

Assessment of Blacktown City Council's Draft Section 94 Contributions Plan No 24

Schofields Precinct

Local Government — Assessment
August 2014

Assessment of Blacktown City Council's Draft Section 94 Contributions Plan No 24 Schofields Precinct

Local Government — Assessment
August 2014

© Independent Pricing and Regulatory Tribunal of New South Wales 2014

This work is copyright. The *Copyright Act 1968* permits fair dealing for study, research, news reporting, criticism and review. Selected passages, tables or diagrams may be reproduced for such purposes provided acknowledgement of the source is included.

ISBN 978-1-925193-30-5 ACP06

The Delegated Tribunal members for this review are:

Ms Catherine Jones

Mr Matthew Edgerton

Mr Stuart McDonald

Inquiries regarding this document should be directed to a staff member:

Nicole Haddock (02) 9290 8426

Owen Shu (02) 9113 7739

Independent Pricing and Regulatory Tribunal of New South Wales

PO Box Q290, QVB Post Office NSW 1230

Level 8, 1 Market Street, Sydney NSW 2000

T (02) 9290 8400 F (02) 9290 2061

www.ipart.nsw.gov.au

Contents

1	Executive Summary	1
1.1	Introduction	1
1.2	How we assessed CP24	2
1.3	Summary of CP24	3
1.4	Our assessment of CP24	6
1.5	The impact of our recommendations	9
1.6	Structure of this report	12
2	Summary of Draft Contributions Plan No 24	13
2.1	Status of the plan	13
2.2	Schofields Precinct	14
2.3	Land and facilities in CP24	18
2.4	Contribution rates for the land and facilities in CP24	19
2.5	Responsibility for local infrastructure	20
3	Assessment of Draft Contribution Plan No 24	21
3.1	Summary of our assessment of reasonable costs in the plan	21
3.2	Criterion 1: Essential Works List	23
3.3	Criterion 2: Nexus	26
3.4	Criterion 3: Reasonable costs	39
3.5	Criterion 4: Timing	48
3.6	Criterion 5: Apportionment	50
3.7	Criterion 6: Consultation	63
3.8	Criterion 7: Other matters	64
	Appendices	69
A	IPART findings and recommendations	71
B	Terms of Reference	76
C	Draft Section 94 Contributions Plan No 24 – Schofields Precinct	77
D	Jacobs' report on stormwater in CP24	148
E	Summary of stakeholder feedback, council's responses and our consideration of the issues	173
F	IPART analysis of transport infrastructure in CP24	184
G	Assessment of CP24 against the information requirements in clause 27 of the EP&A Regulation	186
	Glossary	187

1 Executive Summary

1.1 Introduction

A contributions plan is a public document which displays a council's policy for the assessment, collection, expenditure and administration of development contributions in a specified development area. The contributions plan identifies the relationship between the expected types of development and the demand for additional public amenities and services created by that development.

A council must prepare a contributions plan before it can impose a condition of development consent requiring the developer to contribute towards the cost of providing public amenities and services.

The NSW Government has asked the Independent Pricing and Regulatory Tribunal (IPART) to review certain contributions plans that have been prepared by councils under section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Blacktown City Council originally submitted its Draft Contributions Plan No 24 – Schofields Precinct (CP24) to us for assessment in April 2014. During our assessment, the council submitted two revised versions of the plan in June 2014.¹

We have based our assessment on the second plan submitted to us for review on 16 June 2014. This version reflected the same infrastructure and costs in the original version submitted in April with the addition of plan administration costs.² We consider this inclusion to be reasonable because it reflected the Practice Note issued by DP&E in February 2014, which included plan administration costs on the Essential Works List. Previously these costs were not included on this list.

¹ The council submitted a further revised version on 16 and 23 June 2014.

² This version of the plan also included information about contribution credits for existing residents but this information does not alter any of the costs directly in the plan. The version submitted on 23 June 2014 further revised the cost of open space.

The maximum residential contribution payable under the plan as estimated by the council is around \$81,000 per lot.³ This is above the maximum contribution cap of \$30,000 per lot set by the Government.⁴ As a result, IPART is required to assess the plan and report our findings to the Minister for Planning and the council (see Box 1.1).

Box 1.1 IPART's role in reviewing contributions plans

In 2010, the NSW Government introduced caps on the amount of section 94 development contributions councils can collect. Unless the Minister for Planning exempts the development area,^a councils can levy development contributions to a maximum of:

- ▼ \$30,000 per dwelling or residential lot in greenfield areas
- ▼ \$20,000 per dwelling or residential lot in all other areas.

IPART has the function to review certain plans with contributions rates above the relevant cap. Our terms of reference from the NSW Government are in Appendix B.

The NSW Government provides funding to councils where the cost of delivering essential infrastructure is greater than the amount the council can collect from capped contributions. Councils must have their plans reviewed by IPART to be eligible for this funding.

Councils can also apply for a special rate variation to meet the funding shortfall that results from the imposition of caps.

Since October 2011, IPART has assessed five contributions plans from The Hills Shire Council and Blacktown City Council. Reports on these contributions plans, which were presented to the Minister for Planning, are available on our website.

^a The Minister for Planning exempted all developments where, as of August 2010, the amount of development that had already occurred exceeded 25% of the potential number of lots.

1.2 How we assessed CP24

We assess plans in accordance with the criteria set out in the Practice Note.⁵ The criteria require us to assess whether:

- ▼ the public amenities and public services in the plan are on the essential works list
- ▼ the proposed public amenities and public services are reasonable in terms of nexus

³ IPART calculations based on the revised version of CP24 submitted on 16 June 2014. This is an indicative contribution for an environmental living dwelling in the Eastern Creek catchment.

⁴ Minister for Planning and Infrastructure, *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*, 21 August 2012, p 2.

⁵ Department of Planning and Infrastructure, *Revised Local Development Contributions Practice Note – For the assessment of Local Contributions Plans by IPART*, February 2014.

- ▼ the proposed development contributions are based on a reasonable estimate of the costs of the proposed public amenities and public services
- ▼ the proposed public amenities and public services can be provided within a reasonable timeframe
- ▼ the proposed development contributions are based on a reasonable apportionment of costs
- ▼ the council has conducted appropriate community liaison and publicity in preparing the contributions plan
- ▼ the plan complies with other matters IPART considers relevant.

As stated, we have based our assessment on the version of CP24 submitted to us on 16 June 2014. We have also used the information provided by the council in its application, including the relevant technical studies and attachments.⁶

For specific matters, we have consulted with the Department of Planning and Environment (DP&E). To gain advice on stormwater management facilities, we engaged an engineering consultant, Jacobs.

Following our assessment, the Minister for Planning will consider our recommendations and may request the council to amend the plan prior to its adoption.

1.3 Summary of CP24

The Schofields Precinct is located in the North West Growth Centre in the Blacktown City Council Local Government Area and comprises around 465 hectares of land. The precinct will accommodate around 7,300 residents in 2,500 dwellings.

1.3.1 Cost of land and works

Table 1.1 summarises the cost of land and facilities in CP24, according to the plan submitted by the council and further information it provided on plan administration costs.⁷

The total cost of the plan is estimated to be around \$159.3m, comprising 28% for land acquisition, 71% for construction of facilities and 1% for plan preparation and administration.⁸

⁶ Blacktown City Council, *Application for assessment of a section 94 Development Contributions Plan, Blacktown City Council Section 94 Contributions Plan No 24 – Schofields Precinct*, 13 December 2013 (CP24 Application).

⁷ The figures in Table 1.1 are based on the version of the plan submitted on 16 June 2014.

⁸ The amount for plan preparation and administration is equal to 1.5% of the total cost of facilities. This is equivalent to around 1% of the entire cost of CP24.

Land and works for stormwater infrastructure account for the highest costs in the plan (\$85.7m) followed by land and works for open space facilities (\$53.7m).

Table 1.1 CP24 - Total cost of land and facilities (\$)

Infrastructure	Land	Facilities	Total
Transport	2,089,000	13,612,500	15,701,500
Stormwater management (Eastern Creek)			
Stormwater quantity	21,055,000	47,529,000	68,584,000
Stormwater quality	1,035,000	13,367,000	14,402,000
Stormwater management (for sub catchments)			
Eastern Creek – West 1	282,000	1,693,000	1,975,000
Eastern Creek – West 2	125,000	619,000	744,000
Open space ^a	17,752,000	35,967,000	53,719,000
Community services	678,000	-	678,000
Combined precinct facility	1,278,595	557,000	1,835,595
Plan preparation and administration costs	na	na	1,700,168
Total cost	44,294,595	113,344,500	159,339,263

^a This includes the land for the aquatic centre.

The combined precinct facility is Reserve 867 which is located in the Riverstone Precinct. The council has apportioned the cost of Reserve 867 to CP24 based on CP24's population share.

Source: IPART calculations based on CP24, p 62.

1.3.2 Contributions rates by development type

Figure 1.1 provides a breakdown of the council's proposed contributions rates for each dwelling type in the main Eastern Creek catchment, together with the main underlying infrastructure costs apportioned to those particular dwelling types. The contributions rates in CP24 are all above the assumed contributions cap of \$30,000 per dwelling. Figure 1.1 also shows how the contributions rates and underlying infrastructure costs vary by development type in the plan.

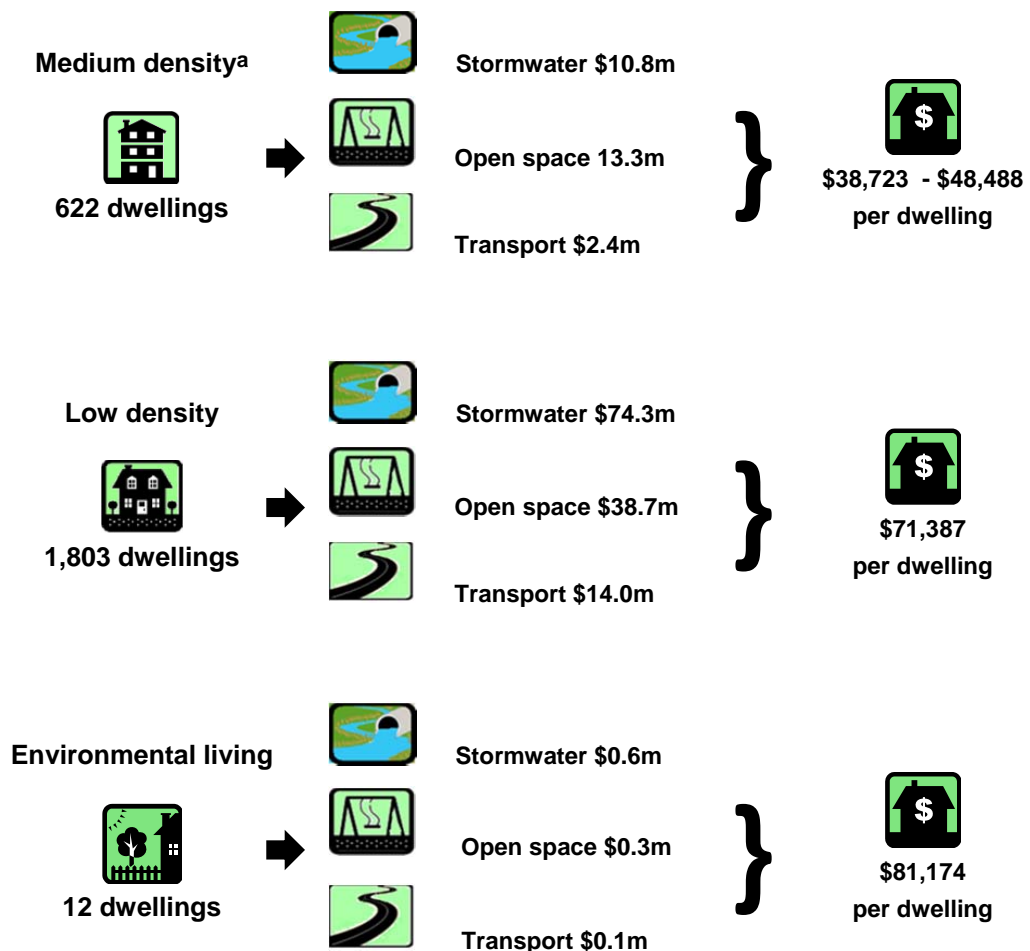
Most development will be low density (1,803 dwellings) with an estimated contributions rate payable of \$71,387 per dwelling. The most significant infrastructure costs apportioned to low density development are stormwater (\$74.3m), followed by open space (\$38.7m) and transport (\$14.0m).

For medium density development (622 dwellings) the contributions rate depends on how many dwellings are assumed per hectare (25, 30 or 40). Stormwater costs are proportionally lower for medium density dwellings primarily because of the assumption that this type of development will include on-site stormwater treatment.⁹

⁹ Blacktown City Council, *Draft Contributions Plan No 24 – Schofields Precinct*, 16 June 2014 (CP24), p 14; Blacktown City Council, *Blacktown Development Control Plan 2006 – Part R*, p 10.

The remaining development is for 12 dwellings in the environmental living zone. The underlying infrastructure costs are proportionate to the limited amount of this type of development in the plan.

Figure 1.1 The council's proposed contribution rates in the Eastern Creek catchment of CP24, by dwelling type and infrastructure cost



^a Medium density dwellings include densities between 25 dwellings to 40 dwellings per hectare. The council has assumed an occupancy rate of 2.9 persons per dwelling for all medium density dwellings.

Note: This figure is for illustrative purposes only and the costs in the figure will not equal the value of CP24. We have not included land for community services and the combined precinct facility due to the relatively low costs. We have also not included non-residential development and Eastern Creek west catchments in the figure eg, commercial development around the new town centres and houses just south of the Colebee Precinct.

Source: IPART calculations based on CP24, p 63 and Blacktown City Council, Response to IPART queries, 30 June 2014.

1.4 Our assessment of CP24

We assessed CP24 against the criteria in the Practice Note.

We found that the plan meets most of the assessment criteria. In particular, most of the infrastructure is on the Essential Works List or otherwise reasonable. The council has also consulted adequately and set out a reasonable timeframe for delivery of infrastructure in the precinct.

However, we found some areas of the plan need to be revised or updated.

Nexus

In assessing nexus in the plan, we considered there to be an overprovision of open space infrastructure, particularly related to the area of parks and number of tennis courts. We also found that two basin parks did not demonstrate reasonable nexus given their inaccessible location. Accordingly, we have recommended the removal of three basin parks located along Eastern Creek and the embellishment costs for two tennis courts.

For stormwater infrastructure, we found that the revised designs met the nexus criterion, except for the inclusion of an additional culvert for the existing runway west of Reserve 980. This section of the runway will not be retained when the Schofields Precinct is developed and so we recommend that the culvert be removed from the plan.¹⁰

Reasonable costs

In assessing the reasonableness of costs in the plan, we found that the council needs to revise certain costs before it adopts its plan (eg, to correct for double-counting, updated cost estimates and other adjustments for open space and stormwater). We note that the council detected the need for many of these revisions in response to our inquiries.

Apportionment

We found that it is not reasonable to apportion the cost of local open space to residents in the catchments west of Eastern Creek because they are located too far from the parks, and have recommended that this be amended.

We also recommend that the council should remove some lots from the plan, which are unlikely to be developed, because they are located below the flood planning level.

¹⁰ The Post-Exhibition Planning Report stated that only small sections of the existing runways will be retained or incorporated in the future Schofields Precinct.

Updating CP24

We have also made some recommendations which seek to ensure that the council updates the plan with new information as it becomes available eg, new population estimates to update apportionment calculations or revised costings for the land for the aquatic centre as plans progress for this facility. If necessary, the council could update CP24 prior to its adoption.

Once the plan is adopted, the council indicated that the plan would be subject to annual reviews.¹¹ We note that any changes to the plan which reflect new estimates at this stage must be prepared in accordance with the EP&A Act and Regulation, including the requirement to publicly exhibit the plan.¹²

Other matters

Through the course of our review, we identified that the council could provide more clarification about the type of offset arrangements it would offer for works-in-kind in the plan. We also identified that the council should undertake quality assurance checks for CP24 prior to its adoption. We have sought to address these issues in making our recommendations for Criterion 7.

Our assessments against each criterion are summarised in Table 1.2. The full set of findings and recommendations is in Appendix A.

¹¹ CP24, p 6.

¹² *Environmental Planning and Assessment Act 1979* (EP&A Act) and *Environmental Planning and Assessment Regulation 2000* (Regulation), cl 28-33A.

Table 1.2 Summary of our assessment of CP24

Criteria	Assessment
1. Essential works	<ul style="list-style-type: none"> ▼ All land and facilities in CP24 are on the Essential Works List, except for the conservation zone – Reserve 867 located in the Riverstone Precinct. However, we consider that it is reasonable for the apportioned costs for Reserve 867 to remain in CP24 because: <ul style="list-style-type: none"> – the land was zoned under the <i>State Environmental Planning Policy (Sydney Region Growth Centres)</i> with Blacktown City Council designated as the acquisition authority – at that time, the council and the NSW Government agreed that the cost of the reserve should be split across the council's development contributions plans for residential precincts in the North West Growth Centre.
2. Nexus	<ul style="list-style-type: none"> ▼ There is reasonable nexus between the expected development and the proposed infrastructure in CP24 except: <ul style="list-style-type: none"> – There is an overprovision of open space. This is largely because the council has revised down the population estimate by 23% in CP24 compared with the estimate in the technical study by Elton for current provision levels. We recommend the removal of land and embellishments for Reserve 977 and the embellishment for two tennis courts in Reserve 980. This would reduce the overall cost of essential works in the plan by around \$2.2m. Reserves 974 and 989 are relatively inaccessible and do not provide sufficient opportunities for passive surveillance. We also recommend the removal of land and embellishment for these two basin parks, which would reduce the cost of open space by a further \$5.4m. – Culvert SE 7.2 is located beneath a section of the runway that will not be retained in the future development of the precinct. We recommend the removal of this culvert, which would reduce the cost of stormwater infrastructure by \$0.8m.
3. Reasonable costs	<ul style="list-style-type: none"> ▼ The council's approach to deriving the cost of plan preparation and administration, and land and facilities is mostly reasonable. However, we have identified the need for some costs to be updated once new information becomes available. <ul style="list-style-type: none"> – We recommend that the council updates the cost of land for the aquatic centre when planning for the Marsden Park Precinct is complete. – We also recommend that the council updates the 2008 contract rates from Contributions Plan No 20 – Riverstone and Alex Avenue for environmental works in the conservation zone – Reserve 867 (around \$0.56m for CP24) when updating CP20. ▼ We also found that the council needs to update the plan for other cost revisions. <ul style="list-style-type: none"> – The council needs to reduce its cost estimate for a detention basin by \$0.3m. – It also needs to reduce the open space cost estimates by \$11m. ▼ The council's approach to indexing base costs and contributions rates appears reasonable.
4. Reasonable timeframe	<ul style="list-style-type: none"> ▼ The council's approach is reasonable in ensuring infrastructure can be delivered in a reasonable timeframe. The council has provided indicative timeframes as well as a general strategy to accommodate the developer-driven provision of infrastructure in the precinct.

5. Reasonable apportionment	<ul style="list-style-type: none"> ▼ The council's approach to apportioning the cost of stormwater and transport infrastructure, land for community services and combined precinct facilities is reasonable. ▼ For open space, the council's approach to apportionment is not reasonable for residents in the Eastern Creek West catchments because they cannot reasonably access local parks. <ul style="list-style-type: none"> – We recommend that only the costs of the district park complex and land for the aquatic centre should be apportioned to residents in the Eastern Creek West Catchments. – We also recommend that the council review and update the population estimates used in the apportionment calculation for the combined precinct facilities. ▼ For stormwater, most of the apportionment is reasonable except for the inclusion of some lots which are unlikely to be developed. We recommend that these lots should be removed from the apportionment calculations for all infrastructure categories. ▼ The council's decision not to apportion any possible development in the Transport Corridor Investigation Area in CP24 is reasonable as an interim measure but the council should review the amount of land excluded when plans for the corridor are clearer.
6. Appropriate community liaison	<ul style="list-style-type: none"> ▼ The council has conducted appropriate community consultation in preparation for CP24. The plan was exhibited in September 2013 and the council has responded to the concerns raised in the submissions in detail.
7. Other matters	<ul style="list-style-type: none"> ▼ The council should clarify its position on offset arrangements for works-in-kind through additional guidance in the contributions plan. ▼ CP24 appears to comply with the information requirements in the EP&A Act and Regulation and is generally consistent with the format and structure set out in the <i>Development Contributions Practice Notes (2005)</i>. ▼ The council should undertake a quality assurance check to address any outdated information, errors and inconsistencies in CP24 prior to its adoption. In general, councils should undertake these checks before submitting a plan to IPART for assessment.

1.5 The impact of our recommendations

As a result of our assessment, we consider that the total reasonable cost of essential works in CP24 should be around \$139.5m. This is around \$19.8m (or 12.4%) less than the cost of the plan submitted to IPART and includes:

- ▼ a \$7.6m reduction in open space costs for three basin parks (land and embellishment) and two tennis courts (embellishment only)
- ▼ a \$0.8m reduction in stormwater infrastructure costs with the removal of a culvert
- ▼ an \$11.0m reduction in the open space costs for various revisions to the council's cost estimates, detected in response to IPART's inquiries
- ▼ a further \$0.3m reduction in stormwater infrastructure costs to correct the cost estimate of a detention basin.

These adjustments include the reductions to administration costs as a result of the lower total facility costs (since these costs represent 1.5% of the cost of the facilities).

If the basin parks, tennis courts and stormwater culvert are removed from the plan as we have recommended, this would mean that the council cannot levy development contributions to fund these infrastructure items. However, the council may choose to fund these additional facilities from other funding sources.

Table 1.3 shows the estimated impact of our recommendations and what we consider to be the reasonable cost of essential works in CP24.

Table 1.3 IPART's assessment of the total reasonable cost of essential works for CP24 (\$)

Component		Cost in CP24	Adjustments		IPART assessed reasonable cost
Transport	Land	2,089,000			2,089,000
	Facilities	13,612,500			13,612,500
Stormwater management	Land	22,497,000			22,497,000
	Facilities	63,208,000	-805,000 -318,000	Culvert SE 7.2 Basin 2 SE 1.4	62,085,000
Open space ^a	Land		-2,051,000	Reserve 974	
		17,752,000	-830,000	Reserve 977	13,310,000
			-1,561,000	Reserve 989	
	Facilities		-10,892,000	Cost revisions	
			-907,000	Reserve 974	
		35,967,000	-707,000	Reserve 977	21,918,000
			-680,000	Reserve 980	
			-863,000	Reserve 989	
Community services	Land	678,000			678,000
	Facilities	-			-
Combined precinct facility ^b	Land	1,278,595			1,278,595
	Facilities	557,000			557,000
Admin costs ^c		1,700,168 ^d	-12,075 -4,770 -163,380 -13,605 -10,605 -10,200 -12,945	Culvert SE 7.2 Basin 2 SE 1.4 Cost revisions Reserve 974 Reserve 977 Reserve 980 Reserve 989	1,472,588
Total cost of CP24		159,339,263	-19,841,580		139,497,683

^a For simplicity, we have included all types of open space in these rows – district sports complex (Reserve 980), local open space and land for the aquatic centre.

^b The combined precinct facility is Reserve 867 which is located in the Riverstone Precinct.

^c Administration costs are 1.5% of the total cost of all facilities in the plan.

^d The council submitted a revised version of CP24 on 16 June 2014 which included administration costs.

Source: IPART calculations based on CP24, p 62; Blacktown City Council, response to IPART queries, 1 July 2014.

We estimate that this would reduce the indicative contributions rates by around \$7,400 to \$7,900, depending on the dwelling type. This is a reduction of 10.9% for low density dwellings and up to 19.2% for medium density dwellings.¹³

Table 1.4 Indicative contributions rates for residential dwellings based on IPART's assessment

Dwelling type/zone	Current indicative contributions rate	IPART assessed adjustments	
	(\$)	(\$)	(%)
Environmental living	81,174	-7,900	-9.7
Low density residential	71,387	-7,788	-10.9
Medium density (25 per ha)	48,488	-7,566	-15.6
Medium density (30 per ha)	44,148	-7,510	-17.0
Medium density (40 per ha)	38,723	-7,441	-19.2

Note: We have used the council's assumption of 2.9 persons per dwelling. The comparison is based on dwellings in the main Eastern Creek Catchment.

Source: IPART calculations based on Blacktown City Council, Response to IPART queries, 30 June 2014.

1.5.1 Other impacts

We have not quantified the impacts of some recommendations because they are minor or not yet quantifiable eg, the impact of reviewing and updating the costs for Reserve 867 and updating the cost apportioned to CP24 using the latest population figures.

1.5.2 Further updates to CP24

In addition to the immediate cost and provision adjustments we have recommended in the plan, we have made other recommendations to update or amend CP24. These include:

- ▼ an update to the estimate of land costs for the aquatic centre in the Marsden Park Precinct
- ▼ information about the council's approach to estimating land values for land to be acquired in the plan
- ▼ revised cost estimates for Reserve 867 based on updated contract rates
- ▼ revised population estimates used to apportion the cost of land for the aquatic centre and Reserve 867
- ▼ revised apportionment calculations of open space contributions to exclude residents in the Eastern Creek West catchments

¹³ The actual contributions rate in CP24 will depend on the council's final estimates of infrastructure costs, development yields and population in the precinct, as well as any relevant indexation adjustments.

- ▼ some additional clarification about the selection of stormwater designs
- ▼ the removal of lots unlikely to be developed from the apportionment calculations
- ▼ updated information about the excluded lands in the Transport Corridor Investigation Area
- ▼ further revisions and corrections if required after the quality assurance check.

These changes would further impact costs in the plan, but we consider that many could be implemented prior to the council adopting the final CP24.

1.6 Structure of this report

The remainder of this report explains our assessment in more detail:

- ▼ Chapter 2 summarises CP24.
- ▼ Chapter 3 explains our assessment of CP24 against the criteria in the Practice Note in detail.

The appendices present our full set of findings and recommendations and provide the relevant supporting information for our assessment:

- ▼ Appendix A is a list of our findings and recommendations for each assessment criterion.
- ▼ Appendix B is IPART's Terms of Reference.
- ▼ Appendix C is Blacktown City Council's *Draft Section 94 Contributions Plan No 24 – Schofields Precinct* (16 June 2014).
- ▼ Appendix D is the report from Jacobs for stormwater infrastructure.
- ▼ Appendix E is a summary of issues raised by stakeholders during the exhibition of CP24, the council's response, and where we considered the issues in this report.
- ▼ Appendix F is IPART's analysis of CP24's transport infrastructure against the technical study by AECOM.
- ▼ Appendix G is IPART's assessment of CP24 against the information requirements set out in clause 27 of the EP&A Regulation.

2 Summary of Draft Contributions Plan No 24

CP24 has been prepared by Blacktown City Council for the Schofields Precinct. The Schofields Precinct contains around 465 hectares of land in the North West Growth Centre.

