

Infrastructure Delivery Schedule

10 and 20 Brooks Point Road,
Appin

Client

Appin Farmers Pty Ltd and
Auslands Developments Pty Ltd

Issued

7/09/2023

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BW
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Client: Appin Farmers Pty Ltd &
Ausland Development Pty Ltd

Issued: 7/09/2023

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Asset Recording
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Infrastructure Engineering
Traffic & Transport Engineering
Environmental Consulting
Water Resource Engineering
Strata Certification (NSW)
Town Planning
Urban Design
Landscape Architecture
Project Management

Revision Table

REV	DESCRIPTION	DATE	AUTHORISED
A	Original Issue	11-09-2023	SG

Acknowledgment

Beveridge Williams acknowledges the Traditional Custodians of the land on which we live/work and recognise their continuing connection to Country. We pay our respect to Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples.

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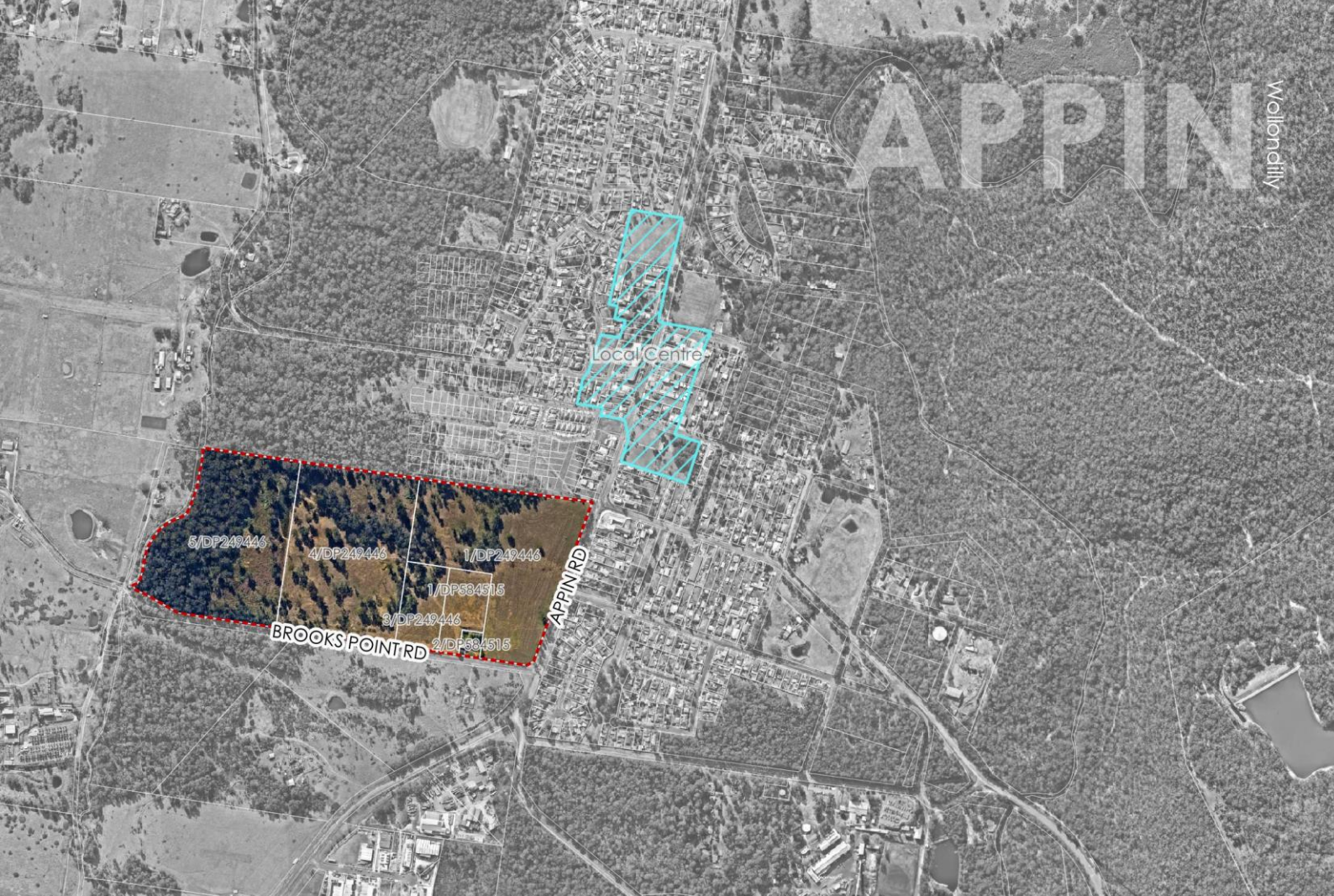


