

TAHMOOR DISTRICT SPORTING COM



WOLLONDILLY SHIRE CONTRIBUTIONS PLAN

2025

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1 OVERVIEW

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 2024, Wollondilly had an estimated resident population of around 57,616 living in its 17 towns, villages and peri urban landscapes, and growing areas of Silverdale, Tahmoor, Thirlmere and Wilton. The population has grown at an average annual rate of 2.1% since 2016 (or an average of 980 new residents per annum), with a higher rate of growth (3.1%) recorded over the 2021-2024 period. This level of growth is slightly lower than the surrounding LGAs (Camden, Penrith, Wollongong, Campbelltown).

Based on precinct planning and anticipated development activity, the number of dwellings in the whole Wollondilly Shire is forecasted to grow by 38,729 over the next 20 years, reaching 98,401 dwellings by 2041. The majority of development is expected in the growth areas of Wilton and Appin, local growth is anticipated in Tahmoor, Thirlmere, Menangle, Silverdale, Warragamba and Picton. Remaining growth should be otherwise relatively dispersed across the LGA.

The existing infrastructure provision and the expected development across the Shire differ significantly from what will occur and will be required in the growth areas of Wilton and Appin. Therefore, this contributions plan excludes these growth areas and focuses on anticipated local growth in towns outside them. The area covered by this plan is designated as The Shire. Expected dwelling yield of 19,486 and a population of 58,458 people is anticipated in the Plan Area by 2035.

Even though there remains a level of unpredictability regarding the precise timing and level of development that 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 anticipated development.

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 and community facilities.

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 a condition on Development Applications (DA) or complying development certificates (CDCs) requiring Section 7.11 contributions from development in accordance with the rates in the plan.

2 ADMINISTRATION AND OPERATION OF THE PLAN

2.1 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 2021 and State Environmental Planning Policy (Precincts - Western Parkland City) 2021 and Wollondilly Local Environmental Plan 2011, are adopted by this plan.

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

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.

DPHI means Department of Planning, Housing and Infrastructure (DPHI).

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

EP&A Regulation means the Environmental Planning and Assessment Regulation 2021.

HPC means Housing and Productivity Contribution

IPART means the Independent Pricing and Regulatory Tribunal of New South Wales.

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

LGA means local government area.

Local Approval means an approval issued under the Local Government Act 1993.

LVI means the Land Value Index being the Unimproved Land Value Index Greater Sydney (Greater Capital City) published by the CoreLogic.

OC means an Occupation Certificate issued under the EP&A Act.

Plan Area means the land identified in Figure 2.1

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:

- (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

Residential Development means subdivision works for the purposes of Residential Accommodation.

Security means an unconditional bank guarantee from an Australian bank or Government institution.

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

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.

2.2 Introduction

This contributions plan establishes the local infrastructure needed to support development, ensures it is strategically planned and delivered, and provides an equitable funding source. It has been prepared pursuant to the provisions of the EP&A Act, the EP&A Regulation, the latest Development Contributions Practice Note, and relevant Ministerial Directions issued under the EP&A Act.

