214	62	65	71	2,054	412	21
Brownlow Hill, Glenmore, Mount Hunter	351	0	0	0	0	352	1	0
Orangeville, Werombi, Theresa Park	812	0	1	1	1	814	2	0
Cawdor	137	4	4	3	4	152	15	1
Bargo, Pheasants Nest	1,740	7	18	22	26	1,812	72	4
Buxton, Couridjah	741	18	23	19	18	819	78	4
Picton	1,670	354	118	95	85	2,322	652	33
Tahmoor, Thirlmere, Yanderra	3,418	915	282	288	309	5,212	1,794	90
Mowbray Park, Lakesland	177	49	36	20	14	296	119	6
Appin	829	110	110	20	20	1,089	260	13
Camden Park, Menangle	1,013	150	150	25	25	1,363	350	18
Douglas Park, Razorback	772	8	19	24	28	851	79	4
Wollondilly Shire exc WGA	14,873	2,081	1,012	795	842	19,602	4,729	239

A.2.3 Expected population

Wollondilly Shire excluding Wilton Growth Area recorded a population of 45,415 in 2016. The population is expected to increase by 13,214 or 28% by 2036 based on the forecast dwelling yields in **Table A3** and AEC's assumed occupancy rate assumptions. **Table A4** summarises the forecast population growth by towns and villages in five year tranches out to 2036.

Table A4 Projected population, (excluding Wilton Growth Area), 2016-2036

Towns and Villages	2016 (census)	2016- 2021	2021- 2026	2026- 2031	2031- 2036	Total (2036)	Additional (2016-36)	Avg. Annual
Silverdale, Warragamba	4,921	732	585	659	747	7,644	2,723	136
The Oaks, Oakdale, Belimbla Park, Nattai	5,013	556	186	195	212	6,161	1,148	57
Brownlow Hill, Glenmore, Mount Hunter	1,274	0	2	2	1	1,279	5	0
Orangeville, Werombi, Theresa Park	2,711	1	3	2	2	2719	8	0
Cawdor	437	1	12	10	13	472	35	2
Bargo, Pheasants Nest	5,084	18	52	63	74	5,255	171	9
Buxton, Couridjah	2,331	22	72	60	54	2,540	209	10
Picton	4,815	852	331	267	237	6,502	1,687	84
Tahmoor, Thirlmere, Yanderra	9,773	2,359	789	807	865	14,593	4,820	241
Mowbray Park, Lakesland	593	152	118	66	48	978	385	19
Appin	2,633	330	330	60	60	3267	780	39
Camden Park, Menangle	3,386	450	450	75	75	4089	1050	53
Douglas Park, Razorback	2,444	26	60	73	86	2,637	193	10
Wollondilly Shire exc WGA	45,415	5,499	2,990	2,339	2,474	58,136	13,214	660

A.2.4 Demand for local infrastructure

The future development expected in the Wollondilly Shire can only be sustained by continued delivery in new and augmented public amenities and services.

Infrastructure delivery needs to respond to:

- increased demand for facilities that will support safe and convenient travel between destinations within the LGA
- increased demand for active and passive recreation facilities, such as sports fields, sports courts, playgrounds, walking trails and bike paths
- increased demand for spaces that will foster community life and the development of social capital in the Shire, such as cultural centres, multi-purpose community centres and libraries.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development in this plan, including:

- traffic and transport management facilities
- open space and recreation facilities, and
- community and cultural facilities.

Stormwater management works such as basins or rain gardens, local road works and local pathways are not included in the contributions plan because these works will instead be provided directly by development as conditions of consent.

A.2.4.1 Calculating a section 7.11 contribution for residential accommodation development

The occupancy rates included in **Table A5** reflect the estimate of future infrastructure demand for the proposed residential accommodation development as well as the estimate of existing demand allowances (or credits) for existing development.

Table A5 Assumed dwelling occupancy rates

Residential Accommodation Development type	Occupancy rate
Residential subdivision lot	3.1 persons per dwelling/lot
Dwelling house, dual occupancy, rural workers' dwelling,	3.1 persons per dwelling
Attached dwelling, abutting dwelling, semi-detached dwelling, multi dwelling housing, manor home	2.6 persons per dwelling
Apartment, residential flat building or shop top housing	2.2 persons per dwelling
Self-contained dwelling in a seniors housing development	1.5 persons per dwelling
Secondary dwellings, studio dwellings, boarding houses, group homes, hostels	1 person per secondary dwelling; 1 person per bed or 1 person per bedroom, whichever is the greater

A.3 Infrastructure strategies

A.3.1 How have the infrastructure costs been derived?

The land costs have been informed by land valuations by CivicMJD for various classes of land as in **Table A6**.

Table A6 CivicMJD assessed land cost rates

Land Use Classification	\$/m ²
Rural residential (suitable for large-lot rural residential housing)	\$50
Low density residential land (15-25 dwellings per hectare)	\$125
Medium density residential land (25-44 dwellings per hectare)	\$175
Mixed use commercial / residential land (45 + dwellings per hectare)	\$300
Retail / civic centre land	\$350
Other enterprise / employment / industrial land	\$250
Constrained land (with significant slopes or environmental values e.g. riparian or habitat corridors, flood, stormwater or bushfire prevention restrictions)	\$80

Source: CivicMJD prepared for GLN Planning on behalf of Wollondilly Shire Council, *Land Valuations for the Wilton Priority Growth Area Final Report*, November 2018.

The capital costs for the transport, open space and recreation and community facility infrastructure have been estimated by QS specialists, Mitchell Brandtman.²

² Mitchell Brandtman prepared for GLN Planning on behalf of Wollondilly Shire Council, *Wilton Local Infrastructure Section 7.11 Contributions Estimate*, Draft Report, 4 January 2019. (July 2020)

A.4 Traffic and transport facilities

A.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Future occupants of expected development will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections
- facilities for public transport, including primarily bus facilities in the short to medium term
- facilities for walking and cycling.

Expected development will result in additional traffic generation on the Shire's road network and additional need for cycleways. The increased travel demand derived from the future development in the Shire will generate the need for:

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

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

The Future Network Deficiency Assessment (TDG 2015) modelled the performance of the future Wollondilly Shire Council network, taking into account baseline and anticipated development and identifies the locations of improvements necessary to maintain a Level of Service (LOS) D or better throughout the network.

Traffic models for 2026 and 2036 have been developed to forecast traffic volumes, congestion and road requirements in the Shire for the next 20 years. Analysis of future deficiencies on the road network are based on the concept of Level of Service (LOS) whereby link or intersection LOS of E or worse is considered to flag the need for treatment in terms of either adding roadway or intersection capacity or undertaking other initiatives to relieve the road network.