Figure 1: Aerial photograph, Brooks Point Road, Appin (Nearmap, 2022)

1. INTRODUCTION

1.1 Purpose

The primary purpose of this Infrastructure Delivery Schedule (IDS) is to support Council and DPE in assessing the Planning Proposal which seeks to rezone land for residential purposes as discussed in Section 2 below. The NSW Government's LEP Making Guidelines ensure that consideration of infrastructure demand and mechanisms are provided early in the planning process. The IDS proposes how the site's local infrastructure will be provided and maintained into the future; and assist Council in the consideration of planning agreements that may be required as a result of the development.

Given that this development will be completed in one stage; the IDP does not indicate timing for the provision of infrastructure. Furthermore, It does not include cost estimates for the infrastructure required to support the proposal given that further refinement may be required to address the matters raised.

1.2 Relationship to Reports

The Infrastructure Delivery Schedule is to be read in conjunction with the Infrastructure and Servicing Report prepared by Beveridge Williams dated August 2023.

2. THE PROPOSAL

2.1 The Proposal

The property subject to this application consists of five allotments known as Lots 1, 4 and 5 DP 249446 (No. 10), and Lot 1 DP 584515 and Lot 3 DP 249446(No. 20) and is located on the western side of Appin Road to the south of the Appin village.

The site consists of approximately 39 hectares in area with about 400 metre frontage to Appin Road. The site is currently zoned RU2 Rural Landscape.

The PP seeks to rezone the site from its current rural landscape zone to permit low and medium density housing. The PP proposes a mix of residential land and a public reserve. The proposed zones respond to the natural landscape character of the site and will ensure ecologically important land is protected. This will require making corresponding amendments to the Wollondilly Local Environmental Plan 2011 (WLEP).

An indicative Master Plan is provided in **Figure 2** below and attached as **Appendix 1**.



Figure 2: Indicative master plan

3. INFRASTRUCTURE REQUIREMENTS

3.1 Infrastructure delivery process and mechanisms

There are a number of key mechanisms for the delivery of infrastructure associated with greenfield and infill developments, including by the developer or through consent conditions. Table 1 shows these mechanisms that can be used by planning and consent authorities to require developments make adequate provision for infrastructure.

Table 1: Infrastructure Delivery Mechanisms

MECHANISM	BRIEF DESCRIPTION OF MECHANISM
Direct developer provision	Conditions imposed on development consent under s4.17(1)(a) or (f) of the EPA&A Act requiring the developer to: <ul style="list-style-type: none">a. provide evidence that satisfactory arrangements have been made with the relevant infrastructure agencies concerning the provision of utility infrastructure (whether provided directly on site or by a fee or charge), andb. provide, replace or upgrade infrastructure needed as a result of a single development – e.g., roads and footpaths within a residential subdivision, new or upgraded intersections with the public road network to enable safe access to/from the site.
S7.11 Contributions	A contribution of money or land imposed as a condition on a development consent or complying development certificate. The contribution cannot be more than an amount that reflects the relationship (or nexus) between the development and the infrastructure which is the subject of the contribution. The contribution is applied to any public service of public amenity that is the local council's responsibility (excluding water and wastewater).
S7.12 fixed rate levies	Fixed rate levy imposed as a condition on a development consent or complying development certificate and applied by a council toward providing public services or public amenities excluding water and wastewater. It as an alternatively to a s7.11 contribution. Maximum levy rate is set by regulation and is generally 1% of development cost.
Planning agreements (State and Local)	An agreement voluntarily negotiated between a developer and the one of more planning authorities in which the developer commits to providing contributions of land, works or money for public purposes.