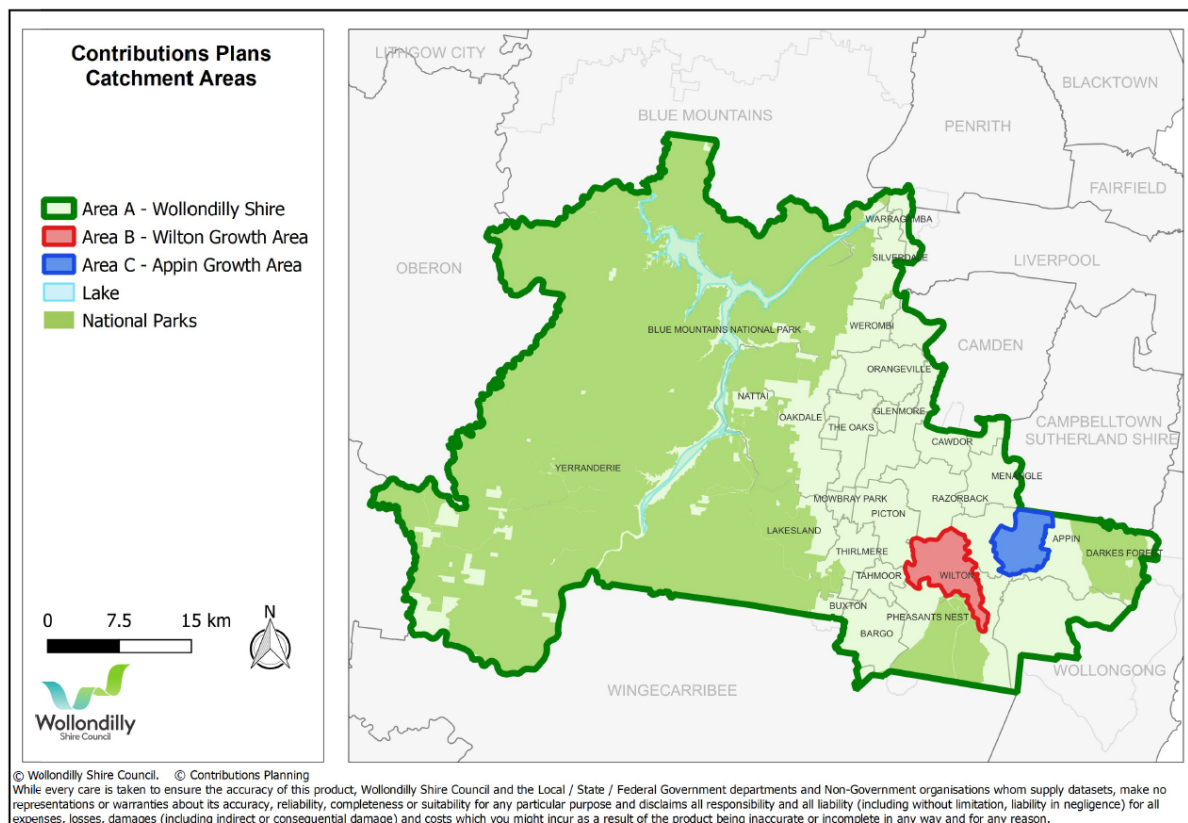


Figure 1 – This Plan applies to Wollondilly Shire (edged in green) excluding Wilton area (in red) and Appin area (in Blue).

2.3 Name of this Plan

This plan is called the Wollondilly Shire Contributions Plan.

2.4 Legislative Requirements

Consistent with the EP&A Act and the EP&A Regulation, this plan has been prepared having regard to the latest practice notes issued by the DPHI and 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 enter into Planning Agreements.
- 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.

2.5 Commencement of this Plan

This plan commenced on 1 September 2025

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

2.6 Purpose 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:

- 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.

2.7 Development to which this Plan applies

This plan applies to the following development types:

- Residential subdivision creating lots for a dwelling house and any other forms of residential accommodation not listed below
- Dual occupancy, rural workers' dwelling
- Attached dwelling, abutting dwelling, manor home dwellings, multi dwelling housing, semidetached dwelling
- Apartment, residential flat building or shop top housing
- Self-contained dwelling in a seniors housing development
- Secondary dwellings, studio dwellings, boarding houses, group homes, hostels

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

2.8 Development to which this Plan does not apply

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 section 7.11 of the EP&A Act.
- 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 provided under Part 7 of the Act or by an infrastructure or utility provider.

3 CONTRIBUTIONS CALCULATION

3.1 Summary of Contributions Rates

The subsequent pages display tables indicating the contribution rates for infrastructure land and works to accommodate the requirements of the new development outlined in this plan.

Table 1: The cost of local infrastructure to be met by development in the Plan Area.

Local Infrastructure Items	Total Cost to be met by Shire Area development
Transport	\$33,764,449
Open Space	\$36,603,438
Community Facilities	\$8,483,610
Plan Management and Administration	\$1,182,772
TOTAL	\$80,034,269

Table 2: Contributions rates for different forms of residential development in the Plan Area.

Local Infrastructure Items	per final lot or dwelling house, dual occupancy dwelling, rural workers dwelling	per semi detached dwelling, attached dwelling, multi dwelling housing, manor home dwelling	per apartment, residential flat building, or shop top housing	per seniors living self contained dwelling	per secondary dwelling, studio dwelling, group home bedroom
Transport	\$8,509	\$7,371	\$6,237	\$4,253	\$2,835
Open Space	\$5,361	\$4,497	\$3,805	\$2,594	\$1,729
Community Facilities	\$5,855	\$4,911	\$4,155	\$2,833	\$1,889

Plan Management and Administration	\$298	\$253	\$214	\$146	\$97
TOTAL	\$20,023	\$17,032	\$14,411	\$9,826	\$6,550

3.2 Calculating a Contribution under this Plan

3.2.1 Calculating Contributions 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 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 6.3 of this plan. Applicants should contact Council for information on the latest contribution rates.

The total section 7.11 contribution for development is calculated using the rates shown in Table 2 as adjusted by section 6.3.

3.2.2 Assumed Dwelling Occupancy Rates for Residential Development

The occupancy rates included in Table 3 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 3: 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

3.2.3 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.

3.2.4 Summary of Contributions Rates Formulas

Formula for Residential Development

Contributions are based on the expected population in the area, the costs of each infrastructure item, and the portion of the cost that should reasonably be met by the future population of this area. Contribution rates for most of these infrastructure items 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 infrastructure 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 infrastructure item, as appropriate.

4 CONTRIBUTIONS TO BE IMPOSED – HOW AND WHEN

4.1 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.

4.2 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.

4.3 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 6.3 of this plan). Applicants and accredited certifiers should inquire at the Council or visit Council's website for information on the latest contribution rates.

4.4 Obligations of accredited certifiers

4.4.1 Construction Certifiers and Accredited Certifiers Obligations

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 the EP&A (Development Certification & Fire Safety) Regulation 2021. 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.

4.4.2 Complying Development Certificates and Accredited Certifiers Obligations

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 condition 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 a section 7.11 condition should be imposed on particular CDCs.

4.4.3 *Occupation Certificates and Accredited Certifiers Obligations*

In relation to an application made to an accredited certifier for an OC:

The accredited certifier must, before an OC is issued, request for confirmation that any condition requiring the payment of contributions has been satisfied.

Accredited certifiers should contact Council if there is any doubt whether a section 7.11 condition has been imposed and complied with.

4.5 *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.

5 CONTRIBUTIONS SETTLEMENT - HOW AND WHEN

5.1 *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 issue of the subdivision certificate (linen plan) or strata certificate.