Analysis details the peak one hour flows and LOS for the AM and PM peak periods for 2026 and 2036. Each future year model, using each year's base future network, has been analysed to determine locations where either road or intersection LOS has degraded to LOS E or worse. Network improvements have been proposed to correct each year's deficiencies.

The approach adopted by this plan is that the future network is to operate at level of service 'C' or better in terms of links and at 'D' or better at intersections.

The baseline also includes the traffic which comes into, or goes through the Shire, and which is generated from outside the Shire. This traffic will have an impact on the infrastructure needed, as it will take up road capacity, and there is no opportunity for contributions to be levied against this traffic. The baseline analysis ensures that anticipated residential development will not be required to contribute to infrastructure other than to meet the impacts from additional demand.

The analysis also highlighted the need to improve certain State roads and intersections however these have been included in this Plan as State and Commonwealth Government intervention is required.

In the case where a new road or traffic facility is necessary to cater for one development, for example where an intersection treatment or road upgrade close to a subdivision is needed due to that development, the total cost of the works would fall against the developer and not be part of the Section 7.11 works.

Roads and intersection works will be undertaken throughout the Shire to generally maintain pre-existing levels of service. The works, therefore, have a physical nexus with new development across the Shire. The locations of road works to be provided are described in the Works Schedule.

A.4.2 Proposed walking and cycling facilities

Shared cycle ways and pedestrian paths have been identified in Wollondilly Shire Council's planned network of shared cycle and pedestrian paths. The pedestrian and cycle networks are designed to have a greater level of permeability than provided to vehicles to promote their greater use.

The locations of shared cycle ways facilities have been derived from the Wollondilly Shared Path/Cycle way Plan to meet the demands of both the existing and the incoming populations of the Shire and are described in the Works Schedule. Facilities will be provided in locations where they can most effectively meet the needs of the surrounding population and serve both a transport as well as recreation use.

A.4.3 Public car parking facilities

Council's Development Control Plan provides standards for the numbers of parking spaces required for particular types of development. When issuing a development consent, Council may impose conditions requiring that a certain number of parking spaces be provided for the development.

Non-Residential Developments, which are deficient in on-site parking and located on land identified in **Figures A2** or **A3** will be require by condition to make a monetary contributions towards to provision of public car parking.

Figure A2 Picton Car Parking Area

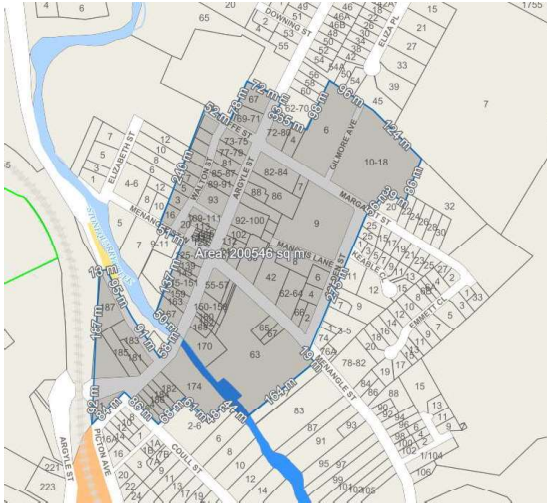


Figure A3 Thirlmere Car parking Area



The car parking infrastructure schedules included in this Plan are based on strategic information. It is likely that, as the planning process for the different town centres proceeds, modified and more cost-effective solutions that still meet the strategy objectives will be developed, however estimated costs in this plan reflect recent projects undertaken by Council and constructed to Council engineering design specification for commercial car parks.

The acquisition and dedication of all the required land is likely to be a lengthy process and therefore a staged delivery will be adopted to ensure Council satisfies demand within a reasonable time.

Car parking spaces in Council car parks will generally be available to all users and not allocated to any particular commercial or retail development who may adjoin or made contributions. Monetary contributions are made as Council's car parking standards cannot be complied with and according developers should not expect to receive a 'credit' for car spacing spaces.

The location of car parking works to be provided are described in the Works Schedule.
(July 2020)

A.5 Open space and recreation facilities

A.5.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The peri-urban setting of the Shire means that villages and towns are dispersed, and many people live on larger lots. This shapes the facility and open space needs of the area, with a greater need for district spaces that are destinations for people to come together to socialise as well as for recreation.

Benchmarking of open space needs in the Shire indicates that some areas currently have sufficient provision open space land however with anticipated development, demand for new, upgraded open spaces will be required.

The Open Space, Recreation and Community Facilities (OSRCF) Strategy (2014) identified the common challenges across Wollondilly LGA's parks and facilities, as follows:

- The need to pursue an integrated approach to facility provision - duplication, particularly of facilities is common across the LGA, and many of these facilities are old, have only single users and falling usage patterns. Working with the community to consolidate, integrate and modernise such facilities will have social and economic benefits in the longer term.
- A common lack of relationship between facilities and open space to the street front, addressing this by strengthening connections to the street could generate a greater sense of safety, greater use of the facilities and a perception of ownership
- The need to improve connectivity throughout town centres by upgrading/planning for paths and cycleways in order to increase the accessibility of residential located on the fringes of townships to facilities and open spaces located nearby.
- The quality and accessibility of toilet facilities were found to have a direct relationship with visitor experience and may affect visitation choices, and
- The quality and adequacy of night lighting affects perceptions of safety. Active spaces tend to reduce anti-social behaviour.

A.5.2 Existing provision

Wollondilly Shire currently has 178 ha of open space. This includes:

- 14 sportsgrounds
- 56 parks and reserves
- 6 tennis courts
- 2 skate parks
- 2 swimming centres and 2 indoor courts.

Open space sizes and numbers are highly variable across the Shire and do not necessarily relate to populations in their locality. While much of the Shire currently has an adequate provision of open space land, anticipated development across the Shire will result in the amount of open space.

A.5.3 Recreation demand assessment based on forecast demographics

Council's policy is to meet the benchmark of 2.83 ha of open space per 1,000 residents. The proportion of active to passive open space will be 50/50 split.

The Greater Sydney Commission's benchmark indicates that all homes should be within 400m easy walking distance of a park. Within a rural setting like Wollondilly Shire however, at times this cannot always be achieved. Subsequently, as Wollondilly Shire is predominantly a low density, peri-urban area, this approach to proximity mapping needs to respond to the unique context of the LGA.

Existing council assets must work harder and better meet community needs where possible, before new facilities are contemplated. Destination places for recreation are important in Wollondilly, and it is important that strategic locations are chosen for upgrades, cater for anticipated development, that also foster increased connections.

A.5.4 Passive open space requirements

The current distribution of passive open space through the Shire tends to be in by small number of parks that are less than 0.2ha in size (best practice suggests that reserves of less than 0.3 to 0.5 ha tend to provide limited opportunity for activities such as kick about) which is unusual amongst metropolitan Councils and is reflective of a relatively low rate of development in the region over the last 50 years when typically these smaller reserve sizes have arisen from residential subdivision developments.

