

## Application for assessment of contributions plan

<b>Council Name</b>	Blacktown City Council
<b>Contributions Plan</b>	Contributions Plan No.20 – Riverstone & Alex Avenue Precincts
<b>Name of key council contact</b>	Dennis Bagnall Contributions & Expenditure Accountant
<b>Address of key council contact</b>	P.O. Box 63 BLACKTOWN NSW 2148
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<b>Email of key council contact</b>	dennis.bagnall@blacktown.nsw.gov.au

A separate application must be submitted for each Contributions Plan.

When you have completed your application, you should mark it to the attention of the Michael Seery within the Local Government team, and submit it to IPART in person, via email or via post.

In person	Via email	Via post
<p>Attention: Michael Seery, Local Government</p> <p>Independent Pricing and Regulatory Tribunal</p> <p>Level 8</p> <p>1 Market Street</p> <p>Sydney NSW 2000</p>	<p>Attention: Michael Seery Local Government</p> <p>Independent Pricing and Regulatory Tribunal</p> <p><a href="mailto:localgovernment@ipart.nsw.gov.au">localgovernment@ipart.nsw.gov.au</a></p>	<p>Attention: Michael Seery Local Government</p> <p>Independent Pricing and Regulatory Tribunal</p> <p>PO Box Q290</p> <p>QVB Post Office</p> <p>Sydney NSW 1230</p>

## List of documents attached to this application

(add additional pages where necessary)

Document name	Reference
Contributions Plan No. 20 – Riverstone & Alex Avenue Precincts	Attachment 1
Map showing the Riverstone & Alex Avenue Precinct lands/areas.	Attachment 2
Indicative Layout Plan – Riverstone Precinct	Attachment 3
Indicative Layout Plan – Alex Avenue Precinct	Attachment 4
North West Growth Centre Land Reservation Acquisition Map 004	Attachment 5
North West Growth Centre Land Reservation Acquisition Map 005	Attachment 6
North West Growth Centre Land Reservation Acquisition Map 008	Attachment 7
North West Growth Centre Land Reservation Acquisition Map 009	Attachment 8
Note 17 to Council's Annual Financial Statements	Attachment 9

## List of Essential Infrastructure included in the plan

(add additional pages where necessary)

Essential Infrastructure	Total Values
Traffic & Transport Management Facilities – see following pages.	\$105,955,000
Water Cycle Management Facilities – see following pages.	\$254,505,000
Land for Traffic & Transport Management Facilities – see following pages.	\$10,273,000
Land for Water Cycle Management Facilities– see following pages.	\$139,355,000
Land for Open Space Facilities – see following pages.	\$90,768,000
Land for Combined Precinct Facilities (Open Space & Community Services) – see following pages.	\$9,897,000
* Open Space Facilities (refer to comments on page 17 of this submission).	\$94,912,000

## Traffic & Transport Management Facilities including estimated costs

Site No.	Location	Description of Works	Estimated Cost
R1.1	RAILWAY TERRACE	Local road. South of Burdekin Road to Southern East West Road. Excludes half width fronting developable areas.	<b>\$2,429,000</b>
R1.2	RAILWAY TERRACE	Collector and town centre collector. Southern East West Road to Schofields Road. Excludes half width fronting developable areas. Traffic Signals at Northern East West Road, round about at Southern East West Road.	<b>\$2,968,000</b>
R2.1	SOUTHERN EAST-WEST ROAD	Railway Terrace to Alex Avenue. Full width along drainage channel and basin. Traffic signals at Pelican Rd and roundabout at town centre end	<b>\$2,266,000</b>
R2.2	SOUTHERN EAST-WEST ROAD	Railway Terrace to Alex Avenue. Full width approach to Alex Avenue	<b>\$400,000</b>
R3	NORTHERN EAST-WEST ROAD	Collector Road. Full width Railway Terrace to Alex Avenue. Traffic signals at Pelican Road	<b>\$5,272,000</b>
R4.1	PELICAN ROAD	Collector Road. Full width at channel crossings and basin. At southern east west road	<b>\$178,000</b>
R4.2	PELICAN ROAD	Collector Road. Full width at channel crossings and basin. At northern east west road	<b>\$975,000</b>
R5	ALEX AVENUE	Collector Road. Full width from existing urban area north of Burdekin Road to Schofields Road. Roundabout at Southern East West Road. Traffic Signals at Northern East West Road. Additional roundabout at proposed local road	<b>\$9,394,000</b>
R6.1	JUNCTION ROAD (SCHOFIELDS)	Collector Road. Half width fronting drainage.	<b>\$385,000</b>
R6.2	JUNCTION ROAD (SCHOFIELDS)	Collector Road. Full width Station Street to Kensington Park Road. Traffic signals at St Albans Road. Roundabout at Station Street and Kensington Park Road	<b>\$4,974,000</b>
R7	KENSINGTON PARK ROAD	Collector Road. Full width Boundary Road to First Ponds Creek.	<b>\$2,850,000</b>
R8	RIVERSTONE ROAD	Cul-de-sac just west of McCulloch Street.	<b>\$101,000</b>