The total cost of the plan as submitted to IPART for review is around \$159.3m. Of this cost, 28% is for land, 71% is for embellishment and facilities and 1% is for plan preparation and administration costs.¹⁴ The council estimates that the maximum residential contribution that would be levied under CP24 in the absence of the contributions cap is \$81,174 for dwellings in the environmental living zone and \$71,387 for low density residential dwellings.

The following sections summarise the status of CP24 and further details related to the development mix, infrastructure costs, contributions rates and who will deliver infrastructure in the plan.

2.1 Status of the plan

The council updated CP24 in March 2014 to reflect the latest precinct planning changes and to address some of the feedback from the exhibition process. The development process has not yet commenced in the precinct. However, the council has entered into two voluntary planning agreements (VPAs) for local infrastructure with private developers.¹⁵ The council exhibited the draft CP24 in September 2013 and has made changes to the exhibited version to reflect the latest zoning maps prepared by the NSW Government, and the issues raised in stakeholder submissions.¹⁶

The council submitted the post-exhibition version of CP24 on 3 April 2014. As a result of our review, the council subsequently provided revised plans with updated costs. This included:

- ▼ a revised version of the plan with additional costings for plan and administration costs and information on contributions credits for existing residents on 16 June 2014, and

¹⁴ The amount for plan preparation and administration is equal to 1.5% of the total cost of facilities. This is equivalent to around 1% of the entire cost of CP24.

¹⁵ CP24 Application, p 27.

¹⁶ CP24 Application, pp 25-26.

- ▼ a further revised version of this plan with additional cost amendments on 23 June 2014.¹⁷

We have reviewed the plan submitted on 16 June 2014 which included administration costs. Therefore, this chapter refers to the costs in the 16 June 2014 version of the plan. We consider that this approach is reasonable because the council updated CP24 in line with the Practice Note issued by DP&E in February 2014. The Practice Note included plan and administration costs on the Essential Works List, whereas previously these were not included.

We note that during our assessment process the council has already made adjustments to its plan to reflect some of our findings and recommendations about costings in this report. Following our assessment, the Minister for Planning will consider our recommendations and may ask the council to amend the plan. This could result in further amendments prior to the council adopting CP24.

2.2 Schofields Precinct

The Schofields Precinct is located within the North West Growth Centre (see Figure 2.1).¹⁸ The precinct is wholly within the Blacktown Local Government Area. The precinct is bordered by Riverstone and Alex Avenue precincts to the north and the east, and the West Schofields and Colebee precincts to the north and the west.

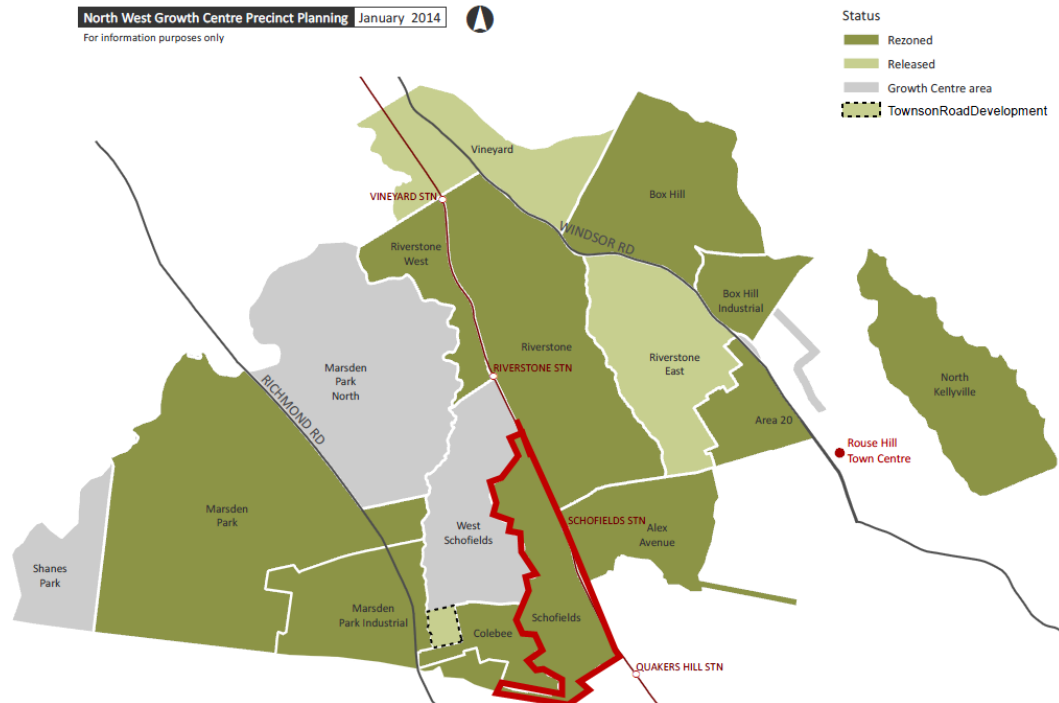
The majority of the land in the precinct is currently owned by four main landowners. This includes the Schofields Aerodrome site (owned by Department of Defence), Nirimba Education Precinct (owned by the NSW Government), and agricultural land (owned by private companies - Dairy Corporation and Murlan).¹⁹ There is also a small existing residential development near the Schofields station.

¹⁷ Blacktown City Council, Response to IPART queries, 3 April 2014, 16 June 2014 and 23 June 2014.

¹⁸ In 2005, the NSW Government identified the North West and South West Growth Centres in Sydney to accommodate 500,000 people over the next 30 years. It established the Growth Centres Commission to be responsible for streamlining the release and planning of greenfield land for urban development and coordinating the delivery of infrastructure. The functions of the Growth Centres Commission are now undertaken by the DP&E.

¹⁹ Elton Consulting, *Demographic and Social Infrastructure Assessment – Schofields Precinct*, July 2011 (Elton Study), pp 2-3.

Figure 2.1 Location of the Schofields Precinct in the North West Growth Centre



Source: Department of Planning and Infrastructure, January 2014.

The Indicative Layout Plan for the Schofields Precinct shows the anticipated mix of land uses in the precinct (Figure 2.2). The council has divided the precinct into 3 catchment areas:

- ▼ Eastern Creek catchment - to the east of the Eastern Creek riparian corridor
- ▼ Eastern Creek - West 1 - to the west of the Eastern Creek riparian corridor and Symonds Road (the area above the word 'Westlink' on the map)
- ▼ Eastern Creek - West 2 - to the west of the Eastern Creek riparian corridor and east of Symonds Road (the area above the word 'M7' on the map).²⁰

This division reflects the localised stormwater management needs of the precinct to the west of the Eastern Creek riparian corridor. As such, these two catchments will have a separate contributions rate for their own stormwater management infrastructure.²¹

²⁰ CP24, p 35.

²¹ CP24, p 11.

Residential-zoned land accounts for around 42% of the developable area and is spread across the precinct. Educational-zoned land accounts for around 17% of the developable area. Most of this land is located in the Nirimba Education Precinct, which comprises secondary and tertiary education institutions. The land use mix for the Schofields Precinct and the indicative estimates for residential development are shown in Tables 2.1 and 2.2 respectively.

Table 2.1 Schofields Precinct – Land use mix

Land use	Area (ha)
Residential	196.9
Educational	77.7
Commercial and retail	4.7
Community	0.5
Open space	31.2
Conservation	61.3
Drainage basins and infrastructure	48.2
Main roads network	29.5
Other public infrastructure (eg, rail corridor and transmission lines)	15.0
Total	465.0

Source: CP24, p 4.

Table 2.2 Schofields Precinct – residential development mix

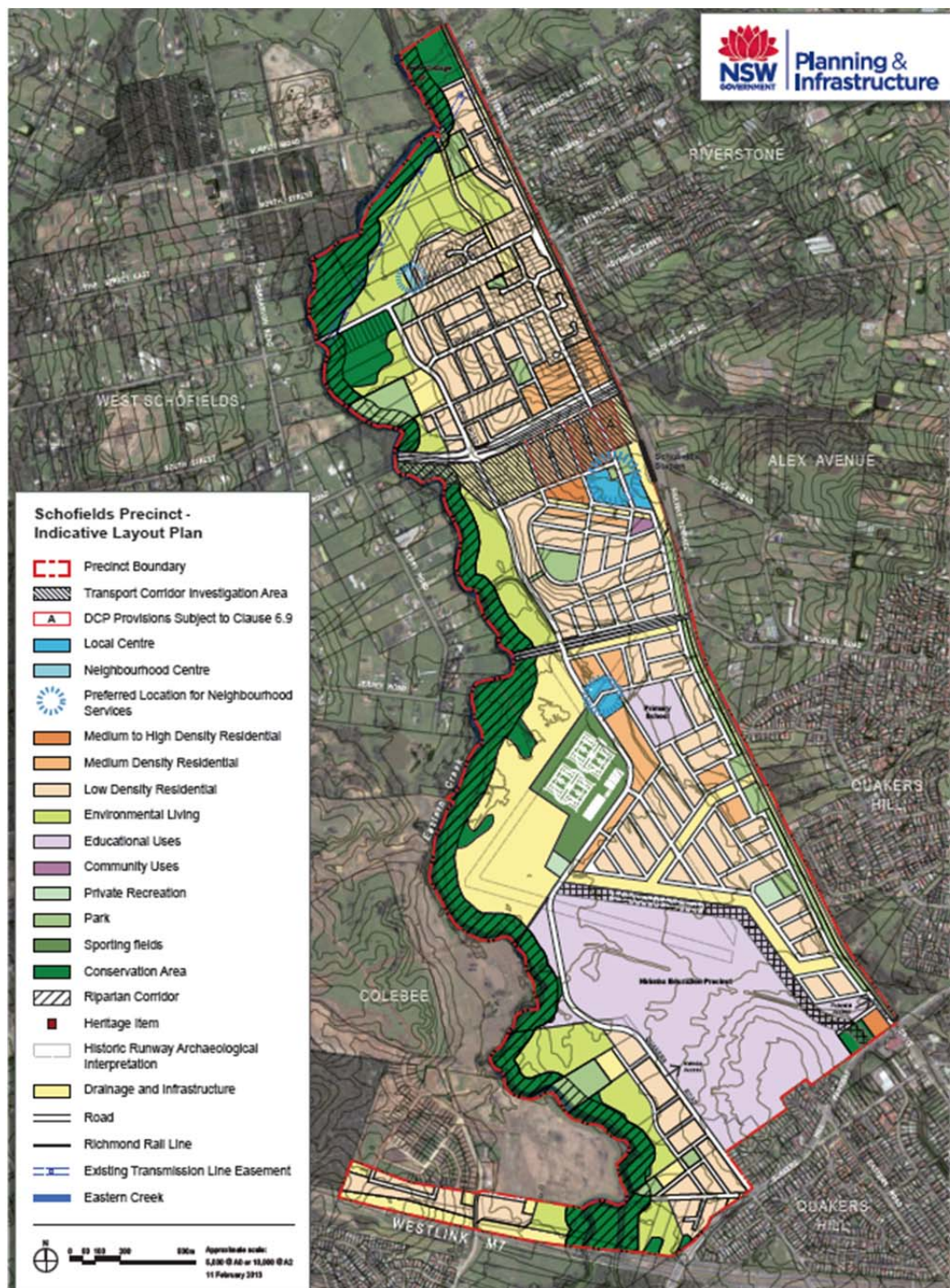
Land use	Area (ha)	Total dwellings	Residents
Low density (Eastern Creek)	120.2	1,803	5,228
Low density (Eastern Creek West 1)	4.1	62	180
Low density (Eastern Creek West 2)	2.0	30	86
Environmental living (Eastern Creek)	40.7	12	35
Environmental living (Eastern Creek West 2)	1.6	1	3
Medium density (Eastern Creek)	20.3	622	1,803
Total	188.9	2,529	7,335

Note: The total area is slightly less than the 196.9 hectares in Table 2.1 because the council has excluded residential land in the Transport Corridor Investigation Area.

Source: Blacktown City Council, Response to IPART queries, 30 June 2014.

There are currently three runways on the existing aerodrome site. We understand that some sections of the existing runways will be retained or incorporated within the future development in the precinct because they have local heritage significance. The Post-Exhibition Planning Report stated that a section of the runway north of Reserve 980 will be retained while another section north-east of Reserve 980 will be incorporated in the design of the neighbourhood centre.²²

²² Department of Planning and Infrastructure, *Schofields Precinct Post-Exhibition Planning Report*, 8 May 2012, p 14.

Figure 2.2 Schofields Precinct – Final Indicative Layout Plan

Source: Department of Planning and Infrastructure, January 2013.

2.3 Land and facilities in CP24

The plan outlines the infrastructure that will be provided, including:

- ▼ transport (roads and intersections)
- ▼ stormwater (detention basins and channels)
- ▼ open space (parks and sportsfields)
- ▼ land for community services (community halls)
- ▼ combined precinct facilities (an aquatic centre and conservation zone which both service multiple precincts)
- ▼ plan preparation and administration costs.

For consistency across plans that IPART is required to review, we have made minor amendments to the terminology used in CP24. We have also categorised the land for the aquatic facility as open space, rather than as a combined precinct facility.

Table 2.3 Terminology used in this report and CP24

Terminology used in this report	Terminology used in CP24
Transport	Traffic and transport management facilities
Stormwater management	Water cycle management facilities
Open space	Open space and recreation facilities Combined precinct facility (land for aquatic centre)
Community services	Land for community facilities
Combined precinct facility	Combined precinct facility (Reserve 867)

The total cost of land and facilities in CP24 is around \$159.3m. A breakdown of these costs is provided in Table 2.4.

Table 2.4 CP24 - Total cost of land and facilities (\$)

Infrastructure	Land	Facilities	Total
Transport	2,089,000	13,612,500	15,701,500
Stormwater management (Eastern Creek)			
Stormwater quantity	21,055,000	47,529,000	68,584,000
Stormwater quality	1,035,000	13,367,000	14,402,000
Stormwater management (for sub catchments)			
Eastern Creek – West 1	282,000	1,693,000	1,975,000
Eastern Creek – West 2	125,000	619,000	744,000
Open space ^a	17,752,000	35,967,000	53,719,000
Community services	678,000	-	678,000
Combined precinct facility ^b	1,278,595	557,000	1,835,595
Plan preparation and administration costs			1,700,168
Total cost	44,294,595	113,344,500	159,339,263

^a This includes the land for the aquatic centre.

^b The combined precinct facility is Reserve 867 which is located in the Riverstone Precinct. The council has apportioned the cost of Reserve 867 based on CP24's population share

Source: CP24, p 62.

2.4 Contribution rates for the land and facilities in CP24

The base contributions rates in CP24 are levied on a per hectare basis and a per person basis, depending on the category of infrastructure. The actual contribution for a specific dwelling/development will depend on the size and its location within the precinct (eg, whether it falls within a certain catchment).

The council has presented its schedule of works in nominal terms to calculate the contributions rates. Therefore, the contributions rates may be indexed periodically to account for inflation.

Most of the contributions rates in the plan are significantly above the assumed contributions cap of \$30,000 per lot/dwelling for a greenfield site. A breakdown of the maximum contribution rate, by dwelling type and infrastructure category, is in Table 2.5.

The indicative rates shown in Table 2.5 are in March 2013 dollars and will be indexed each year using the Australian Bureau of Statistics' Consumer Price Index (All Groups) for Sydney.²³

²³ CP24, p 63.

Table 2.5 Maximum contributions rate per residential dwelling for selected dwelling types in CP24 (\$)

Infrastructure category	Environmental living and low density dwellings		Medium density dwellings	
	Dwellings per hectare/persons per dwelling	12.5 dwellings 2.9 persons	15 dwellings 2.9 persons	25 dwellings 2.9 persons
Stormwater management				
Stormwater quantity – Eastern Creek		40,554	33,795	20,277
Stormwater quality – Eastern Creek		8,863	7,386	1,108
Transport		9,308	7,757	4,654
Open space		21,452	21,452	21,452
Community services		268	268	268
Combined precinct facility		729	729	729
Total		81,174	71,387	48,488

Source: IPART calculations based on CP24, p 63.

2.5 Responsibility for local infrastructure

The council expects that most of the infrastructure in CP24 will be provided by the three main developers in the precinct through voluntary planning agreements (VPAs).²⁴ This means that the developers (rather than the council) will be providing infrastructure through works-in-kind and land dedications for the area they are developing, and the council will credit these works or land against the contributions payable. There are three agreements that have been executed or are being considered:

- ▼ Schofields WW Pty Ltd (as trustees for Crown Projects Trust) and the council have agreed a VPA for Burrawa Rise. Burrawa Rise is a development site located around Bridge Street and Grange Avenue on the northern side of the precinct.²⁵
- ▼ The council has also finalised another VPA with Dairycorp Pty Ltd and Schofields Property Development Pty Ltd for the Skylands development in April 2014. The Skylands development is located around the middle of the precinct, between the future Burdekin, Schofields Extension and Veron Road.²⁶
- ▼ Defence Housing Australia, a Government Business Enterprise, is also considering a works-in-kind agreement for the development of the former defence aerodrome site (just north of the Nirimba Education Precinct).²⁷

²⁴ CP24 Application, p 27.

²⁵ CP24 Application – Attachment 10, p 32.

²⁶ CP24 Application – Attachment 8, p 5; Skylands Schofields <www.skylandsschofields.com.au>.

²⁷ CP24 Application – Attachment 8, p 7.

3 Assessment of Draft Contribution Plan No 24

We have assessed Blacktown City Council's application for a review of CP24 against the criteria in the Practice Note. This chapter summarises our assessment of the plan against the criteria.

We also engaged Jacobs to provide advice on the provisions for stormwater management facilities. A copy of Jacobs' final report is attached (Appendix D).

We found most of the infrastructure included in the plan is reasonable and that the contributions rates were based on reasonable costing methodologies. However, we found some infrastructure in CP24 did not fulfil the nexus and apportionment criteria eg, certain open space and stormwater infrastructure and how it is apportioned. We also found that some aspects of the plan should be revised or updated.

3.1 Summary of our assessment of reasonable costs in the plan

Table 3.1 summarises our cost assessment of CP24 against the Practice Note. We consider that the total reasonable cost of infrastructure in CP24 is around \$139.5m, which is around \$19.8m (or 12.4%) less than the cost of CP24 submitted by the council to IPART.²⁸

Our recommendations to remove the costs in Table 3.1 mean that the council cannot levy section 94 contributions for them. However, the council may choose to fund these additional facilities from other funding sources.

²⁸ We have not estimated the impact of some recommendations because they are not quantifiable or relatively low. For example, there may be minor changes when population figures are updated. There may also be a need for further revisions as a result of reviews to stormwater designs as recommended in Section 3.2.2.

Table 3.1 IPART's assessment of the total reasonable cost of essential works for CP24 (\$)

Component		Cost in CP24	Adjustments		IPART assessed reasonable cost
Transport	Land	2,089,000			2,089,000
	Facilities	13,612,500			13,612,500
Stormwater management	Land	22,497,000			22,497,000
	Facilities	63,208,000	-805,000 -318,000	Culvert SE 7.2 Basin 2 SE 1.4	62,085,000
Open space ^a	Land	17,752,000	-2,051,000	Reserve 974	13,310,000
			-830,000	Reserve 977	
			-1,561,000	Reserve 989	
	Facilities	35,967,000	-10,892,000	Cost revisions	21,918,000
			-907,000	Reserve 974	
			-707,000	Reserve 977	
			-680,000	Reserve 980	
			-863,000	Reserve 989	
Community services	Land	678,000			678,000
	Facilities	-			-
Combined precinct facility ^b	Land	1,278,595			1,278,595
	Facilities	557,000			557,000
Admin. costs ^c		1,700,168 ^d	-12,075	Culvert SE 7.2	1,472,588
			-4,770	Basin 2 SE 1.4	
			-163,380	Cost revisions	
			-13,605	Reserve 974	
			-10,605	Reserve 977	
			-10,200	Reserve 980	
			-12,945	Reserve 989	
Total cost of CP24		159,339,263	-19,841,580		139,497,683

^a For simplicity, we have included all types of open space in these rows – district sports complex (Reserve 980), local open space and land for the aquatic centre.

^b The combined precinct facility is Reserve 867 which is located in the Riverstone Precinct.

^c Administration costs are 1.5% of the total cost of all facilities in the plan.

^d The council submitted a revised version of CP24 on 16 June 2014 which included administration costs.

Source: IPART calculations based on CP24, p 62; Blacktown City Council, response to IPART queries, 1 July 2014.

We have also calculated indicative contributions rates based on our findings and recommendations. Table 3.2 sets out the new contributions rates compared with the current indicative contributions rates. We estimate that the impact of our findings and recommendations will reduce the indicative contributions rates by

around \$7,800 (or 10.9%) for low density dwellings and up to \$7,400 (or 19.2%) for medium density dwellings.²⁹

Table 3.2 Indicative contributions rates for residential dwellings based on IPART's assessment

Dwelling type/zone	Current indicative contributions rate (\$)	IPART assessment	
		(\$)	(%)
Environmental living	81,174	-7,900	-9.7
Low density residential	71,387	-7,788	-10.9
Medium density (25 per ha)	48,488	-7,566	-15.6
Medium density (30 per ha)	44,148	-7,510	-17.0
Medium density (40 per ha)	38,723	-7,441	-19.2

Note: We have used the council's assumption of 2.9 persons per dwelling. The comparison is based on dwellings in the main Eastern Creek Catchment.

Source: IPART calculations based on Blacktown City Council, Response to IPART queries, 30 June 2014.

3.2 Criterion 1: Essential Works List

IPART finding

- 1 All land and facilities in CP24 are on the Essential Works List except the conservation zone - Reserve 867.
 - Reserve 867 (and associated embellishment) is not on the Essential Works List nor does it share a dual purpose with one or more of the categories of works that meet the definition of essential infrastructure.
 - It is reasonable for the council to include the apportioned costs for Reserve 867 in CP24 because of the Growth Centres SEPP which nominates Blacktown City Council as the acquisition authority for the land, and an agreement between the council and the NSW Government about how Reserve 867 should be funded and delivered.

We are required to assess whether the land and facilities in the plan are on the Essential Works List.

Most of the land and facilities in CP24 are on the Essential Works List except for the conservation zone - Reserve 867. Table 3.3 summarises the categories of infrastructure and the major types of infrastructure under each category based on the council's inclusions in CP24.

²⁹ The actual contributions rate in CP24 will depend on the council's final estimates of infrastructure costs, development yields and population in the precinct, as well as any relevant indexation adjustments.

At the time of preparing and exhibiting CP24, the cost of plan preparation and administration (administration) was not on the Essential Works List. Therefore, the council did not include these costs in the exhibited contributions plan. However, in February 2014 the Department of Planning and Infrastructure amended the Practice Note to include these costs on the Essential Works List and the council has advised us that it intended to include administration costs in the final CP24.³⁰

Table 3.3 Summary of public amenities and services in CP24

Works category	Land and facilities in CP24	Major sub-items and works
Transport	Collector and local road extensions and upgrades Local roundabouts Bus shelters Shared pathways Footbridge	Full and half-width roads Water works Utility servicing
Stormwater management	Bio-retention basins Gross pollutant traps Channels and drainage lines Culverts	Erosion and sediment control Site Clearance and earthworks Stormwater pits and inlets Bio-retention areas Sacrificial zones Outlets Landscaping works
Open space	Local parks Linear parks Basin parks Neighbourhood parks Village parks District park sports complex for playing fields and playing courts Aquatic facility (land only)	Site preparation Stormwater drainage and water supply Landscaping improvements Boundary works Fitments Amenities building Car parks Picnic, BBQ and playgrounds Footpaths, trails and cycleways Riparian works (basin parks)
Community services	Community Recreation and Resource Hub (land only)	NA
Combined precinct facility	Conservation zone	Bush regeneration works Boundary works
Administration costs	Plan preparation and administration costs	NA

Note: Only the land for community services are on the Essential Works List.

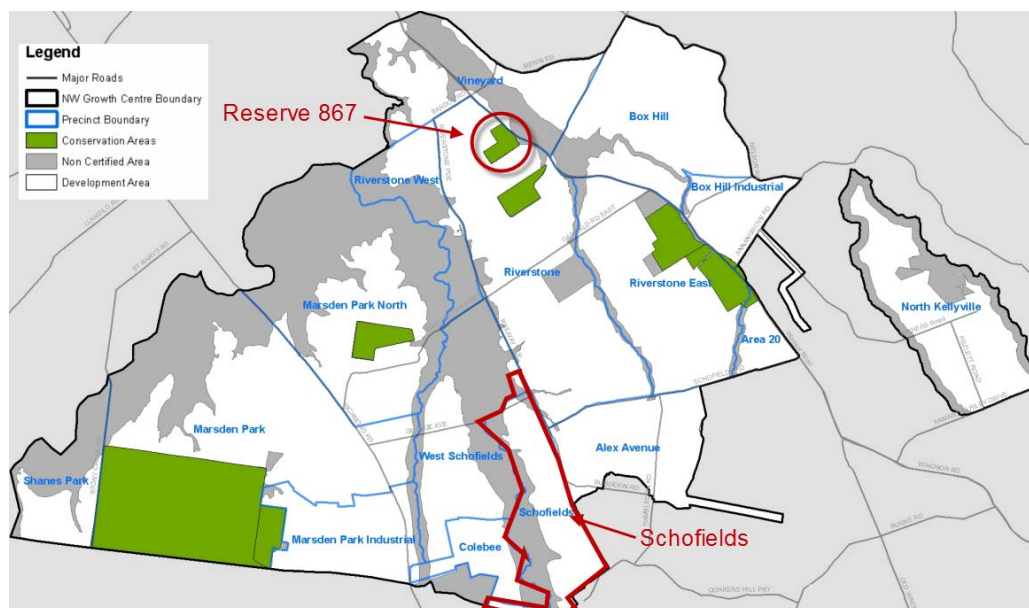
Source: Blacktown City Council, Response to IPART queries, 30 April 2013 and 6 June 2014.

³⁰ We since received the revised version of CP24 on 16 June 2014 which included provisions for administration costs.

Conservation zone – Reserve 867

CP24 includes costs for a proportion of a conservation area of around 23 hectares, located in the Riverstone Precinct (marked as Reserve 867 in Figure 3.1).³¹ It will be accessible to the public as a bushland conservation area.³²

Figure 3.1 Location of Reserve 867



Source: IPART based on Department of Environment, Climate Change and Water, and the Department of Planning, *Sydney Growth Centres Strategic Assessment*, November 2010, p 12.

Generally, land and facilities for environmental works or conservation are not on the Essential Works List, unless they serve a dual purpose with another item on the list. In this case, we found that this conservation zone does not serve a dual purpose. Reserve 867 is not recognised as open space or any other type of essential work in the technical studies (see section 3.3).

However, we consider that the apportioned cost of land and facilities for the conservation area may remain in the plan because:

- ▼ Reserve 867 was zoned as 'E2 Environmental Conservation' under the *State Environmental Planning Policy (Sydney Region Growth Centres)* (the Growth Centres SEPP).
- ▼ The Growth Centres SEPP nominated Blacktown City Council as the acquisition authority for Reserve 867.