Development that authorises building works - 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 156 of the EP&A Regulation.

Other development not requiring the issuing of a CDC or construction certificate – prior to the issuing of a Local Approval, 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 4.3 of this plan).

5.2 *Policy on periodic payments*

Council may accept a periodic payment for 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 periodic payment is entirely at the discretion of the Council. Periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis.

If Council does decide to accept periodic payment, the condition 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
- Payment plan and indexed at the time of payment.

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.

The relevant Certificate that (Subdivision Certificate or Construction Certificate) will not be issued until payment in full has been received by Council.

5.3 Policy on Deferred Payments

If Council does decide to accept deferred or periodic payment, the condition 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, or Government institution, at the total discretion of Council, for 200% of the amount of the total contribution due;
- 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.

5.4 Policy on Staged Payments

Development may occur over multiple stages. If that occurs, contributions are to be paid for the whole stage, in accordance with the approved staging plan, prior to the issue of the relevant Subdivision Certificate or Construction Certificate.

5.5 Can a contribution be settled by dedicating land or undertaking works?

Developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this plan as material public benefit.

5.5.1 Voluntary 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.

6 OTHER ADMINISTRATION MATTERS

6.1 Relationship of This Plan to Other Contributions Plans

This plan does not limit or otherwise affect the operation of Subdivision 4 of Division 7.1 or Division 7.2 of Part 7 of the EP&A Act.

6.1.1 Wollondilly Development Contributions Plan 2020

This plan repeals Part A of Wollondilly Contributions Plan 2020 (WCP 2020). To remove all doubt, upon the commencement of the Plan, Wollondilly Contributions Plan 2020 will only apply to the Wilton Growth Area.

Prior to its repeal, WCP 2020 was partway through implementation. This plan addresses a similar range of local infrastructure as the WCP 2020 plan, creating some crossover between the two. As a result, WCP 2020 has served as the basis for preparing the works schedule.

Funds collected under WCP 2020 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 the commencement of this plan will be directed towards the provision of items included in the works schedule of this plan.

6.1.2 Savings and Transitional Arrangements

A DA or application for a CDC which has been submitted but not determined prior to the commencement of this Plan must be determined as if this Plan has not commenced.

6.2 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:

For Works - Consumer Price Index – Sydney All Groups (CPI) published by the Australian Statistician

For Land - Land Value Index (LVI) being the Unimproved Land Value Index Greater Sydney (Greater Capital City) published by the CoreLogic.

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:

Annual changes to the CPI for all works schedule items in this plan apart from the items comprising land yet to be acquired

Annual changes to the LVI for works schedule items in this plan comprising land yet to be acquired.

6.2.1 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:

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

Where:

\$CA	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 most recent CPI as published by the council at the time of the review of the contributions rate as at 1 July of that year
Base CPI	is the CPI at the date of adoption of this plan

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

6.2.2 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:

$$\frac{\$CA \times \text{Current LVI}}{\text{Base LVI}}$$

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 as a 1 July of that year
Base LVI	is the LVI at the date of adoption of this plan

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

6.3 Adjustments to Contributions in Consents

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 amounts in consents will be indexed as follows:

6.3.1 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:

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

Where:

\$CA	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 most recent CPI as published by the council at the time of the review of the contributions rate as at 1 July of that year
Base CPI	is the CPI at the date of adoption of this plan

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

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

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

$$\frac{\$CA \times \text{Current LVI}}{\text{Base LVI}}$$

Where:

\$CA	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 the review of the contribution rate as a 1 July of that year
Base LVI	is the LVI at the date of adoption of this plan

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

6.4 Pooling of Contributions Funds

This Contributions Plan permits the pooling of Contributions funds. The priorities for the expenditure of pooled monetary contributions under this plan will be determined by Council. Council, in deciding whether to pool and progressively apply contribution funds, must be satisfied that such action will not unreasonably prejudice the delivery within a reasonable time of the purposes for which the funds were originally paid.

6.5 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.

6.6 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 Division 4 Part 9 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.

6.7 Review of Plan Without the Need for Public Exhibition

Pursuant to clause 215 of the EP&A Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition or 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.

6.8 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 and the alternatives are approved by 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.

7 THE SHIRE AREA

7.1 Introduction to The Shire

Wollondilly Shire is located on the south-west fringe of metropolitan Sydney is characterised by 17 towns and villages extending from Yanderra in the south to Warragamba in the north, Yerranderie in the west and Appin village in the east. A majority of the Shire is inaccessible, consisting of bushland or water catchment areas. This plan recognises the need to ensure that where development occurs it is supported by the necessary level of services and infrastructure.

The existing infrastructure provision and the expected development across the Shire differ significantly from what will occur and will be required in the growth areas of Wilton and Appin. Therefore, this contributions plan excludes these growth areas and focuses on anticipated local growth in towns outside them. The area covered by this plan is designated as The Shire.

7.1.1 Existing Development

In 2024, the whole Wollondilly Shire had an estimated resident population of 57,616 following average annual growth of 3.1% since 2021. Excluding the Appin and Wilton Growth Areas, the area to which this Contributions Plan applies, expects that there will be an additional 2,554 dwellings and an increase in the population of 7,662 to 2035. This equates to an average of 250 dwellings and some 750 people per annum.

The Plan Area recorded a total of 16,932 dwellings in the Census 2021 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).