R9.1	HAMILTON STREET	Collector Road. Half width Garfield Road East to Crown Street.	<b>\$1,309,000</b>
R9.2	HAMILTON STREET	Collector Road. Full width Crown Street to Otago Street. Roundabouts at Princes, Crown Streets and Melbourne Road.	<b>\$11,785,000</b>
R10	EDMUND STREET	Collector Road. Full width Garfield Road East to Sydney Street. Roundabouts at Sydney and Crown Streets.	<b>\$7,488,000</b>
R11	LOFTUS STREET	Cost for Collector Road. Full width Hamilton Road to Windsor Road. Traffic Signals at Hamilton Street. Adjust existing traffic signals at Windsor Road.	<b>\$5,424,000</b>
R12	OTAGO STREET	Collector Road. Full width Riverstone Parade to Windsor Road. Traffic Signals at O'Connell Street. Roundabout at Hamilton Street	<b>\$5,518,000</b>
R13	O'CONNELL STREET	Collector Road. Full width Otago Street to Bandon Road. Roundabout at proposed local road	<b>\$3,368,000</b>
R14	BANDON ROAD	Collector Road. Full width Riverstone Parade to Windsor Road. Roundabout at O'Connell Street.	<b>\$3,611,000</b>
<b>MISCELLANEOUS</b>			
RM1 & RM2	HOBART STREET	Load limits and entry treatment at Brisbane Street and Piccadilly Streets	<b>\$100,000</b>
	BUS SHELTERS	Allow for shelters near schools, neighbourhood centres and transport hubs (approx 20)	<b>\$300,000</b>
	LOCAL TRAFFIC MANAGEMENT SIGNALS	1 x Additional traffic signals for local area traffic management	<b>\$220,000</b>
	LOCAL TRAFFIC MANAGEMENT ROUNDABOUTS	21 x Additional roundabouts for local area traffic management	<b>\$4,200,000</b>
RM3	GORDON ROAD	Existing Road half width construction at reserves, drainage or schools	<b>\$117,000</b>
RM4	WESTMINSTER STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$185,000</b>

RM5	BLIGH STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$210,000</b>
RM6.1	CRANBOURNE STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$224,000</b>
RM6.2	CRANBOURNE STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$338,000</b>
RM6.3	CRANBOURNE STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$55,000</b>
RM7.1	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$113,000</b>
RM7.2	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$217,000</b>
RM7.3	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$342,000</b>
RM7.4	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$123,000</b>
RM8.1	REGENT STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$382,000</b>
RM8.2	REGENT STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$337,000</b>
RM8.3	REGENT STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$294,000</b>
RM9	WILLIAM STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$90,000</b>
RM10	ADVANCE STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$33,000</b>
RM11.1	CROWN STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$188,000</b>
RM11.2	CROWN STREET	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$39,000</b>
RM12.1	KENSINGTON PARK ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$235,000</b>
RM12.2	KENSINGTON PARK ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$667,000</b>

RM12.3	KENSINGTON PARK ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	<b>\$183,000</b>
<b>Bridges</b>			
BR 1	PELICAN ROAD	Near Schofield Rd	<b>\$5,320,000</b>
BR 2	KENSINGTON PARK ROAD	First Ponds Creek	<b>\$7,904,000</b>
BR 3	LOFTUS STREET	Near Windsor Road	<b>\$12,844,000</b>
			<b>\$105,955,000</b>



## Water Cycle Management Facilities including estimated costs

Site No.	Description of Works	Total
<b>Eastern Creek Catchment - Quantity</b>		
E1.1	1050-1200 Drainage line from Railway culvert to Basin E1.5 outlet	\$466,000
E1.2	Detention basin	\$682,000
E1.5	Detention basin	\$2,716,000
E2.1	1050 Pipe culvert along Railway Terrace	\$616,000
E3.1	1x1800x1200 Culvert under Railway Terrace	\$179,000
E3.2	Detention basin	\$1,362,000
E4.1	Detention basin	\$4,251,000
E4.4	20m Wide landscaped open channel	\$935,000
E4.5	3x3600x1200 Culvert under future road	\$547,000
E4.6	20m Wide landscaped open channel	\$695,000
E4.7	3x3600x1200 Culvert under future road	\$368,000
E4.8	20m Wide landscaped open channel	\$1,870,000
E4.9	2x3600x1200 Culvert under future road	\$262,000
E4.10	20m Wide landscaped open channel	\$447,000
E4.11	1x3600x1200 Culvert under future road	\$158,000
E4.12	20m Wide landscaped open channel	\$528,000
E4.13	1x1800x1200 Culvert under future road	\$190,000
E4.14	Detention basin	\$4,274,000
E5.1	Detention basin	\$9,326,000
E5.4	1350mm Drainage line from Basin E5.1 to trapped low point	\$801,000
E6.1	Detention basin	\$747,000
E7.1	1x1800x1200 Drainage line from Schofields Rd to Basin E7.2	\$239,000
E7.2	Detention basin	\$2,728,000
E8.1	Detention basin	\$1,168,000
E8.4	3x4200x1200 Culvert under future road	\$361,000
E8.5	Riparian corridor, acquisition only, no works	\$0
E8.6	900mm Drainage line from Gill Place to Railway Terrace	\$1,137,000
E9.1	1x3600x1200 Culvert under Junction Road	\$170,000
E9.2	Detention basin	\$4,970,000
E10.1	Detention basin	\$2,343,000