³¹ This reserve was previously called Reserve 906 in CP20 and was later changed to Reserve 867 Florence Short Reserve.

³² Blacktown City Council, Response to IPART queries, 9 March 2012.

- ▼ At that time, there was an agreement between DP&E and the council to apportion the total cost of land and facilities for the conservation zone amongst all of the Blacktown City Council's residential precincts within the North West Growth Centre.³³

3.3 Criterion 2: Nexus

We are required to assess whether there is nexus between the demand arising from new development in the area to which the plan applies and the kinds of public amenities and public services identified in the plan. Nexus ensures that there is a connection between the infrastructure included in the plan and increased demand for facilities generated by the anticipated development.

The council used technical studies listed in Table 3.4 to help determine the demand for the types and quantities of public amenities and services to include in CP24. All studies were commissioned by DP&E, except for the Opus Study, which was commissioned by the council.

Table 3.4 Technical studies used to establish nexus in CP24

Essential works categories	Reports
Transport	AECOM, <i>Schofields Precinct Transport and Access Strategy</i> , June 2011 (AECOM Study)
Stormwater management	J. Wyndham Prince, <i>Schofields Precinct Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques – Post Exhibition Report</i> , May 2012 (JWP Study) Opus International, <i>Blacktown City Council Schofields Precinct Review of Water Cycle Management Strategy</i> , November 2012 (Opus Study)
Open space	Elton Consulting, <i>Demographic and Social Infrastructure Assessment – Schofields Precinct</i> , July 2011
Community services	Elton Consulting, <i>Demographic and Social Infrastructure Assessment – Schofields Precinct</i> , July 2011

Source: CP24 Application, pp 10-12.

We found that there is reasonable nexus for most of the infrastructure in CP24 except for some open space infrastructure and a culvert for stormwater infrastructure.

For stormwater infrastructure, we engaged Jacobs to assist our assessment of nexus and in particular, the changes to the original designs for stormwater management in the precinct. We found that most of the revised stormwater infrastructure designs met the nexus criterion except for a culvert located below the existing runway west of Reserve 980 that will not be retained for the future

³³ Department of Planning and Infrastructure, Letter from the Office of Director General to Blacktown City Council, 29 June 2012.

development. Therefore, we consider it reasonable for the culvert also to be removed from CP24. This would reduce the cost of CP24 by around \$0.8m or 0.5% of the total cost in the plan.

For open space, we found there is an overprovision of parks and tennis courts in the precinct and recommend the removal of a basin park (Reserve 977) and two tennis courts. We also recommend the removal of two additional basin parks (Reserves 974 and 989) because they are relatively inaccessible and lack passive surveillance opportunities. The removal of these open space infrastructure would reduce the cost of essential works in CP24 by around \$7.6m or 4.8% of the total cost in the plan.

3.3.1 Transport

IPART finding

- 2 There is reasonable nexus between land and facilities for transport infrastructure in CP24 and the demand arising from the development in the Schofields Precinct.

CP24 includes plans for the main road networks and a hierarchy of roads for the Schofields precinct. This includes collector and local roads, intersection works and public transport land and facilities. In particular, the land and facilities to be provided are:

- ▼ 10 road sections (mostly collector and sub-arterial grade)
- ▼ 8 bus shelters
- ▼ 1 additional roundabout
- ▼ 1 shared pathway
- ▼ 1 footbridge
- ▼ 2 local traffic management signals
- ▼ 1 major intersection upgrade in Quakers Hill.³⁴

In total, around 2.2 hectares of land will be acquired for these facilities. The majority of the land and facilities will be located within the precinct. However, there are some road sections for Nirimba Drive and two sets of traffic signals which are located outside the precinct to manage traffic flow.³⁵ There is also a major intersection upgrade for the Eastern Road and Quakers Hill Parkway intersection just south of the precinct.

³⁴ CP24, p 51.

³⁵ CP24, p 17.

Most of the local subdivisional roads in the precinct will be provided by developers as part of the developers' conditions of development consent and planning agreements.³⁶ For major transport infrastructure, they will be provided by Roads and Maritime Services (RMS) or funded through State Infrastructure Contributions.³⁷ The council will be responsible for the remaining collector road sections and local transport infrastructure, which are to be funded through development contributions in CP24.

Consistency with the technical study

We consider that transport infrastructure in CP24 is broadly consistent with the recommendations in the AECOM study to meet demand for transport infrastructure arising from the development in the precinct.

Although there are minor inconsistencies between the proposed transport infrastructure and the AECOM study, we consider that the council has provided reasonable justifications for the minor deviations (see Appendix F). For example, the council has:

- ▼ added an additional roundabout for safety at the intersection for Bridge Street and Grange Avenue
- ▼ changed the road grades from sub-arterial to collector grade for two major road sections (Argowan and Veron roads) because the traffic modelling indicated some sections of the road did not justify a higher road grade.³⁸

Also, we consider that the lower dwelling yields in CP24 (2,535), compared with the AECOM study (3,200) will not materially affect the grade of roads and transport infrastructure being provided. This is because:

- ▼ Most of the density changes are in areas serviced by local subdivisional roads. This is the minimum road grade and so a lower dwelling density would have no impact on the road grade to be provided.
- ▼ The council has already selected a lower road grade for two large road sections (see above) than what was previously recommended in the AECOM study.

3.3.2 Stormwater management

IPART findings

- 3 There is reasonable nexus between most of the stormwater management infrastructure in CP24 and the expected development in the Schofields Precinct.

³⁶ CP24 Application, pp 21-22; Blacktown City Council, Response to IPART queries, 23 May 2014, pp 10-12.

³⁷ CP24, p 17.

³⁸ Blacktown City Council, Response to IPART queries, 23 May 2014, p 10.

- 4 There is no reasonable nexus for the culvert SE7.2 that is located under the existing runway section. The culvert is located in a section of the runway that is not retained for development.

Recommendations

- 1 The council removes the cost of facilities for culvert SE7.2. This would reduce the cost of essential works in CP24 by \$817,075 (including administration costs).
- 2 The council:
 - clarifies in CP24 that it has omitted stormwater measures to manage flows at the Elgin Street extension because the nearby lots are unlikely to be developed and will not require the stormwater infrastructure
 - updates the location and cost of land and works for Basin 9 (SEW1.1 to 1.3) when a feasible alternative site is found.

CP24 includes land and facilities for a variety of stormwater infrastructure. This includes detention basins, trunk drainage lines, channels and culverts for managing stormwater quantity. There are also bio-retention areas and gross pollutant traps for managing stormwater quality.

Responsibility for the delivery of stormwater management infrastructure is shared between private developers and the council. The council expects most of the stormwater management infrastructure will be provided by developers as part of planning agreements.³⁹

Consistency with the technical studies

The council adopted many of findings from the JWP Study and the recommended concept designs for stormwater infrastructure for the Schofields Precinct. However, the council has since made significant revisions to the design and locations of some of its basins, channels and culverts after a further review by Opus International which it commissioned (November 2012).⁴⁰

We engaged Jacobs to assist in our assessment of nexus between the stormwater management infrastructure in CP24 and the needs of the anticipated development. Specifically, we asked Jacobs to assess the reasonableness of any adjustments the council has made to the design of stormwater management facilities compared to the technical studies. We sought to ensure that there is reasonable nexus between the new designs and the expected development in the Schofields Precinct.

³⁹ CP24 Application, pp 21-22.

⁴⁰ CP24, p 11.

We found that most of the new stormwater infrastructure designs demonstrate reasonable nexus with the expected development in the Schofields Precinct. Our findings are informed by Jacobs' advice, subsequent discussions with the council and our analysis. We also recommend that the council:

- ▼ Remove the culvert SE7.2 because it is part of an existing runway section that will not be retained.⁴¹ Unlike other sections of the runway further north, the council has indicated that this section of the runway will not be retained.⁴² The removal of this culvert would reduce the cost of essential works in CP24 by \$817,075 (including administration costs).
- ▼ Update CP24 to clarify that the council has omitted stormwater measures near Elgin St. These lots are unlikely to be developed and therefore the required infrastructure should be removed.
- ▼ Update the location and costs for Basin 9 and the associated bio-retention area and gross pollutant trap because it is located on an oil pipeline and high pressure gas main. This should be updated when a feasible alternative site has been found.⁴³

Jacobs also identified that the statement in CP24 that Basins 9, 10 and 11 "should be undertaken as part of the developer works and not included in the Section 94 plan" is ambiguous. We consider that this statement should be removed in the plan prior to its adoption.

3.3.3 Open space

IPART findings

- 5 There is reasonable nexus between most of the open space infrastructure in CP24 and the expected development in the Schofields Precinct. However, there is an overprovision of some parks and tennis courts due to the downward revision to the population estimate in CP24 after the provision rates were already determined.
- 6 There is insufficient nexus between Reserve 974 and Reserve 989, and the expected development in the Schofields Precinct because the parks do not meet acceptable standards for open space. The reserves have limited accessibility and do not provide for passive surveillance opportunities.

⁴¹ Most of the three existing runways will be removed to accommodate new development and infrastructure. Only a small portion of the runways north and north-east of Reserve 980 will be retained or incorporated into the future development (see Section 2.2). Source: Department of Planning and Infrastructure, *Schofields Precinct Post-Exhibition Planning Report*, 8 May 2012, p 14.

⁴² Blacktown City Council, Response to IPART queries, 17 July 2014.

⁴³ Jacobs, *Assessment of Blacktown City Council's Draft Contributions Plan No 24 – Review of Stormwater and Apportionment*, 25 July 2014, pp 7-11.

Recommendation

- 3 The council removes \$7,646,355 from the cost of CP24 (including administration costs), comprising:
- land and embellishment for Reserve 974 (\$2,971,605)
 - land and embellishment for Reserve 977 (\$1,547,605)
 - land and embellishment for Reserve 989 (\$2,436,945)
 - embellishment for two tennis courts for Reserve 980 (\$690,200).

The open space land and embellishment in CP24 includes a combination of passive and active open space infrastructure. This includes:

- ▼ small linear parks with landscaping embellishments
- ▼ basin parks along the Eastern Creek riparian corridor with landscaping embellishment
- ▼ a variety of local parks with landscaping embellishments and some with playgrounds
- ▼ a district park with a sports complex containing several playing courts, multi-purpose sports fields, car park, amenities and landscaping embellishments
- ▼ an upgrade to the existing park with fencing and landscaping embellishments.⁴⁴

In total, around 27.2 hectares of land will be provided for public open space in the Schofields Precinct, including an upgrade of an existing park to meet the future needs of the precinct.⁴⁵

CP24 also includes 3 hectares of land for an aquatic centre that is located in the Marsden Park Precinct.⁴⁶ This aquatic facility will also service five other precincts in the Blacktown LGA - Marsden Park Industrial, Marsden Park, Marsden Park North, Schofields West and Shanes Park. In total, around 57,000 residents will be serviced by this aquatic facility.⁴⁷

The council expects most of the required open space infrastructure will be provided by developers as part of planning agreements.⁴⁸

⁴⁴ CP24, pp 56-57.

⁴⁵ This figure includes upgrades to the existing park (Reserve 486).

⁴⁶ CP24, p 61.

⁴⁷ CP24, p 27.

⁴⁸ CP24 Application, pp 21-22.

Existing open space and community infrastructure in the Schofields Precinct

The Elton Demographic and Social Infrastructure Assessment for Schofields Precinct identified how facilities in the Nirimba Education Precinct could provide a resource for the future Schofields Precinct population.⁴⁹ The Nirimba Education Precinct covers an area of 73.3 hectares and includes sportsfields, tennis courts and gymnasiums.⁵⁰ However, Elton also noted that these facilities could not be included in CP24 since the facilities were being 'separately planned for'.⁵¹

In preparing CP24, Blacktown City Council also investigated the opportunity for shared use of the facilities in the Nirimba Education Precinct for future Schofields residents. This could have reduced the amount of infrastructure required for the precinct and the total cost of CP24.

However, we understand that the future use of the facilities could not be guaranteed by the education providers primarily because the existing open space may be further developed in the future. Therefore, the council did not propose any shared use of facilities in the contributions plan. We consider this to be reasonable in the context of the plan and the need for certainty regarding facilities which will be used by the community on a long term basis.

Consistency with the technical study

We have compared the open space infrastructure in CP24 and the Elton Study. We found that there is reasonable nexus for most open space infrastructure. However, we consider that there is an overprovision of open space land and tennis courts in CP24 compared with the expected residential demand arising from development.

This is because the expected population in the precinct has been revised to 7,335 residents, which is around:

- ▼ 800 fewer residents than the post-exhibition precinct report (8,158 residents)
- ▼ 2,200 fewer residents than the assumed population in Elton Study's (9,560 residents).⁵²

⁴⁹ Elton Study, pp 18-22.

⁵⁰ The Nirimba Education Precinct consists of the University of Western Sydney – Blacktown Campus, TAFE – Western Sydney Institute, Terra Sancta College and Wyndham College. Source: <<http://nirimba.nsw.edu.au/resource/file/2894/precinctnirimbamap.pdf>>; Department of Planning and Infrastructure, *Schofields Precinct Post-Exhibition Planning Report*, 8 May 2012, p 4.

⁵¹ Elton Study, p 24.

⁵² CP24, pp 5-6 and Elton Study, p 16.

The council has revised the population estimate because of density changes during the precinct planning process,⁵³ and the exclusion of residential development in the Transport Corridor Investigation Area (around 284 dwellings).⁵⁴ However, the council has not changed the rate of provision for open space infrastructure to account for the lower population estimate.

Table 3.5 shows a comparison of the rates of provision used to inform the Elton Study, the Elton Study's recommendations and the current rates of provision in CP24.

Table 3.5 Comparison of rate of provisions for selected types of open space infrastructure

	Blacktown City Council's benchmark used in the Elton Study	Elton Study's recommendation (9,560 residents)	Current provision levels excluding the transport corridor (7,335 residents)
Total open space	2.83 ha per 1,000 residents	2.92 ha per 1,000 residents	3.80 ha per 1,000 residents
Tennis courts	1 per 4,000 residents	6 multi-purpose courts (4 usable for netball) (1 per 1,593 residents)	5 tennis courts (1 per 1,467 residents)
Netball courts	1 per 3,500 residents		2 netball courts (1 per 3,668 residents)
Playgrounds	1 district playground per 2000, 0 to 11 year olds	1 district playground	2 neighbourhood playgrounds
	1 neighbourhood playground per 500, 0 to 11 year olds	3 neighbourhood playgrounds	5 local playgrounds

Note: The Elton Study's recommendation for tennis and netball courts are based on local needs and exclude district needs between precincts.

Source: Elton Study, pp 42 and 47; Blacktown City Council, Response to IPART queries, 23 June 2014 and IPART calculations.

Total open space provision

We consider that there is insufficient nexus between the expected needs of the precinct and the amount of open space land. The current gross rate of provision is around 3.80 ha per 1,000 residents which is significantly above the 2.92 ha rate recommended in the Elton Study.

We recommend that land and embellishment for Reserve 977 (a basin park in the Transport Corridor Investigation Area) should be removed from CP24 to reduce the rate of provision to more reasonable levels.

⁵³ Blacktown City Council, Response to IPART queries, 23 May 2014, p 8.

⁵⁴ CP24, p 5.

We also consider that there is insufficient nexus for two basin parks (Reserve 974 and Reserve 989) because they are not easily accessible by the public, nor allow for adequate passive surveillance opportunities. In principle, we do not consider that developers should be levied for infrastructure which does not provide an acceptable standard of open space for the community, particularly when open space provision is otherwise reasonable. Accordingly, we recommend the removal of land and embellishment for these two reserves from CP24.

We acknowledge that the final *Precinct Planning Report* explained how the limited accessibility of the land meant that it could not be retained in private ownership and that as open space, the land would provide five parks for passive recreation and assist in retaining patches of existing native vegetation.⁵⁵

However, during the precinct planning process the council also objected to the zoning of the land for open space. Its submission on the draft Indicative Layout Plan states that:

Local parks located downstream of detention basins and adjacent to Eastern Creek and the riparian corridor do not perform any open space recreation function and cannot be viewed as a park.⁵⁶

The importance of well-located open space is acknowledged in several planning policies. For example, *Recreation and Open Space Planning Guidelines for Local Government* state that:

Safety, security and comfort for users are essential. Nearby development should be orientated for passive surveillance of the public domain by, for example, overlooking open spaces.⁵⁷

Further, the Growth Centres Development Code suggests that public open space should be bound by streets, ensuring that lots front and overlook both the street and open space.⁵⁸

In general, where potential open space is poorly located, consideration should be given to an alternative zoning or ways to improve accessibility. Where land is effectively inaccessible by the location of the detention basins, consideration should be given to alternative basin locations or design. This is a joint responsibility of councils and the DP&E.

⁵⁵ Department of Planning and Infrastructure, *Precinct Planning Report – Schofields Precinct*, August 2011, p 45.

⁵⁶ Blacktown City Council, Submission on the Exhibited Draft Precinct Plan for the Schofields Precinct, 7 November 2011, p 14.

⁵⁷ Department of Planning, *Recreation and Open Space Planning Guidelines for Local Government*, December 2010, p 39.

⁵⁸ Growth Centres Commission, *Growth Centres Development Code*, October 2006, p B-74.

Tennis and netball court provision

We consider that there is insufficient nexus in the contributions plan between the expected population for the Schofields Precinct and the five tennis courts in the district park sports complex (Reserve 980).

The current rate of provision for tennis courts is around 1 per 1,467 residents, which is above the rate of 1 court per 1,593 residents effectively recommended in the Elton Study. It is not clear that the council has configured its courts to be multi-purpose (useable for both tennis and netball) as recommended by the Elton Study. This means that the council's proposed rate of provision of total playing courts (netball and tennis) for the Schofields Precinct is 1 per 1,048 residents.

Therefore, we recommend that embellishment for two tennis courts should be removed from CP24. This will reduce the overall rate of provision for playing courts for both tennis and netball purposes to 1 per 1,467 residents. This is broadly consistent with the Elton Study's recommendation for multi-purpose courts (see Table 3.5). At this rate, there will still be capacity to meet the needs of additional residents if some parts of the transport corridor are included back in the plan.

Playgrounds provision

Although there are more playgrounds in CP24 than recommended by Elton, we consider there is reasonable nexus for these playgrounds. The locations are consistent with the council's open space policy to provide playgrounds within 400m to 500m walking distance of residential development.⁵⁹ The policy ensures that residents across the precinct have reasonable access to these facilities.

Aquatic centre provision (land only)

For the aquatic facility, the Elton Study also recommended the provision of a district or regional aquatic centre with fitness facilities and indoor sports courts. A district-level analysis of around 63,000 residents also showed demand for several indoor sports courts (eg, basketball), multifunctional indoor spaces for health related activities (such as aerobics classes), up to two fitness centres and a 25 metre swimming pool facility.⁶⁰

Although the Elton Study did not provide specifications for the amount of land required, the council has used an assumed indicative land size of 3 ha, based on a benchmark of existing facilities in Emerton Leisure Centre and Blacktown

⁵⁹ Blacktown City Council, Response to IPART queries, 23 May 2014, p 15.

⁶⁰ Elton Study, pp 45-46.

Aquatic Centre.⁶¹ These existing aquatic centres contain broadly similar facilities compared to the recommended facilities in the Elton Study.⁶²

We are satisfied that there is a reasonable nexus for the land for the aquatic facility complex at this stage given that planning for the centre has not been completed.

Impact of our findings and recommendations

We estimate that removing land and embellishment for Reserves 974, 977 and 989 and embellishment for two tennis courts in Reserve 980 will reduce the total cost of essential works by around \$7.6m or 4.8% of the total cost of the plan. Table 3.6 shows the impact of our recommendation on the total cost of essential works in CP24.

Table 3.6 Indicative impact of IPART adjustment of open space

Reserve	Land (ha)	Adjustment to the cost of land (\$)	Adjustment to the cost of embellishment (\$)	Adjustment to plan prep. and admin. cost (\$)	Total cost adjustment (\$)
974	3.2562	-2,051,000	-907,000	-13,605	-2,971,605
977	1.3171	-830,000	-707,000	-10,605	-1,547,605
980	na	na	-680,000	-10,200	-690,200
989	2.4779	-1,561,000	-863,000	-12,945	-2,436,945
Total					-7,646,355

Note: The council has used an average rate of \$630,000 per hectare of open space land.

Source: IPART calculations using council's worksheets and average land rates (Blacktown City Council, Response to IPART queries, 17 June 2014 and 23 June 2014).

Our recommendations would reduce the rate of provision of open space land in CP24 to around 2.75 ha per 1,000 residents.⁶³ This is slightly lower than the benchmark of 2.83 per 1,000 residents and the Elton Study's recommended rate of provision of 2.92 ha per 1,000 residents.

However, we note that around 3.6 ha of public open space land along the railway are available to the future residents in the precinct. The council stated that these lands are currently owned by the government and will be embellished with cycleways and pathways.⁶⁴ We consider that it is reasonable to include this land in the overall rate of provision for the Schofields Precinct because it serves a passive open space function.

⁶¹ CP24 Application, p 8.

⁶² Blacktown Aquatic Centre <http://www.blacktown.nsw.gov.au/Discover_Blacktown/Venues_and_Facilities/Swimming_Pools/Blacktown_Aquatic_Centre>; Emerton Leisure Centre <<http://www.elc.blacktown.nsw.gov.au/>>.

⁶³ This figure is based on the amount of land zoned for public open space rather than the total land to be acquired for open space.

⁶⁴ Blacktown City Council, Response to IPART queries, 23 May 2014, p 5.

Therefore, we estimate that the impact of our recommendations will reduce the rate of provision to around 3.24 ha per 1,000 residents. Although this is higher than the benchmark, we consider this to be reasonable because some residential development within the transport corridor may be included back in the plan. We estimate that the rate of provision is equal to the Elton Study's recommendation of 2.92 ha per 1,000 residents if all of the residents in the transport corridor are included back in CP24.

3.3.4 Community services

IPART finding

- 7 There is reasonable nexus between the land for community services in CP24, and the demand arising from the development in the Schofields Precinct.

CP24 includes 0.45 ha of land for community services near Schofields Station. The land is for a Community Recreation and Resource Hub (CRRH) which comprises youth and library services, community services, child and family services, and a neighbourhood centre.⁶⁵

Blacktown City Council is responsible for community services in the Schofields Precinct. The council expects that land for the community hub will be dedicated by one of the developers in the precinct.⁶⁶

Consistency with the technical study

We are satisfied that there is a reasonable nexus for the amount of land for community services and aquatic facility, and the expected demand arising from the development of the precinct.

The Elton Study identified that neighbourhood-level community services (such as those in the hub model) are generally required for a population of 4,000 to 12,000.⁶⁷ This includes provision of a community centre of around 750 to 800m² and a site area up to 0.4 ha.⁶⁸

Although the council included slightly more land in CP24 than recommended (500m² more), the council stated that this is still broadly consistent with other hubs at Ropes Crossing, Mount Druitt, Bungarribee and The Ponds.⁶⁹

⁶⁵ Blacktown City Council, Response to IPART queries, 23 May 2014, p 16.

⁶⁶ Blacktown City Council, Response to IPART queries, 23 May 2014, p 23.

⁶⁷ Elton Study, p 30.

⁶⁸ Elton Study, p 32.

⁶⁹ Blacktown City Council, Response to IPART queries, 23 May 2014, p 16.

We consider that this minor deviation from the Elton Study is reasonable given the council's prior experience in delivering these hubs. We also note that the council has demonstrated significant efficiencies in co-locating these facilities using the hub model compared with the traditional model of dispersed community services.⁷⁰

3.3.5 Combined precinct facility (Reserve 867)

IPART finding

- 8 There is no nexus between the conservation zone designated as Reserve 867 and the expected development in the Schofields Precinct. However, Reserve 867 could remain in CP24 on the basis of Finding 1.

CP24 includes Reserve 867 (a conservation zone) as a combined precinct facility, which services all residential growth precincts in the Blacktown LGA. Reserve 867 includes the cost of land and embellishment for bush regeneration works, boundary fencing, waste removal and monitoring and reporting needs.⁷¹

Blacktown City Council is responsible for the acquisition of land and embellishment for Reserve 867.

Consistency with the technical study

Reserve 867 is not identified in any technical study to meet the demand for open space or other essential works for the Schofields Precinct. As such, it does not serve a dual purpose with other essential infrastructure nor does it demonstrate nexus with the development in the Schofields Precinct. However, as discussed in section 3.2 above, we consider that it could still remain in the plan on the basis of a prior agreement with DP&E about its funding.

3.3.6 Plan administration costs

IPART finding

- 9 There is reasonable nexus between the preparation and administration of CP24 and development in the Schofields Precinct.

The council intends to include administration costs in CP24 because it considers that the costs involved with preparing, managing and administering the plan are an integral and essential component of the efficient provision of amenities and services in the Schofields Precinct.⁷² We consider this is reasonable.

⁷⁰ IPART, *Assessment of Blacktown City Council's Draft Section 94 Contributions Plan No 21 Marsden Park Industrial Precinct*, September 2012 (IPART Review of CP21), p 34.

⁷¹ Blacktown City Council, Response to IPART queries, 31 July 2012.

⁷² CP24, p 29.

3.4 Criterion 3: Reasonable costs

IPART must assess whether the proposed development contributions are based on a *reasonable* estimate of the cost of the proposed public amenities and public services.

Reasonable costs may be based on estimates that have been provided by consultants or the council's experience. They should be comparable to the costs required to deliver similar land and facilities in other areas.

The council has used a number of resources to estimate costs including recent tender prices, quantity survey estimates and land valuers' advice.

We consider that the council's different approaches to costing infrastructure land and facilities are mostly reasonable. We note that the council's road designs and use of excavated fill is more cost-efficient than our previous reviews.

However, we found that the council will need to make necessary revisions to its cost estimates which would reduce the cost of open space by around \$11m. This includes addressing some double-counted costs and other cost revisions (see section 3.4.3). We have also discovered the need to correct a further estimate in the cost estimates for a piped outlet for a detention basin. This would reduce the cost of the plan by another \$0.32m.

Lastly, we found that the costs for the combined precinct facility are at least five years old and should be updated when CP20 (Riverstone and Alex Avenue) is being updated later this year.

3.4.1 Cost of land

IPART finding

10 The council's approach to estimating the cost of land in CP24 is reasonable.

Recommendations

- 4 To increase transparency, the council includes an explanation of its methods for estimating the cost of land in CP24.
- 5 The council updates the cost of land for the aquatic facility in CP24 when precinct planning for the Marsden Park Precinct is complete.

We consider that the council's approach to estimating the cost of land is reasonable. The methods it has used are consistent with the methods used in previous plans reviewed by IPART (CP20, CP21 and CP22). They are also consistent with IPART's recommendations for estimating the cost of land in its

2014 Local Infrastructure Benchmark Costs report.⁷³ However, to increase transparency we recommend that the council include an explanation of the methods to estimate acquisition costs in the plan, as requested by stakeholders.

Table 3.7 provides a summary of the land costs in CP24 and the methods used by the council to estimate the costs.