1.1.1. Expected Development

AEC undertook a housing market analysis of Wollondilly Shire to forecast the development pipeline and likely yield out to 2035.

Table 4 - Expected Additional Dwellings (excluding Appin and Wilton Growth Areas) 2021-2036

Towns and Villages	2021 (Census)	2021- 2024	2025- 2030	2030- 2035	Total (2035)	Additional (2021- 2035)	Avg. Annual
Silverdale, Warragamba	1,823	213	144	115	2,295	472	47
The Oaks, Oakdale, Belimbla Park, Nattai	1,856	54	45	30	1,985	129	12
Brownlow Hill, Glenmore, Mount Hunter	351	10	11	11	383	32	3
Orangeville, Werombi, Theresa Park	812	12	15	15	854	42	4
Cawdor	141	5	5	6	157	16	1
Bargo, Pheasants Nest	1,747	10	22	15	1,794	47	4
Buxton, Couridjah	759	13	19	10	801	42	4
Picton	2,024	72	83	49	2,228	204	20
Tahmoor, Thirlmere, Yanderra	4,333	282	288	185	5,088	755	75
Mowbray Park, Lakesland	226	21	20	8	275	49	4
Appin Village	917	24	150	100	1,191	274	27
Camden Park, Menangle	1,163	135	225	90	1,613	450	45
Douglas Park, Razorback	780	11	15	16	822	42	4
Wollondilly Shire excl Wilton and Appin Growth Areas	16,932	862	1,042	650	19,486	2,554	250

Excluding the Wilton and Appin Growth Area, AEC identified a growth path which factored in these trends and observations about the market and likely future development yields. Table 4 shows the forecast dwellings out to 2035 by towns and villages. From 2021 to 2035, there is

forecast to be an additional 2,554 dwellings or an average of 250 new dwelling per annum. Much of this take-up is forecast in Silverdale, The Oaks, Menangle, Tahmoor and Thirlmere.

7.1.2 Expected Population

Wollondilly Shire excluding Appin and Wilton Growth Areas had a population of 50,796 in 2021. The population is expected to increase by 7,662 by 2035 based on the forecast dwelling yields in Table 3 and AEC's assumed occupancy rate assumptions. Table 5 shows expected population growth by towns and villages in five-year tranches out to 2035.

Table 5 - Expected Population (excluding Wilton and Appin Growth Areas) 2021-2035

Towns and Villages	2021 (Census)	2021-2024	2025-2030	2030-2035	Total (2035)	Additional (2021-2035)	Avg. Annual
Silverdale, Warragamba	5469	639	432	345	6885	1416	141
The Oaks, Oakdale, Belimbla Park, Nattai	5568	162	135	90	5955	387	36
Brownlow Hill, Glenmore, Mount Hunter	1053	30	33	33	1149	96	9
Orangeville, Werombi, Theresa Park	2436	36	45	45	2562	126	12
Cawdor	423	15	15	18	471	48	3
Bargo, Pheasants Nest	5241	30	66	45	5382	141	12
Buxton, Couridjah	2277	39	57	30	2403	126	12
Picton	6072	216	249	147	6684	612	60
Tahmoor, Thirlmere, Yanderra	12999	846	864	555	15264	2265	225
Mowbray Park, Lakesland	678	63	60	24	825	147	12
Appin Village	2751	72	450	300	3573	822	81
Camden Park, Menangle	3489	405	675	270	4839	1350	135
Douglas Park, Razorback	2340	33	45	48	2466	126	12
Wollondilly Shire excl Wilton and Appin Growth Areas	50796	2586	3126	1950	58458	7662	750

7.1.3 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 roads, intersections, and share paths,
- increased demand for active and passive recreation facilities, such as sports fields, sports courts, playgrounds,
- 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 as well as local road works and local pathways are not included in the contributions plan because these works will instead be provided directly by development as a condition of consent.

More detail on the demand for public services and amenities, the relationship with the expected development, and the strategies for the delivery of required infrastructure is included in the following sections of this Plan. The costs, indicative timing, and proposed location of individual items for the public amenities and public services are also included in the following sections of this Plan.

7.1.4 Infrastructure Staging

Several factors, such as market conditions, access to land parcels, changes in lot release timing, decisions on road upgrades, and the collection of sufficient funds, all influence infrastructure sequencing. Therefore, the facility staging and priority details in the works schedule are general in scope and subject to regular review.

The staging and priority of infrastructure in the Precinct will generally occur as outlined in the Works Schedule.

7.2 Infrastructure Strategies

The section outlines Council strategies.

7.2.1 How Have the Infrastructure Costs Been Derived?

Land Costs - The land costs have been informed by a land valuations report prepared by AEC Group for various classes of land as in Table 6 The land valuation method utilised 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 considers the Local Environmental Plan.

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 6 – land cost rates

Land Use Classification	\$/m2
Rural residential (suitable for large-lot rural residential housing)	\$95
Low density residential land (15-25 dwellings per hectare)	\$350
Medium density residential land (25-44 dwellings per hectare)	\$400
Mixed use commercial / residential land (45 + dwellings per hectare)	\$425
Retail / civic centre land	\$410
Other enterprise / employment / industrial land	\$350
Constrained (Note Dedication of Land Policy precludes constrained land from being dedicated to Council.	\$0

Infrastructure Works Costs - The capital costs for the transport, open space, recreation and community facility infrastructure have been informed by Quantity and Cost Estimation Report, Altus Group or as published costs in adopted masterplans.

