



Schedule 3
(Clause 10)

Development Contributions

Column 1	Column 2	Column 3	Column 4	Column 5
Item	Public purpose	Nature and Extent	Timing	Contribution Value
1. Georges River Road /Riverside Drive Intersection (single lane roundabout)	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the intersection of Georges River Road and Riverside Drive. Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 180 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$253,000.00
2. Georges River Road /Bellinger Road (Give-Way) with additional approach from Deans Road	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the intersection of Georges River Road, Bellinger Road and Deans Road Dedication of land on which the Work is	Work to be completed before the issuing of the Subdivision Certificate that creates the 180 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$189,750.00

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		located			
3. Georges River Road / Junction Road (From Peppin Crescent extension) - (roundabout)	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the intersection of Georges River Road, Junction Road and Peppin Crescent Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 710th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$253,000.00	
4. St John Road / Cambellfield Avenue Extension (single lane roundabout)	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the intersection of St John Road and Cambellfield Avenue Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 395th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$253,000.00	
5. Collector Roads	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to collector roads Dedication of land on which the Work is located	Work located within Development Areas 1B, 2A, 2B, 3, 4, 6 and 7A is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in the Development Area. Land within a Development Area so specified is to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$2,700,528.00	

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6. Roads Adjacent to Parks	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to roads adjacent to parks and open space Dedication of land on which the Work is located	Work located within Development Areas 1B, 2B, 3, 4, 5, 8 and 9 is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in the Development Area. Land within a Development Area so specified is to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$1,048,668.00
7. Remove existing underpasses	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the removal of existing underpasses Dedication of land on which the Work is located	Work located within Development Areas 4 and 7A is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in the Development Area. Land within a Development Area so specified is to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$632,500.00
8. Trunk stormwater pipes and pits	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to trunk stormwater pipes and pits Dedication of land on which the Work is located	Work located within Development Areas 1B, 2A, 3, 6, 7B and 8 is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in the Development Area. Land within a Development Area so specified is to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$2,677,613.00

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		located	before the registration of the plan of subdivision that creates the lot so specified.	
9. Upgrade of existing Kevin Wheatley VC wetland / pond	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to Kevin Wheatley VC Park Pond Area upgrade Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 395 th Final Lot in the Development Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$161,920.00
10. Proposed gross pollutant traps	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to gross pollutant traps Dedication of land on which the Work is located	Work located within Development Areas 1B, and 3 is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in that Development Area. Land within a Development Area so specified is to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$632,500.00
11. Upgrade of Existing Culverts	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to upgrade of existing culverts under Georges River Road Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 395 th Final Lot in the Development Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$651,475.00

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12. Smiths Creek Detention Basin	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to the Smiths Creek detention basin Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 395th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$169,510.00
13. Proposed bio-retention facilities	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to bio-retention facilities Dedication of land on which the Work is located	Work located within a particular Development Area is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in that Development Area. Land within a particular Development Area is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in that Development Area.	\$904,675.00
14. Smiths Creek Reserve Landscaping	Open Space and Landscape Works	Carrying out of Works as described under heading '3. Smiths Creek Reserve' in Part A of the ISDP Dedication of Land on which the Work is located	Work located within Development Areas 1B and 2A is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in the Development Area. Land within a Development Area so specified is to be dedicated on or before the registration of the plan of subdivision that creates the lot so	\$218,257.00

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			specified.	
15. Kevin Wheatley VC Reserve and Pond Area Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP relevant to pond area landscaping Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 595 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$1,444,652.00
16. Kevin Wheatley VC Reserve Bushland Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP relevant to pond area landscaping Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 395 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$411,626.00
17. Kevin Wheatley VC Reserve Playing Fields	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP relevant to playing fields Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 595 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$1,878,043.00
18. Kevin Wheatley VC Reserve	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP	Work to be completed before the issuing of the Subdivision Certificate that creates the 595 th Final Lot in the	\$640,533.00