E10.2	2x3600x1200 Culvert under Bligh Street	<b>\$634,000</b>
E10.3	Detention basin	<b>\$2,220,000</b>
E10.6	1500mm Drainage line from Basin E10.3 to trapped low point	<b>\$706,000</b>
E12.1	900mm Drainage line from Riverstone Road to Railway outlet	<b>\$439,000</b>
E13.1	Detention basin	<b>\$269,000</b>
E14.1	1350mm Drainage line from Princes St to Basin E14.2	<b>\$317,000</b>
E14.2	Detention basin	<b>\$5,744,000</b>
E14.5	1350mm Drainage line from Basin E14.2 to Clyde St low point	<b>\$918,000</b>
<b>Eastern Creek Catchment - Quality</b>		
E1.3	Bio-retention located in detention basin	<b>\$627,000</b>
E1.4	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
E1.6	Bio-retention located in detention basin	<b>\$615,000</b>
E1.7	Gross pollutant trap at inlet to basin	<b>\$200,000</b>
E3.3	Bio-retention located in detention basin	<b>\$218,000</b>
E3.4	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
E4.2	Bio-retention located in detention basin	<b>\$394,000</b>
E4.3	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
E4.15	Bio-retention located in detention basin	<b>\$581,000</b>
E4.16	Gross pollutant trap at inlet to basin	<b>\$200,000</b>
E5.2	Bio-retention located in detention basin	<b>\$1,324,000</b>
E5.3	Gross pollutant trap at inlet to basin	<b>\$300,000</b>
E6.2	Bio-retention located in detention basin	<b>\$80,000</b>
E6.3	Gross pollutant trap at inlet to basin	<b>\$50,000</b>
E6.4	Bio-retention system - stand alone	<b>\$311,000</b>
E6.5	Gross pollutant trap at inlet to bio-retention	<b>\$50,000</b>
E7.3	Bio-retention located in detention basin	<b>\$276,000</b>
E7.4	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
E8.2	Bio-retention located in detention basin	<b>\$294,000</b>
E8.3	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
E9.3	Bio-retention located in detention basin	<b>\$1,170,000</b>
E9.4	Gross pollutant trap at inlet to basin	<b>\$200,000</b>
E10.4	Bio-retention located in detention basin	<b>\$2,627,000</b>
E10.5	Gross pollutant trap at inlet to basin	<b>\$200,000</b>
E10.7	Bio-retention system - stand alone	<b>\$2,260,000</b>
E10.8	Gross pollutant trap at inlet to bio-retention	<b>\$200,000</b>
E10.9	Bio-retention system - stand alone	<b>\$1,105,000</b>
E10.10	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
E10.11	Bio-retention system - stand alone	<b>\$1,105,000</b>

E10.12	Gross pollutant trap at inlet to bio-retention	\$100,000
E11.1	Gross pollutant trap	\$100,000
E12.2	Gross pollutant trap	\$50,000
E13.2	Bio-retention located in detention basin	\$177,000
E13.3	Gross pollutant trap at inlet to basin	\$100,000
E14.3	Bio-retention located in detention basin	\$177,000
E14.4	Gross pollutant trap at inlet to basin	\$200,000
<b>First Ponds Creek Catchment - Quantity</b>		
F1.0	First Ponds Creek - acquisition only, no construction or rehabilitation allowed for	\$0
F1.1	Online Detention basin	\$6,856,000
F1.3	Online Detention basin	\$12,042,000
F1.5	Online Detention basin	\$2,495,000
F1.7	3x4200x1200 Culvert under future road	\$420,000
F1.8	Riparian corridor, acquisition only, no works	\$0
F1.9	1x4200x1200 Culvert under future road	\$578,000
F1.10	Online Detention basin	\$5,041,000
F1.13	4x4200x1200 Culvert under future road	\$549,000
F1.14	26m Wide landscaped open channel	\$1,496,000
F1.15	3x4200x1200 Culvert under future road	\$344,000
F1.16	26m Wide landscaped open channel	\$2,293,000
F1.17	3x4200x1200 Culvert under future road	\$343,000
F1.18	3x4200x1200 Culvert under future road	\$343,000
F1.19	20m Wide landscaped open channel	\$786,000
F1.20	1x4200x1200 Culvert under future road	\$137,000
F1.21	20m Wide landscaped open channel	\$1,026,000
F1.22	1x1800x1200 Drainage line from Channel F1.21 to Basin F1.23	\$825,000
F1.23	Detention basin	\$1,428,000
F2.1	Detention basin	\$3,015,000
F2.4	4x4200x1200 Culvert under future road	\$549,000
F2.5	28m Wide landscaped open channel	\$1,578,000
F2.6	28m Wide landscaped open channel	\$1,692,000
F2.8	1x2400x1800 Drainage line from Channel F2.6 to trapped low point	\$1,604,000
F3.1	Detention basin	\$1,553,000
F6.1	Detention basin	\$2,467,000
F6.3	26m Wide landscaped open channel and swale	\$1,774,000
F9.1	32m Wide landscaped open channel	\$2,007,000
F9.3	32m Wide landscaped open channel	\$2,738,000
F11.1	Detention basin	\$2,020,000

