

**Shellharbour Section 7.11 Plan
Precinct 8 Infrastructure**

Item	Facility and Requirements	Timing	Scope	Status	Value of Works / Contributions	
					\$ Per dwelling	Total Value
Open Space and Recreation Infrastructure						
C1.02	Beach Foreshore	Payment at time of Subdivision Certificate	No site works	TBC	\$241	\$96,400
C1.17	Shellharbour City Stadium (recoupment)	Payment at time of Subdivision Certificate	No site works	TBC	\$272	\$108,800
C1.18	Albion Oval Touch Football Fields	Payment at time of Subdivision Certificate	No site works	TBC	\$703	\$281,200
C1.21	Con O'Keefe Reserve	Payment at time of Subdivision Certificate	No site works	TBC	\$149	\$59,600
C1.22	Tullimbar Sports Fields	Payment at time of Subdivision Certificate	No site works	TBC	\$1,177	\$470,800
Community Infrastructure						
C2.04	Shellharbour City Performance Theatre	Payment at time of Subdivision Certificate	No site works	TBC	\$641	\$256,400
C2.06	City Library	Payment at time of Subdivision Certificate	No site works	TBC	\$812	\$324,800
C2.08	Council Administration Offices	Payment at time of Subdivision Certificate	No site works	TBC	\$953	\$381,200
C2.09	Civic Auditorium	Payment at time of Subdivision Certificate	No site works	TBC	\$836	\$334,400
C2.16	Albion Park Library Extensions	Payment at time of Subdivision Certificate	No site works	TBC	\$1,144	\$457,600

Item	Facility and Requirements	Timing	Scope	Status	Value of Works / Contributions	
					\$ Per dwelling	Total Value
Roads & Traffic Infrastructure						
C3.04	Oak Flats Transport Centre	Payment at time of Subdivision Certificate	No site works	TBC	\$32	\$12,800
C3.09	Albion Park By-Pass	Payment at time of Subdivision Certificate	No site works	TBC	\$4,272	\$1,708,800
Other						
C6.04	Development Contributions Management	Payment at time of Subdivision Certificate	No site works	TBC	\$833	\$333,200

Site Infrastructure Delivery - VPA

Item	Facility	Area / Length	Timing	Status	Value of Works / Contributions	
					\$ Per dwelling	Total Value
Open Space and Recreation Infrastructure						
OS 1	District Park, Aboriginal Heritage Conservation Area & Community Gardens	2.0 Ha	Prior to registration of 240 Lots.	TBC	Total Value of \$1,000,000 (based on \$50 per m²)	
Community Infrastructure						
Ped 1	2.5m Pedestrian / Cycle path along outer edge of development.	1,660m	Staged Delivery to coincide with adjacent development stages	TBC	Total Estimated Value of \$415,000 (based on \$250 per m)	
Roads & Traffic Infrastructure						
R 01	Calderwood Road upgrade		Payment at time of Subdivision Certificate	TBC	\$3,050	\$1,220,000
R 02	Tripoli Way Additional Contribution		Payment at time of Subdivision Certificate		\$5,000	\$2,000,000