3.2 Infrastructure requirements

3.2.1 Utility / site servicing infrastructure

The Servicing and Infrastructure Strategy prepared by Beveridge Williams for the Planning Proposal assessed the capacity of existing utility services within the vicinity of the site and potential servicing strategies for the proposed development. A summary of the key findings is provided below:

- A sewer pump station is to be located within the subject development. The Lots within the Subject Site will be serviced by standard gravity sewer reticulation which discharges to the proposed sewage pump station. The sewage pump station will pump sewage into the wastewater system that will be constructed as part of the Walker development.

- The Walker development wastewater system must therefore be commissioned before the subject site can be developed.
- A new Sydney Water potable watermain is to be extended from the existing boosted watermain in Illawarra Street along Appin Road to the subject site including connections to the existing reticulation in Sykes Avenue to boost the pressure for the portion of the subject site with an elevation above RL241.
- A new Sydney Water potable watermain is to be extended from the existing DN150mm water main in Appin Road to the subject site and the Walker Stage 1 development to service the portion of the subject site with an elevation below RL241.
- The centre of the subject site is approximately 1.2km from Endeavour Energy's Appin Zone Substation which is located along Brooks Point Road immediately west of the subdivision. Endeavour Energy's 3 phase 11kv Feeder No. W112 extends past both the Brooks Point Road and Appin Road frontages to the site. Adequate arrangements will need to be made to extend electrical services from the above existing assets into the proposed residential development.
- The proposed development site is directly adjacent to NBN fixed line footprint and the lot yield is significant, NBN is expected to accept and approve a development application for Brooks Point Road Appin. The lot yield meets the minimum NBN requirements as its less than 1km from the NBN fixed line footprint.
- Under existing conditions, both Appin Road and Brooks Point Road contain existing Telstra infrastructure. Some relocations may be required. There are 75mm and 110mm dia. Polyethylene (PE) 210kPA gas mains in Appin Road and Brooks Point Road along the frontage of the subject site. As such it is expected that Jemena will service the subject development by extending from the existing mains.
- A stormwater management facility to improve water quality and reduce peak flows to pre-development levels is required. Stormwater from the minor storm events will need to be captured and conveyed to a detention basin to be provided on the Subject Site the via a pipe system while additional flows from major storm events will be conveyed overland within the roadways to be constructed on the site. The pit pipe system will need to be upgraded as necessary to ensure all overland flow paths are safe.

3.2.2 Infrastructure Delivery Schedule

The findings of the Servicing and Infrastructure Strategy as well as consultation with the State Government Agencies during the preliminary consultation have been further assessed the infrastructure requirements to determine the responsibility for delivery; delivery mechanisms and future ownership. Refer to **Table 2** below.

Table 2: Local Infrastructure Schedule

Local Infrastructure Type	Qty	Responsibility for delivery	Mechanism for delivery	Future Asset Owner
Roads and Transport				
Internal roads	TBC	The proponent	Delivered by conditions of consent	Wollondilly Shire Council
Sewer				
Pump Station	1	The proponent	Delivered as part of the Sydney Water S73 process to meet Council Servicing Conditions.	Sydney Water