F11.3	4x4200x1200 Culvert under future road	<b>\$498,000</b>
F11.4	26m Wide landscaped open channel	<b>\$549,000</b>
F11.5	3x4200x1200 Culvert under future road	<b>\$372,000</b>
F11.6	26m Wide landscaped open channel	<b>\$578,000</b>
F11.7	3x4200x1200 Culvert under future road	<b>\$345,000</b>
F11.8	26m Wide landscaped open channel	<b>\$578,000</b>
F13.1	30m Wide landscaped open channel	<b>\$3,320,000</b>
F13.5	Frog Habitat construction works	<b>\$1,068,000</b>
F15.1	Detention basin	<b>\$11,375,000</b>
F15.3	6x4200x1200 Culvert under Edmund Street	<b>\$905,000</b>
F15.4	32m Wide landscaped open channel	<b>\$3,047,000</b>
F15.6	1x3600x1200 Drainage line from Channel F15.4 to trapped low point	<b>\$1,710,000</b>
F16.1	Detention basin	<b>\$1,139,000</b>
F18.1	Detention basin	<b>\$3,111,000</b>
F18.4	1x1800x1200 to 1x3300x1200 Drainage line to service drainage reserves	<b>\$3,839,000</b>
F19.1	Detention basin	<b>\$12,918,000</b>
F19.4	1050mm Drainage line to service drainage reserves	<b>\$309,000</b>
F20.1	Detention basin	<b>\$765,000</b>
F20.4	1050mm Drainage line to service drainage reserves	<b>\$363,000</b>
F23.1	Detention basin	<b>\$1,152,000</b>
F23.4	1x3600x1200 Drainage line to service trapped low point	<b>\$1,588,000</b>
F24.1	Detention basin	<b>\$2,693,000</b>
F24.3	26m Wide landscaped open channel	<b>\$4,997,000</b>
F24.5	1x2400x1200 Drainage line to service trapped low point	<b>\$560,000</b>
F25.1	Detention basin	<b>\$1,727,000</b>
F25.4	1050mm Drainage line to service trapped low point	<b>\$133,000</b>
F26.1	3x3600x1200 Culvert under Bandon Road	<b>\$408,000</b>
F26.2	Detention basin	<b>\$7,017,000</b>
F26.4	5x3600x1200 Culvert under O'Connell Street	<b>\$920,000</b>
F26.5	28m Wide landscaped open channel	<b>\$637,000</b>
F26.6	5x3600x1200 Culvert under future road	<b>\$486,000</b>
F26.7	28m Wide landscaped open channel	<b>\$4,679,000</b>
F26.9	1200mm to 1x2400x1200 Drainage line to service drainage reserves	<b>\$2,186,000</b>