7.2.2 Contributions Catchments and Apportionment

The Plan Area is a single catchment for contributions towards transport, open spaces, and community facilities land because of the interlinkage of the movement network, uniformity of open space and social infrastructure requirements for the incoming population.

When deciding the apportionment percentages to be applied to each type of infrastructure, the following has been taken into consideration:

For open space and recreation infrastructure and community facilities land costs, Cred's Consulting Report demonstrates a clear nexus between the incoming population as a result of the residential development and the pieces of infrastructure requirements to cover their needs by applying planning industry adopted benchmarks.

7.3 Roads and Transport Infrastructure

7.3.1 Relationship Between Expected Types of Development and Demand for Additional Infrastructure

The existing road network in the Plan Area is limited in scope and comprises generally rural roads. Accordingly, the existing road network is generally not capable of supporting increased traffic volumes and loads as a result of new development.

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.

7.3.2 Proposed Road and Intersection Hierarchy

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 and the Picton Tahmoor Thirlmere Traffic Study (2012) specifically for the Picton Tahmoor Thirlmere urban release area, considering 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 10 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.

7.3.3 Proposed Walking and Cycling Facilities

The planned network of shared paths and active transport paths have been identified in Wollondilly Shire Council's Bike Plan (2011) and Draft Addendum (2019). The active transport works in the Plan have a physical nexus with new development across the Shire.

7.4 Open Space and Recreation Facilities

7.4.1 Relationship Between Expected Types of Development and 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 Community Sport and Recreation Needs Strategy (2025) identify the common challenges across Wollondilly LGA's open space and facilities.

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.

7.4.2 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 to cater for anticipated development and foster increased connections.

7.4.3 Existing Open Space Provision

The Plan area currently has 178 ha of open space. This includes, 15 sportsgrounds, 56 parks and reserves, 6 tennis courts, 3 skate parks, 2 Swimming Centres and 2 Indoor Courts.

7.4.4 Passive Open Space Requirements

The current distribution of passive open space throughout the Shire tends to be in a small number of parks, most of which are less than 0.2 hectares in size. Best practice suggests that reserves smaller than 0.5 hectares provide limited opportunities for activities such as kick about and other casual sports. This distribution is unusual among metropolitan councils and reflects the relatively low rate of development in the region over the past 50 years, when smaller reserve sizes typically resulted from residential subdivisions.

Local parks are to have a minimum useable area of 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:

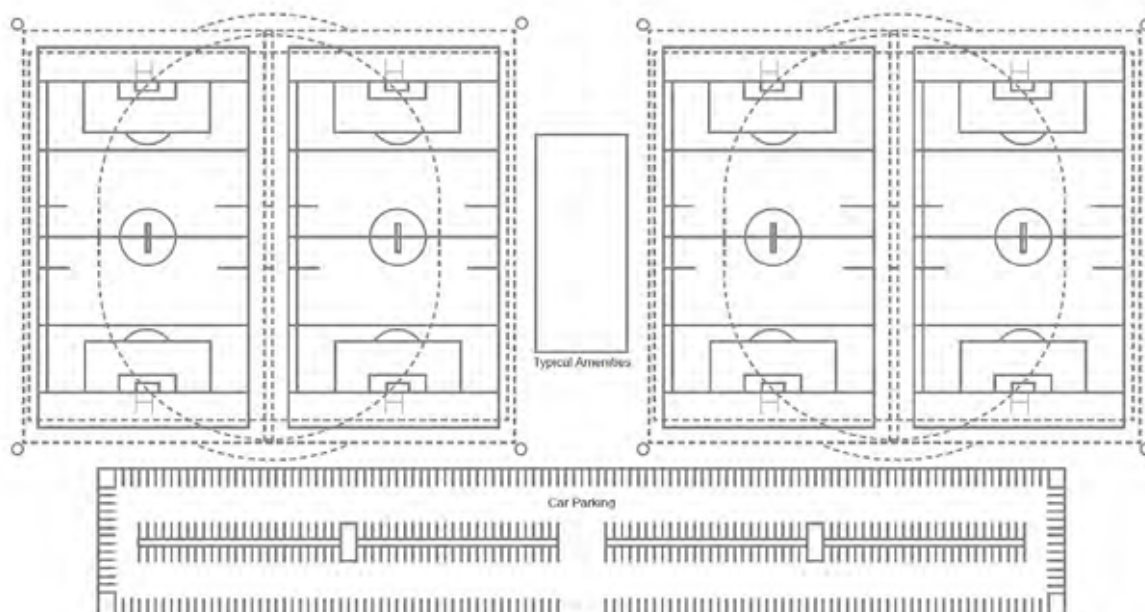
A range of recreation opportunities which could include local play spaces, kick about area etc.

- Picnic/BBQ areas.
- Water bubblers, bins, seating and walking paths.
- Shade structures over picnic/BBQ area and all play spaces.
- Sufficient car and bicycle parking or close proximity to regular public transport.

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

1.1.2. Active Open Space, Playing Fields 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 masterplans 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. Implementation strategy of Community Sport and Recreation Needs Strategy (2025) establishes development generated demand. Estimated costs have been apportioned separate demand from existing residents and that of expected growth development. Details of open space works are described in the Works Schedule. Active open space delivery strategy will largely be delivered by augmentation of existing land and improvements.