Table 3.7 CP24 – land costs

Classification	Location	Current ownership	Purpose	Area (ha)	Cost in plan (\$)	Method
Acquired	Riverstone Precinct	Council (purchased between 2008 and 2012)	Conservation zone (Reserve 867)	2.2	144,595 ^a	Purchase cost ^b
Yet to acquire	Riverstone Precinct	Council (purchased prior to 2006), private landowners, State Government	Conservation zone (Reserve 867)	18.2	1,134,000 ^a	Market value
Yet to acquire	Marsden Park Precinct	Private landowners	Aquatic centre	3.0	768,000 ^a	Market value
Yet to acquire	Schofields precinct	Private landowners, C'wealth Government	Transport, stormwater management, open space, community services	78.5	42,248,000	Market value
Total					44,294,595	

^a Total land costs for Reserve 867 and the aquatic centre are apportioned between several precincts. The values in this table are those apportioned to the Schofield precinct only.

^b 'Purchase cost' includes the amount paid for the land as well as conveyancing, legal and other incidental specialist costs incurred in acquiring these parcels of land.

Source: CP24 Application, Attachments 5 and 6; CP24, p 62; Blacktown City Council, Response to IPART queries, 6 June 2014.

Categorisation of land

The council has categorised land as either:

- ▼ land it has already acquired, or
- ▼ land it is 'yet to acquire'.

⁷³ IPART, *Local Infrastructure Benchmark Costs – Costing infrastructure in Local Infrastructure Plans*, April 2014 (IPART benchmark report), p 82.

Land it is 'yet to acquire' is mostly land that the council will buy in the future. However, it also includes some land for the combined precinct facility (Reserve 867) that the council owned prior to the land being reserved for a public purpose in 2006 as part of the precinct planning process. The council has categorised this land as 'yet to acquire' because it uses the same approach to estimating the cost as it has for other land it has yet to acquire (ie, market value).

Prior to the rezoning, council held the land for investment purposes and could have sold it at the current market rates. On this basis, we have previously found the council's classification and approach to cost estimation of this particular land is reasonable.⁷⁴ IPART's 2014 Local Infrastructure Benchmark Costs report also recommended that, in exceptional circumstances, councils could include the market value of land they own ie, when the land is classified as 'operational' before it is rezoned for a public purpose by DP&E in the precinct planning process.⁷⁵

Cost of 'land acquired'

The council purchased some of the land for the combined precinct facility (Reserve 867) between 2008 and 2012, after the rezoning of Reserve 867 in 2006.

The value of this land in the plan is \$144,595 which represents the Schofield Precinct's share of the purchase cost, indexed to March 2013 by the CPI (All Groups) for Sydney.⁷⁶ The purchase cost includes the amount paid for the land as well as conveyancing, legal and other incidental specialist costs incurred in acquiring the land.⁷⁷

We consider that the council's approach is reasonable. It is consistent with the EP&A Act which allows councils to levy contributions to recoup the costs that they have incurred for infrastructure, including land costs, provided to cater for development.⁷⁸

Cost of land yet to be acquired

The cost of land classified as 'yet to acquire' in CP24 is estimated to be \$44.2m, or around 28% of total costs in the plan.

⁷⁴ IPART, *Assessment of Blacktown City Council's Section 94 Contributions Plan No 20 – Riverstone and Alex Avenue Precincts*, October 2011 (IPART Review of CP20), p 35; IPART Review of CP21, p 21. IPART, *Assessment of Blacktown City Council's Draft Section 94 Contributions Plan No 22 – Area 20 Precinct*, September 2012 (IPART Review of CP22), p 35.

⁷⁵ IPART benchmark report, p 8.

⁷⁶ CP24 Application, p 16; Attachment 6.

⁷⁷ Blacktown City Council, Response to IPART queries, 29 May 2014.

⁷⁸ *Environmental Planning and Assessment Act 1979*, s 94(1-4) and *Environmental Planning and Assessment Regulation 2000*, cl 25(I) which allows historical costs incurred to be indexed by the CPI (All Groups, Sydney).

The majority of land classified as ‘yet to acquire’ by the council is for transport, stormwater management, open space and community facilities located within the Schofields Precinct. It also includes:

- ▼ land for an aquatic centre in the Marsden Park Precinct
- ▼ land for the combined precinct facility (Reserve 867) in the Riverstone Precinct.

The cost of this land was estimated by the council’s internal, registered valuers using a technique that involved:

- ▼ Estimating average values for three land use groups (environmental zones, residential zones, business zones) using market information.
- ▼ Applying these values to the land in CP24, taking into consideration the inherent features of individual parcels of land such as topography and risk of flooding. In some instances, large improvements and business activities were also considered.⁷⁹

The method used for CP24 is the same method that the council used for CP20 (Riverstone and Alex Avenue), CP21 (Marsden Park Industrial Precinct) and CP22 (Area 20), all reviewed by IPART. An independent valuation report for the Riverstone and Alex Avenue precincts commissioned by DP&E considered the method to be reasonable.⁸⁰ Specifically, the valuation report stated that an averaging technique is the most effective way of estimating the likely acquisition costs until individual valuations are carried out on required parcels or individual allotments.

Each parcel of land to be acquired will be subject to detailed valuation at the time of its acquisition. Once the land is acquired, the actual purchase price may be included in the plan.

The council valued land within the Schofield and Marsden Park Precincts in June 2013 and we agree that no indexation is required.⁸¹ It valued land to be acquired for the combined precinct facility (Reserve 867) in October 2008.⁸² We consider that indexation of the October 2008 valuations by the CPI (All Groups) for Sydney, as proposed by the council, is reasonable.

However, for the cost of land for the aquatic facility, we note that it is based on an indicative estimate of three hectares only and this estimate may be subject to further change as planning progresses in the Marsden Park Precinct. We recommend that the council should update CP24 to reflect the latest cost of land for the aquatic facility when planning for the Marsden Park Precinct is complete.

⁷⁹ Blacktown City Council, Response to IPART queries, 17 June 2014.

⁸⁰ MJ Davis Valuations, *Alex Avenue and Riverstone Contributions Plan – Land Valuation Issues*, 26 February 2010.

⁸¹ Blacktown City Council, Response to IPART queries, 23 May 2014, p 17.

⁸² CP24 Application - Attachment 6.

Transparency of land cost estimation method

While the council provided us with sufficient information to assess the reasonableness of these costs as part of its application, there is limited information on the cost of the land within the plan itself. This was noted by two stakeholders in their responses to the public exhibition of CP24.

GLN Planning observed that ‘there is no detail ... as to how the total land acquisition costs in Appendix G were arrived at’ and ‘the Council should have made available as part of the public exhibition any valuation advice that informed the draft CP, so that interested parties could understand land costs assumptions’.⁸³

The Department of Defence also suggested the draft plan would benefit from the inclusion of detail on estimated land values.⁸⁴

The council stated it can show the method used to calculate land costs in CP24 instead rather than detailed estimates on land values. This is because it may create an expectation of compensation for land acquisition at those rates when the actual compensation rate will depend on the relevant market value when acquiring land.

We consider that it is reasonable for the council to include its method to calculate the estimated land values in CP24.

3.4.2 Cost of transport and stormwater facilities

IPART finding

- 11 The council’s approach to estimating the cost of stormwater and transport facilities in CP24 is reasonable except for an incorrect cost estimate for the piped outlet in Basin 2 (SE1.4).

Recommendation

- 6 The council reduces the cost of Basin 2 (SE1.4) by \$322,770 (including administration costs) to correct a cost estimate for the piped outlet.

The costs for transport and stormwater facilities in CP24 were estimated using recent tender prices for 2013/14.⁸⁵ The total cost of stormwater and transport facilities also includes on-costs for site costs, design fees and a contingency allowance as set out in Table 3.8 below. The council has not indexed the cost of stormwater and transport facilities as they are already in March 2013 dollars (the base period for the plan).⁸⁶

⁸³ CP24 Application – Attachment 8, p 17.

⁸⁴ CP24 Application – Attachment 8, p 21.

⁸⁵ CP24 Application, p 17.

⁸⁶ CP24 Application, p 17; Blacktown City Council, Response to IPART queries, 30 April 2014.

Table 3.8 On-costs for transport and stormwater management infrastructure

Facility	Site establishment and management	Design fees	Contingency allowance
Detention basins	5%	5% + \$20,000 for sub-consultant environmental investigations	5%
Bio-retention (raingardens)	5%	5%+ \$5,000 or \$20,000 for specialist sub-consultant investigations	5%
Trunk drainage channels	5%	5%+\$20,000 for specialist sub-consultant investigations	5%
Culverts	5%	5%+\$5000 for specialist sub-consultant investigations	5%
Gross pollutant traps	na	5%+\$1,000 for nominal design allowance	Na
All transport facilities	na	5%+ \$20,000 for specialist sub-consultant investigation cost	5%

Source: CP24 Application, pp 17-18.

We consider that the council's approach to estimating the cost of stormwater and transport facilities is reasonable:

- ▼ The costing approach is consistent with our findings and recommendations in our previous review and the IPART benchmark report. In those reviews, we considered that councils can use tender prices because it is a realistic estimate of the current market price.⁸⁷
- ▼ The council stated that it has applied a lower contingency allowance than it typically allows for stormwater and transport facilities (10% to 15%) and has also reduced the design fees for the basins.⁸⁸ The council stated these reductions were made in order to be consistent with our previous findings and recommendations.⁸⁹
- ▼ The council has used the excavated material more efficiently for detention basins rather than disposing it as excess material. We note that the council previously planned to dispose around 63% of the total excavated materials for detention basins in CP21 (Marsden Park Industrial Precinct).⁹⁰ In contrast, the council intends to dispose only 20% of the excavated materials for detention basins in CP24.⁹¹ We estimate that this represents a saving of at least \$8m compared with the council's previous approach in CP21.⁹²

⁸⁷ IPART Review of CP21, p 110.

⁸⁸ CP24 Application, pp 17-18.

⁸⁹ IPART Review of CP21, pp 41-49.

⁹⁰ IPART calculations based on Blacktown City Council, Response to IPART queries, 28 February 2012.

⁹¹ Blacktown City Council, Response to IPART queries, 30 April 2014.

⁹² This estimate is based on comparing the amount of fill disposed for detention basins for CP21 and CP24. Source: IPART calculations based on Blacktown City Council, Response to IPART queries, 1 July 2014 and 28 February 2012.

- ▼ The council's pavement design for roads represents a more cost-efficient outcome. In particular, the council's collector road designs a thinner pavement layer compared with our benchmarks.⁹³ We consider that this deviation from other comparable roads have led to significant savings in road construction costs in CP24.

However, we found that the council will need to correct some cost estimates for stormwater infrastructure items in CP24 eg, pipes and culverts. In particular, Basin 2 (SE 1.4) contains an incorrect unit rate for a piped outlet. We estimate that this correction would result in a reduction of around \$318,000 in stormwater infrastructure costs (including on-costs) plus \$4,770 in administration costs.⁹⁴

3.4.3 Cost of open space embellishment and combined precinct facility (conservation zone)

IPART findings

- 12 The council has reduced the cost of open space by around \$11m since the exhibited version of CP24.
- 13 The council's approach to estimating the cost of open space embellishment and works for the conservation zone is reasonable, except for the inclusion of the plan of management for Reserve 980.

Recommendations

- 7 The council reduces the cost of open space embellishment in CP24 by \$11,055,380 (including administration costs), as set out in its revised open space cost sheets submitted on 23 June 2014. This excludes the revision for the plan of management for Reserve 980.
- 8 The council updates the base costs for works to the conservation zone when CP20 – Riverstone and Alex Avenue is reviewed.

For open space embellishments in CP24, most of the costs were estimated using quantity surveyor rates from 2012.⁹⁵

For on-costs, the council also included:

- ▼ contingency allowances of 15% of base costs
- ▼ design fees of 10% of base costs.⁹⁶

⁹³ Blacktown City Council, Response to IPART queries, 9 July 2014.

⁹⁴ To calculate the reduction, we have used a rate of \$128 per metre (consistent with other basins) rather than \$8,000 per metre. This is an indicative estimate as the actual rate may be higher than \$128 per metre due to additional costs to address utilities services nearby. Source: IPART calculations based on Blacktown City Council, Response to IPART queries, 1 July and 9 July 2014.

⁹⁵ Blacktown City Council, Response to IPART queries, 23 May 2014, p 18.

⁹⁶ CP24 Application, p 19.

The council has indexed the quantity surveyor rates to March 2013 dollars using the PPI Non-residential Construction Index.⁹⁷

For the combined precinct facility (conservation zone), the cost of work were estimated using rates and quotes from past orders in 2008.⁹⁸ The council has also included:

- ▼ contingency allowances of 15% of base costs
- ▼ design fees of 10% of base costs.⁹⁹

The council has used the Wage Prices Index for NSW for the labour component (ie, plan of management) and the Non-residential Building Construction Index for NSW for the associated environmental works (eg, bush regeneration and fencing works).¹⁰⁰

We consider that the council's approach to estimating the cost of open space embellishment and conservation zone works is reasonable. We mentioned in the IPART benchmark report that the use of quantity surveyors provides more accurate cost estimates because of their specific expertise.¹⁰¹

We also consider that the rates applied for the on-costs are reasonable. The rates used for the contingency allowance and design fees are broadly consistent with our previous decisions and the costing methodology in the IPART benchmark report.¹⁰²

However, we note that the base costs for the works to the conservation zone are based on rates used in CP20 Riverstone and Alex Avenue and are at least five years old. We recommend the council should update the costs in CP24 when the costs are also updated for CP20. This is expected to occur later this year.

We also note that, in response to our inquiries, the council stated that it will reduce the cost of open space by around \$11m.¹⁰³ This included:

- ▼ removing double-counted contingency allowances (-\$4.32m)
- ▼ correcting the cost of the amenities buildings because some sub-items were omitted (+\$1.69m)
- ▼ correcting the cost of netball courts (-\$1.86m)

⁹⁷ CP24 Application, p 17.

⁹⁸ CP24 Application, p 17.

⁹⁹ CP24 Application, p 19.

¹⁰⁰ Blacktown City Council, Response to IPART queries, 6 June 2014.

¹⁰¹ IPART benchmark report, p 110.

¹⁰² IPART benchmark report, pp 31 and 51; IPART Review of CP22, p 44.

¹⁰³ These adjustments were made in June 2014 and we estimate the council reduced the cost of embellishment by around \$11m compared with the Draft CP24 submitted in April 2014. Source: Blacktown City Council, Response to IPART queries, 30 April and 23 June 2014.

- ▼ updating the cost of landscaping, cycleways and pathways consistent with the costs to be used in the Marsden Park Precinct contributions plan (-\$6.50m)
- ▼ including plan of management to account for heritage aspects of Reserve 980 (\$27,500).

We consider that the plan of management should not be included in the cost revisions. We acknowledge the council's concerns that there may be heritage implications for the existing site for Reserve 980, which should be addressed in the plan of management.¹⁰⁴ However, we note that this should already be covered by the \$1.5m (or 10%) allowance for design fees for Reserve 980. Therefore, we recommend that the overall cost reduction should be \$11,055,380.

3.4.4 Plan administration costs

IPART findings

- 14 The council has included plan administration costs of 1.5% of the total cost of facilities since the exhibited draft version of CP24.
- 15 The estimated cost of plan administration in CP24 is reasonable.

The council intends to include around \$1.7m for the cost of plan administration in CP24, based on the benchmark of 1.5% of the value of works that IPART recommended in the IPART benchmark report.¹⁰⁵

We consider the value of works (capital) is likely to be a strong cost driver of the amount of preparation, management and administration of the plan, and it should therefore be relatively cost reflective. On this basis, we consider that the application of the 1.5% benchmark for these costs in CP24 is reasonable. The actual costs to be included will reflect the final estimate of facility costs in the plan.

3.4.5 Indexation of base contribution rates

IPART finding

- 16 The indexation of base contribution rates in CP24 by the Consumer Price Index (All Groups) for Sydney is reasonable.

¹⁰⁴ Blacktown City Council, Response to IPART queries, 25 July 2014.

¹⁰⁵ IPART benchmark report, p 63.

The EP&A Regulation permits changes to the rates of monetary contributions set out in the plan without the need to prepare a new contributions plan.¹⁰⁶ In accordance with the Regulation, changes may be made to reflect quarterly or annual variations to:

- ▼ readily accessible index figures adopted by the plan (such as a Consumer Price Index), or
- ▼ index figures prepared by, or on behalf of, the council from time to time that are specifically adopted by the plan.

The base contribution rates in CP24 are in March 2013 dollars. The plan includes a provision for the council to index quarterly the base contribution rates by the Consumer Price Index (All Groups) for Sydney.¹⁰⁷ This index is a 'readily accessible index figures adopted by the plan' and is therefore consistent with the Regulation.

3.5 Criterion 4: Timing

IPART finding

- 17 The council's approach to ensure that the infrastructure can be delivered in a timely manner is reasonable.

IPART must advise whether the proposed infrastructure in the plan can be provided within a reasonable timeframe.

The timing of the proposed public amenities and services is important as it helps to:

- ▼ determine the timing of the council's expenditure
- ▼ demonstrate that the council has the capacity to provide the infrastructure
- ▼ demonstrate that the council can provide the infrastructure to meet the demand for those services within a reasonable timeframe.

3.5.1 Prioritisation of infrastructure

The council has prioritised the timing of particular categories of works in the following order:

1. stormwater management infrastructure
2. transport infrastructure
3. open space infrastructure
4. community services and combined precinct facility.¹⁰⁸

¹⁰⁶ *Environmental Planning and Assessment Regulation 2000*, clause 32(3)(b).

¹⁰⁷ CP24, p 32.

¹⁰⁸ CP24, pp 6-7.

Stormwater management infrastructure is the top priority given the flood prone nature of land around the Eastern Creek area. We understand that there are revenue risks associated with the contributions cap and recognise that this prioritisation is reasonable in managing this risk to ensure the most important infrastructure can be delivered.

3.5.2 Timing of infrastructure delivery

In CP24, the council has stated that the precinct will be developed mostly by major landholders or private developers once Sydney Water has completed providing water and wastewater services to the precinct.¹⁰⁹ The council also noted that the timing of residential development in parts of the precinct is market driven and so it is difficult to determine the anticipated population growth in the precinct.

As such, the plan does not provide further details of the expected lot production or the development pattern in the precinct to allow us to assess whether the actual timing of works is reasonable.

However, CP24 indicates that the infrastructure is intended to be provided in 3 tranches, with all infrastructure proposed to be in place by 2030 (see Table 3.9). Comparatively, the council expects precinct development to be completed in 20 to 25 years.¹¹⁰

¹⁰⁹ CP24, p 5; Sydney Water, *North West Growth Centre – Package 2 and 3A*.

<<http://www.sydneywater.com.au/sw/water-the-environment/what-we-re-doing/current-projects/servicing-growth-areas/index.htm>>.

¹¹⁰ CP24 Application, p 3.

Table 3.9 Indicative timeframes in CP24, by infrastructure category

Infrastructure category	Timing for provision
Stormwater	For the Eastern Creek catchment, most of the stormwater infrastructure will be provided in the first two tranches (2013 to 2024). For Eastern Creek west catchments, most of the stormwater infrastructure will be provided in the third tranche (2025 to 2030).
Transport	Only Bridge Street will be provided in the first tranche (2013 to 2018). Most infrastructure will be provided in the second tranche (2019 to 2024). Nirimba Drive and works will be upgraded in the third tranche (2025 to 2030).
Open space	The indicative timeframes are spread across all 3 tranches. The district park sports complex will be provided in the third tranche (2025 to 2030).
Community services	Land will be acquired around the third tranche (2025 to 2030).
Combined precinct facilities	Land and facilities will be provided in the second tranche (2019 to 2024).

Source: CP24, p 25 and Appendices A to E.

We consider that the council's approach in general is reasonable in ensuring that infrastructure can be delivered in a reasonable timeframe given the uncertainty of the long development timeframes over 20 to 30 years. The council has provided indicative timeframes as to when infrastructure will be provided as well as a general strategy to accommodate the developer-driven infrastructure provision in the precinct.¹¹¹

3.6 Criterion 5: Apportionment

IPART must advise whether the proposed development contributions are based on a reasonable apportionment between existing demand and new demand for the infrastructure.

While nexus is about establishing a relationship between the development and demand for infrastructure, apportionment is about quantifying the extent of the relationship by ensuring that costs are shared appropriately between new and existing developments. Apportionment refers to the share of the relevant costs of public amenities and services that is borne by the future development. The concept of apportionment is based on ensuring that developers pay only for the portion of demand that results from their new development.

¹¹¹ Blacktown City Council, Response to IPART queries, 23 May 2014, p 23.

Apportionment should take into account and quantify:

- ▼ the capacity of existing infrastructure and the needs of the existing population, if any
- ▼ the demand generated by different types of development covered by a contributions plan
- ▼ demand for infrastructure in the plan arising from existing or expected development outside the development area.

We found that most of the costs have been reasonably apportioned in CP24 to the expected development within the Schofields Precinct, including some offsite open space and transport infrastructure. We also found that the exclusion of the Nirimba Education Precinct in the apportionment of infrastructure cost is reasonable.

However, we consider that the apportionment of some costs should be revised:

- ▼ Residents in the catchments west of Eastern Creek should not be apportioned the cost of open space infrastructure (except for the district park (Reserve 980) and the land for aquatic facility).
- ▼ The population figures used to calculate CP24's share of costs should be reviewed because they are inconsistent with other plans.
- ▼ There are some lots that are unlikely to be developed which should be removed from the apportionment calculations in CP24.

For the Transport Corridor Investigation Area, Jacobs advised that it should not be excluded from CP24. We consider its exclusion from CP24 is reasonable at this stage because of the uncertainty about future development in the area. However, the council should review the apportionment calculations when plans for the corridor are clearer. Our assessment of the infrastructure in the plan has taken into account that there may be more demand for infrastructure when the use of the area is more certain.

3.6.1 How infrastructure is apportioned in CP24

Table 3.11 summarises how the infrastructure in CP24 is apportioned. This includes consideration of existing population and infrastructure needs, how it is apportioned amongst the new development and any infrastructure which is located offsite or apportioned to an offsite development area.

Table 3.10 How infrastructure is apportioned in CP24

Infrastructure	Does it service the existing development?	How is it apportioned to new development types?	What are the apportionment catchments?	Any offsite infrastructure or apportionment to offsite development area?
Transport	No	Residential and non-residential	Eastern Creek catchment only	Yes, CP24 includes 4 offsite transport works which have been apportioned to the Schofields Precinct.
Stormwater	No	Residential and non-residential	All catchments	No
Open space	No	Residential development only	All catchments	Yes, CP24 includes land for an aquatic facility which will be contributed by residential development in the Schofields Precinct.
Community services	No	Residential development only	All catchments	No
Combined precinct facility	No	Residential development only	All catchments	Yes, CP24 includes land and facilities for Reserve 867 which will be contributed by residential development in the Schofields Precinct.

Source: CP24, pp 26-27, 47 and 62.

3.6.2 Exclusion of existing residential areas in the Schofields Precinct

IPART finding

18 The council's approach to apportioning the cost of infrastructure in CP24 to new development only is reasonable.

The council stated that the proposed infrastructure is based on the increased demand from the new development only.¹¹² As such, the council has apportioned the cost of infrastructure in CP24 solely to the new development. The existing development in the precinct such as the residential area around Argowan Road, Grange Avenue and Bridge Street are already serviced by existing infrastructure around Schofields.¹¹³

¹¹² Blacktown City Council, Response to IPART queries, 15 January 2014.

¹¹³ See for example, Elton Study, p 29.

We consider that the exclusion of the existing developed areas in the apportionment calculations is reasonable. The infrastructure in the plan is based on the expected needs of future development in the precinct and the technical studies have considered the existing demand and capacity of existing infrastructure in assessing new infrastructure requirements.¹¹⁴

Also, CP24 gives contribution credits to existing residential development in the precinct (up to 2.9 persons and 450 m² lots).¹¹⁵ This means that only additional demand arising from the development of existing residential areas will be required to contribute to the new infrastructure.

3.6.3 Transport

IPART finding

19 The council's approach to apportioning the cost of transport infrastructure in CP24 is reasonable.

Most of the cost of transport infrastructure has been apportioned to the Eastern Creek catchment of the precinct area (136.7 hectares of development).¹¹⁶ This includes non-residential development in the local town/neighbourhood centres.

There are four items which are located outside the precinct boundaries and have been apportioned to Eastern Creek catchment:

- ▼ **The Nirimba Drive section and intersection works with Douglas Road (SR2.1 and 4.4).** These works are located just outside the southern boundaries of the Schofields Precinct and their costs have been wholly apportioned to the Schofields Precinct.¹¹⁷
- ▼ **Intersection works at Westminster Street and Railway terrace (SR4.3).** These works are located immediately outside the precinct near the train line and their costs have been wholly apportioned to the Schofields Precinct.¹¹⁸
- ▼ **The footbridge joining the Colebee Precinct (SR4.2).** This footbridge is located north of the Nirimba Education Precinct and will connect the two precincts over the Eastern Creek riparian corridor. Only 50% (or \$86,000) of the cost has been allocated to the Schofields Precinct.¹¹⁹

¹¹⁴ For example, the stormwater infrastructure are based on the needs arising from increased demand and water flows from development in the precinct compared with existing demand and water flows. Source: CP24 Application, p 11.

¹¹⁵ CP24 was further amended on 16 June 2014. A new section was inserted which stated that the council will grant contributions credits to existing residential development lots of up to 2.9 residents and 450m² around the Schofields Township area. Source: CP24, p 32; Blacktown City Council, Response to IPART queries, 20 June 2014.

¹¹⁶ CP24, Appendix B.

¹¹⁷ CP24, Appendix B, p 50.

¹¹⁸ CP24, Appendix B, p 48.

¹¹⁹ CP24, p 51.

- ▼ **Intersection upgrade around Douglas Road and Quakers Hill Parkway (SR 4.5).** The council has split the cost evenly between CP24 and CP17 Quaker's Hill Commercial Precinct (\$0.22m each).¹²⁰

The council has not included the Nirimba Education Precinct and the area within the Transport Investigation Corridor Area in the Eastern Creek catchment for the apportionment of transport infrastructure costs.

On-site transport infrastructure

We consider that the apportionment is reasonable for transport infrastructure located on-site within the Eastern Creek catchment in Schofields Precinct. The council has excluded catchments west of Eastern Creek because they do not receive any benefit from the proposed transport infrastructure located in the Eastern Creek catchment.¹²¹

Off-site transport infrastructure

For transport infrastructure located offsite, we consider that the apportionment of costs to the Eastern Creek catchment is reasonable:

- ▼ For the **Nirimba Drive and intersection works**, these works are consistent with the upgrade of the entire road to a collector grade to manage traffic flows arising from the development of the Schofields precinct. The council stated that these works are more efficient than the existing roundabout and will help maintain pedestrian safety.¹²²
- ▼ For the intersection works at **Westminster Street and Railway Terrace** (near the overpass bridge), CP24 states that these works are required on safety grounds for flood evacuation purposes.¹²³ We note that this is consistent with the flood evacuation strategy in the JWP Study, which recommended that the bridge serve as an evacuation route for the new residents around West Parade and Grange Avenue.¹²⁴
- ▼ For the **Colebee footbridge**, the costs have been evenly shared between a developer in the neighbouring Colebee Precinct as part of a voluntary planning agreement¹²⁵ and CP24. We consider the apportionment of the cost of the footbridge in CP24 is reasonable because residents of Schofield will benefit from the use this footbridge and another footbridge that will be provided as part of the Colebee Precinct.