Local parks are to have a minimum useable area of 0.3 - 0.5ha (excluding any encroachment from stormwater or other infrastructure or environmental areas). The level of open space planning will be addressed at the DA stage when more detail regarding the scope and scale of development is provided. All local parks will include the following level of durable design, fit for purpose and low maintenance embellishment:

- A range of recreation opportunities which could include local play spaces, kick about area etc.
- picnic/BBQ areas.
- Water bubblers, bins, seating and walking paths.
- Shade structures over picnic/BBQ area and all play spaces.

Details of open space works are described in the Works Schedule.

A.5.5 Active open space and recreation facilities requirements

While Council owns adequate land for active open space and recreation facilities, such as sporting fields and courts, the current level and quality of embellishment is not suitable to cater for the demand from expected development. Council is undertaking a program of materplans for active and recreation facilities. This includes the upgrade or augmentation of existing facilities to cater for the demand for active open space and recreation facilities generated by anticipated

development. Estimated costs have be apportioned to the demand from expected development. Details of open space works are described in the Works Schedule.

A.6 Community and cultural facilities

A.6.1 What is the relationship between the expected types of development and the demand for additional public facilities?

With the population of Wollondilly (excluding Wilton Growth Area) forecast to grow to 58,136 people in the next 20 years, there will be additional demand for community and cultural facilities, requiring new or augmented facilities to cater for this population demand.

A.6.2 Existing provision

Community facilities in the LGA date to the early part of the Twentieth Century, when the Wollondilly Shire Hall and Picton School of Arts were built. From the 1940s onwards, community facilities were delivered in the form of small community halls in each of the Shire's major towns and villages. A consequence of this pattern of provision means that there is a gap of contemporary, fit-for-purpose, multi-use and co-located community facilities.

There are currently 17 Council-owned community facilities in the Wollondilly LGA. Council's adopted population demand benchmark is that there should be 80m² of community facility floorspace per 1,000 people. Aggregated across all of facilities, this benchmark is currently satisfied. However, by 2036, with expected development, this provision rate is expected to fall below the benchmark.

A.6.3 Community facilities demand and requirements

Picton Library

Wollondilly Shire is home to a large proportion of young families and children and so there is currently strong demand for children's programs in libraries. This will emerge into demand for more library study spaces and children's/youth programming as the population gets older and enters school and university.

Current Picton Library has a floor area of 300 m². Accepted library industry benchmarking indicates that the Picton Library is significantly undersize (existing gap of 1,898m²). This gap is forecast to grow to 3,896m² for all library space in the Wollondilly LGA by 2036. In Area B – Wilton Growth Area, a branch library of with a floor area of 1,900 m² is planned. This leaves a demand for 1,696 m² of library space centrally located in Picton.

In order to deliver effective and contemporary library services, to service expected development as well as providing a central and welcoming community space for residents, there is a need for the renewal of Picton Library, as well as a new branch library space in the Wilton Growth Area.

Community halls, hubs and centres

Demand for community facilities across the Shire presents opportunities to provide centrally located, multi-purpose spaces as well as refurbish existing facilities to increase to increase utilisation.

Based on forecast development growth to 2036, certain catchments will face significant under provision of community floorspace without new or augmented facilities. In particular, the provision of new floorspace in Menangle, augmentations of community floorspace provision in Warragamba and The Oaks and a new community cultural facility of 1,200 m² co-located with the Picton library.

APPENDIX A

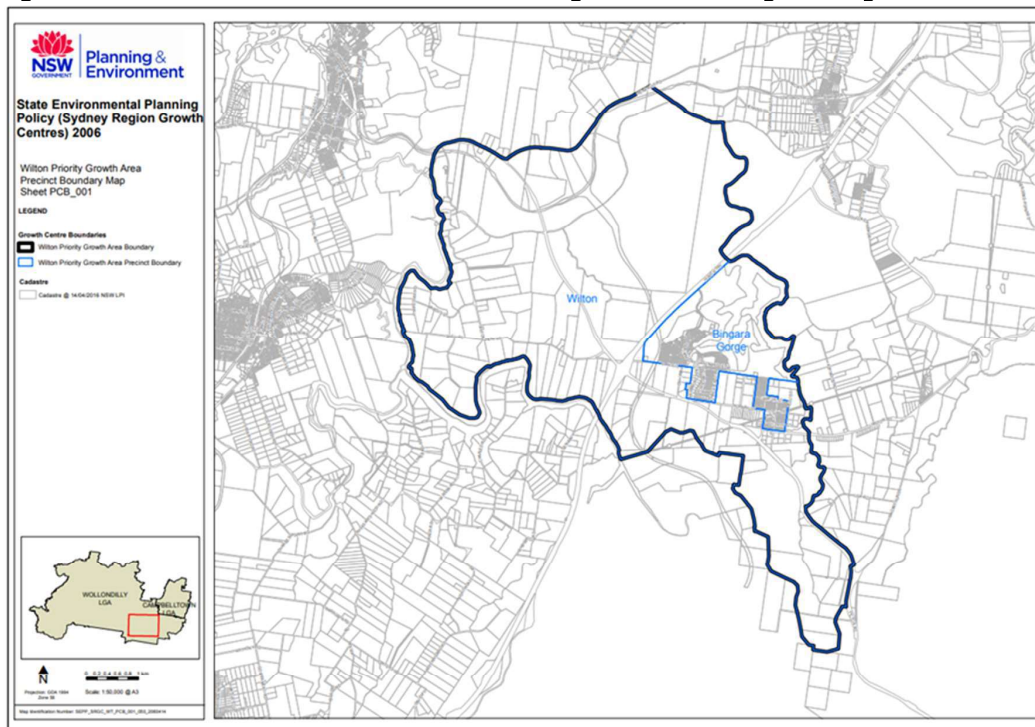
Infrastructure schedule and location map

AREA B
Wilton Growth Area

B.1 Area B Introduction

Wilton Growth Area is towards the south east corner of the Wollondilly LGA, strategically located along the Hume Highway as the next major destination south of Campbelltown. It was declared a priority growth area by the State Government in July 2016 and rezoning of land, with the exception of Bingara Gorge, occurs under the SEPP (Growth Centres) 2006. Bingara Gorge is zoned under Wollondilly Local Environmental Plan 2011. The gross land area of the Wilton Growth Area is 2,480 ha.³ **Figure B1** shows the extent of Area B - Wilton Growth Area for the purposes of this plan – including Wilton and Bingara Gorge.

Figure B1 – Area B - Wilton Growth Area (including Wilton and Bingara Gorge)



The plan adopts the State Government's policy document *Wilton 2040: A Plan for the Wilton Growth Area* as the overarching strategic planning document which indicates a potential yield of 15,000 dwellings and targeted to generate 15,000 jobs. This plan expects a population of 43,288 people.