Source: Tredwell, 2024 adapted from NSW Government, Office of Sport

Figure 2 – General arrangement of a 10ha site for 2 multi-purpose playing field and supporting facilities. Source: Community Sport and Recreation Needs Strategy (2025).

Multi-purpose playing field refers to double playing field layout, in the locations described in the Community Sport and Recreation Needs Strategy (2025), close to public transport and active transport routes. All of these 2 x double playing fields should be a minimum 10ha Sportsground in size. It includes amenities buildings (800sqm min) change rooms for players and officials, canteen, toilets, storage for different sports clubs, lighting, irrigation, meeting space and on-site car parking for 200 cars.

The costs expressed in the Plan relate only to that attributed to demand generated from new development. Cost attributed in the contributions is to growth. This does mean that Council will have to find the remaining funds from other sources, such as grants or from Council.

7.5 Community Facilities

7.5.1 Relationship Between Expected Types of Development and Demand for Additional Public Facilities

With the population of Wollondilly (excluding Appin and Wilton Growth Areas) forecast to grow to 58,458 people in the next 10 years, there will be additional demand for community and cultural facilities, requiring new or augmented facilities to cater for this population demand.

7.5.2 Existing Community Facilities 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 16 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 2035, with expected development, this provision rate is expected to fall below the benchmark.

7.5.3 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.

The existing Picton Library has a floor area of 300 m². The Community Needs Study (Cred Consulting 2023) states that the 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. It is anticipated that development in the Wilton and Appin Growth Areas will generate demand for their own branch libraries in the longer term. To deliver effective, contemporary library services that meet anticipated development demand and provide a community space for residents, a centrally located library in Picton, serving as the central library, is proposed with an area of 2,700 m².

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 utilisation. Based on forecast development growth to 2035, certain catchments will face significant under provision of community floorspace without new or augmented facilities. This includes The Oaks and other Shire villages.

Ref	Item Description	Public Purpose	Cost of Works appt to Plan	What establishes nexus?	Cost Source (works)	Timing/ Priority
S1	Silverdale/Warradale Road & Active Transport Upgrades	Transport	\$7,647,095	Future Network Deficiency Assessment	Altus Group & WSC	Staged
S2	Warragamba / Silverdale Active Open Space	Open Space	\$5,964,000	LEP No. 71	Warragamba Open Space Masterplan	Staged
S3	Oakdale Passive Open Space	Open Space	\$428,400	Wollondilly Local Environmental Study	Altus Group & WSC	Low
S4	Oakdale Active Transport	Transport	\$625,000	Wollondilly Bike Plan	Altus Group & WSC	Low
S5	Willis Park (Oakdale)	Open Space	\$1,953,000	Wollondilly Local Environmental Study & LEP Amendment No. 4	Altus Group & WSC	Medium
S6	The Oaks Passive Open Space	Open Space	\$1,372,500	Wollondilly Local Environmental Study & LEP Amendment No. 3	Altus Group & WSC	Low
S7	Dudley Chesham Road & Active Transport Access Upgrades	Transport	\$665,000	Wollondilly Bike Plan	Altus Group & WSC	Staged
S8	Dudley Chesham Reserve (The Oaks)	Open Space	\$1,247,600	Wollondilly Local Environmental Study	Dudley Chesham Reserve Masterplan	Staged
S9	Mt Hunter Passive Open Space	Open Space	\$202,500	Wollondilly Local Environmental Study	Altus Group & WSC	Low
S10	Finns / Woodbridge Road Rural Upgrades	Transport	\$5,056,700	Future Network Deficiency Assessment	Altus Group & WSC	Staged
S11	Douglas Park Active Transport	Transport	\$699,919	Wollondilly Bike Plan	Altus Group & WSC	Staged
S12	Douglas Park Sportsground	Open Space	\$1,712,525	Wollondilly Local Environmental Study	Douglas Park Sportsground MP	Staged
S13	AIS Park (Appin)	Open Space	\$1,215,775	LEP Amendment No. 38	Warragamba Open Space Masterplan	Staged
S14	Sportsground Parade Appin upgrade	Transport	\$840,000	LEP Amendment No. 38	Altus Group & WSC	Staged
S15	Appin Park	Open Space	\$631,560	LEP Amendment No. 38	Appin Park Masterplan	Staged
S16	Appin Active Transport	Transport	\$345,000	Wollondilly Bike Plan	Altus Group & WSC	Low
S17	Macquariedale Road (Appin) Local Upgrades	Transport	\$1,507,500	LEP Amendment No. 38	Altus Group & WSC	Staged
S18	Appin Passive Open Space	Open Space	\$1,560,900	Wollondilly Local Environmental Study	Altus Group & WSC	Low
S19	Remembrance Driveway Road & Intersection Upgrades	Transport	\$10,750,000	Future Network Deficiency Assessment & Cardno PTT Traffic Study	Altus Group & WSC	High
S20	Stonequarry Creek Pathway (Picton)	Transport	\$2,153,235	Wollondilly Local Environmental Study	Altus Group & WSC	Low
S21	Fairleys Reserve Active Open Space	Open Space	\$1,006,200	LEP Amendment No. 32 & Picton Place Plan	Picton Parklands Masterplan	Low
S22	Picton Parklands Open Space	Open Space	\$950,000	LEP Amendment No. 32 & Picton Place Plan	Picton Parklands Masterplan	Low
S23	Hume Oval (Picton)	Open Space	\$888,000	Wollondilly Local Environmental Study & Picton Place Plan	Picton Parklands Masterplan	Staged
S24	Civic Space (Picton) near Cultural Precinct	Open Space	\$1,180,850	Picton Place Plan & Community Needs Study	Altus Group & WSC	Medium
S25	Picton Central Library	Community	\$8,483,610	Community Needs Study & Library Plan	Altus Group & WSC	Medium
S26	Victoria Park (Picton)	Open Space	\$1,874,688	Wollondilly Local Environmental Study	Altus Group & WSC	Medium
S27	River Road (Tahmoor) Local Upgrades	Transport	\$1,765,000	Picton Tahmoor Thirlmere Traffic Study	Altus Group & WSC	Medium
S28	Myrtle Creek Ave Active Transport	Transport	\$660,000	Wollondilly Bike Plan	Altus Group & WSC	Low
S29	Tahmoor Park Access & Open Space	Open Space	\$2,072,000	Picton Tahmoor Thirlmere Local Environmental Study	Altus Group & WSC	Low
S30	Tahmoor District Sportsground Access & Open Space	Open Space	\$2,300,000	Picton Tahmoor Thirlmere Local Environmental Study	Tahmoor Sportsground Materplan	Staged
S31	Emmett Park (Tahmoor) Open Space	Open Space	\$1,360,000	Picton Tahmoor Thirlmere Local Environmental Study	Altus Group & WSC	Low
S32	Progress Street (Tahmoor) Local Upgrades	Transport	\$1,050,000	Picton Tahmoor Thirlmere Traffic Study	Altus Group & WSC	Staged
S33	Progress Street Park (Tahmoor)	Open Space	\$255,000	Picton Tahmoor Thirlmere Local Environmental Study	Altus Group & WSC	Medium
S34	Thirlmere Memorial Park and Sportsground	Open Space	\$5,970,000	Picton Tahmoor Thirlmere Local Environmental Study	Thirlmere Memorial Park and Sportsground MP	Staged
S35	Thirlmere Passive Open Space	Open Space	\$330,440	Wollondilly Local Environmental Study	Altus Group & WSC	Low
S36	Telopea Park (Buxton) Access & Open Space	Open Space	\$450,000	Wollondilly Local Environmental Study	Telopea Park Masterplan	Medium
S37	Bargo Passive Open Space	Open Space	\$292,500	Wollondilly Local Environmental Study	Altus Group & WSC	Low
S38	Bargo Sportsground Works	Open Space	\$1,385,000	Wollondilly Local Environmental Study	Altus Group & WSC	Medium
Works Total			\$78,851,497			
PA	Plan Management and Administration (1.5%)	Plan Admin	\$1,182,772			
PLAN TOTAL			\$80,034,269			