¹²⁰ CP24, p 51.

¹²¹ Blacktown City Council, Response to IPART queries, 23 May 2014, p 21.

¹²² Blacktown City Council, Response to IPART queries, 23 May 2014, p 13.

¹²³ CP24, p 17.

¹²⁴ JWP Study, p 49.

¹²⁵ Blacktown City Council, Response to IPART queries, 23 May 2014, p 21.

- ▼ For the intersection upgrade around **Quakers Hill Parkway and Douglas Road**, the council decided to apportion the costs evenly between CP24 and CP17 because detailed traffic analysis was not available to determine the appropriate apportionment.¹²⁶ We consider that the apportionment of 50% of the costs is reasonable because both developments will lead to increased traffic flows around this intersection. We note that the cost of a new study to attain an accurate apportionment figure is likely to outweigh any cost reductions (if any).

Exclusion of Nirimba Education Precinct

We consider that it is reasonable to exclude the Nirimba Education Precinct in the apportionment calculation for transport infrastructure. We note that the transport infrastructure does not provide any material benefit to the Nirimba Education Precinct. For example:

- ▼ The Nirimba Drive section cannot be used to access the Nirimba Education Precinct campus as there is no connection with the internal roads.¹²⁷
- ▼ The main entrance into the campus is through Eastern Road and Warawara Circuit. This intersection will not require the use of the proposed intersection upgrade which manages traffic onto Quakers Hill Parkway.
- ▼ The main road surrounding the campus is Quakers Road, which is funded by the NSW Government through state infrastructure contributions.¹²⁸

3.6.4 Stormwater management

IPART finding

- 20 The council's approach to apportioning the cost of stormwater infrastructure is mostly reasonable.

Recommendation

- 9 The council removes the relevant lots adjacent to Elgin Street (which are unlikely to be developed) from the apportionment calculations for all infrastructure categories.

There are three contributions catchments for stormwater management in CP24 comprising one large catchment and two smaller catchments:

- ▼ Eastern Creek (east of Eastern Creek)
- ▼ Eastern Creek – West 1 (west of Eastern Creek)
- ▼ Eastern Creek – West 2 (further west of Eastern Creek).¹²⁹

¹²⁶ Blacktown City Council, Response to IPART queries, 24 June 2014.

¹²⁷ See Nirimba Education Precinct map: < <http://nirimba.nsw.edu.au/map/>>.

¹²⁸ CP24, p 17.

¹²⁹ CP24, Appendix A.

The council has split the precinct into these three contributions catchments because of the different stormwater needs on different sides of Eastern Creek. In particular, the council stated that the precincts west of the creek are generally self-contained and should be separated from the broader precinct.¹³⁰

Eastern Creek catchment

For the Eastern Creek catchment, the development area for which the cost of stormwater management infrastructure is apportioned to is:

- ▼ 136.7 ha for stormwater quantity
- ▼ 131.8 ha for stormwater quality.¹³¹

The catchment excludes land and development within the Transport Investigation Corridor Area and the Nirimba Education Precinct.¹³²

The council has also apportioned the cost of stormwater quality differently for different types of developments in the Eastern Creek catchment. The council expects that development other than low density residential development in the precinct will have on-site measures for managing stormwater quality.¹³³ As such only 25% of the land zoned for medium density and high density residential, industrial and commercial areas will be levied for stormwater quality contributions. This represents the proportion of local roads in these zoned areas which will require treatment from the stormwater quality facilities.

Eastern Creek West catchments

For the Eastern Creek West catchments, the development area for which the cost of stormwater management infrastructure is apportioned to is:

- ▼ 4.18 ha for Eastern Creek – West 1
- ▼ 1.98 ha for Eastern Creek – West 2.

Stormwater quality and quantity infrastructure are dealt with uniformly in these catchments. This is because there is no development in these catchments which will have on-site measures for managing stormwater quality.

Apportionment of stormwater infrastructure

We engaged Jacobs to assess the apportionment of the cost of stormwater infrastructure.

¹³⁰ CP24, p 11.

¹³¹ CP24, p 62.

¹³² CP24, p 35.

¹³³ CP24, pp 9-10.

We consider that most of the council's apportionment methodology for stormwater infrastructure is reasonable. This is informed by Jacobs' advice, our analysis and correspondence with the council.¹³⁴ However, the council should remove the relevant lots adjacent to Elgin Street (which are unlikely to be developed) from the Eastern Creek stormwater catchment and the apportionment calculations for other infrastructure categories.

We also consider that the 25% apportionment factor for stormwater quality is reasonable for development other than low density residential development. These development types (eg, medium density residential and commercial development) will have on-site stormwater quality measures to treat stormwater. This means that only the public roads adjoining these development types (around 25% of the development area) will be using the stormwater quality infrastructure.¹³⁵ Jacobs suggested that there should be a separate contributions rate for stormwater quality for such development types, consistent with the 25% apportionment factor in Appendix H of CP24. We note that it would improve transparency if the council includes this separate rate.

Jacobs made two other suggestions which we have not included in our recommendations:

- ▼ **The inclusion of the transport corridor back into the plan.** We consider that its exclusion is reasonable as an interim measure only and that the council should update the apportionment catchment in CP24 when plans are clearer about the state transport infrastructure within the corridor (see section 3.6.7 below).
- ▼ **The apportionment of the cost of stormwater quality infrastructure to the existing residential area in the Eastern Creek catchment.** Although we acknowledge that some of these existing residential lots were included in the demand modelling for infrastructure, we consider that it does not satisfy the broader causation principle for nexus and apportionment. This is because there is no evidence clearly indicating that these existing lots currently require additional stormwater quality infrastructure. The need for the additional stormwater quality infrastructure appears to be wholly driven by the expected future development in the Schofields Precinct. Therefore, these existing dwellings should not have to contribute to these new facilities.

¹³⁴ Jacobs, *Assessment of Blacktown City Council's Draft Contributions Plan No 24 – Review of Stormwater and Apportionment*, 25 July 2014, pp 12-16.

¹³⁵ GLN Planning's submission was concerned about the feasibility for some medium density residential zones to have on-site stormwater quality treatment. We note that this requirement is from the council's planning documents rather than CP24. Source: CP24 Application – Attachment 8, p 11; CP24, p 14; Blacktown City Council, *Blacktown Development Control Plan 2006 – Part R*, p 10.

3.6.5 Open space and community services

IPART finding

- 21 The council's approach to apportioning the cost of open space infrastructure and land for community services is mostly reasonable except for the apportionment of open space to residential development in Eastern Creek West catchments.

Recommendations

- 10 The council not apports the cost of open space infrastructure to the residential population expected in the Eastern Creek West catchments, except for the costs for the district park sports complex (Reserve 980) and the land for the aquatic facility.
- 11 The council reviews and update the population estimates used in the apportionment calculation for the land for the aquatic facility to reflect the latest population estimates prior to the adoption of CP24.

The cost of open space infrastructure and land for community services is apportioned to the expected residential development in the whole precinct, on a per person basis.¹³⁶

For the aquatic facility, the cost of land that is apportioned to CP24 reflects Schofield Precinct's share of the total population of the six growth centre precincts in the Blacktown LGA that will be serviced by the aquatic facility. Table 3.11 shows how the cost of land is apportioned.

Table 3.11 Blacktown City Council's apportionment of the cost of land for the aquatic facility

Precinct	Expected population	Population and costs share (%)
Marsden Park Industrial	3,504	6.1
Schofields	7,335	12.8
Marsden Park	28,293	49.3
Marsden Park North	11,200	19.5
Schofields West	5,600	9.8
Shanes Park	1,400	2.4
Total	57,332	100.0

Source: CP24, p 27.

The council has not included the Nirimba Education Precinct and the area within the Transport Corridor Investigation Area in the apportionment of costs for open space and community infrastructure.

¹³⁶ CP24, Appendix G.

Apportionment of on-site open space infrastructure

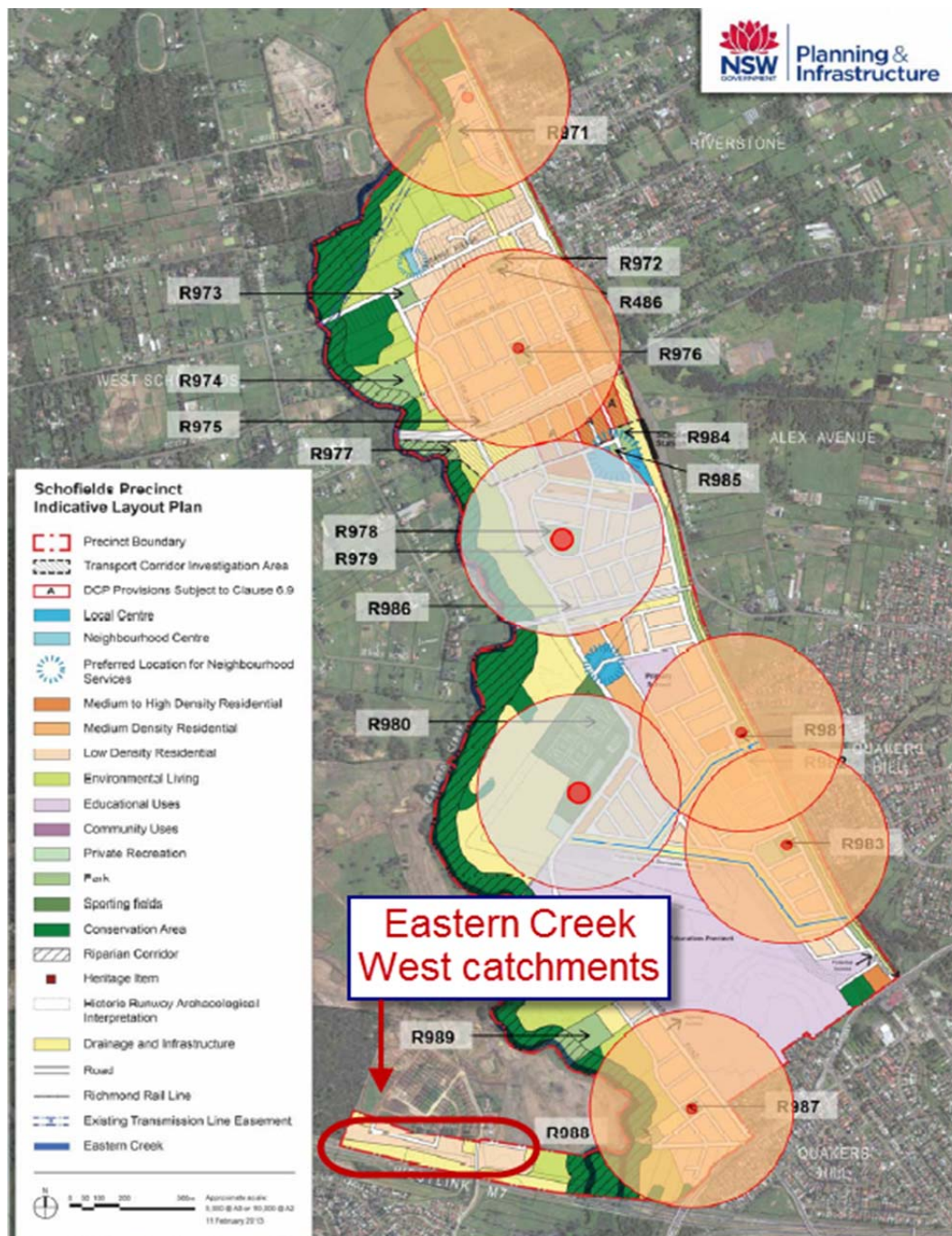
We consider that most of the apportionment is reasonable for open space infrastructure. However, we consider that it is not reasonable to include the catchments west of the Eastern Creek Precinct when apportioning the cost of local open space infrastructure. The catchments west of Eastern Creek are isolated and there does not appear to be reasonable access within 400 to 500 metres to local parks in the Schofields Precinct to justify the apportionment of costs (see Figure 3.2).

Nevertheless, we consider that there is still a case for apportioning the costs associated with the district open space infrastructure given their district/precinct level orientation ie, the main sports complex (Reserve 980) and the land for the aquatic centre.

In making this recommendation, we note that the lower population catchment for local open space will marginally increase the contributions rate for dwellings in the Eastern Creek catchment.¹³⁷

¹³⁷ We estimate that the impact is around \$162 per dwelling.

Figure 3.2 Location of open space infrastructure in CP24



Note: The circles represent the service catchments of playgrounds in the Schofields Precinct.

Data source: Blacktown City Council, Response to IPART queries, 30 May 2014.

Apportionment of off-site open space infrastructure (aquatic centre)

For the cost of land for the aquatic centre, we note that CP24 uses different population estimates in the apportionment calculations compared with the recently adopted CP21.¹³⁸ We therefore recommend that the council should review and update the population estimates, consistent with the latest precinct planning documents prior to adopting CP24.

Apportionment of on-site community services infrastructure

For land for community services, we consider it is reasonable to apportion the costs on a per person basis across the precinct. The facilities to be provided are based on the district needs of the entire precinct in the Elton Study and the council has apportioned the cost consistently on this basis.

Exclusion of the Nirimba Education Precinct

We also consider that the exclusion of the Nirimba Education Precinct is reasonable in apportioning the cost of open space and community infrastructure. The Elton Study noted that the facilities in the campus are planned separately from the rest of the Schofields precinct and have been excluded in calculating the open space requirements.¹³⁹ As such, it is unlikely that there will be use of the open space and community services in Schofields given the availability on campus.

3.6.6 Combined precinct facilities

IPART finding

22 The council's approach to apportioning the cost of Reserve 867 in CP24 is reasonable.

Recommendation

12 The council reviews and updates the population estimates used in the apportionment calculation for Reserve 867 to reflect the latest population estimates prior to the adoption of CP24.

Table 3.12 shows how the total cost of the conservation zone – Reserve 867 is apportioned. We consider that the general approach taken by the council in apportioning the costs based on residential population share is reasonable. However as discussed above, there is some inconsistency in the population estimates used to apportion the costs.

¹³⁸ IPART Review of CP21, p 23.

¹³⁹ Elton Study, p 24.

Table 3.12 Blacktown City Council's apportionment of the cost of conservation zone – Reserve 867

Precinct	Expected population	Cost share (%)
Riverstone	26,299	21.3
Alex Avenue	17,999	14.6
Riverstone East	15,000	12.2
Area 20	6,400	5.2
Marsden Park Industrial	3,504	2.8
Schofields	7,335	6.0
Marsden Park	28,293	23.0
Marsden Park North	11,200	9.1
Schofields West	5,600	4.6
Shanes Park	1,400	1.1
Total	122,960	100.0

Source: CP24, p 26.

3.6.7 Exclusion of the Transport Corridor Investigation Area

IPART finding

23 The exclusion of the Transport Corridor Investigation Area from the apportionment calculations is reasonable at this stage.

Recommendation

13 The council updates the apportioned costs within CP24 when more reliable plans are available for the Transport Corridor Investigation Area.

CP24 excludes land and residents within the Transport Corridor Investigation Area in apportioning the cost of infrastructure. However, the council has retained the stormwater infrastructure within the corridor because it will still be required to service the immediate local catchment.

As mentioned earlier, this is because the council has assumed that this entire area will be for major state transport infrastructure. The council may face a shortfall in contributions if it:

- ▼ apportioned infrastructure costs to development within the corridor, and
- ▼ later excluded the corridor if a major state transport project is proposed.¹⁴⁰

On this basis, we agree that the exclusion of the corridor area is reasonable at this stage as an interim measure.

¹⁴⁰ Blacktown City Council, Response to IPART queries, 23 May 2014, p 7.

However, we note that there is the likely possibility that some of the area may be included back into CP24 as planning advances and land requirements for the corridor are refined.¹⁴¹ This may also involve further changes to the stormwater configuration to ensure its provision is still feasible, and consultation with RMS about contributing to local stormwater infrastructure.¹⁴²

We therefore also recommend that the council should review and update the cost apportionment in CP24 when planning for the corridor is refined so that the costs are borne more equitably.

3.7 Criterion 6: Consultation

IPART finding

24 The council has conducted appropriate community liaison and publicity by publicly exhibiting the plan.

We are required to assess whether the council has conducted appropriate community liaison and publicity in preparing the contributions plan.

Blacktown City Council exhibited the draft CP24 from 11 September 2013 to 9 October 2013. The council advertised the exhibition of the draft CP24 in the local newspapers and wrote to every property owner in the precinct notifying them of the exhibition.¹⁴³

The council received four submissions during the exhibition of CP24, from:

- ▼ GLN Planning Pty Ltd - a consultant on behalf of Defence Housing Australia (a developer)
- ▼ Department of Defence - a major landowner in the precinct
- ▼ Brown Consulting - a consultant on behalf of the joint venture between a developer and a major landowner (Villawood Properties and Dairycorp)
- ▼ Roads and Maritime Services - authority responsible for major transport infrastructure for the precinct.

¹⁴¹ We note that the council has already narrowed the corridor in the Marsden Park Precinct. Source: Blacktown City Council, Response to IPART queries, 10 June 2014.

¹⁴² We note that the council has previously consulted with RMS about their contribution to local stormwater infrastructure in an adjacent precinct. Source: Blacktown City Council, Response to IPART queries, 10 and 20 June 2014.

¹⁴³ CP24 Application, p 25.

Among the issues raised by stakeholders were concerns about:

- ▼ the plan's stated development yield of the Schofields Precinct (dwellings types and estimated population)
- ▼ the nexus and costs of various land and facilities (such as the rate of provision for parks)
- ▼ the impact of the development contributions cap, given that the council cannot recover contributions above the cap, and the reliance on state government or other alternative funding sources.¹⁴⁴

Generally, the industry stakeholders were concerned about what they considered to be an overprovision of infrastructure for open space and an under provision of stormwater infrastructure. On the other hand, RMS stated that the cost of two intersection facilities appears low and that the council should reconsider its costings.¹⁴⁵

The council responded to all of the submissions in detail and addressed some of the concerns raised by stakeholders in the plan eg, latest dwelling and population estimates and explained its reasoning regarding the transport and stormwater infrastructure issues (see Appendix E).¹⁴⁶

We consider that the council has satisfactorily met this criterion. We have used the issues raised in the submissions to inform our analysis, especially in relation to issues about the overprovision of open space infrastructure and the need for council to update the expected population and infrastructure cost estimates. Our responses to the issues raised during the exhibition process are also included in Appendix E.

We note that administration costs were not included in the exhibited draft of CP24. However we consider the inclusion of these costs in the final version is reasonable as the change reflects a variation to State Government policy subsequent to the public exhibition period.

3.8 Criterion 7: Other matters

IPART must advise whether the plan complies with other matters IPART considers relevant.

Appendix G summarises our assessment against the information requirements in the EP&A Regulation.

¹⁴⁴ CP24 Application – Attachment 8, pp 4, 7, 21-23.

¹⁴⁵ CP24 Application – Attachment 8, p 20.

¹⁴⁶ CP24 Application, pp 25-26.

3.8.1 Works-in-kind (WIK) and offset arrangements

Recommendation

- 14 The council includes additional guidance in CP24 about the offset arrangements for works-in-kind.

Developer submissions to the council raised concern about the transparency of offset arrangements for the provision of WIK in CP24.¹⁴⁷ For example, GLN Planning on behalf of DHA stated that:

The Plan provides no mechanism or provisions that detail how any works-in-kind undertaken above the \$30,000 per lot can be recouped. Indeed, the draft CP contains no details on Council's current informal policy of not granting section 94 contribution offsets for open space, recreation and community facilities works-in-kind.

A council may accept the provision of a material public benefit, including WIK, in full or part satisfaction in lieu of monetary contributions. The infrastructure costs contained in a WIK agreement are agreed upon by the council and the developer. A council has the discretion to grant offsets in full or partial satisfaction of monetary contributions.

CP24 includes information about the council's WIK policy, primarily focused on the developer's obligations in the process. Otherwise, the council's approach is to consider offset arrangements for all infrastructure and land dedications on a case-by-case basis.¹⁴⁸

DP&E's 2005 Practice Note on development contributions states that councils should seek to be specific about how the council will administer the contributions process and funds.¹⁴⁹

During our assessment, the council advised that it will now consider granting offsets for WIK for all categories of infrastructure.

We consider that the council could provide greater clarity on offset arrangements for WIK in CP24, particularly related to which infrastructure could be covered and how offsets may be recouped. This would provide developers with more certainty about when contributions credits may be offered.

We note that DP&E is currently working to provide clearer governance on the application and administration of WIK for all councils, as part of a new local infrastructure contributions framework.

¹⁴⁷ CP24 Application – Attachment 8, p 10.

¹⁴⁸ CP24, p 31.

¹⁴⁹ Department of Infrastructure, Planning and Natural Resources, *Development Contributions Practice Notes – July 2005* (2005 Practice Notes), p 1.

3.8.2 Other information presented in the contributions plan

IPART finding

25 CP24 complies with the information requirements set out in the EP&A Act and Regulation and is generally consistent with *Development Contributions Practice Note (2005)*.

There are three documents that set out what councils should include in a contributions plan. These are:

- ▼ the EP&A Act which sets out the provisions for the making of contributions plans
- ▼ the EP&A Regulation which lists the particulars that must be included in contributions plans (clause 27)
- ▼ the *Development Contributions Practice Notes (2005)*.

Although we consider that the council could provide further guidance about its offset arrangements for WIK, we otherwise found that the information provided in CP24 generally complies with the above regulations and is set out in a manner that is consistent with the guidelines set out in the 2005 Practice Notes.¹⁵⁰

3.8.3 Quality assurance checks for CP24 and future contributions plans submitted by councils for an IPART review

Recommendations

- 15 The council undertakes a quality assurance check of CP24 prior to its adoption to implement corrections and address inconsistencies between CP24 and relevant supporting information.
- 16 All councils undertake a quality assurance check of their contributions plans and relevant supporting information, prior to submitting their contributions plan to IPART for review. This check should seek to correct any errors and outdated information before the plan is submitted for assessment.

As stated earlier, we discovered that the costings in the original CP24 submitted by the council for our review required further revision (see sections 3.4.2 and 3.4.3).

During our assessment process, the council detected many of these issues when checking costs or calculations and advised us of the need for revisions. Given the significance of these revisions, we recommend that the council undertake a comprehensive quality assurance (QA) check to ensure that all relevant information is accurate and up to date in the final plan before it is adopted.

¹⁵⁰ 2005 Practice Notes, pp 10-30.

More broadly, to avoid the need for these types of revisions in the future, we consider that it is important for councils to undertake a QA check of the contributions plan and all relevant supporting information, prior to submitting it to us for review. This check should seek to ensure that all necessary cost revisions have been made.



Appendices

A IPART findings and recommendations

Our full set of findings and recommendations for our assessment of CP24 are listed below.