The majority of the area is subject to consolidated ownership with four major landholding over 75% of the area. Precinct planning in Wilton Growth Area, including the determination of regional infrastructure needs and positioning, has been led by the Department of Planning, Industry and Environment (DPIE). **Figure B2** shows the Wilton 2040 Structure Plan which will guide planning and development. Development in the Wilton Growth Area will generate demand for a wide range of infrastructure to support the anticipated growth, including both regional and local infrastructure. The State Government will collect a Special Infrastructure Contribution (SIC) from development towards regional infrastructure needs.

³ Elton Consulting, 2018. (July 2020)

Figure B2 - Wilton Growth Area structure plan



Source: DP&E, *Wilton 2040 – A Plan for the Wilton Growth Area*, 28 September 2018 (Wilton Land Use and Infrastructure Implementation Plan (LUIIP)).

This contributions plan provides the legal mechanism for the collection of contributions by Wollondilly Shire Council towards local infrastructure in Wilton Growth Area, such as transport management and open space, recreation and community facilities. The local infrastructure provision has been determined by Wollondilly Shire Council to specifically service the demand for local infrastructure arising from the new development.

The information presented in Part B of this technical document establishes the nexus for the proposed local infrastructure for Wilton Growth Area and the reasonableness of the apportionment of costs and contribution rates.

(July 2020)

B.2 Infrastructure demand

B2.1 Existing development

The Wilton Growth Area is predominantly a rural landscape with a range of agricultural activities. Land holdings throughout much of the area range from large parcels to rural residential holdings of two hectares and the existing township of and peri urban landscape around Wilton Growth Area, which overall, has around 645 homes.

B2.2 Expected residential development

This plan adopts the anticipated 15,000 new dwellings projected in Wilton 2040 projects. **Table B1** shows the expected residential development by sub-area. Most of the development in the Wilton Growth Area will be low rise with low density development making up 80% of all forecast dwellings. Development will become denser towards the town or neighbourhood centres with medium density representing 18% of all dwellings distributed across all area but West Wilton, and apartments 2% of total dwellings, all in the Wilton Town Centre.

Table B1 Expected Residential Development – Wilton Growth Area (no. of dwellings)

Land use zone	Wilton Town Centre	South East Wilton	North Wilton	West Wilton	Bingara Gorge	Total
Low density residential	640	2,880	4,480	2,400	1,650	12,050
Medium density residential	640	720	1,120	-	150	2,630
High density residential	320	-	-	-	-	320
Total	1,600	3,600	5,600	2,400	1,800	15,000

Source: DPIE & AEC Group.

B2.3 Expected population

Based on 15,000 additional dwellings, it is anticipated that the population of the Wilton Growth Area to increase by 43,288 over the next 30+ years. AEC assumed the following occupancy rates (**Table B2**) in projecting the population for the Wilton Growth Area.

Table B2 Expected Residential Occupancy Rate – Wilton Growth Area

Precinct	Full dev't	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051
Bingara Gorge	3.0	3.1	3.0					
North Wilton	3.0							
Low Density	3.1	3.1	3.1	3.1	3.1	3.1	3.1	
Medium Density	2.6	2.6	2.6	2.6	2.6			

Precinct	Full dev't	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051
Wilton Town Centre	2.7							
Low Density	3.0	3.0	3.0		3.0			
Medium Density	2.6	2.6	2.6		2.6			
Apartments	2.2		2.2	2.2	2.2			
South East Wilton	3.0							
Low Density	3.1	3.1	3.1	3.1	3.1	3.1		
Medium Density	2.6	2.6	2.6	2.6				
West Wilton	3.1		3.1	3.1	3.1	3.1	3.1	3.1
Total/average	3.0	3.0	2.9	2.9	3.0	3.1	3.1	3.1

Source: AEC Group Ltd.

The AEC report noted how higher average household sizes have been trending in the Wollondilly Shire, as well as in Greater Sydney and neighbouring LGAs.⁴ Wollondilly recorded a ratio of 3.1 persons per dwelling in 2016, an increase from 3.0 in 2011. In comparable high growth suburbs, ratios also increased over the same period, for example, Appin - 3.1 persons (2011) to 3.2 persons (2016) and Wilton (which includes Bingara Gorge) - 3.1 persons (2011) to 3.3 persons (2016).

Based on the AEC analysis, assumed occupancy rates for the different types of residential accommodation development are shown on Table B3.

Table B3 Assumed dwelling occupancy rates

Residential Accommodation Development type	Occupancy rate
Single residential lot,	3.1 persons per lot/dwelling
dwelling house, dual occupancy, rural workers' dwelling	3.1 persons per dwelling
Attached dwelling, abutting dwelling, manor home, multi dwelling housing, semi-detached dwelling,	2.6 persons per dwelling
Apartment, residential flat building or shop top housing	2.2 persons per dwelling
Self-contained dwelling in a seniors housing development	1.5 persons per dwelling
Secondary dwellings, studio dwellings, boarding houses, group homes, hostels	1 person per secondary dwelling; 1 person per bed or 1 person per bedroom, whichever is the greater

⁴ AEC HMA report, p 6. (July 2020)

Based on AEC's projected population increase to 43,288 people (for 15,000 dwellings), the population density is forecast to increase to 17.4 persons per hectare, significantly higher than the Wollondilly Shire current population density of 0.2 persons per hectare, but still lower than comparable greenfield sites such as The Ponds (currently 31.91 persons per hectare).⁵

The need for local infrastructure has been based on these population forecasts.

Table B4 Expected Population – Wilton Growth Area (no. of people)

Land use zone	Wilton Town Centre	South East Wilton	North Wilton	West Wilton	Bingara Gorge	Total
Low density residential	1,920	8,928	13,888	7,440	3,630	35,806
Medium density residential	1,664	1,872	2,912	-	330	6,778
High density residential	704	-	-	-	-	704
Total	4,288	10,800	16,800	7,440	3,960	43,288

Source: AEC Group Ltd.

B2.4 Demand for local infrastructure

The existing public amenities and services in the Wilton Growth Area have been essentially designed to accommodate the existing rural living environment. A change in the development profile of the area from rural to urban development is already underway.

The future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public amenities and services.

Research on infrastructure needs undertaken at the precinct planning stage by both the DPIE, major landowners and Council have identified the following impacts on public services and public amenities:

- increased demand for facilities that will support safe and convenient travel between land uses both within the Precinct and to and from destinations outside of the Precincts, such as new roads and public transport facilities
- increased demand for active and passive recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, and bike paths
- increased demand for spaces that will foster community life and the development of social capital in the Precinct, such as cultural and leisure centres, multi-purpose community centres and libraries.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development, including:

- traffic and transport management facilities
- open space and recreation facilities

⁵ Cred SI needs assessment, p 19 (based on ABS 2016 Census data).
(July 2020)

- community and cultural facilities.