F26.11	1200mm Drainage line to service drainage reserves	<b>\$654,000</b>
F26.13	1200mm Drainage line to service drainage reserves	<b>\$681,000</b>
<b>First Ponds Creek Catchment - Quality</b>		
F1.2	Bio-retention located in detention basin	<b>\$235,000</b>
F1.4	Bio-retention located in detention basin	<b>\$235,000</b>
F1.6	Bio-retention located in detention basin	<b>\$109,000</b>
F1.11	Bio-retention located in detention basin	<b>\$1,369,000</b>
F1.12	Gross pollutant trap at inlet to basin	<b>\$200,000</b>
F1.24	Bio-retention located in detention basin	<b>\$614,000</b>
F1.25	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
F2.2	Bio-retention located in detention basin	<b>\$2,389,000</b>
F2.3	Gross pollutant trap at inlet to basin	<b>\$200,000</b>
F2.7	Gross pollutant trap at inlet to channel	<b>\$200,000</b>
F3.2	Bio-retention located in detention basin	<b>\$1,982,000</b>
F3.3	Gross pollutant trap at inlet to basin	<b>\$200,000</b>
F4.1	Bio-retention system - stand alone	<b>\$1,205,000</b>
F4.2	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F5.1	Bio-retention system - stand alone	<b>\$2,043,000</b>
F5.2	Gross pollutant trap at inlet to bio-retention	<b>\$200,000</b>
F6.2	Bio-retention located in detention basin	<b>\$1,952,000</b>
F6.4	Gross pollutant trap at inlet to channel	<b>\$200,000</b>
F7.1	Bio-retention system - stand alone	<b>\$1,388,000</b>
F7.2	Gross pollutant trap at inlet to bio-retention	<b>\$200,000</b>
F8.1	Bio-retention system - stand alone	<b>\$2,174,000</b>
F8.2	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F8.3	Gross pollutant trap	<b>\$100,000</b>
F9.2	Bio-retention system - stand alone	<b>\$5,174,000</b>
F9.4	Gross pollutant trap at inlet to channel	<b>\$200,000</b>
F10.1	Bio-retention system - stand alone	<b>\$259,000</b>
F10.2	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F11.2	Bio-retention located in detention basin	<b>\$2,335,000</b>
F11.9	Gross pollutant trap at inlet to open channel	<b>\$200,000</b>
F12.1	Bio-retention system - stand alone	<b>\$796,000</b>
F12.2	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F13.2	Bio-retention system - stand alone	<b>\$2,041,000</b>
F13.3	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F13.4	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F13.6	Bio-retention system - stand alone	<b>\$1,129,000</b>
F13.7	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F14.1	Bio-retention system - stand alone	<b>\$1,529,000</b>

F14.2	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F15.2	Bio-retention located in detention basin	<b>\$3,503,000</b>
F15.5	Gross pollutant trap at inlet to open channel	<b>\$200,000</b>
F16.2	Bio-retention located in detention basin	<b>\$1,169,000</b>
F16.3	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
F17.1	Bio-retention system - stand alone	<b>\$1,503,000</b>
F17.2	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F18.2	Bio-retention located in detention basin	<b>\$1,228,000</b>
F18.3	Gross pollutant trap at inlet to basin	<b>\$200,000</b>
F19.2	Bio-retention located in detention basin	<b>\$819,000</b>
F19.3	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
F20.2	Bio-retention located in detention basin	<b>\$411,000</b>
F20.3	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
F21.1	Bio-retention system - stand alone	<b>\$401,000</b>
F21.2	Gross pollutant trap at inlet to bio-retention	<b>\$100,000</b>
F22.1	Gross pollutant trap	<b>\$50,000</b>
F23.2	Bio-retention located in detention basin	<b>\$819,000</b>
F23.3	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
F24.2	Bio-retention located in detention basin	<b>\$1,752,000</b>
F24.4	Gross pollutant trap at inlet to open channel	<b>\$200,000</b>
F25.2	Bio-retention located in detention basin	<b>\$368,000</b>
F25.3	Gross pollutant trap at inlet to basin	<b>\$100,000</b>
F26.3	Bio-retention located in detention basin	<b>\$2,044,000</b>
F26.8	Gross pollutant trap at inlet to open channel	<b>\$200,000</b>
F26.10	Gross pollutant trap at inlet to open channel	<b>\$100,000</b>
F26.12	Gross pollutant trap at inlet to open channel	<b>\$100,000</b>
		<b>\$254,505,000</b>

## Open Space Facilities including estimated costs \*

Site No.	Description of Works	Total
871	Local park including playground and landscaping	\$591,000
872	Riparian corridor park including cycleway	\$574,000
873	Neighbourhood park including playground, picnic area, conservation works and cycleway	\$1,567,000
875	Local park including landscaping and fencing	\$125,000
876	Local park including landscaping and fencing	\$1,936,000
877	Local park including playground and landscaping	\$286,000
878	Local park including landscaping and fencing	\$156,000
879	Neighbourhood park including double playing field, amenities, playground, car park and landscaping	\$5,432,000
880	Local park including landscaping and fencing	\$261,000
881	Riparian corridor park	\$170,000
882	District park including 1 x double playing field, amenities, playgrounds, car parking, landscaping, and cycleway	\$10,875,000
883	Local park including landscaping and fencing	\$235,000
884	Local park including landscaping and fencing	\$177,000
885	Neighbourhood park (colocated with school grounds) including double playing field, amenities, playground, car park, landscaping, and cycleway	\$6,114,000
886	Local park including picnic area, landscaping and cycleway	\$798,000