Shire Contributions Plan

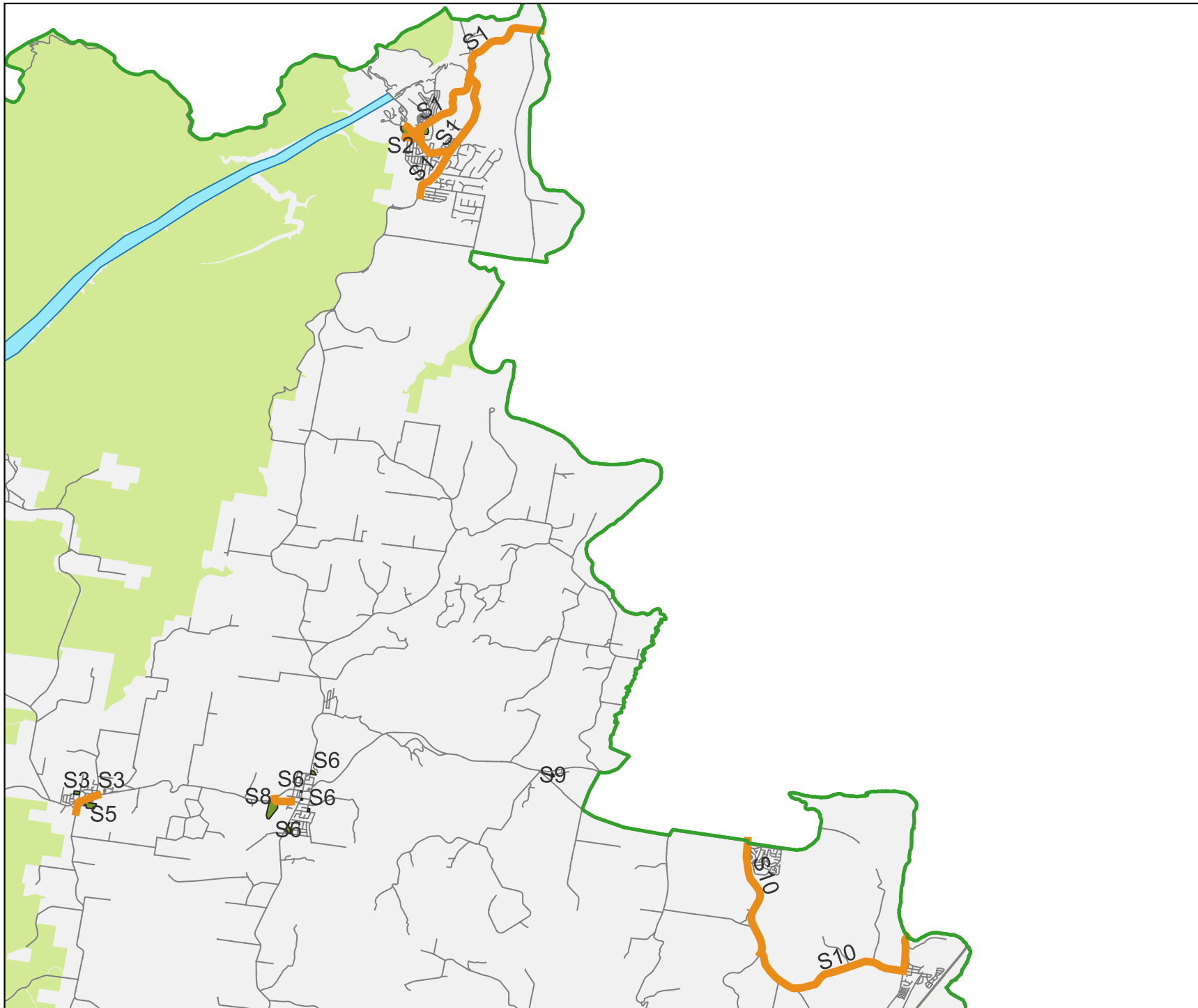
- Community
- Transport
- Open Space
- Shire CP Area