Criterion 1: Essential Works List

Finding

- | | | |
|---|--|----|
| 1 | All land and facilities in CP24 are on the Essential Works List except the conservation zone - Reserve 867. | 23 |
| | – Reserve 867 (and associated embellishment) is not on the Essential Works List nor does it share a dual purpose with one or more of the categories of works that meet the definition of essential infrastructure. | 23 |
| | – It is reasonable for the council to include the apportioned costs for Reserve 867 in CP24 because of the Growth Centres SEPP which nominates Blacktown City Council as the acquisition authority for the land, and an agreement between the council and the NSW Government about how Reserve 867 should be funded and delivered. | 23 |

Criterion 2: Nexus

Findings

- | | | |
|---|---|----|
| 2 | There is reasonable nexus between land and facilities for transport infrastructure in CP24 and the demand arising from the development in the Schofields Precinct. | 27 |
| 3 | There is reasonable nexus between most of the stormwater management infrastructure in CP24 and the expected development in the Schofields Precinct. | 28 |
| 4 | There is no reasonable nexus for the culvert SE7.2 that is located under the existing runway section. The culvert is located in a section of the runway that is not retained for development. | 29 |

5	There is reasonable nexus between most of the open space infrastructure in CP24 and the expected development in the Schofields Precinct. However, there is an overprovision of some parks and tennis courts due to the downward revision to the population estimate in CP24 after the provision rates were already determined.	30
6	There is insufficient nexus between Reserve 974 and Reserve 989, and the expected development in the Schofields Precinct because the parks do not meet acceptable standards for open space. The reserves have limited accessibility and do not provide for passive surveillance opportunities.	30
7	There is reasonable nexus between the land for community services in CP24, and the demand arising from the development in the Schofields Precinct.	37
8	There is no nexus between the conservation zone designated as Reserve 867 and the expected development in the Schofields Precinct. However, Reserve 867 could remain in CP24 on the basis of Finding 1.	38
9	There is reasonable nexus between the preparation and administration of CP24 and development in the Schofields Precinct.	38

Recommendations

1	The council removes the cost of facilities for culvert SE7.2. This would reduce the cost of essential works in CP24 by \$817,075 (including administration costs).	29
2	The council:	29
	– clarifies in CP24 that it has omitted stormwater measures to manage flows at the Elgin Street extension because the nearby lots are unlikely to be developed and will not require the stormwater infrastructure	29
	– updates the location and cost of land and works for Basin 9 (SEW1.1 to 1.3) when a feasible alternative site is found.	29
3	The council removes \$7,646,355 from the cost of CP24 (including administration costs), comprising:	31
	– land and embellishment for Reserve 974 (\$2,971,605)	31
	– land and embellishment for Reserve 977 (\$1,547,605)	31
	– land and embellishment for Reserve 989 (\$2,436,945)	31
	– embellishment for two tennis courts for Reserve 980 (\$690,200).	31

Criterion 3: Reasonable costs

Findings

- | | | |
|----|--|----|
| 10 | The council's approach to estimating the cost of land in CP24 is reasonable. | 39 |
| 11 | The council's approach to estimating the cost of stormwater and transport facilities in CP24 is reasonable except for an incorrect cost estimate for the piped outlet in Basin 2 (SE1.4). | 43 |
| 12 | The council has reduced the cost of open space by around \$11m since the exhibited version of CP24. | 45 |
| 13 | The council's approach to estimating the cost of open space embellishment and works for the conservation zone is reasonable, except for the inclusion of the plan of management for Reserve 980. | 45 |
| 14 | The council has included plan administration costs of 1.5% of the total cost of facilities since the exhibited draft version of CP24. | 47 |
| 15 | The estimated cost of plan administration in CP24 is reasonable. | 47 |
| 16 | The indexation of base contribution rates in CP24 by the Consumer Price Index (All Groups) for Sydney is reasonable. | 47 |

Recommendations

- | | | |
|---|---|----|
| 4 | To increase transparency, the council includes an explanation of its methods for estimating the cost of land in CP24. | 39 |
| 5 | The council updates the cost of land for the aquatic facility in CP24 when precinct planning for the Marsden Park Precinct is complete. | 39 |
| 6 | The council reduces the cost of Basin 2 (SE1.4) by \$322,770 (including administration costs) to correct a cost estimate for the piped outlet. | 43 |
| 7 | The council reduces the cost of open space embellishment in CP24 by \$11,055,380 (including administration costs), as set out in its revised open space cost sheets submitted on 23 June 2014. This excludes the revision for the plan of management for Reserve 980. | 45 |
| 8 | The council updates the base costs for works to the conservation zone when CP20 – Riverstone and Alex Avenue is reviewed. | 45 |

Criterion 4: Timing

Finding

- 17 The council's approach to ensure that the infrastructure can be delivered in a timely manner is reasonable. 48

Criterion 5: Apportionment

Findings

- 18 The council's approach to apportioning the cost of infrastructure in CP24 to new development only is reasonable. 52
- 19 The council's approach to apportioning the cost of transport infrastructure in CP24 is reasonable. 53
- 20 The council's approach to apportioning the cost of stormwater infrastructure is mostly reasonable. 55
- 21 The council's approach to apportioning the cost of open space infrastructure and land for community services is mostly reasonable except for the apportionment of open space to residential development in Eastern Creek West catchments. 58
- 22 The council's approach to apportioning the cost of Reserve 867 in CP24 is reasonable. 61
- 23 The exclusion of the Transport Corridor Investigation Area from the apportionment calculations is reasonable at this stage. 62

Recommendations

- 9 The council removes the relevant lots adjacent to Elgin Street (which are unlikely to be developed) from the apportionment calculations for all infrastructure categories. 55
- 10 The council not apports the cost of open space infrastructure to the residential population expected in the Eastern Creek West catchments, except for the costs for the district park sports complex (Reserve 980) and the land for the aquatic facility. 58
- 11 The council reviews and update the population estimates used in the apportionment calculation for the land for the aquatic facility to reflect the latest population estimates prior to the adoption of CP24. 58

- | | | |
|----|--|----|
| 12 | The council reviews and updates the population estimates used in the apportionment calculation for Reserve 867 to reflect the latest population estimates prior to the adoption of CP24. | 61 |
| 13 | The council updates the apportioned costs within CP24 when more reliable plans are available for the Transport Corridor Investigation Area. | 62 |

Criterion 6: Consultation

Findings

- | | | |
|----|--|----|
| 24 | The council has conducted appropriate community liaison and publicity by publicly exhibiting the plan. | 63 |
|----|--|----|

Criterion 7: Other matters

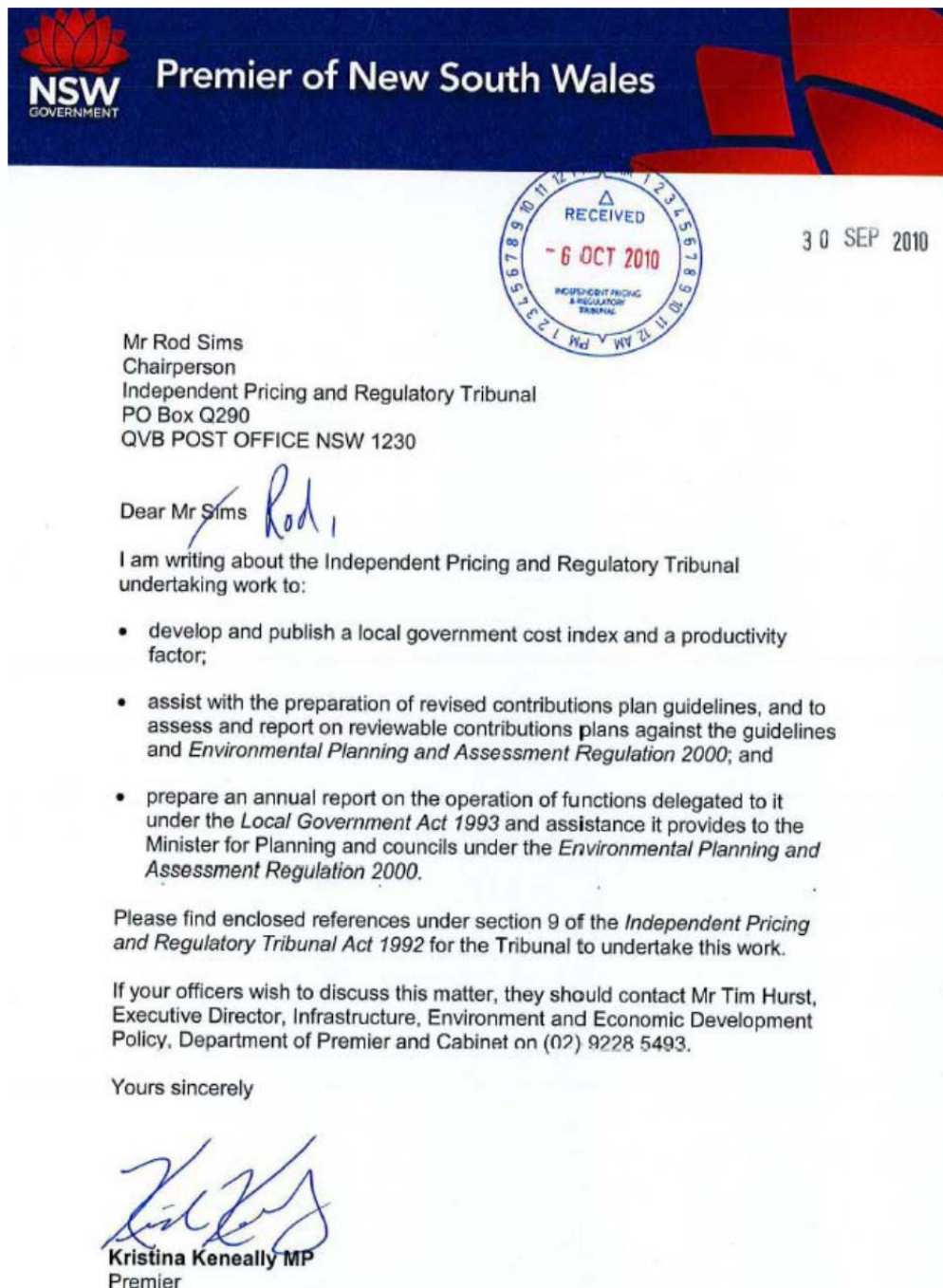
Findings

- | | | |
|----|---|----|
| 25 | CP24 complies with the information requirements set out in the EP&A Act and Regulation and is generally consistent with <i>Development Contributions Practice Note (2005)</i> . | 66 |
|----|---|----|

Recommendations

- | | | |
|----|---|----|
| 14 | The council includes additional guidance in CP24 about the offset arrangements for works-in-kind. | 65 |
| 15 | The council undertakes a quality assurance check of CP24 prior to its adoption to implement corrections and address inconsistencies between CP24 and relevant supporting information. | 66 |
| 16 | All councils undertake a quality assurance check of their contributions plans and relevant supporting information, prior to submitting their contributions plan to IPART for review. This check should seek to correct any errors and outdated information before the plan is submitted for assessment. | 66 |

B Terms of Reference



C Draft Section 94 Contributions Plan No 24 –
Schofields Precinct

draft contributions plan

No.24

section 94

Schofields Precinct

CONTENTS

1.	INTRODUCTION AND ADMINISTRATION OF THE PLAN	1
1.1	NAME OF THE PLAN	1
1.2	PURPOSE OF PLAN	1
1.3	COMMENCEMENT OF THIS PLAN	1
1.4	PRINCIPLES OF SECTION 94	1
1.5	AIMS AND OBJECTIVES	2
1.6	LAND TO WHICH THE PLAN APPLIES	2
1.7	DEVELOPMENT TO WHICH THE PLAN APPLIES	4
1.8	CONSTRUCTION CERTIFICATES AND THE OBLIGATION OF ACCREDITED CERTIFIERS	4
1.9	COMPLYING DEVELOPMENT AND THE OBLIGATION OF ACCREDITED CERTIFIERS	4
1.10	RELATIONSHIP TO OTHER PLANS	4
1.11	CAPACITY OF EXISTING FACILITIES TO MEET DEVELOPMENT DEMAND	4
1.12	PROJECT MIX OF LAND USES FOR THE SCHOFIELDS PRECINCT	4
1.13	PROJECTED DEVELOPMENT YIELD	5
1.14	ANTICIPATED POPULATION GROWTH RATES	5
1.15	ASSUMPTIONS BENCHMARKS AND STANDARDS	5
1.16	RELATIONSHIP TO SPECIAL INFRASTRUCTURE CONTRIBUTIONS	6
1.17	THE MONITORING AND REVIEW OF THIS PLAN	6
1.18	PRIORITY OF WORKS AND FACILITIES	6
1.19	TIMING OF PROVISION OF ITEMS	7
1.20	POOLING OF FUNDS	7
1.21	FINANCIAL INFORMATION	7
1.22	ENQUIRIES REGARDING THIS PLAN	7
1.23	CONTRIBUTIONS REGISTER	8
2	WATER CYCLE MANAGEMENT FACILITIES	9
2.1	NEXUS	9
2.2	WATER SENSITIVE URBAN DESIGN (WSUD)	9
2.3	CONSISTENCY WITH PRECINCT PLANNING DOCUMENTS	10
2.4	CONTRIBUTION CATCHMENTS	13
2.5	CONTRIBUTION FORMULA	14
3	TRAFFIC & TRANSPORT MANAGEMENT FACILITIES	16
3.1	NEXUS (MAJOR ROADS)	16
3.2	CONSISTENCY WITH PRECINCT PLANNING DOCUMENTS	16
3.3	CONTRIBUTION CATCHMENT	18
3.4	CONTRIBUTION FORMULA	18
4	OPEN SPACE & RECREATION FACILITIES	19
4.1	NEXUS	19
4.2	LAND FOR AQUATIC FACILITIES	20
4.3	CONTRIBUTION CATCHMENT	20
4.4	CONTRIBUTION FORMULA	21
5	LAND FOR COMMUNITY FACILITIES	22
5.1	NEXUS	22
5.2	LOCAL COMMUNITY NEIGHBOURHOOD CENTRE (LAND ONLY)	23
5.3	SITE LOCATION	24
5.4	LEVELS OF PROVISION	24
5.5	ESSENTIAL INFRASTRUCTURE	24
5.6	CONTRIBUTION CATCHMENT	24
5.7	CONTRIBUTION FORMULA	24
5.8	COMMUNITY FACILITIES COSTS AND SCHEDULES	25
5.9	INDICATIVE TIMING FOR THE ACQUISITION OF LAND FOR COMMUNITY FACILITIES	25

6	COMBINED PRECINCT FACILITIES	26
6.1	NEXUS – E2 CONSERVATION ZONE	26
6.2	CONTRIBUTION FORMULA	26
6.1	COMBINED PRECINCT FACILITIES COSTS AND WORKS SCHEDULES.....	26
6.2	NEXUS – AQUATIC FACILITY	27
6.3	CONTRIBUTION FORMULA	27
6.4	COMBINED PRECINCT FACILITIES COSTS AND WORKS SCHEDULES.....	27
7	EXPLANATION OF CONTRIBUTION FORMULA COMPONENTS	28
7.1	INTRODUCTION.....	28
7.2	EXPLANATION OF THE LAND COMPONENTS	28
7.3	EXPLANATION OF THE CAPITAL COMPONENTS.....	28
7.4	EXPLANATION OF THE CATCHMENT AREAS	28
7.5	EXPLANATION OF THE PLAN ADMINISTRATION COMPONENT	29
7.6	INDEXATION	29
7.7	ASSUMED OCCUPANCY RATES.....	29
7.8	INDICATIVE CONTRIBUTION RATES (RESIDENTIAL).....	30
8	PAYMENT OF CONTRIBUTIONS	31
8.1	METHODS OF PAYMENT.....	31
8.2	TIMING OF PAYMENT.....	31
8.3	CREDITS FOR EXISTING DEVELOPMENT (SCHOFIELDS TOWNSHIP ONLY)	32
8.4	INDEXATION OF CONTRIBUTIONS	32
8.5	DISCOUNTING OF CONTRIBUTIONS	33
8.6	DEFERRED PAYMENT OF CONTRIBUTIONS	33

LIST OF APPENDICES

APPENDIX A	Water Cycle Management Facilities Contribution Catchments and Schedule of Works.
APPENDIX B	Traffic and Transport Management Facilities Contribution Catchment and Schedule of Works.
APPENDIX C	Open Space & Recreation Facilities Contribution Catchment and Schedule of Works.
APPENDIX D	Community Facilities Site Location.
APPENDIX E	Combined Precinct Facilities E2 Conservation Zone Site Location and Schedule of Works.
APPENDIX F	Combined Precinct Facilities Aquatic Facility Site Location.
APPENDIX G	Schedule of Values used in the Contributions Formulae to Calculate Contribution Rates.
APPENDIX H	Base Contribution Rates.
APPENDIX I	Supporting Technical Documents and Reports.

1. Introduction and Administration of the Plan

1.1 Name of the Plan

This Contributions Plan is called 'Section 94 Contributions Plan No.24 – Schofields Precinct'.

1.2 Purpose of Plan

This Contributions Plan outlines Council's policy regarding the application of Section 94 (S.94) of the Environmental Planning and Assessment Act, 1979 in relation to the provision of essential local infrastructure and baseline facilities within the Schofields Precinct.

Within the Schofields Precinct S.94 contributions are levied for the following amenities and services:

- Water Cycle Management Facilities;
- Traffic & Transport Management Facilities;
- Open Space and Recreation Facilities; and
- Community Facilities (land only) & Combined Precinct Facilities.

This Plan has been prepared in accordance with:

- The Environmental Planning and Assessment Act, 1979 (EPA Act);
- The Environmental Planning and Assessment Regulation, 2000; (EPA Regulation);
- In conjunction with the Indicative Layout Plan for the Schofields Precinct;
- IPART's Assessment's of Blacktown's Contributions Plans No's 20¹, 21² and 22³; and
- Having regard to the Practice Notes issued by the NSW Department of Planning (2005) in Accordance with clause 26(1) of the EPA Regulation.

The S.94 contributions contained in this Plan have been determined on the basis of "Contribution Catchments". This is the area over which a contribution for a particular item is levied. Within each catchment there is an identifiable "list" of works, which are scheduled for provision.

Council applies contribution formulae to each catchment for the purpose of calculating the contribution rate applicable to that catchment. The formulae take into account the cost of works to be undertaken, the cost to Council of providing land for a public purpose on which to undertake these works and the size of the catchment area. The total cost of providing these works is distributed over the total catchment on an equitable basis.

1.3 Commencement of this Plan

This plan takes effect from the date on which public notice was published, pursuant to clause 31 (4) of the EPA Regulation.

1.4 Principles of Section 94

Section 94 permits Council to require persons or entities developing land to pay monetary contributions, provide capital works (works in kind), and/or dedicate land in order to help fund the increased demand for public amenities and public services (amenities and services) generated through their developments.

The three general principles in applying Section 94 contributions are:

1. A contribution must be for, or relate to, a planning purpose;
2. A contribution must fairly and reasonably relate to the subject development; and

¹ Assessment of Blacktown City Council's Section 94 Contributions Plan No 20 – Riverstone and Alex Avenue Precincts October 2011

² Assessment of Blacktown City Council's Section 94 Contributions Plan No 21 – Marsden Park Industrial Precinct September 2012

³ Assessment of Blacktown City Council's Section 94 Contributions Plan No 22 – Area 20 Precinct September 2012

3. The contribution must be such that a reasonable planning authority, duly applying its statutory duties, could have properly imposed.

Council may either:

- Require a dedication of land;
- A monetary contribution;
- Material public benefit (works in kind); or
- A combination of some or all of the above.

One of the fundamental responsibilities of any Council in imposing S.94 contributions is to ensure that the contributions levied are reasonable. That is, the works and facilities to be provided must be as a direct consequence of the development on which the contributions are levied. In keeping with this responsibility, S.94 contributions levied on development as a result of this Plan are limited to providing amenities and services to the minimum level necessary to sustain an acceptable form of urban development.

1.5 Aims and Objectives

The aims and objectives of this Plan are to:

- Ensure that S.94 contributions levied on development within the Schofields Precinct are reasonable;
- Ensure that the method of levying S.94 contributions is practical;
- Ensure that an appropriate level of local infrastructure provision occurs within the Schofields Precinct;
- Employ a user pays policy for the funding of infrastructure within the Schofields Precinct so that the existing residents of the City are not subsidising new urban development;
- Ensure that the amenities and services provided are not for the purpose of making up shortfalls in other areas;
- Ensure infrastructure is provided in an orderly manner; and
- Make clear Council's intentions regarding the location and timing of infrastructure provision within the Schofields Precinct.

1.6 Land to Which the Plan Applies

This Contributions Plan applies to land within the Schofields Precinct⁴ which is one of the first release Precincts in the North West Growth Centre.

Schofields was released in a second phase of Precincts released in the North West Growth Centre. It is bounded by Eastern Creek to the north and west, Quakers Hill Parkway to the south and the Richmond Railway line to the east.

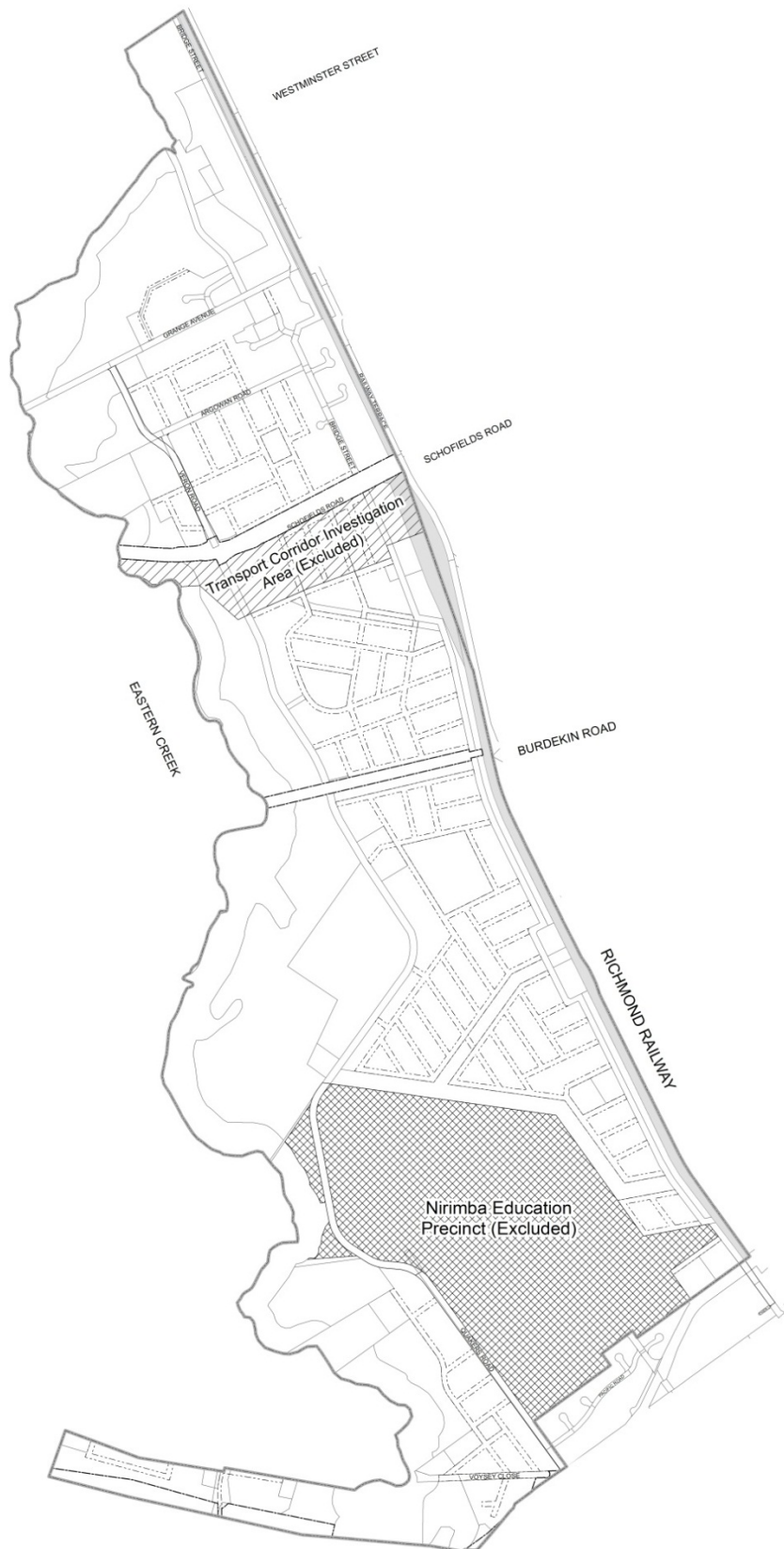
The Schofields Precinct currently consists of a mix of urban and non urban areas, farming lands, the former Schofields Aerodrome site and Nirimba Education Precinct.

A map showing the location of the Schofields Precinct **is shown on the following page**.

The boundaries of the specific contribution catchments are detailed in Appendices "A" to "F".

⁴ For more information on the Schofields Precinct, go to <http://www.growthcentres.nsw.gov.au/schofields-99.html>

Schofields Precinct



1.7 Development to which the Plan Applies

This Plan applies to all developments occurring within the Precinct catchment area that requires the submission of a development application or an application for a complying development certificate, including the intensification of use of a site involving expansion of area occupied by a development and/or the addition of population.

1.8 Construction Certificates and the Obligation of Accredited Certifiers

In accordance with section 94EC of the *EP&A Act* and Clause 146 of the *EP&A Regulation*, a certifying authority must not issue a construction certificate for building work or subdivision under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that Contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with clause 142(2) of the *EP&A Regulation*. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by Council. In such cases, Council will issue a letter confirming an alternative payment method.

1.9 Complying Development and the Obligation of Accredited Certifiers

In accordance with S94EC(1) of the *EP&A Act*, accredited certifiers must impose a condition requiring monetary contributions in accordance with this Contributions Plan, which satisfies the following criteria.

The conditions imposed must be consistent with Council's standard section 94 consent conditions and be strictly in accordance with this Contributions Plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the section 94 condition correctly.

1.10 Relationship to Other Plans

Environmental Planning Instruments and controls apply to the Schofields Precinct. These include:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix No.7);
- BCC Growth Centre Precincts DCP 2010; and
- BCC Growth Centre Precincts DCP 2010 (Schedule 5).

1.11 Capacity of Existing Facilities to meet Development Demand

The majority of the Precinct is currently un-serviced except for the existing Schofields village and the north east of the Precinct. The existing facilities do not have the capacity to meet the demand for infrastructure created by the new development. As a predominantly Greenfield area the Schofields Precinct requires new infrastructure, as well as infrastructure upgrades to meet the demand for infrastructure created by the new development.

1.12 Project Mix of Land Uses for the Schofields Precinct

The Schofields Precinct, through its new land use zones and the Indicative Layout Plan, will provide for a range of land uses in the Precinct to support the incoming population. These land uses (in terms of approximate areas) include:

- 196.9 hectares of residential land
- 77.7 hectares of educational uses
- 4.7 hectares of commercial / retail areas
- 0.45 hectares of community uses
- 31.2 hectares of open space
- 61.3 hectares of conservation land

- 48.2 hectares of drainage basins / infrastructure
- 29.5 hectares of main roads network
- 15.0 hectares of other public infrastructure such as rail corridor, transmission line.

1.13 Projected Development Yield

The Schofields Precinct has a net development yield of approximately 2813 dwellings to cater for a population of approximately 8158 residents. Non-residential development areas in local and neighbourhood centres cover 4.5 hectares of land which consists of 19,800sqm of commercial/retail floor space.

The catchment area for Open Space & Recreation, Community and Combined Precinct Facilities, are based on the estimated potential population of the Schofields Precinct.

The area of the catchment is the total potential population estimated (Population) in the Precinct. In calculating the "Population" an adjustment was made to the development yield due to the Transport Corridor Investigation Area being excluded. The Transport Corridor Investigation Area covers 8.0457ha of residential zoned land with densities of between 30-40 lots per hectare.

As there is a possibility that this area may not be developed residentially, the potential 284 dwellings (823 persons) have been excluded from the catchment.

These outcomes have been achieved through the Precinct Planning Process using a combination of rates used stipulated within the Growth Centres Development Code, input by Blacktown City Council and specialist studies. For example, the minimum density controls in the Schofields Precinct are 15 - 20 dwellings per hectare for low density housing and 25 – 45 dwellings per hectare for medium to high density housing.

1.14 Anticipated Population Growth Rates

The Schofields Precinct has 3 major land holders/developers who will be responsible for the progressive servicing and development of the Precinct. The development can occur once the relevant service providers such as Sydney Water have completed the necessary works to enable development to begin. Sydney Water's trunk servicing for the Schofields Precinct is predicted to be complete in 2020 as part of Stage 3. However, as the timing of residential development in certain parts within the Precinct is market driven, it is difficult to determine the anticipated population growth rates for the Precinct overtime.

However, based on the planning undertaken for the Precinct, the Schofields Precinct has a dwelling yield of approximately 2,954 dwellings (based on density controls) for a population of approximately 8,567 residents (based on average occupancy rates for various residential developments) once development in the Precinct is complete.

1.15 Assumptions Benchmarks and Standards

The following benchmarks have generally been used to determine the land uses, which have been refined during Precinct planning:

- **Open Space and Recreation:**
 - Overall open space provision: 2.83ha/1,000 residents
 - Rates for specific uses are based on the rates stipulated in the Growth Centres Development Code 2006, input from Blacktown City Council and specialist studies.
 -
- **Dwelling Yield:** There are density controls for the Precinct, which are:
 - Low Density R2 zone: 15 dwellings/ha

- Medium Density R3 zone: 25 – 40 dwellings/ha.

The information above in paragraphs 1.11 to 1.15 was sourced from the *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Schofields Precinct) 2012* Post-Exhibition Planning Report May 2012 and (*Schofields Amendment 1*) Post-Exhibition Planning Report January 2013.

1.16 Relationship to Special Infrastructure Contributions

This Plan does not affect the determination, collection or administration of any special infrastructure contribution (SIC)⁵ levied under Section 94EF of the EPA Act in respect to development on land to which this Plan applies.

Applicants should refer to the most recent SIC Practice Notes issued by the Department of Planning and Infrastructure for details on the application of special infrastructure contributions to the Growth Centres Precincts.

1.17 The Monitoring and Review of this Plan

This Plan will be subject to regular review by Council. Council's Section 94 Finance Committee considers the need for Reviews of all of Council's Contributions Plans when they meet monthly. Council generally aims to have Contributions Plans reviewed annually in fast-growing release areas. The final review timetable is approved by Council's Executive Management Committee

The purpose of any review is to ensure that:

- Contribution levels reflect current land and construction costs;
- The level of provision reflects current planning and engineering practice and likely population trends; and
- Work schedules are amended if development levels and income received differ from current expectations.