Stormwater management works such as basins or rain gardens, local road works and local pathways are not included in the contributions plan because these works will instead be provided directly by development as conditions of consent.

B2.5 Infrastructure staging

The staging and priority of infrastructure in the Precinct will generally occur with development.

Table B5 shows the timing of potential new homes by precinct, which has informed the projected timing of infrastructure provision.

Table B5 Projected take up of dwellings in Wilton Growth Area to build out

Precinct (Residential Type)	Dwellings	Existing	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051
Bingara Gorge	1,800	645	755	400					
North Wilton	5,600		270	970	1,300	1,260	1,000	800	
Wilton Town Centre	1,600		200	860	490	50			
South East Wilton	3,600		200	900	820	950	730		
West Wilton	2,400			20	370	500	500	500	510
Total	15,000	645	1,425	3,150	2,980	2,760	2,230	1,300	510
Cumulative Total		645	2,070	5,220	8,200	10,960	13,190	14,490	15,000

Source: AEC & WSC

The following assumptions about dwelling take up and the timing of demand for infrastructure:

- Bingara Gorge, already partially developed, shall continue delivery, after which the rate of production and dwelling take-up will slow concurrent with the other precincts ramping-up from 2021.
- South East Wilton will commence development in mid-2020, ramping up incrementally to peak production in 2026 onwards. North Wilton and Wilton Town Centre will commence later 2021. Initial lot production is projected to average 80-150 in the early years per precinct. When several development fronts are pursued (offering product differentiation and choice), the cumulative production and take-up is generally expected to be higher than if only a single development front were pursued.

- Pursuant to relatively smaller number of dwellings yet a diversity of product in the Wilton Town Centre (40% low density, 40% medium density, 20% apartments).
- West Wilton is anticipated to commence in the mid to longer term.
- The potential K-12 education facility in the Wilton Town Centre will be established early to service the growing population. The UDZ will continue to provide for flexibility in future land use and development in accordance with Wilton 2040 and the precinct plans.⁶

⁶ Wilton LUIP, p 38.
(July 2020)

B.3 Infrastructure strategies

The precinct planning process for Wilton is State led with South East Wilton and North Wilton being rezoned for urban purposes. DPIE are preparing an Infrastructure Phasing Plan for Wilton that outlines opportunities for infrastructure to support growth in Wilton. The Infrastructure Phasing Plan will identify projects that can be delivered based on the findings of Wilton 2040, and through precinct plans.⁷

The transport works were informed by transport reports undertaken as part of the precinct planning process. The demand for and delivery of social infrastructure has been informed by a social needs assessment undertaken by Council.

B.3.1 How have the infrastructure costs been derived?

The land costs have been informed by land valuations by CivicMJD for various classes of land as in **Table B6**. Land valuation method is consistent with IPART's 'valuation of land Contributions plan'.

The underlying land use categories expected in this plan is the land use that is assumed would apply if the land were not identified for public infrastructure in the contributions plan. The underlying land use is takes into account the Wilton Growth Area structure plan in Wilton 2040 and the adopted structure plan in the Growth Centres SEPP.

The land identified in this plan may be constrained for a range of reason (such as the existence of a riparian corridor, the being bush fire affection impacting development, flood-affected or encumbered with a transmission easement).

Table B6 CivicMJD assessed land cost rates

Land Use Classification	\$/m ²
Rural residential (suitable for large-lot rural residential housing)	\$50
Low density residential land (15-25 dwellings per hectare)	\$125
Medium density residential land (25-44 dwellings per hectare)	\$175
Mixed use commercial / residential land (45 + dwellings per hectare)	\$300
Retail / civic centre land	\$350
Other enterprise / employment land	\$250
Constrained land (with significant slopes or environmental values e.g. riparian or habitat corridors or bushfire prevention restrictions)	\$80

⁷ Wilton LUIP, p 38.
(July 2020)

Where land identified in this plan comprises more than one land use category the estimated value of the land will be based on these relative proportions in each category (e.g 70% Constrained and 30% Low density residential). Land shown in appendix Map Appendix B

The capital costs for the transport, open space and recreation and community facility infrastructure have been estimated by QS specialists, Mitchell Brandtman.

B.3.2 Contribution catchments and apportionment

Wilton Growth Area is a single catchment for contributions in the plan (including Bingara Gorge) as because of the interlinkage of the movement network, uniformity of open space, recreation and community facility provision and this plan managing infrastructure delivery on a single catchment basis.

Wilton 2040 identifies Bingara Gorge will have 1,800 dwellings as part of a master planned community scheme which provides residents with access to a range of local open space and recreation facilities for a community levy. The Bingara Gorge Planning Agreement (3 November 2007) provides local open space and local community facilities on-site as well as monetary contributions Wilton Recreation Reserve, Picton Library and transport management works, thereby by satisfying demand for public services and amenities for 1,165 dwelling/lots for an expected population of 3,611 people. Consent Orders This plan applies to a further 635 dwellings from the 1,166th lot onwards. Generally in accordance with CO and Wollondilly Council DCP. Demand in the

Wilton South East Stage 1 Planning Agreement (5 August 2019) applies to 696 dwellings/lots with an expected population of 2,157 people and some Employment Land. Contributions made equally to all categories in this plan provision of collector roads, share paths and local open space and a monetary contribution towards Wilton Recreation Reserve and community facilities. The plan applies to subsequent stages of the development.

For the purposes of contributions, both Planning Agreements exclude the application of Section 7.11 of the Act. As these 2 planning agreement make commitments to providing local infrastructure, costs have only been apportioned to the remaining expected residential development, as calculated below:

Table B7 Wilton Growth Area Apportionment

Wilton Growth Area Apportionment	Dwellings/Lots	Expected Population
Wilton Growth Area expected development	15,000	43,288
(Less) Bingara Gorge Planning Agreement	-1,165	-3,611
(Less) Wilton South East Stage 1 Agreement	-696	-2,157
Apportionment to new development in this plan	13,139	37,520

B.4 Traffic and transport facilities

B.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The existing transport network in the Wilton Growth Area has been planned to serve predominantly rural developments in the area, and not the future development envisaged for the Wilton Growth Area.

Future occupants of expected development will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections
- facilities for public transport, including primarily bus facilities in the short to medium term
- facilities for walking and cycling.

B.4.2 Proposed road and intersection hierarchy

The strategic layout of the arterial and sub-arterial road network for the Wilton Growth Area has been finalised through the State led precinct planning process. The Hume Motorway, Picton Road and Wilton interchange will continue to function as the major through routes (Wilton 2040). The design of the network ensures connectivity to the Wilton Town Centre from the adjoining sub-areas.