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Amenities Block		relevant to the amenities building Dedication of land on which the Work is located	Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	
19. Kevin Wheatley VC Reserve Car Parking Area	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP relevant to the car park Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 595 th Final Lot in the Development Area. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$354,200.00
20. Merino Park Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '5. Merino Park' in Part A of the ISDP Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 1,110 th Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$419,457.00
21. Riley Park Amenities Block	Open Space and Landscape Works	Carrying out of Works as described under the heading '6. Riley Park' in Part A of the ISDP relevant to the amenities building Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 710 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$640,533.00

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22. Riley Park Car Parking Area	Open Space and Landscape Works	Carrying out of Works as described under the heading '6. Riley Park' in Part A of the ISDP relevant to the car park Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 710 th Final Lot in the Development.. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$227,700.00
23. Riley Park Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '6. Riley Park' in Part A of the ISDP relevant to playing fields Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 710 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$1,106,158.00
24. Baden Powell Reserve Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '7. Baden Powell Reserve' in Part A of the ISDP Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 1,160 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified..	\$84,195.00
25. George River Road Entry Wall	Open Space and Landscape Works	Carrying out of Works as described under the heading '8. Georges River Road Entry - Kevin Wheatley VC Wall' in Part A of the ISDP Dedication of land on which the Work is	Work to be completed before the issuing of the Subdivision Certificate that creates the 180 th Final Lot in the Development. Land to be dedicated on or before	\$177,100.00

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		located		the registration of the plan of subdivision that creates the lot so specified.	
26. Smiths Creek Reserve (BC1)	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP relevant to BC1 Smiths Creek Dedication of land on which the Work is located		Work to be completed before the issuing of the Subdivision Certificate that creates the 310 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$128,726.00
27. Kevin Wheatley VC (Riverside Dr West) (BC2)	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP relevant to BC2 Kevin Wheatley VC Reserve Dedication of land on which the Work is located		Work to be completed before the issuing of the Subdivision Certificate that creates the 395 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$168,559.00
28. Peppin Park North (BC3)	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP relevant to BC3 Peppin Park (North) Dedication of land on which the Work is located		Work to be completed before the issuing of the Subdivision Certificate that creates the 710 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$44,407.00
29. Peppin Park	Bushland	Carrying out of Works as described under the heading '9. Bushland		Work to be completed before the issuing of the Subdivision Certificate	\$31,981.00

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South (BC4)	Regeneration	Regeneration' in Part A of the ISDP relevant to BC4 Peppin Park (South) Dedication of land on which the Work is located	that creates the 710 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified,	
30. Georges River Reserve (Riverside Dr East) (BC5)	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP relevant to BC5 Georges River Reserve Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 925 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$105,796.00
31. Hagan Reserve (Greengate Road) (BC6)	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP relevant to BC6 Hagan Reserve Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the 1,110 th Final Lot in the Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$64,344.00
Total Contribution Value:				\$18,674,406.00
32. New Community Facilities Centre	Community Facilities	The Developer is to: Carry out the Works described under the heading '10. Community Facilities' in Part A of the ISDP relevant to constructing a new	- Work to be completed before the issuing of the Subdivision Certificate that creates the 825th Final Lot in the Development. - Land to be dedicated on or	\$2,632,445.00

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		community facilities centre	before the registration of the plan of subdivision that creates the lot so specified.	
33. Demolition of existing Community Facilities	Community Facilities	• Dedicate of the land on which the Works located The Developer is to: • carry out the Works described under the heading '10. Community Facilities' in Part A of the ISDP relevant to demolition of existing community facilities • Dedicate the Airds Youth Centre Land as Community Open Space	• Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot in Development Area 4. • Land to be dedicated on or before the registration of the plan of subdivision that creates the lot so specified.	\$140,000.00
New Community Facilities Centre Value:				\$2,772,445.00





Execution

Executed as an Agreement

Dated: 19-11-14

Executed on behalf of the Council

General Manager

Witness/Name/Position

A/DIRECTOR PLANNING & ENVIRONMENT

Executed on behalf of The Corporation in accordance with s127(1) of the
Corporations Act (Cth) 2001

Name/Position

Name/Position