Local Infrastructure Type	Qty	Responsibility for delivery	Mechanism for delivery	Future Asset Owner
Trunk gravity mains	TBC	The proponent	Delivered as part of the Sydney Water S73 process to meet Council Servicing Conditions.	Sydney Water
Rising Mains		The proponent	Delivered as part of the Sydney Water S73 process to meet Council Servicing Conditions.	Sydney Water
Water				
Trunk mains		The proponent	Delivered as part of the Sydney Water S73 process to meet Council Servicing Conditions.	Sydney Water
Gas				
Gas Trunk mains	1	The proponent	Optional – Generally this is the Developers Choice	Jemena
Gas reticulation	TBC	The proponent	Optional – Generally this is the Developers Choice	Jemena
Electricity				
Internal reticulation	TBC	The proponent	Delivered as part of the Endeavour Energy NOA process to meet Council Servicing Conditions.	Endeavour Energy
Telecommunications (one provider only)				
Telstra	TBC	The proponent	Delivered as part of the Telecommunications process to meet Council Servicing Conditions.	Telstra
NBN	TBC	The proponent	Delivered as part of the Telecommunications process to meet Council Servicing Conditions.	NBN
Stormwater drainage				
Stormwater Management Facility	1	The proponent	May be delivered by developer via a voluntary planning agreement or works-in-kind agreement	Wollondilly Shire Council

Local Infrastructure Type	Qty	Responsibility for delivery	Mechanism for delivery	Future Asset Owner
Drainage Reserve	1	The proponent	May be delivered by developer via a voluntary planning agreement or works-in-kind agreement	Wollondilly Shire Council
Open Space				
Local Park	TBC	Proponent or Council	Included in future s7.11 contributions plan and may be delivered by developer via a voluntary planning agreement or works-in-kind agreement	Wollondilly Shire Council
Riparian Corridor	1	Proponent	Note: To be held in private ownership and managed with a Vegetation Management Plan	Proponent

**APPENDIX A: MASTER PLAN FOR PLANNING PURPOSES, BROOKS POINT ROAD, APPIN,
PREPARED BY BEVERIDGE WILLIAMS, JOB NO 19171, VERSION 11_A**

LEGEND

Title boundary (approx.)