The proposed road network for Wilton Growth Area complements a broader hierarchy envisaged for the South West Priority Growth Area. This work has been informed by a traffic and transport study commissioned by DPIE, and in consultation with RMS, Transport for NSW. These will connect to a network of existing and new roads in adjoining areas. The State transport network, identified in the SIC has already apportioned out of area traffic demand and as such Area B will be a contained precinct only pointing internal traffic demand based on the simple apportionment method from IPART guidance of April 2019 to Residential development per person and Employment Land per hectare.

Higher order roads are proposed to be funded through the SIC (currently in draft form). The new collector road network is not funded through the SIC and the associated land and works are included in this contributions plan, representing:

- a series of new internal distributor and collector roads to provide connections to the State Road Network and sub-arterial network at a discrete number of locations where they cannot be provided by developers as direct works associated with the development of their land.
- additional lanes to match the demand requirements, whilst retaining local amenity and promoting active transport modes such as walking and cycling
- intersection controls for internal intersections, including traffic signals and (give-way and stop) sign controlled intersections.

IPART release guidance on the 'Inclusion of roads in contributions plans' (April 2019). The method for assessing roads in contribution plans is that Councils should secure the delivery of local and collector roads through conditions of development consent, where possible. Where it is not possible or practical to secure the delivery of a local or collector road (or segment of road) through conditions of development consent, there may be a case for including the road in the plan. This may include one or more of the following principles

- the road fronts public or non-developable land.
- the road serves a critical role in the transport network.
- the road is required to lead or facilitate development.
- it is not practical for an individual developer to provide the road.

This plans adopts the IPART guidance of April 2019. The following roads are **Table B8** included in the works schedules for the following reasons: All roads may be delivered in segments and stages depending on adjoining development, priority, funding and approval.

Table B8 Road works included

Item	Description	Reason for inclusion in the plan
WT1.1 WT1.2 WT1.3	Janderra Road upgrade and distributor roads (excluding crossings of M31, Picton Road & Maldon-Dombarton Railway as these are not local infrastructure)	Distributor Roads serving a critical role in the transport network, linking residential areas in south east precinct and the potential employment / enterprise area to the town centre and Government K-12 School development and not practical for an individual developer to provide.
WT1.4 To WT1.12	Collector Roads – 4 lanes road 22m wide (excluding Maldon-Dombarton Railway corridor crossing as these are not local infrastructure)	Roads serves a critical role in the transport network to provide the town centre and Government K-12 School and link to the Sub-Arterial Road network.
WT1.14 WT1.15	Hornby Street and Almond Street – 4 lane collector road 22m wide.	Frontage to non-developable land and fragmented ownership. Not practical for an individual developer. Required to carry additional traffic from New Oval Road to Picton Road for Wollongong traffic and link to South East school and neighbourhood centre.
WT1.13 WT1.16 WT1.17	Roads delivered by Local Planning Agreements	

B.4.3 Apportionment factor applied to traffic and transport facilities

The anticipated development area of Wilton Growth Area is expected to be 1,950 ha. Of that 390 ha or 20% is anticipated to be land for Employment / Enterprise land. Demand for local traffic and transport facilities in this plan have been applied an apportionment factor based on the anticipated land area of Employment land. This area is mapped in Appendix B of the Plan. Remaining land uses

apportionment factor of 80% will be applied and calculated on a per person basis of expected occupancy rates for residential accommodation development.

B.4.4 Proposed walking and cycling facilities

New cycleways and pedestrian paths are planned within the development connecting DA direct works as part of DA to, and compatible with, Wollondilly Shire Council's planned network of shared cycle and pedestrian paths. The pedestrian and cycle networks are designed to have a greater level of permeability than provided to vehicles to promote their greater use. The cycle routes proposed are a mixture of shared paths, mixed traffic, and 2.5m wide share pathway facility each side of collectors and distributor roads.

B.4.5 Public transport facilities

In the initial stages of development, bus services will provide public transport for residents of the growth area. A site for a bus hub is included in the Wilton Town Centre design concept. The road network consists of bus capable routes with RMS specifications for roads which will need to be capable of carrying full-length and double-decker buses.⁸ The proposed collector road widths of 22m to cater for the minimum 3.5m standard traffic lane widths desirable on all road types.⁹

However, bus stops are located on the collector road network are not included and must be funded from local infrastructure contributions. Bus shelters must be spaced every 400m on both sides of the road. Based on a total collector road network length of around 8 km, and numerous road junctions which need to be accounted for in the distribution of bus stops, it is estimated that 20 bus shelters are required across the network.

⁸ LUHIP, p 34.

⁹ Public Transport guidelines, p 10.
(July 2020)

B.5 Open space and recreation facilities

B.5.1 What is the relationship between the expected types of development and the demand for additional public facilities?

A population of 43,288 residents in the Wilton Growth Area will place significant demand for new open space and recreational facilities. An assessment of the extent and nature of this demand was undertaken by Cred in its Social Infrastructure Assessment to determine the infrastructure required to service this demand. Cred undertook an assessment of the open space required to service the Wilton community at a regional, district and local level based on a range of planning benchmarks. The study drew on the findings of earlier studies including the Clouston study and GHD study, and had regard to:

- Distribution, Quantity, Quality, Diversity, Hierarchy and size;
- Density and vulnerable communities – move towards planning benchmarks to apply specially to the provision of open space in higher density areas; and
- Benchmarking for greenfield sites – noted that there is an opportunity to provide a network of well-located and accessible parks.

The proposed infrastructure is consistent with the LUIP and adopted structure plans in the Growth Centres SEPP, which stated how for open space and recreation infrastructure, precinct planning must:

- create walkability and accessibility to local centres and social infrastructure
- create healthy, liveable places, and respond to climate change, for example by promoting cooling effects
- strengthen resilience in communities and capacity to adapt to future changes.
- create opportunities for green canopies and links (LUIP, p 18)

B.5.2 Recreation demand assessment based on forecast demographics

With 43,288 residents expected (including Bingara Gorge), a total of 123 hectares is required to meet the benchmark of 2.83ha per 1,000 people. Cred's assessment identified that GANSW and Office of Sport benchmarks at a Wilton-wide level indicate that there should be 2 major destination parks, 8-9 district parks (which should include 4 district sports grounds) and 16-17 local parks.¹⁰

Bingara Gorge will provide 8.2 ha and Wilton South East Stage 1 2.4 ha of open space. The Proposed SIC includes 7ha of regional open space. As such this plans identifies an additional 93 ha of open space is required to be provided in Wilton.