Any changes to the Plan must be prepared in accordance with the Act and Regulation and placed on public exhibition for a minimum period of 28 days. The nature of any changes proposed and the reasons for these will be clearly outlined as part of the public participation process. Council welcomes the comments of interested persons in relation to this Plan at any time.

1.18 Priority of works and facilities

The Minister for Planning issued a direction to Council under S.94E of the Environmental Planning and Assessment Act 1979 (**EPA Act**) effective from 28 August 2012.

The Minister's direction has the effect of preventing Council from making a s94 contributions plan that authorises the imposition of conditions of consent requiring monetary s94 contributions for certain residential development in excess of the monetary cap specified by or under the Direction.

This provision aside, this Plan would authorise contributions in excess of the monetary cap.

For that reason, and for so long as the Direction or any similar replacement direction (**Direction**) remains in place, it is not possible to fund all of the works and facilities identified in this Plan.

Accordingly, the categories of works for which contributions are to be sought in respect of the relevant residential development under this Plan have been prioritised.

The order of priority of the categories of works (from highest to lowest) is as follows:

⁵ The *Special Infrastructure Contribution* is a financial payment made by the developer during the development process to help fund regional infrastructure. For more information go to <http://www.gcc.nsw.gov.au/sic-69.html>

1. Water Cycle Management Facilities;
2. Traffic & Transport Management Facilities;
3. Open Space and Recreation Facilities; and
4. Community Facilities & Combined Precinct Facilities.

Based on the above priorities:

- In the event that the contributions imposed under this Plan are greater than the monetary cap referred to above, the contributions will be allocated in accordance with the above order of priorities with the contribution for the lowest priority category is reduced commensurately in order to not exceed the monetary cap.
- In the unlikely event that the contributions imposed under this Plan are less than the monetary cap referred to above, the base rates in Appendix H are applicable.

The categories of works and facilities for which contributions are sought in accordance with the priorities shall be specified in the s94 condition.

1.19 Timing of Provision of Items

The provision of the individual items contained in this plan has been prioritised.

The priority attached to providing each item has been determined having regard for:

- Existing development trends. For example, the provision of parks in faster growing residential areas will have a higher priority than slower growing areas.
- Anticipated revenue. Council's ability to forward fund Section 94 works is limited. As such the timing of works is very much dependant on the receipt of adequate S94 funds. The work schedules in the appendices of this plan have been formulated having regard for existing funds available to each of the catchment areas and projected income.

As noted in Section 1.17 above, regular reviews of this plan are undertaken. Development trends are monitored and revenue estimates are revised as part of the review process and as a result, the priority of works can change.

1.20 Pooling of funds

This Plan authorises monetary Section 94 contributions paid for different purposes to be pooled and applied progressively for those purposes. The priorities for the expenditure of pooled monetary section 94 contributions under this Plan are the priorities for works as set out in the works schedules to this Plan.

1.21 Financial Information

A separate annual statement is prepared by Council following the end of each financial year. This accounting record contains details of total contributions received, total contributions expended and total interest earned for each plan and is available for inspection free of charge from Council's Corporate Finance Section.

1.22 Enquiries regarding this Plan

Enquiries in relation to this or any other Contributions Plan can be made either by phoning Council's Information Centre on 9839 6000 between 8.30 am and 4.30 pm Monday to Friday or by visiting the Information Centre on the Ground Floor of the Civic Centre in Flushcombe Road, Blacktown between 8.30 am to 4.30 pm Monday to Friday.

1.23 Contributions Register

A copy of the Contributions Register is also available for inspection free of charge, and can be viewed at the Information Centre. As this register spans many years, persons wishing to view the whole register (rather than details in relation to a particular property) will need to contact Council's Co-ordinator Contributions & Economic Development or S.94 Officer in advance to ensure suitable arrangements can be made to view this information.

2 Water Cycle Management Facilities

2.1 Nexus

In order to levy S.94 contributions Council must be satisfied that development, the subject of a Development Application or application for a Complying Development Certificate, will or is likely to require the provision of, or increase the demand for amenities and services within the area. This relationship or means of connection is referred to as the nexus.

The nexus between development and the increased demand for water cycle management works is based on the community held expectation that urban land, especially residential land, should be satisfactorily drained and flood free. Development produces hard impervious areas and this results in increased stormwater runoff and greater flows occurring in the natural drainage system. If these flows are not controlled by an appropriate drainage system, inundation from floodwaters may occur both within the area being developed and further downstream. The increased flows can also result in damage to downstream watercourses through increased erosion and bank instability. An appropriate drainage system may include pipes, channels, culverts and detention basins.

A nexus also exists between urban development and increased pollutant loads entering the stormwater system. Therefore, in order to protect receiving waters from the effects of urban development, stormwater quality improvement measures are required.

The Water Cycle Management objectives and criteria are detailed in the Growth Centres State Environmental Planning Policy (SEPP) and Development Code.

2.2 Water Sensitive Urban Design (WSUD)

The report by J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report May 2012⁶ identifies that there are a number of opportunities for management of stormwater quality, quantity and flooding at the Schofields Precinct areas. This management would benefit from the implementation of Water Sensitive Urban Design (WSUD) practices.

WSUD encompasses all aspects of urban water cycle management including water supply, wastewater and stormwater management that promotes opportunities for linking water infrastructure, landscape design and the urban built form to minimize the impacts of development upon the water cycle and achieve sustainable outcomes.

A WSUD strategy for management of stormwater quality, quantity and flooding has been developed for the Schofields Precinct, that nominates at source pollution control measures for industrial, commercial and higher density residential areas combined with Precinct scale co-located detention/bio-retention basins, and gross pollutant traps at key locations. These systems would essentially comprise a dry basin (to provide detention function) combined with bio-retention (to provide water quality treatment function) situated in the basin. Bio-retention is sized to treat runoff from low density residential areas and the road network of the other proposed landuse areas. Due to the different water quality management principles applied to low density residential land, the Precinct is divided into distinct water quality sub-catchments based on landuse.

Rainwater tanks are to be provided in accordance with BASIX requirements⁷ as a minimum as part of development. The sizing of S94 stormwater management works accounts for rainwater tanks being provided. Additional measure such as swales within the local road network may also be incorporated into development. These measures are not included in this contributions plan as they will be provided

⁶ J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 page 3.

⁷ J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 page 8

as part of individual developments to meet their individual treatment requirements for areas other than low density residential land.

For flood management, habitable floor levels of new residences, commercial and industrial developments should be above the flood planning level, and trunk drainage channels are provided where catchments generally exceed 15 hectares.

Numerical modelling was used to test the effectiveness of the WSUD strategy and included modelling of flood peaks and flood levels for the creeks within the Schofields Precinct using RAFTS and TUFLOW. Volumes of detention that responded as best possible to the Indicative Layout Plan (ILP) and restricted flood peaks to pre-development levels were calculated using RAFTS. Stormwater quality management and Stream Stability requirements were determined using MUSIC.⁸

The results of the numerical modelling has shown that the proposed WSUD strategy together with the flood plain management can satisfy the requirements of the Growth Centres Development Code (GCC, 2006) Blacktown City Council Engineering Guideline for Development (BCC, 2005), Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (DPI, 2010) and the NSW Floodplain Development Manual for management of stormwater quantity, quality and flooding in or at the Precinct.⁹ Development will also need to consider where appropriate Blacktown City Council DCP 2006 Part R - Water Sensitive Urban Development and Integrated Water Cycle Management.

Blacktown City Council (BCC) has used WSUD strategy and associated modelling to form the basis of the regional stormwater drainage infrastructure works. Preliminary sizing only was also undertaken by J. Wyndham Prince with some amendments by Blacktown City Council. This enabled the preparation of preliminary quantities and estimates by BCC based on BCC contract rates.

2.3 Consistency with Precinct Planning Documents

The Precinct Planning for the Schofields Precinct has developed since the original exhibition in 2011. J. Wyndham Prince prepared the exhibition version of the Water Cycle Management technical assessment and subsequently updated this report to the post exhibition version in response to submissions and direction from the Department of Planning and Infrastructure. Therefore, the technical report relevant to the final Precinct planning outcome is:

- J. Wyndham Prince for *Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report* 8980Rpt1C.doc dated May 2012.

Concept designs for trunk drainage channels and basins were prepared by J. Wyndham Prince. Where sizing of drainage infrastructure was not provided as part of the J. Wyndham Prince reports, additional sizing was conducted by Council's Asset Design Services (ADS) staff based on the numerical modelling available.

The Precinct planning documents relevant to the water cycle management are as follows:

- Department of Planning and Infrastructure *Schofields Precinct Indicative Layout Plan* dated 5 April 2012.
- Department of Planning and Infrastructure *Blacktown City Council Growth Centre Precincts Development Control Plan 2010* including Schedule 5 Schofields Precinct.
- Department of Planning and Infrastructure current version of SEPP Maps.
- Department of Planning and Infrastructure *Growth Centres Development Code* dated October 2006.

⁸ J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 sections 7, 8, 9 and 10

⁹ J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 section 12, page 61 (generally summarised)

¹⁰Council engaged Opus International Consultants to conduct a review of the overall Precinct modelling. The results of this review are presented in Appendix I. The sizing and location of the water cycle management infrastructure was generally acceptable. However, there are several areas where changes and or further investigations are recommended. Council ADS staff subsequently undertook a more detailed review of the concept designs and made adjustments as required to deliver practical infrastructure outcomes. This review also incorporates current information provided by RMS and Sydney Water in relation to their infrastructure works in this Precinct. These main changes include:

General Water Quality modelling

The review by Opus identified that the modelling results are sensitive to some of the base parameters used in relation to bio-retention systems (raingardens). Some of the parameters used appear to be outside the generally accepted default parameters. The Precinct water quality modelling also excluded open space and drainage land that will drain to proposed treatment measures and this can also over estimate treatment performance. Council has undertaken further modelling using recommended parameters and some adjustment to catchment areas to reflect current and planned landform outcomes and this has resulted in an overall increase in bio-retention area of approximately 13%.

Specific Water Quality changes¹¹

JWP Raingardens RG6A to RG6D:

The JWP concept design for these raingardens has them located on a bench in the major trunk drainage channel TC5. The location in the channel does not provide sufficient space to adequately construct and maintain these measures and is therefore not considered practical. An alternate location is available within the land zoned for drainage in the JWP basin 6 area. Raingardens RG6A to RG6D have been relocated to CP24 item SE7.12 and a flow diversion drainage line item SE7.14 added to convey flows to the new treatment location.

JWP Raingarden RGE:

On the adopted ILP raingarden RGE is located in an area of private property with no direct public road access. This arrangement is not acceptable to Council. It is possible to relocate the treatment function of RGE into RG8 which is now the single larger item SE9.1.

General Water Quantity modelling

The Opus review identified some issues with the general concept designs and the levels of the JWP basins relative to flood levels in Eastern Creek. These have required a review of the basins to ensure the required detention volumes can be achieved and the basins will perform hydraulically as intended. A reconfiguration of the overall system resulting in a total increase in storage of approximately 6% in basins to be retained allows the removal of JWP detention basins DB7 and DB8, which are now proposed only as raingardens.

The detention basins and associated treatment measures west of Eastern Creek near the M7 Motorway are generally self contained on single properties and are best delivered as part of developer works. These have however, still be included in the plan but as separate catchments from the remainder of the Precinct.

¹⁰ SCHOIELDS PRECINCT REVIEW OF WATER CYCLE MANAGEMENT STRATEGY T-13414.00 09 November 2012 – Opus International Consultants

¹¹ J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 (layout of the proposed strategy is shown on Figure 4 and concept plans are provided in Attachment G of the report)

Specific Water Quantity changes¹²

Some general minor adjustment of design levels has been included for basins as appropriate. The following are significant changes or additions that are not identified in the JWP report. Provisions have also been included to extend the basin outlets to the adjoining creek through the riparian corridor as it is generally undesirable to have low flows from treatment systems passing through the riparian corridor as it can lead to increased weed infestation and generally wetting and drying regimes which can alter plant communities.

JWP Detention Basin DB1:

JWP Plan 8980/SK01 shows a channel downstream of basin DB1 and is labelled as existing. The land shown on the ILP and SEPP acquisition maps for drainage immediately downstream of DB1 is not where the existing watercourse is and therefore a new item SE1.2 has been included for the construction of a channel at this location.

JWP Detention Basin DB2:

The modelling for this basin assume that generally only the development west of Bridge and Elgin Streets will drain into it. This requires a separate drainage line to convey the corresponding design 100 year ARI flows into the basin and this has been included as item SE1.7. Design levels have also been adjusted to suit site levels and retaining walls are required to fit the required storage within the allocated zoned land.

JWP Channel 2:

The section of this channel immediately upstream of Basin DB4 has been replaced by culverts under item SE5.6 as it is a very short section that will be problematic to maintain. The land is however still required as drainage reserve.

JWP Channel 3:

Drainage lines have been added as items SE6.7 and SE6.8 to transfer flows from upstream trunk drainage basins in the Alex Avenue Precinct to Channel 3. Item SE6.9 has been added to ensure that design flows are connected to the proposed basin DB5 location as intended by the modelling.

JWP Channel 5 and Detention Basin DB6:

The JWP sizing and modelling of Channel TC5 assumes that this channel will be combined with an existing channel currently running through the Nirimba Education Precinct (NEP). This was a concept discussed as an option during the Precinct planning process. However, as the NEP is excluded from the Section 94 CP, there is no nexus with development to support this concept under Section 94. Therefore, this channel and consequently the associate Basin DB6 have been reconfigured to only will convey flows associated with the development of the Precinct and only upstream catchment flows that currently pass through the Precinct.

JWP Plan 8980/SK01 shows an item Wetland 1 (not part of Section 94) in vicinity of Basin DB6. However this area has been included on the SEPP acquisition map even though it is not required for water treatment or on site detention. It's primary purpose is compensatory excavation area to maintain flood storage volumes as a result of the Precinct proposal to fill land within the current flood extents. Compensatory cut and fill is not considered essential infrastructure as usually only benefits the affected landowner and therefore should be removed from the acquisition and zoning maps.

¹² J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 (layout of the proposed strategy is shown on Figure 4 and concept plans are provided in Attachment G of the report)

With the removal of the Nirimba channel, an extension of the culvert under the northern extension of Quakers Road is required to convey flows past the zoned private open space land and is included as item SE7.4. A culvert is also provided under the existing runway as item SE7.2 and the channel extended to Eastern Creek as item SE7.1.

JWP Detention Basin DB7:

The concept design for this basin requires major filling of adjoining land in the order of up to 2.5m. The proposed basin top of bank level is also higher than the nearest adjoining section of Quakers Road which would then require raising by up to 2m. This has major impacts on the area including NEP and is therefore not considered practical. As discussed earlier, it is proposed to increase the overall detention storage in other basins and provide a raingarden only at this location.

JWP Detention Basin DB8:

The concept design for this basin requires major filling of adjoining land in the order of up to 2.5m and is therefore not considered practical. As discussed earlier, it is proposed to increase the overall detention storage in other basins and provide a raingarden only at this location.

JWP Detention Basin DB9:

The concept design for this basin is fully below the existing flood levels in Eastern Creek and will therefore not work hydraulically. It is also located on a major oil and gas pipeline easement and is not considered practical in this location as it is unlikely that approvals would be given from the pipeline authority. Therefore this basin and associated treatment measures will need to be relocated and reconfigured. Given this area is generally self contained, it should be undertaken as part of developer works and not included in the Section 94 plan. It has been included at this stage as Council is currently shown as the acquisition authority.

JWP Detention Basin DB10 and 11:

This area is generally self contained and it should be undertaken as part of developer works and not included in the Section 94 plan. It has been included at this stage as Council is currently shown as the acquisition authority.

2.4 Contribution Catchments

The Schofields Precinct contains three drainage catchments, the area of the Precinct east of Eastern Creek and two smaller catchments in the area west of Eastern Creek. These two catchments combined both **stormwater quantity and stormwater quality** management facilities. The areas of the catchments were determined having regard for the natural watershed and the proposed local road layout which will impact upon drainage flows. A map showing the location of the drainage contribution catchments is contained in Appendix "A".

When considering the size of contribution catchments for Water Cycle Management Facilities, Council took the approach that the catchments should be of a sufficient size to promote efficiency in the timing of the provision of infrastructure. This approach is supported by the Department of Planning and Infrastructure Practice Notes for Development Contributions (2005). The proposed Stormwater Management Strategy for the Schofields Precinct provides for both stormwater quantity (flow) management and quality management.

The **stormwater quantity** management requirements for the various land uses proposed in the Precinct are similar, therefore it is proposed to levy stormwater quantity contributions on the basis of the three main catchments.

For **stormwater quality** management, there are two different approaches depending on land use. For low density residential land use, it is proposed to provide treatment measures on a regional scale particularly for nutrient removal as it is not practical to provide on individual lots. For higher density

residential, commercial and industrial land uses, it is proposed that stormwater treatment measures are provided on lot with minor additional regional measures to treat stormwater from Precinct roads.

To account for the different demand assigned to different land use types in terms of stormwater quality measures, the stormwater quality costs have been apportioned over 100% of low density residential land plus 25% of the other developable land zone areas. The 25% represents the future public roads that are not serviced by on lot stormwater treatment.

R2 Low Density Residential zones that include a special provision 'G'

At the time of preparing the Contributions Plan it is not possible to determine the eventual mix of development types that will be developed in each land use zone. Therefore the approach to stormwater quantity management is based on the land use zones and not on what permissible development form could be provided.

For low density residential areas if multi-dwelling housing is provided, it is still classed as a permitted low density residential land use. In relation to nexus, there will not be any significant change in impervious area from other detached forms of housing so it is still appropriate to levy a uniform rate for stormwater management in low density residential zoned areas.

While certain forms of multi-dwelling or attached housing are permitted, there are no guarantees that all developers will take up these options as the market demand at the time or developer's preference may result in detached housing. Therefore, it is not possible to accurately predict to what extent attached/multi-dwelling housing forms will be provided in low density zones.

Similarly where detached forms of housing are proposed in medium density residential zoned land, it is not known to what extent these will be delivered by various developers. There are design solutions that can deliver stormwater quality treatment measures as part of detached forms of development within a medium density zone. Therefore, assuming that stormwater treatment can and will be provided for medium density residential land use is a valid assumption.

In order to effectively administer the Contributions Plan, Council has to make some assumptions in relation to development in the various land use zones. The approach adopted by Council is to base this in the land zoning as this is what is known at the time of Contributions Plan preparation.

In order to determine actual provision levels and, ultimately, contribution rates, the developable area of each drainage catchment are calculated. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 7.4.

The developable area (Size of Catchment) of the drainage catchments is stated in Appendix "G".

2.5 Contribution Formula

Given that different strategies apply to stormwater quality management separate costs are required for Stormwater Quantity and Quality management measures. Therefore different cost items and developable areas will apply and the total rate will be the sum the quantity and quality rates.

The following formula is used to calculate the contribution rate for Water Cycle Management Works:

$$\text{CONTRIBUTION RATE} = \frac{(L1 + L2 + C1 + C2 + PA)}{A}$$

(\$/HECTARE)

-
- WHERE:
- L1 = The actual cost to Council to date of providing land for water cycle management public purposes indexed to current day values.
 - L2 = The estimated cost of land yet to be provided for water cycle management purposes.
 - C1 = The actual cost to Council to date of works constructed for water cycle management facilities indexed to current day values.
 - C2 = The estimated cost of future water cycle management facilities.
 - PA = Plan Administration fee being 1.5% of construction costs.
 - A = The total developable area the contribution catchment (hectares).

A more detailed explanation of the components in the contribution formula, ***including the method of indexing to current day values*** is provided in Section 7.

A schedule of works for the contribution catchments is provided in Appendix "A" together with a map of the catchments indicating the location of the works.

The values of the components of the contribution formula are contained in the Schedule being Appendix "G".

The resultant contribution rates are contained in the Schedule being Appendix "H".

3 Traffic & Transport Management Facilities

3.1 Nexus (Major Roads)

The nexus between development and the increased demand for roads is based on the accepted practice that efficient traffic management is facilitated best by a hierarchy of roads from local roads which are characterised by low traffic volumes, slow speeds and serve a small number of residential units up to arterial roads which are characterised by large volumes of traffic travelling at higher speeds.

In establishing new land release Precincts it is desirable for Council to provide for major roads to allow for the large volumes of relatively high-speed traffic. It would be unreasonable to require the developments that adjoin these roads to be responsible for their total construction as the standard of construction is greater than that required for subdivisional roads and direct access is not permitted to these roads. It is reasonable that all development in a particular area share the cost of providing the Major Roads, as all development will benefit from the provision of these roads.

CP17 – Quakers Hill Commercial Precinct (apportionment)

In 2006 Council adopted Contribution Plan No. 17 - Quakers Hill Commercial Precinct for the provision of intersection upgrading of Quakers Hill Parkway and Eastern Road, and the junction of Eastern Road and Douglas Road.

The need for this Plan was generated by the anticipated development of mixed residential/commercial developments in the Quakers Hill Commercial Precinct. A Traffic Impact Assessment conducted by Thompson Stanbury Associates in 2004 for the Quakers Hill Commercial Precinct recommended a number of alterations to the surrounding existing traffic infrastructure to ensure that the surrounding road network was capable of accommodating the additional traffic projected to be generated by the proposed increase in urban development to the precinct.

In 2011 AECOM Australia Pty Ltd was appointed by the Department of Planning and Infrastructure to undertake a transport assessment for Schofields Precinct. The Transport and Access Strategy Report identified the impact of the additional traffic at the intersection of Quakers Hill Parkway and Eastern Road as a result of the Schofields Precinct.

The study included a model that identified projected volumes on the strategic road network and framework for network and travel demand scenario testing. The report indicated excessive queue lengths at the eastern leg of the intersection of Eastern Road and Quakers Hill Parkway in the AM peak traffic period and on the western leg on the PM peak traffic period.

The conclusion on page 36 Section 7.1 - Road Network, states that an upgrade and increased capacity is recommended on access of the following intersections;

- Quakers Hill Parkway | Quakers Road
- Quakers Hill Parkway | Eastern Road

Considering the above reasons, Council considered that Contributions Plan No. 24 Schofields Precinct should contribute 50 percent of the upgrading costs for the intersection of Eastern Road and Quakers Hill Parkway and the remaining 50 percent to remain in Contributions Plan No. 17 - Quakers Hill Commercial Precinct.

3.2 Consistency with Precinct Planning Documents

The overall road network layout has remained similar since the exhibition of the Precinct Planning Documents. The technical reports prepared for the Precinct are as follows:

- Aecom *Schofields Precinct Transport and Access Strategy Final Report for ILP Exhibition* dated 24 June 2011 prepared for the Department of Planning and Infrastructure.
- Aecom *Burdekin Road Link Study Amended Final Report* dated 2 June 2011 prepared for the Department of Planning and Infrastructure.

Planning documents are as listed in Section 2.3 of this Plan.

The current State Infrastructure Contributions (SIC) Practice Note identifies three roads within the Precinct:

- The extension of Schofields Road through the Precinct
- The extension of Burdekin Road through the Precinct
- The upgrade and extension of Quakers Road from Quakers Hill Parkway to Burdekin Road.

These road works and all associated intersections are not included in this contributions plan.

The Precinct transport and access strategy identifies the connection of Veron Road to Quakers Road between Schofields Road and Burdekin Road as a sub-arterial road. The demand generated from the development of the Precinct would only require a collector road standard and therefore to maintain the nexus with development, the cost of providing a collector standard road has been included in the contribution plan. It is noted that this road is a significant link in the overall traffic network and ideally should be included in the SIC.

The Precinct transport and access strategy also identifies Veron Road from Schofields Road to Grange Avenue as a sub-arterial road, however, the traffic volumes presented in the report do not support this classification as shown on Figure 3.2¹³, and therefore the cost of providing a collector road only has been included. This collector road has been included as it fronts significant public land, requires realignment and is in generally fragmented ownership area.

The extension of Nirimba Drive into the Precinct has been included as a collector road. It is noted that the works associated with this are outside the Precinct, however, are required to achieve a satisfactory transport outcome for the Precinct.

Traffic signals are also included at the intersection of Westminster Street and Railway Terrace which is also outside the Precinct, however, is required on safety grounds to maintain a fourway intersection at this location. Maintaining this link is desirable from transport and flood evacuation perspectives.

Council is required to make a contributions plan as affordable as possible. The inclusion of “Half width and full width roads” has been very selective in order to keep the Section 94 costs at a minimum. Half width and or full width road costs have been included for existing roads fronting public or environmental land or for new roads that have no potential of a developer constructing a section of road.

Road concept designs and estimates were prepared by Council’s Asset Design using its design estimating rates based on contract rates.

The Development Control Plan Schedule 5 nominates typical road cross sections for various road types. It is noted that these are not consistent with previous Precincts nor Council’s own DCP. The schedule nominates local roads as 11m carriageway in 16m road reserve. Council’s standard of 9m carriageway in 16m reserve has been used for estimating purposes. The schedule nominates collector roads as 13m carriageway in 20m road reserve. Council standard of 11m carriageway or 12m carriageway for bus routes in 20m road reserves have been used for estimating purposes.

¹³ Table 3.3 on page 6 of Aecom report list single lane hourly capacity at 900 which is limit for collector road and forecast traffic volumes in Appendix A are less than this threshold for all modelled cases. Figure 3.2 is on page 12 of the Aecom report.

The Precinct DCP schedule also identifies a pedestrian and cycleway link across Eastern Creek to Colebee Precinct. The cost of the shared path and half the bridge cost has been included in this plan.

3.3 Contribution Catchment

There is one contribution catchments for Traffic and Transport Traffic Management Facilities. Maps showing the location of the Traffic and Transport Management Facilities contribution catchments are contained in Appendix "B".

In order to determine contribution rates, the developable area of the Traffic and Transport Management Facilities contribution catchments has been calculated. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 7.4.

The developable area (Size of Catchment) of the contribution catchments are stated in Appendix "G".

3.4 Contribution Formula

The following formula is used to calculate the contribution rate for Traffic and Transport Traffic Management Facilities:

$$\text{CONTRIBUTION RATE} = \frac{(L1 + L2 + C1 + C2 + PA)}{A}$$

(\$/HECTARE)

- WHERE:
- L1 = The actual cost to Council to date of land provided for Traffic and Transport Management purposes indexed to current day values.
 - L2 = The estimated cost of land to be provided for Traffic and Transport Management purposes.
 - C1 = The actual cost to Council to date of Traffic and Transport Management Facilities that have been constructed up to the appropriate standard indexed to current day values.
 - C2 = The estimated cost of Traffic and Transport Management Facilities yet to be constructed up to the appropriate standard.
 - PA = Plan Administration fee being 1.5% of construction costs.
 - A = The total developable area in the contribution catchment (hectares).

A more detailed explanation of the components in the contribution formula, ***including the method of indexing to current day values*** is provided in Section 7.