888	Local park including playground and landscaping	<b>\$363,000</b>
889	Local park including landscaping and fencing	<b>\$171,000</b>
890	Local park including landscaping and fencing	<b>\$180,000</b>
891	Local park including landscaping and fencing	<b>\$205,000</b>
892	Local park including playground and landscaping	<b>\$295,000</b>
893	Town centre park including youth recreation facility	<b>\$807,000</b>
894	Neighbourhood park with 2 double playing fields, amenities, playground, picnic areas, landscaping and car parking	<b>\$9,058,000</b>
895-899	Corridor parkland including cycleway	<b>\$1,054,000</b>
900-901	Corridor parkland including cycleway	<b>\$269,000</b>
902	Landscaping works and fencing	<b>\$149,000</b>
903-905	Corridor parkland including cycleway	<b>\$768,000</b>
906a	Neighbourhood park adjoining conservation area, including hard courts, amenities, car park and playground	<b>\$6,203,000</b>
907	Riparian corridor park including playground, pathways, landscaping	<b>\$335,000</b>
908	Landscaping works and fencing	<b>\$227,000</b>
909	Landscaping works and fencing	<b>\$177,000</b>
910-914	Corridor parkland including cycleway	<b>\$668,000</b>
915	Riparian corridor park including pathways, landscaping	<b>\$1,475,000</b>
916	Local park including Playground and Landscaping	<b>\$306,000</b>
917	Riparian corridor park including playing fields, amenities, playground, pathways, landscaping	<b>\$9,324,000</b>



918	Riparian corridor park including pathways, landscaping	<b>\$1,258,000</b>
919	Riparian corridor park including playground, pathways and landscaping	<b>\$2,127,000</b>
920	Local park including playground and Landscaping	<b>\$306,000</b>
921	Local park including playground and Landscaping	<b>\$669,000</b>
922	Riparian corridor park including pathways, landscaping	<b>\$876,000</b>
923	Local park including playground and Landscaping	<b>\$1,018,000</b>
924	Riparian corridor park including pathways, landscaping	<b>\$287,000</b>
925	Local park including playground and Landscaping	<b>\$490,000</b>
926	Landscaping works and fencing	<b>\$314,000</b>
927	Landscaping works and fencing	<b>\$425,000</b>
928	Landscaping works and fencing	<b>\$517,000</b>
929	Landscaping works and fencing	<b>\$128,000</b>
87	Schofields park sporting facilities	<b>\$1,663,000</b>
183	Carman park pathways and landscaping	<b>\$159,000</b>
	5 Double Playing fields to be provided off site	<b>\$21,515,000</b>
	Tennis courts to be provided off site	<b>\$1,829,000</b>
		<b>\$94,912,000</b>

\* It is understood that the base level of Open Space embellishment defined in the Local Development Contributions Practice Note (section 3.4.2.1) is currently under review by the Department of Planning. This can be confirmed by the Department's Director, Infrastructure Planning and Coordination, Mr Michael Connimos on (02) 9228 6492.

## Combined Precinct Facilities including estimated costs

Site No.	Area (Ha)	Description of Works	Estimated Cost
1	2.0176	Community Resource Hub Riverstone Library Children and family service facilities Youth Centre Arts Centre Function Informal Indoor Recreational Facility	<b>\$24,392,000</b>
2	1.1440	Aquatic Facility	<b>\$23,086,000</b>
3	20.3719	Conservation Zone - Reserve 906	<b>\$9,226,000</b>
			<b>\$56,704,000</b>

Site No.	Area (Ha)	Description of Works	Estimated Cost
1	2.0176	Community Resource Hub Riverstone Library Child and family service facilities Youth Centre Arts Centre Informal Indoor Recreational Facility	<b>\$18,464,000</b>
2	1.1440	Aquatic Facility	<b>\$17,476,000</b>
3	20.3719	Conservation Zone - Reserve 906	<b>\$3,571,000</b>
			<b>\$39,511,000</b>

## Land for all Facilities

CATCHMENT	LAND YET TO ACQUIRE (Ha)	AVE COST OF LAND(\$/Ha)	TOTAL AVE COST OF LAND (round to nearest \$'000)	LAND ACQUIRED	% ACQUIRED	TOTAL LAND TO ACQUIRE
<b>WATER MANAGEMENT</b>						
RIVERSTONE - FIRST PONDS CREEK	67.8331	940,000	\$63,763,000		0.00%	67.8331
ALEX AVENUE - FIRST PONDS CREEK	31.0580	1,010,000	\$31,369,000		0.00%	31.0580
RIVERSTONE - EASTERN CREEK	25.8496	940,000	\$24,299,000		0.00%	25.8496
ALEX AVENUE - EASTERN CREEK	19.7267	1,010,000	\$19,924,000		0.00%	19.7267
<b>TRAFFIC MANAGEMENT</b>						
RIVERSTONE - FULL WIDTH	3.7900	1,160,000	\$4,396,000		0.00%	3.7900
RIVERSTONE SCHEDULED LANDS	2.5129	1,000,000	\$2,513,000		0.00%	2.5129
ALEX AVENUE - FULL WIDTH	2.4374	1,380,000	\$3,364,000		0.00%	2.4374
<b>OPEN SPACE</b>						
RIVERSTONE	41.0356	970,000	\$39,805,000		0.00%	41.0356
ALEX AVENUE	23.6391	1,460,000	\$34,513,000		0.00%	23.6391
OFFSITE (floodplain)	17.5000	940,000	\$16,450,000			
<b>COMBINED PRECINCT FACILITIES</b>						
RIVERSTONE CRH		6,350,000	\$2,248,000			
AQUATIC FACILITY			\$0			
CONSERVATION ZONE		970,000	\$7,649,000			
			<b>\$250,293,000</b>			