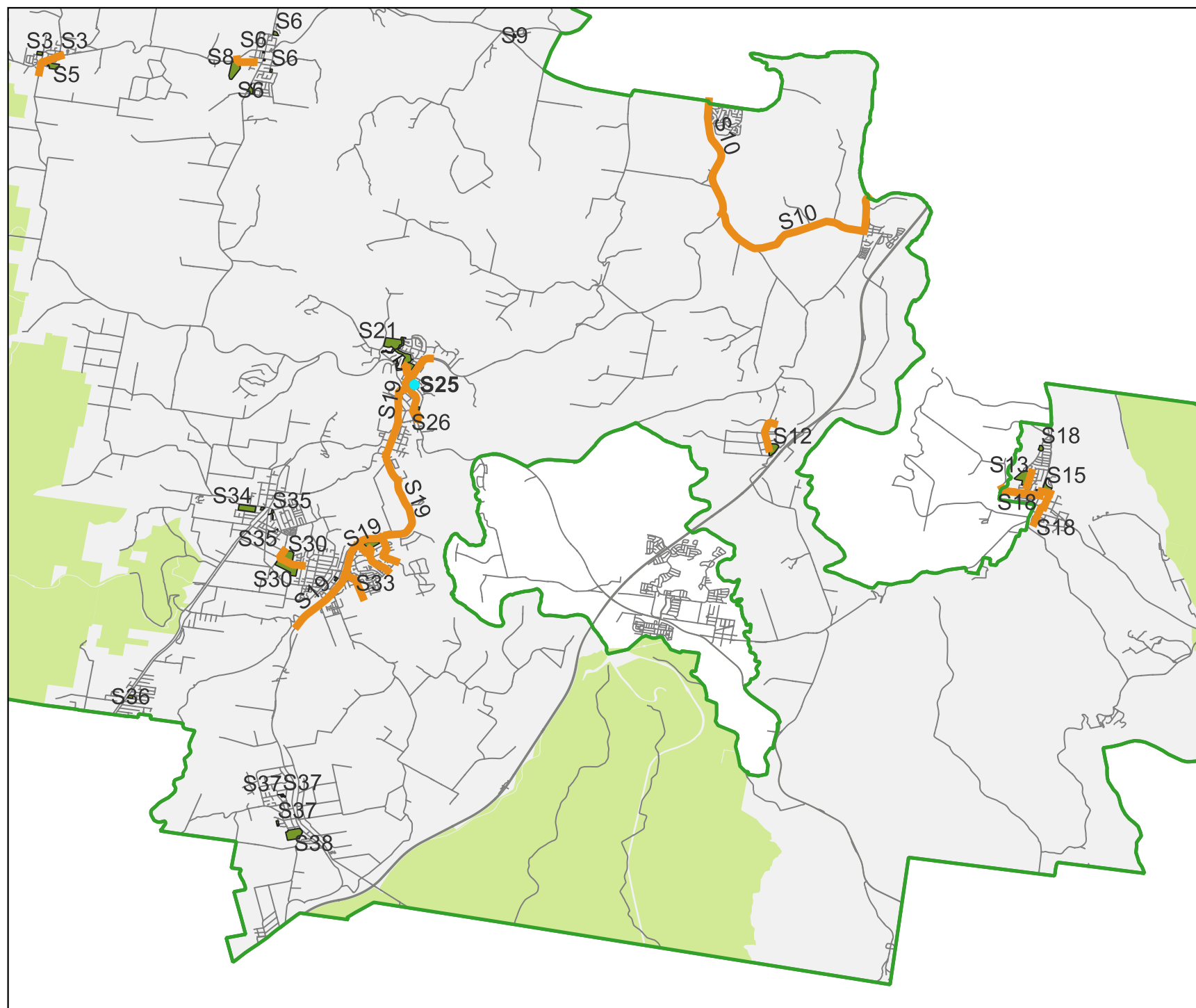
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Sheet 1 of 2

1 September 2025





Shire Contributions Plan

-  Community
-  Transport
-  Open Space
-  Shire CP Area