¹⁰ Cred report, p 50.
(July 2020)

Table B9 benchmarks adopted by the Plan

Table B9: Quantity Benchmark Requirements for Open Space

Hierarchy	Benchmark	Size	Scenario: 43,288 people
Per person	2.83ha per 1,000 (Wollondilly S94 Plan)	Varies	123 ha
Passive Local Parks	1 per 2,500 people	Average size > 0.5 ha Minimum size 0.3 ha	17 parks
Passive Neighbourhood Parks	1 per 2,500 people	Average size > 0.8 ha Minimum size 1 ha	16 parks
Linear parks, other multiple-use open space	NA for linear	Minimum 20m wide	NA
Active sports grounds	Double playing fields and amenities 1 per 5,000 people	5 ha	8.5 double playing fields
Multi-purpose outdoor courts	1 per 4,200 people	approx. 0.05 ha per court + runoff space and amenities	10 courts
Play space	1 playground per 500 children aged 0 to 4 years	50 m ² minimum within a park	10 playgrounds
	1 play space per 500 children aged 5 to 11 years	100 m ² minimum within a park	7 play spaces
Outdoor fitness stations	1 station per 15,000 people	Varies - could be provided as multiple nodes along a recreation trail or one larger facility	varies

Source: WSC

B.5.3 Local passive open space requirements

To meet the demand of the new population the following passive open space facilities are proposed:

- 17 local parks are recommended of around 0.3 to 0.5ha each
- 16 neighbourhood parks is recommended of around 0.5 to 1ha each; and
- 5 hilltop, linear open spaces linking larger areas of open space.

Local parks are to have a minimum useable area of 0.3 - 0.5ha (excluding any encroachment from stormwater or other infrastructure or environmental areas). The level of open space planning will be addressed at the DA stage when more detail regarding the scope and scale of development is provided. All local parks will include the following level of durable design, fit for purpose and low maintenance embellishment:

- A range of recreation opportunities which could include local play spaces, kick about area etc.
- Picnic/BBQ areas.
- Water bubblers, bins, seating and walking paths.
- Shade structures over picnic/BBQ area and all play spaces.

Neighbourhood parks are to have a minimum useable area of 0.5 - 1ha (excluding any encroachment from stormwater or other infrastructure or environmental areas). The level of open space planning will be addressed at the DA stage when more detail regarding the scope and scale of development is provided. All neighbourhood parks will include the following level of durable design, fit for purpose and low maintenance embellishment:

- A range of recreation opportunities which could include exercise equipment, multipurpose courts, off leash dog exercise areas, kickabout spaces
- Shade structures, picnic/BBQ areas
- Amenities (male/female and accessible)
- Water bubblers, bins, seating and walking paths

Hilltop and linear open spaces may adjoin but any encroachment from stormwater or other infrastructure or environmental areas will be excluded from open space provision calculations. These area must be designed to respond to site constraints and be low maintenance, easily accessible. Details of open space works are described in the Works Schedule.

B.5.4 Active open space, playing fields and recreation facilities requirements

Cred recommended:

- 8.5 Sports grounds distributed across all 5 precincts, close to public transport and active transport routes (based on Office of Sport benchmarks). 8 sports grounds should be a minimum 5ha each in size and include 2 or double playing field arrangements and 1 single fields and amenities buildings (canteen, toilets, change rooms, lighting, irrigation, meeting space, storage for different sports clubs) and on-site car parking.
- 10 multipurpose outdoor courts should be provided across Wilton. This is a lower number of total courts than WJLG 2018, however is in keeping with best practice trends to maximise the use of court facilities through multipurpose use. Courts should be provided in groups of at least two to reduce conflict between users, and in some groups of 4 courts to support use for social competitions, training and school activities. Multipurpose courts could include tennis/futsal/netball/basketball/volleyball/badminton combinations.
- Play spaces: Each play space should provide a range of play opportunities to meet the needs of different age groups including very young, young and older children. Opportunities for intergenerational play should be provided. In total, 17 play spaces for children aged 0 to 11 should be provided in open space areas across Wilton.
- Youth spaces: 1 dedicated youth space should be co-located with a district park/indoor recreation centre/ district sports ground in proximity to Wilton Town centre. It could include facilities such as skate parks, climbing walls, rebound walls, seating and gathering spaces.
- Outdoor fitness: various outdoor fitness spaces should be provided within neighbourhood parks and green links. Best practice is to provide a mix of static and dynamic equipment for a range of users made of robust materials to handle exposed locations. Outdoor fitness stations can be provided as one large area with a range of equipment, or smaller nodes distributed along a recreation trail.

B.6 Community and cultural facilities

B.6.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for community and cultural facilities as a result of the expected development of the Precinct are documented in Cred's Social Infrastructure Assessment.

The following is summary of the information and approach used to arrive at the community and cultural facilities requirements of the Precinct.

B.6.2 Existing provision

Within Wilton there is currently:

- one temporary community meeting space at Bingara Gorge Sales and Information Centre, available to residents of Bingara Gorge until the population size triggers the development of a permanent community facility (discussed in Section B.3.2).
- a Council owned community centre with a floor area of 227sqm, co-located with Wilton reserve servicing the existing village of Wilton, and previously operating as a child care centre which has since moved to a newer facility at Bingara Gorge. The Clouston study noted that the hall may require enhancement or improvement. It is not within a 2km radius of any new proposed village centre.¹¹

The existing limited provision of local facilities reflects the peri urban nature of Wilton, and the new urban development in Bingara. Cred reported that Wilton is currently serviced by Picton Library which is significantly under size, with the rate of library floor space throughout the Shire at around 80sqm per 1,000 people significantly below benchmark requirements.¹²

There are currently no district or local level multipurpose community centres servicing the Wilton area, nor any arts and performance spaces in Wollondilly LGA.

In general, the Wollondilly Shire lacks regional facilities, with services in Campbelltown and to a lesser extent Liverpool, Penrith and Wollongong relied upon by residents of the Wollondilly Shire.

¹¹ Cred report, p 24.

¹² Cred (p 15) reported from the Wollondilly Shire Council Open Space, Recreation and Communities Facilities Strategy, 2014

B.6.3 Community facilities demand assessment based on forecast demographics

The anticipated size and characteristics of the resident population in the Wilton Growth Area was discussed in section B.1.4.

While Wilton does not meet the population threshold to indicate a need for regional facilities, the distance (30mins+) from the nearest regional centres of Campbelltown-Macarthur or Wollongong means that some facilities that would usually be provided at a regional level such as a major library or performing arts facility should be provided on site.¹³

As with open space, Cred undertook population benchmarking against industry standards, including the current approach of the Government Architect NSW (GANSW) which recommends proximity, quality, and population-based benchmarks.¹⁴ Reference was also had to the Wilton Junction Landowners Group infrastructure planning proposals.

Cred reported how Clouston's social infrastructure audit has identified that there are no permanent community facilities within 2km of any of the proposed town centres).¹⁵ Therefore, the benchmark requirement would be the baseline provision required to 2040. (p 30)

A summary of the assessment of the needs of the new population based on available benchmarks and evidence is in **Table B10**.