Average Land Acquisition Rates per Sqm		Per Sqm	Per Ha
Open Space	Alex Avenue	<b>\$146</b>	\$1,460,000
Open Space	Riverstone	<b>\$97</b>	\$970,000
Local Roads	Alex Avenue	<b>\$138</b>	\$1,380,000

Local Roads	Riverstone	<b>\$116</b>	\$1,160,000
Local Roads	Scheduled Lands	<b>\$100</b>	\$1,000,000
Drainage	Alex Avenue	<b>\$101</b>	\$1,010,000
Drainage	Riverstone	<b>\$94</b>	\$940,000
Conservation Zone	Riverstone	<b>\$97</b>	\$970,000
Community Facility	Riverstone	<b>\$635</b>	\$6,350,000
Community Facility	Alex Avenue	<b>\$0</b>	\$0

## Details of the Contributions Plan

What is the name of the Contributions Plan?	Contributions Plan No.20 – Riverstone & Alex Avenue Precincts.
What land does the plan apply to?	Land within the Riverstone and Alex Avenue Precincts which are two of the first release Precincts in the North West Growth Centre. <b>See Attachment 2.</b>
What is the period over which the plan is valid?	The plan is valid until repealed. The development of these areas is estimated at between 25 – 30 years.
How long has the relevant contributions plan been in place?	The plan came into force on 1 December 2010.
When did council last review this plan?	As the plan has only been in force for approximately 2 months it has not been reviewed.
How much development has yet to occur under this plan?	100% development is yet to occur.
What is the relationship with local environmental plans (LEP) and development control plans (DCP)?	<i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> , and Blacktown City Council Growth Centre Precinct Development Control Plan 2010 applies to the land.
Is there any programmed review of these instruments which may affect the underlying assumptions within the plan?	Both of these documents are State Government documents applying to the Alex Avenue and Riverstone Precincts in the North West Growth Centre. Council is not aware of any proposal by the State Government to review these documents.

## Checklist

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
1. Is a copy of the Contributions Plan attached?	✓	Attachment 1 of this submission.
2. Does the plan incorporate a map or plan showing the geographical area(s) covered by the plan	✓	<ul style="list-style-type: none"> <li>• Contributions Plan page 3</li> <li>• Also see Attachments 2, 3 &amp; 4 of this submission.</li> </ul>
3. Does the plan include a statement about the strategic importance of the development area	✓	<ul style="list-style-type: none"> <li>• Contributions Plan page 2 (1.6).</li> </ul> <p>Additionally, the Riverstone and Alex Avenue Precincts are located in the North West Growth Centre, which is an area that was originally identified in the State Government's Sydney Metropolitan Strategy 2005, and then again in 2010 in the Government's Metropolitan Plan for Sydney 2036.</p> <p>The Minister for Planning declared these 2 Precincts as part of the first released precincts in the North West Growth Centre. The precincts in the Growth Centres are planned to accommodate 30% of Sydney's expected population growth.</p>
4. Does the plan include a statement regarding land acquisition? Including size, cost, quality and open space strategy.	✓	<ul style="list-style-type: none"> <li>• Section 6.2, page 20 provides an explanation of Land Acquisition components. The total value of each facility type is found in Appendix E, Page 63 of the Plan</li> <li>• Specific areas for Council's acquisition are provided as Attachments 5 to 8 of this submission</li> <li>• Land acquisition costs are shown on page 19 of this submission.</li> </ul>
5. Is a complete list of infrastructure included in the plan?	✓	<ul style="list-style-type: none"> <li>• Appendices A – D</li> <li>• Pages 32 – 62.</li> </ul>

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
6. Does the plan include a statement regarding design and construction standards to be used in the development and their justification?	✓	<p>Additionally, the plan references <i>Council's Engineering Guide For Development</i> in Section 2.2 (page 8), which is Council's general engineering standard and is supplemented by council's Works Specification - Civil.</p> <p>There is also a reference in Section 3.3 (page 12) to the schedules which specify the type of road and its standard and extents included in the plan.</p> <p>There is also a reference in Section 1.12 that requires current planning and engineering standards to be applied.</p> <p>Section 6.3 C2 makes reference to current design information and estimates. The GHD WSUD Report makes reference to their concept designs but doesn't include them.</p> <p>The justification for the design standard is that it is as per Council's current planning and engineering standards as required by the Department of Planning's planning documents.</p>
7. Does the plan include full costs of each item of infrastructure, including timings of expenditure?	✓	<ul style="list-style-type: none"> <li>• Appendices A – D</li> <li>• Pages 32 – 62.</li> </ul>