Proposed cycleway

400m local park walkable catchment

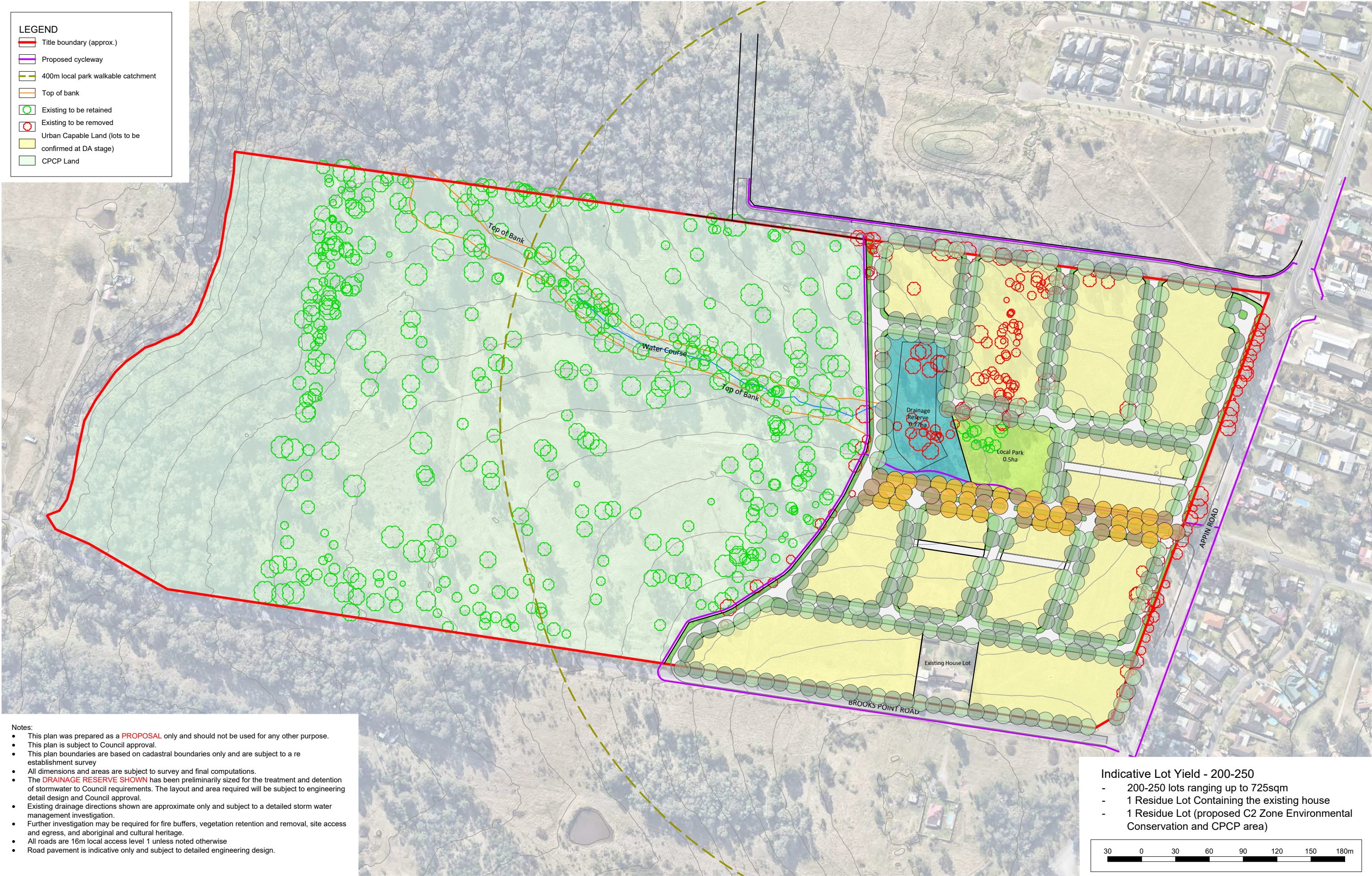
Top of bank

Existing to be retained

Existing to be removed

Urban Capable Land (lots to be confirmed at DA stage)

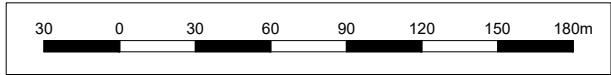
CPCP Land



- Notes:
- This plan was prepared as a **PROPOSAL** only and should not be used for any other purpose.
 - This plan is subject to Council approval.
 - This plan boundaries are based on cadastral boundaries only and are subject to a re establishment survey
 - All dimensions and areas are subject to survey and final computations.
 - The **DRAINAGE RESERVE SHOWN** has been preliminarily sized for the treatment and detention of stormwater to Council requirements. The layout and area required will be subject to engineering detail design and Council approval.
 - Existing drainage directions shown are approximate only and subject to a detailed storm water management investigation.
 - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 - All roads are 16m local access level 1 unless noted otherwise
 - Road pavement is indicative only and subject to detailed engineering design.

Indicative Lot Yield - 200-250

- 200-250 lots ranging up to 725sqm
- 1 Residue Lot Containing the existing house
- 1 Residue Lot (proposed C2 Zone Environmental Conservation and CPCP area)



FOR PLANNING PURPOSES ONLY

08	20.10.2022	Minor amendments	WEB	DRAFT	Date: 23.05.2023	<div>Version No: 11A Job No: 19171 Scale (A1): 1:1500 (A3): 1:3000</div> <div><div></div><div>N</div></div>
09	06.10.2022	Amendments as per the landscape assessment	WEB	DRAFT	Version No:	
10	19.10.2022	Amended drainage reserve	WEB	DRAFT	Job No: 19171	
11	22.05.2023	Amended layout based on comments	OX	WEB	Scale (A1): 1:1500	
11A	23.05.2023	Amended based on comments	OX	WEB	(A3): 1:3000	
Version	Date	Description	Drafted	Approved		

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