Table B10 Social and Recreation Infrastructure Needs Assessment for Wilton GA

Facility	Benchmark/ evidence	Scenario: 15,000 Dwellings	
Indoor recreation facilities			
Indoor leisure centre (wet and dry)	1:30,000 to 60,000 people	1.4	5,000m ²
Pools	1:150,000 (50m pool competition standard) Regional	0.3	25m swimming pool and program pool co-located with leisure centre
	1:75,000 (25m or 50m pool for recreational, club, water polo, diving and competition swimming) District	0.6	
	1:30,000 (25m and leisure pool) Neighbourhood	1.4	
District level facilities 20,000-50,000			
Library floor space	35m ² per 1,000 people + 20% circulation space	1818m ² + 20% circulation space	1 library of 1,900m ²

¹³ Cred report, p 27.

¹⁴ Cred report, p 6.

¹⁵ This is apart from 2 child care centres and 1 primary school (that is already at capacity). (July 2020)

Facility	Benchmark/ evidence	Scenario: 15,000 Dwellings	
Community exhibition space	1:20,000 to 30,000 people	1.4	Dual use of multipurpose community and cultural centre
Community centre space	80m ² per 1,000 people provided in local and district level multipurpose community centres	Approx half of 3463.04m ²	1,900m ²
Community arts centre	1 for every 40,000-50,000 people (1,000-1,500m ²) (part of multipurpose community centre)	1.1	1,000 m ²
Performing arts centre	Approx. 800 - 1,000m ² , co-located with multipurpose centre for every 40,000 - 50,000 people.	1.1	1,000 m ²
Function and conference centre	1:20,000 to 30,000 people	1.4	Dual use of multipurpose community and cultural centre
Local neighbourhood level 10 to 20,000 people			
Local community centre space	80m ² per 1,000 people provided in local and district level multipurpose community centres	Remainder of 3463.04m ² from District CC (being 1650m ²)	3 local NH centres 550m ²

Source: Cred report, pp 30-31.

B.6.4 Community and cultural facility requirements

The following social infrastructure will be demanded by the new population of Wilton and are necessary to support a healthy, active and connected community:

- 1 co-located library, multipurpose community centre and cultural centre (5,850m²) located within Wilton Town Centre.
- 1 indoor recreation facility (wet and dry) including 4 multi-purpose courts, a 25m swimming pool and program pool (5,000m² facility) located close to Wilton Town Centre.
- 3 local multi-purpose community centres (approx. 550m² each), located in South East Wilton, West Wilton and North Wilton, in local centres or co-located with district sports ground facilities.

The demand for each of these facilities is discussed in more detail below.

Co-located library, multipurpose community centre and cultural centre

DPIE ILUIP 2017 had indicated that one library of 1,760m², co-located with 100m² arts and cultural space (a combined 1,860m²) should be provided but this provision is not included in the DP&E Wilton 2040 and preliminary SIC 2018. Based on the State Library of NSW's People Places benchmark, a total of 1,654m² to 1,818m² of library space (+20% circulation space) should be provided within Wilton, being 1,900m². It is recommended that the library floorspace is co-located with a multipurpose community centre and cultural centre within the Wilton Town Centre. This is a higher provision than current DP&E and WJLG planning.¹⁶

Servicing the Wilton area and in line with best practice, a multi-purpose community centre should accommodate a range of users and uses co-located with other services and facilities (e.g. youth space, cultural space, performance space) and in town centres. There are also no cultural, civic or performing arts centres across the Wollondilly Shire. The forecast population would indicate demand for approximately 2,000m² of cultural and performing arts floor-space.

- This is significantly higher than recommended in other studies which recommend cultural space of between 100m (DP&E Wilton 2040 and preliminary SIC 2018) and 500m (WJLG 2018), however takes into account the significant increase in population in Wilton, and lack of any arts or cultural facilities within a 30 minute drive.

Based on a benchmark of 80m² per 1,000 people Cred recommended 3,146m² to 3,463m² of multipurpose community centre space, of which around half (1,800m²) should be provided in a district-level multipurpose community centre in the Wilton town centre, co-located with the library. The remainder should be provided in local level facilities - see below. This is a higher provision than current DP&E and WJLG planning.

To accommodate for these multiple uses, the building footprint would be approximately 2,000m², requiring a 5000m² site if parking is at grade. This space should also provide a community plaza area adjoining the centre. The facility should be located within close proximity to public transport and connected to open space for events and markets – it could be co-located as part of a regional recreational open space (See Carnes Hill Precedent Study) however connections to the central shopping centre and local schools are highly important.

DWJLG 2018 identifies 2,384m² of community space to be provided by the WJLG, based on the 80m² per 1,000 people benchmark. This would be provided in a community hub in Wilton Town Centre, a multipurpose community centre in Wilton North, and a community/cultural/youth centre in Wilton South East. This is an increase from the identified need in WJLG 2014.

- DP&E Wilton 2040 and preliminary SIC 2018 does not identify any community space, however DP&E ILUIP 2017 identified a need for a large multipurpose community centre (1,000m²) OR two moderate centres of 600m² each.

¹⁶ WJLG 2018 indicates a base figure of 42m² library space per 1,000 people, indicating 1,272m² of library space to be provided by the WJLG. This is a reduction from the 1,474m² of library space recommended in WJLG 2014.

One indoor recreation facility (wet and dry)

Population growth in Wilton will require one indoor recreation facility, including four (4) indoor courts and gym, which are ideally co-located with indoor aquatic facilities. Precedents for indoor recreation indicate that a four indoor court indoor recreation facility and gym requires around 5,000m² of floor space (70m x 70m). WJLG made a proposal for a similar facility.¹⁷

Cred identified that the Wilton Growth Area will also require an indoor wet recreation facility. There is one indoor recreation facility (wet) including a program pool for learn to swim classes and hydrotherapy. This centre is proposed to be co-located with the indoor recreation facility. A 25m swimming pool will be required as the population grows and to meet likely demand for swimming in an area with increasing temperatures. 1,500m² of land needs to be allocated adjacent to the centre to accommodate for future needs. This aligns with the current proposal from WJLG.

- DP&E Wilton 2040 and preliminary SIC 2018 does not identify any indoor recreation facilities (wet) however DP&E ILUIP 2017 identified a need for a 25m pool.
- WJLG 2014 and 2018 identified an aquatic/gym/indoor sports centre of 4,600m² to 6,000m².

Three local multi-purpose community centres

Cred recommended that 1,650m² of multipurpose community space should be delivered across 3 small local community centre spaces (approx. 550m² each). These would be for delivery of health and wellbeing and other social programs and should be co-located with other facilities, open space areas or as part of neighbourhood centres.

¹⁷ WJLG 2014 and 2018 identified an aquatic/gym/indoor sports centre of 4,000m² to 6,000m².

APPENDIX B

Infrastructure schedule and location map