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
8. Does the plan include a statement about how costs have been derived and when these costs estimates were prepared (e.g. Quantity Surveyor, standard costs)?	No	<p>In terms of the basis for the costs, the estimates were prepared by Council's Asset Design Services (ADS) section using the quantities derived from the available concept designs - stormwater concept designs generally prepared by GHD, roads concept designs prepared by council ADS.</p> <p>The cost rates used are standard rates provided by Council's construction section and are based on average works tender rates obtained from civil construction contractors.</p> <p>Timing for the estimates is generally in the couple of months prior to exhibition of the Contributions Plan and adjusted as required during post exhibition works.</p> <p>Costs for Open Space and Community Facility works are provided through a Quantity Surveyor.</p>
9. Does the plan explain how the land has been valued, when it was last revalued and how the land is being indexed?	✓	Page 20, Section 6.2.
10. Has the council obtained and accounted for grant funding?	No	Council has not obtained any grant funding for the Riverstone & Alex Avenue Precincts.
11. What is the balance of current plan funds?		<p>\$0. However, Council has already had 2 claims for land acquisitions due to hardship, and has had to borrow internally to fund these acquisitions.</p> <p>Council has not received any contributions for this Plan to date.</p>
12. How is council funding its share due to apportionment?		Being a greenfield area, Council attributes 100% of the cost of development to the incoming development.
13. Does the submission demonstrate that council has shown consistent and appropriate expenditure patterns?		This plan came into force in December 2010. Council has not collected any contributions or expended any contributions at this time.



	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
14. Does the submission identify any existing commitments (e.g. contracts) for expenditure?		There are no existing commitments for expenditure in the Riverstone & Alex Avenue Precincts.
15. Does the plan identify and substantiate any recoupment included in the plan?	N/A	The Plan does not make a recoupment for past works. There are no past works listed in the Plan.
16. Does the plan provide details of accounting processes for s94 funds – e.g. does council 'pool' funds from other s94 accounts or use internal borrowings to deliver infrastructure projects)?	✓	<ul style="list-style-type: none"> <li>• Page 6, Section 1.15.</li> <li>• Additionally, Note 17 of Council's Annual Financial Statements provides details of the cumulative internal borrowings.</li> <li>• Note 17 (2009/10) is provided as Attachment 9 to this submission.</li> </ul>
17. What is the program for infrastructure delivery?	✓	The scheduling of infrastructure delivery is shown indicatively in 4-years intervals. However, infrastructure is tied to development trends, utility services being provided and sufficient contributions being received.
18. Does the Plan use an NPV methodology?	No	
19. Does the plan provide details of NPV calculations used for costs and contributions receipts?	No	
20. How will the council deal with cost fluctuations and indexing?	✓	Council uses the Sydney CPI for Indexation. This is further explained on pages 21 and 25 of the Plan.
21. Does the plan include details of demand calculations for proposed infrastructure?	No	However, demand is explained in the various "nexus" sections of the Contributions Plan. Demand for facilities were informed through the various studies commissioned by the Department of Planning as part of the Precinct Planning process including anticipated lot yields and estimated population. Refer page 65 of the Plan for technical documents and studies.

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
22. Is the demand and nexus based on studies and recognised information such as infrastructure studies, census data, flood modelling?	✓	Page 65. All technical documents, studies, flood modelling and reports used to inform this Plan are listed on page 65 of the Plan and are available if required. It is noted that studies for these two Growth Centre precincts were commissioned by the Department of Planning (Growth Centres Commission).
23. How has existing infrastructure and surplus capacity been taken into account?	✓	Existing infrastructure services the existing communities and is not included in this plan. Therefore, the demand for new infrastructure is 100% attributable to new development.
24. Does the plan include details of apportionment calculations	✓	Being a greenfield area, Council attributes 100% of the cost of development to the incoming development. However, with regard to the Combined Precinct Facilities listed on Page 62, for the Community Resource Hub and the Aquatic Facilities, Council only apportions 75.7% of the cost to the Riverstone & Alex Avenue Precincts. The balance of 24.3% of the cost of these facilities is apportioned to the future release precincts of Riverstone East & Area 20.  For the Conservation Zone - Reserve 806, Council apportions 38.8% of the cost to the Riverstone & Alex Avenue Precincts. The balance of 61.2% of the cost of this facility is apportioned to all the future release precincts in the North West Growth Centre.
25. Does the plan or the supporting information include details of community liaison undertaken?		The Precinct Planning process was undertaken jointly the Department of Planning and Blacktown City Council. The Contributions Plan was one of the documents that formed a Precinct Planning Package that was exhibited by The Department of Planning.