Standards of road construction adopted are:

- Sub-Arterial – 2 x 6m divided carriageway (22.5m wide reserve)
- Collector - 11m wide carriageway (20m wide reserve)
- Subdivision Road - 9m wide carriageway (16m wide reserve)

A schedule of works for the contribution catchments is provided in Appendix "B".

The values of the components of the contribution formula are contained in the Schedule being Appendix "G".

The resultant contribution rates are contained in the schedule being Appendix "H" Traffic & Transport Management Facilities.

4 Open Space & Recreation Facilities

4.1 Nexus

The provision of adequate open space and recreational areas by Council is an integral component of Council's framework that contributes to the long term wellbeing of the community. Providing for clean, green open spaces ensures that all residents receive the opportunity to partake in the many health benefits derived from open space.

Open space, whether in the form of playing fields, civic spaces or parks and public places are considered a crucial ingredient in the creation of new communities and in the ongoing engagement of existing communities.

Council has a varied yet vast provision of open space areas across the LGA and all future provision is a valued addition to this integrated network where a hierarchical structure reflects the rational provision in an equitable manner. Demand for open space is high in Blacktown reflecting the value the community places on this asset.

Planning context for this Precinct has occurred via:

- North West Subregional Strategy (NSW Government, 2007)
- Growth Centre Development Code (Growth Centres Commission, 2006)
- Review of existing Outdoor Recreational Open Space Planning Guidelines for Local Government (Department of Planning, 1992)

State planning is also given a more detailed local context by Council and the Nexus is further influenced by research and detail included in the following:

- Blacktown City 2025 – Delivering the Vision (Blacktown City Council, 2008)
- Elton Consulting – Demographic and Social Infrastructure Report – Schofields (2010)
- Northwest Growth Centres Recreational Framework (Blacktown City Council, 2009)
- Wellness Through Physical Activity Policy (Blacktown City Council, 2008)
- Blacktown City Council Social Plan (2007)
- Recreation and Open Space Strategy (Blacktown City Council, 2009)

Collectively, these studies contribute information towards the rational basis for a set of baseline recreation planning benchmarks which service as a guide to the provision of the suitable level of open space and recreational opportunities in the release areas. While providing for future communities, Council has considered the existing demand on current facilities and what impact these facilities will have on the growing region.

Council has applied a demographic / needs based approach to provision levels rather than a land-use approach. Comparative standards based approaches were also reviewed within the studies. Noting that a large percentage of open space in the North West has a limited recreation use due to its topography, susceptibility to flooding, proximity of sensitive bushland and rugged linear nature, focus on provision has been on what "demand" will require. This "needs-based" approach has involved comparative benchmarks both within and outside of the LGA, coupled with input from other influences including State Sporting Associations, Local Councils, State Government Departments and major interest stakeholders.

The resultant provision of open space varies throughout the release area; a reflection in most cases of land constraints, dwelling establishments and drainage functions. Acknowledging that in the absence of any alternatively acceptable industry benchmark, the standard Open Space provision outlined in the

GCC Development Code of 2.83 hectares of usable open space per 1,000 persons has been applied¹⁴.

The spread and distribution of passive parks ensures that residents are within a 400-500 metre walking distance from open space. The open space network reflects a hierarchy of provision and allows for character and diversity in provision while also incorporating the natural features of the area.

Council has also attempted to meet the identified playing field demand by provision of 1 full field per 1,850 persons which has been established via a needs analysis that has examined the Blacktown LGA current provision, participation rates, previous studies, analysis of suburbs with similar demographics to that forecasted in the new release Precincts, review of provision in other new release areas, information provided by peak bodies as well as forecasted trends in sport participation¹⁵.

As outlined within the objectives of the Growth Centres Development Code¹⁶, integration of stormwater management and water sensitive urban design with networked open space is supported. Further, the Development Code outlines the objective to provide a balance of useable and accessible open space with neighbourhood and district stormwater management. Accordingly, where land has a dual drainage and open space function, separate costings associated with reserve embellishments have been outlined. These costings are identified within the respective sections of the plan and have been calculated to provide optimal community outcome without unnecessary duplication.

Certain reserves provide a dual drainage and open space function. Costs associated with drainage embellishments are outlined within the respective section of this plan and are not duplicated.

4.2 Land for Aquatic Facilities

Riverstone Swimming Centre is the only swimming pool situated within the North West Growth Centre. It is a small rural outdoor pool and will not be able to accommodate the leisure needs of the incoming population of the North West Precincts¹⁷.

As such, land has been planned within the Marsden Park Precinct for a new aquatic/leisure facility to cater for the needs of the Marsden Park, Shanes Park, Marsden Park Industrial, Marsden Park North, West Schofields and the Schofields Precinct. However, as this facility is not included in the scope of the Department of Planning & Infrastructure's "Essential Infrastructure List" it has not been included in this Contributions Plan. Refer to "Section 6 Combined Precinct Facilities" for details on the contribution formula for the Aquatic Facility.

It is also noted that a redevelopment of Riverstone Swimming Centre is proposed to meet the anticipated Precinct populations and associated demand from Alex Avenue, Riverstone, Riverstone East and Area 20. However, as this facility is not included in the scope of the Department of Planning & Infrastructure's "Essential Infrastructure List" it has not been included in this Contributions Plan.

4.3 Contribution Catchment

There is one open space & recreation contribution catchment. This corresponds to the boundaries of the Schofields Precinct. A map showing the open space contribution catchment is contained in Appendix "C".

¹⁴ Growth Centres Commission Development Code 2006 – Page A-11

¹⁵ Elton Consulting – Demographic and Social Infrastructure Report - Page 48 and Northwest Growth Centres Recreational Framework - Page 48.

¹⁶ Growth Centres Commission Development Code 2006 – Page B-16.

¹⁷ Elton Consulting – Demographic and Social Infrastructure Report - Page 29, 48.

In order to determine actual provision levels and, ultimately, the contribution rate, the potential population of the open space contribution catchment has been calculated. The potential population is the number of people over which the cost of providing the open space has been distributed and is explained further in Section 7.4.

The potential population of the open space contribution catchment is stated in Appendix "G".

4.4 Contribution Formula

The following formula is used to calculate the contribution rate for Open Space and Recreation Facilities:

$$\text{CONTRIBUTION RATE} = \frac{(\text{L1} + \text{L2} + \text{C1} + \text{C2} + \text{PA})}{\text{P}}$$

(\$/PERSON)

- WHERE:
- L1 = The actual cost to Council to date of land provided for a open space & recreation public purpose adjusted to current day values.
 - L2 = The estimated cost of land yet to be provided for a public open space & recreation purpose.
 - C1 = The actual cost to Council to date of open space embellishments that have been constructed to the appropriate standard adjusted to current day.
 - C2 = The estimated cost of future open space embellishments.
 - PA = Plan Administration fee being 1.5% of construction costs.
 - P = The estimated eventual population in the Schofields Precinct.

A more detailed explanation of the components in the contribution formula, ***including the indexation to current day values*** is provided in Section 7.

A schedule of works for the contribution catchment is provided in Appendix "C" together with a map of the catchment indicating the location of the works.

The values of the components of the contribution formula are contained in the Schedule being Appendix "G".

The resultant contribution rates are contained in the Schedule being Appendix "H".

5 Land for Community Facilities

5.1 Nexus

Planning in the context for this Precinct has occurred via state government documentation in the form of:

- North West Sub Regional Strategy (NSW Government, 2007)
- Growth Centre Development Code (Growth Centres Commission, 2006).

More detailed local planning and context has been provided by Council and consultants through the following documents and studies:

- Elton Consulting – Demographic and Social Infrastructure Assessment- Schofields Precinct.(2011)
- Blacktown City 2025 – Delivering the Vision (*Blacktown City Council 2008*)
- Blacktown City Council Social Plan (2007)
- The *Section 94 Community Facilities Report (May 2008)*.

The *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011)* outlined the nexus for community, recreation and open space facilities required for the Precinct.

These studies above identified that Council's role in the development of community facilities in the Schofields Precinct encompasses the provision of a range of activities and functions. Resulting from this work the following facilities were recommended:

- Local Community Neighbourhood Centre (Multipurpose including the activities and functions of the following)
 - Neighbourhood centre, community and cultural development facilities
 - Children and family services and facilities

The *Demographic and Social Infrastructure Assessment - Schofields Precinct (2011)*¹⁸ found there was not adequate existing district or regional level social infrastructure within Schofields and its neighbouring Precincts to meet the needs generated by a new residential population.

The provision of appropriate community and recreation facilities is an important requirement to ensuring the Schofields Precinct is developed appropriately. The future projected resident population of 8,567 for Schofields meets the threshold for a local facility.

The findings of the *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011)*¹⁹ examines what community and recreation facilities would be required to service the new population of Schofields and refers to the Growth Centres Commission (2006) Structure Plan - Community Infrastructure Standards as well as Council's Community Resource Hub model. The table below indicates the community facilities required to meet the needs of Schofields.

¹⁸ *Demographic and Social Infrastructure Assessment - Schofields Precinct (2011) (5.1.11 – Page 24)*

¹⁹ *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011) (6 – Pages 30-34)*

Table **: Community Infrastructure Estimates, Schofields Precinct²⁰

Type of facility	Benchmark (Number per population)	Estimated requirements Schofields (Population 9,560 Dwellings 3,300)
Youth Centres	1:20,000 people	0.5
Community Service Centre	1:60,000	0.2
Childcare facility	1 place:5 children 0-4 years	172
After school care facility	1 place:25 children 5-12 years	54
Branch library	1:33,000 people	0.3
District Library	1:40,000 people	0.2
Performing Arts/Cultural Centre	1:30,000 people	0.3
Community Services Local	1:6,000 people	1
Community Services District	1:20,000 people	0.5

The *Section 94 Community Facilities Report (May 2008)*, identified a new model for delivery of community facilities – the Community Resource Hub Model (CRH). CRHs are local, multipurpose community facilities. They provide a focus for local communities to come together for social, life-long learning and human service activities and services.

Further research and development of this concept has resulted in a more efficient, cost effective and innovative model that provides greater opportunities for community engagement and outcomes proposed for this Precinct.

5.2 Local Community Neighbourhood Centre (Land only)

The Local Community Neighbourhood Centre is proposed to include the principles of a Community Resource Hub and provide opportunities for increased co-location of agencies (and thus improved delivery of services and programs).

A Local Community Neighbourhood Centre located in the Schofields Precinct will enable the range of services and community facility requirements identified above to be co-located to meet the needs of the future Schofields Precinct residents. This would include, but not be limited, to the following defined functions.

- Neighbourhood centre, community and cultural development facilities
- Children and family services and facilities

²⁰ Demographic and Social Infrastructure Assessment- Schofields Precinct (2011) (6.1 – Pages 31)

5.3 Site Location

In some of the other Precincts in the North West Growth Centre, land has not been specifically zoned for community facilities and there has been difficulty in locating suitable land for open space and recreation. This has led to problems in finding suitable locations for community facility sites due to resident objections. By zoning land specifically for community and recreation facility purposes the incoming population is aware at the time they purchase their property that community and recreation facilities will be provided on the nominated sites. Additionally, Council can then proceed with acquisition of each parcel of land when it is needed.

The location of Local Community Neighbourhood Centre land required for community facilities is contained in Appendix "D".

5.4 Levels of Provision

The types of community facilities and the number of items required by the incoming population in the release area were identified in the *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011)*²¹ undertaken by Elton Consulting as well as the *Section 94 Community Facilities Report May 2008*, undertaken by Council.

5.5 Essential Infrastructure

However, as Community Facilities are not currently listed by the State Government as "Essential Infrastructure" for new Contributions Plans assessed by IPART, only the land acquisition for these facilities will be levied under this Plan.

5.6 Contribution Catchment

There is one community facilities contribution catchment and this corresponds to the boundary of the Schofield Precinct. A map showing the location of the community facilities contribution catchment is contained in Appendix "D".

In order to determine actual provision levels and, ultimately, the contribution rate, the potential population of the community facilities contribution catchment has been calculated. The potential population is the number of people over which the cost of providing the works has been distributed and is explained further in Section 7.4.

The population of the community facilities catchment is stated in Appendix "G".

5.7 Contribution Formula

The following formula is used to calculate the contribution rate for Community Facilities:

$$\text{CONTRIBUTION RATE} = \frac{(L1 + L2)}{P}$$

(\$/PERSON)

- WHERE:
- L1 = The actual cost to Council to date of land provided for a community facility public purpose adjusted to current day values.
 - L2 = The estimated cost of land yet to be provided for a community facility public purpose.
 - P = The estimated eventual population in the Schofields Precinct.

²¹ *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011)*²¹ (6.1 – Pages 31)

5.8 Community Facilities Costs and Schedules

A more detailed explanation of the components in the contribution formula, ***including the indexation to current day values*** is provided in Section 7.

The map of the catchment is provided in Appendix "D" indicating the location of the land.

The values of the components of the contribution formula are contained in the Schedule being Appendix "G".

The resultant contribution rates are contained in the Schedule being Appendix "H".

5.9 Indicative Timing for the Acquisition of Land for Community Facilities

The timing for the acquisition of land for Community Facilities depends on a number of factors. Receipt of contributions from development and other possible sources of funding from the State Government will determine when Council will be in a position to acquire land. In the absence of this information Council projects that the acquisition will occur until 2025 to 2030.

6 Combined Precinct Facilities

6.1 Nexus – E2 Conservation Zone

The Conservation Zone located in the Riverstone Precinct services a number of Precincts within the North West Growth Centre.

The total costs for the Conservation Zone have been apportioned amongst all residential Precincts within the Blacktown LGA component of the North West Growth Centre. 6.9% of these costs are to the Schofields Precinct.

Precinct	Expected Population	% Apportioned
Riverstone	26,229	21.3%
Alex Avenue	17,999	14.6%
Riverstone East	15,000	12.2%
Area 20	6,400	5.2%
Marsden Park Industrial	3,504	2.8%
Schofields	7,335	6.0%
Marsden Park	28,293	23.0%
Marsden Park North	11,200	9.1%
Schofields West	5,600	4.6%
Shanes Park	1,400	1.1%
Total	122,960	100.0%

6.2 Contribution Formula

The following formula is used to calculate the contribution rate for the E2 Conservation Zone:

$$\text{CONTRIBUTION RATE} = \frac{(L1 + L2 + C1 + C2 + PA)}{P}$$

(\$/PERSON)

- WHERE:
- L1 = The actual cost to Council to date of land provided for the E2 Conservation Zone purposes indexed to current day values.
 - L2 = The estimated cost of land yet to be provided for the E2 Conservation Zone purposes.
 - C1 = The actual cost to Council to date of constructing the E2 Conservation Zone facility to the appropriate standard indexed to current day values.
 - C2 = The estimated cost of constructing future E2 Conservation Zone facilities.
 - PA = Plan Administration fee being 1.5% of construction costs.
 - P = The estimated eventual population in the contribution catchment.

The resultant contribution rate is contained in the Schedule being Appendix "G".

6.1 Combined Precinct Facilities Costs and Works Schedules

A more detailed explanation of the components in the contribution formula, including the indexation to current day values is provided in Section 7.

A schedule of works for the E2 Conservation contribution catchment is provided in Appendix "E" together with a map of the catchment indicating the location of the works.

The values of the components of the contribution formula are contained in the Schedule being Appendix "G".

The resultant contribution rate is contained in the Schedule being Appendix "H".

6.2 Nexus – Aquatic Facility

The Aquatic Facility located in the Marsden Park Precinct services a number of Precincts within the North West Growth Centre.

The total costs for the Aquatic Facility have been apportioned over the six Precincts of Marsden Park Industrial, Schofields, Marsden Park, Marsden Park North, Schofield West and Shanes Park. 14.6% of these costs are attributed to the Schofields Precinct.

Precinct	Expected Population	% Apportioned
Marsden Park Industrial	3,504	6.1%
Schofields	7,335	12.8%
Marsden Park	28,293	49.3%
Marsden Park North	11,200	19.5%
Schofields West	5,600	9.8%
Shanes Park	1,400	2.4%
Total	57,332	100.0%

6.3 Contribution Formula

The following formula is used to calculate the contribution rate for Aquatic Facility:

$$\text{CONTRIBUTION RATE} = \frac{(L1 + L2)}{P}$$

(\$/PERSON)

P

WHERE: L1 = The actual cost to Council to date of land provided for a Aquatic facility public purpose adjusted to current day values.

L2 = The estimated cost of land yet to be provided for a Aquatic facility public purpose.

P = The estimated eventual population in the Schofields Precinct.

6.4 Combined Precinct Facilities Costs and Works Schedules

A more detailed explanation of the components in the contribution formula, including the indexation to current day values is provided in Section 7.

The map of the catchment is provided in Appendix "F" indicating the location of the land.

The values of the components of the contribution formula are contained in the Schedule being Appendix "G".

The resultant contribution rate is contained in the Schedule being Appendix "H".

7 Explanation of Contribution Formula Components

7.1 Introduction

This Section provides an explanation of the various components of the contribution formulae detailed in Sections 2 to 6.

7.2 Explanation of the Land Components

Before Council can construct amenities and services it must first provide the land on which the amenities and services are to be constructed. The land to be provided is often zoned for the specific purpose of the works to be constructed. For example, in the case of open space, the land to be acquired will be zoned RE1 - Public Recreation.

In the contribution formulae:

- L1 - Represents land that has previously been provided by Council for the purpose of providing the particular works. This amount reflects the actual cost to Council of acquiring these parcels (including valuation and conveyancing charges), indexed to current day \$ values using the Consumer Price Index.
- L2 - Represents the estimated average cost to Council of providing the lands required for the purpose of providing works. As this figure is an estimated average total cost of acquisition, the amount adopted does not necessarily reflect the value of any individual property. Each parcel of land to be acquired is subject to detailed valuation at the time of its acquisition. The "L2" figure is supplied by Council's Valuer and takes into account the following matters:
 - Acquisitions are undertaken in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991, which requires that land is to be acquired for an amount not less than its market value (unaffected by the proposal) at the date of acquisition.
 - That one of Council's objectives is to ensure that the funds Council receives for land acquisition from Section 94 Contributions in a particular catchment are equivalent to the amount required to fund the purchase of all land Council must acquire in that catchment. Therefore, valuation and conveyancing charges incurred by Council when acquiring land are taken into account.

Council has calculated the total value of L1 and L2 in the contribution formulae. These values are detailed in Appendix "G".

7.3 Explanation of the Capital Components

Schedules of works to be provided for the various items are detailed in Appendices "A" to "F" together with maps of each catchment showing the location of the works.

In the contribution formula:

- C1 - Represents the actual cost to Council of constructing works already provided in the catchment indexed to current day values using the Consumer Price Index (CPI).
- C2 - Represents the estimated cost to Council of constructing works, which have yet to be provided in the catchment and are based on the most detailed designs that were available at the time of preparing the estimates.

7.4 Explanation of the Catchment Areas

The area of the catchment is the total "developable area" in the catchment. In calculating the "developable area", land, which will never be required to pay a contribution, has been excluded. These "exclusions" include, amongst others, existing roads and roads which are themselves Section 94 items, but not subdivisional roads, land zoned for open space or drainage purposes, zoned

education uses and uses which existed prior to the land being rezoned for urban development and which are unlikely to be redeveloped. The purpose of identifying these exclusions is to ensure that only the new development (which is generating the need for the amenities and services) pays for their provision.

The catchment area for Open Space & Recreation, Community and Combined Precinct Facilities, are based on the estimated potential population of the Schofields Precinct.

7.5 Explanation of the Plan Administration Component

Contribution Plan preparation, management and administration is an expensive task. These costs are distinct from Council's core responsibilities and are the direct result of development.

Council considers that the costs involved with preparing, managing and administering Section 94 are an integral and essential component of the efficient provision of amenities and services in the Schofields Precinct. Therefore a plan administrative component is included in this plan.

"PA" in the contribution formulae is the plan administrative component. It represents 1.5% of the total value of works to be funded under this plan.

7.6 Indexation

In the formulae, previous land provisions (L1) and capital expenditures (C1) are indexed to current day values using the Consumer Price Index - Sydney – All Groups Sydney (CPI). This index is published by the Australian Bureau of Statistics on a quarterly basis.

The reason for indexing past expenditure is that every developer pays for a small proportion of the cost of providing each individual item identified in the Plan. This means that if/when items are constructed prior to all contributions within a catchment being collected, then "borrowing" (between items) occurs. If retrospective contributions are not indexed this "borrowing" will have occurred without any interest having been paid. This will result in a shortfall of funds when future items are constructed using the "paid back" contributions. What indexing effectively does is to make up the lost interest on the funds that have been borrowed between individual items.

The CPI is one of the indices recommended for use by the Department of Planning and Infrastructure.

7.7 Assumed Occupancy Rates

For the purpose of calculating open space and community facility contributions, occupancy rates have been determined for different types of development. These are as follows:

Dwelling houses	2.9 Persons / Dwelling
------------------------	------------------------

Dual Occupancy

1 Bedroom	1.2 Persons / Dwelling
2 Bedroom	1.9 Persons / Dwelling
3+ Bedroom	2.9 Persons / Dwelling

Integrated Housing

1 Bedroom	1.2 Persons / Dwelling
2 Bedroom	1.9 Persons / Dwelling
3+ Bedroom	2.9 Persons / Dwelling

Other Medium density

1 Bedroom Dwelling	1.2 Persons / Dwelling
2 Bedroom Dwelling	1.9 Persons / Dwelling

3 Bedroom Dwelling

2.7 Persons / Dwelling

For the purpose of this plan medium density includes all residential development other than that separately defined above, including but not limited to residential flat buildings and shop top housing.

Note: A bedroom is a room designed or intended for use as a bedroom or any room capable of being adapted to or used as a separate bedroom.

7.8 Indicative Contribution Rates (Residential)

The Independent Pricing and Regulatory Tribunal (IPART) has recommended that Council should provide **indicative** contributions per lot for various types of development and dwelling types. As such, **indicative** contributions per lot are provided in the table below:

It should be noted that a survey and formal detailed plan is needed to accurately determine the actual amount of contributions payable.

In the event that the contributions imposed under this Plan are greater than the monetary cap referred to in Section 1.13, the contributions levied on development consent will not exceed the monetary cap imposed under the Minister's Direction.

Density (Dwellings Per Ha)	Occupancy (No. Persons Per Dwelling)	Indicative Contributions Per Dwelling
12.5	2.9	\$80,296
15	2.9	\$70,620
30	2.9	\$43,691
45	1.2	\$23,507
45	1.9	\$28,874
45	2.7	\$35,005

8 Payment of Contributions

8.1 Methods of payment

There are 3 possible methods of payment of S.94 Contributions - monetary contribution, dedication of land and works-in-kind agreements.

Monetary Contribution

This is the usual method of payment. When development consent is issued that involves the payment of a S.94 contribution, it contains a condition outlining the amount payable in monetary terms subject to indexation by the CPI. See section 7.6 for more details on indexation.

Dedication of Land

Where appropriate Council will permit S.94 public zoned land to offset the monetary contribution payable. The land that is to be provided must be in accordance with the zonings indicated on Council's planning instruments for the area. The assessment of the suitability of land for such an offset occurs at the development or subdivision application stage.

If consent is issued for a development, and it requires the creation of the S.94 public zoned land then the applicant needs to negotiate the value of the S.94 public zoned land with Council. Upon agreement being formally reached as to the land's value, Council will offset the value of the land against the monetary contribution payable.

It should be noted that Council will not release the final (linen) plan of subdivision which creates the land to be dedicated until a contract for the sale of the land (which confirms the purchase price/amount of compensation) has been entered into.

Works-in-kind Agreements

Council may accept the construction of works listed in the schedules to this plan to offset the monetary contribution payable. The applicant will need to initiate this option by providing Council with full details of the work proposed to be undertaken. Council will then consider the request and advise the applicant accordingly.

The applicant will need to provide Council with suitable financial guarantees (normally by way of a Bank Guarantee) for 1.25 times the amount of the works in addition to a maintenance allowance and any GST amounts applicable. Upon completion of the works to Council's satisfaction the guarantee will be discharged by Council.

Approval of any Works-In-Kind is conditional upon the developer paying all Council's legal costs incurred in the preparation of the Works-In-Kind (Deed of) Agreement. Cost estimates for works include a component for supervision (equivalent to 3% of the cost of the works being undertaken). Where Works In Kind are undertaken Council requires that the supervision fee be in the form of a cash payment. Thus this particular part of the cost of the works is included as an offset against contributions.

8.2 Timing of Payment

Council's policy regarding the timing of payment of S.94 contributions is as follows:

Approved under the EP & A Act as it existed pre July 1998 –

- Development Applications involving subdivisions
Prior to the release of the "linen plan" of subdivision.

- Development Applications involving building work -
Prior to release of the Building Permit.

Note: Applications for combined building and subdivision approval are required to pay contributions upon whichever of these events occurs first.

- Development Applications where no building approval is required -
Prior to occupation.

Approved under the EP & A Act as amended on and from July 1 1998 –

- Development Applications involving subdivisions
Prior to release of the Subdivision Certificate or installation approval for a manufactured / relocatable / moveable dwelling or building under section 68 of the Local Government Act 1993 (as applicable).
- Development Applications involving building work
Prior to release of Building Construction Certificate.
- Development Applications where no building approval is required
Prior to occupation or use of the development.

Note: Applications for combined building and subdivision approval are required to pay contributions upon whichever of these events occurs first.

8.3 Credits for Existing Development (Schofields Township only)

As Section 94 contributions can only be levied where development will result in increased demand, contributions are not sought in relation to demand for urban facilities generated by existing authorised development. Thus “credits” are granted in relation to urban demand generated by existing authorised development.

In the Schofields Precinct, it has been determined that a contribution credit of 450 square metres and 2.9 persons will apply to all existing lots previously zoned 2 (a) Residential under BLEP 1988 in the existing Schofields township. Therefore:

- as at the date of Council adoption of this contributions plan, a credit of 450m² and 2.9 persons is applied for existing authorised dwellings in the Schofields Township that are to be demolished in residential zones
- In other instances a credit relating to the actual area occupied and retained for use by the existing development is generally applied. The credit granted is determined having regard for the individual circumstances
- The area occupied is determined having regard to both the current and previous applications, aerial photos, the area occupied by existing authorised buildings and authorised activities on site
- Residue lots are not levied until they are further developed. In residential zones Council places an 88B restriction on residue lots to deny any further development of the lot until it is further subdivided, consolidated or has a separate development application approval. Contributions are levied upon further subdivision, consolidation or separate development approval.

8.4 Indexation of Contributions

Contribution rates are indexed quarterly in accordance with the Consumer Price Index – All Groups Sydney (CPI).

The method of indexing the contribution rates is to multiply the base contribution rate by the most recently published CPI at the time of payment and in the case of this version of the Plan, divide it by the March 2013 CPI (102.7).

8.5 Discounting of Contributions

Council does not discount contributions both for equity and financial reasons, as it would be inequitable to recoup a discount from remaining development. Discounting would also compromise Council's ability to provide the facilities and would place an additional burden on existing residents to subsidise new development.

8.6 Deferred Payment of Contributions

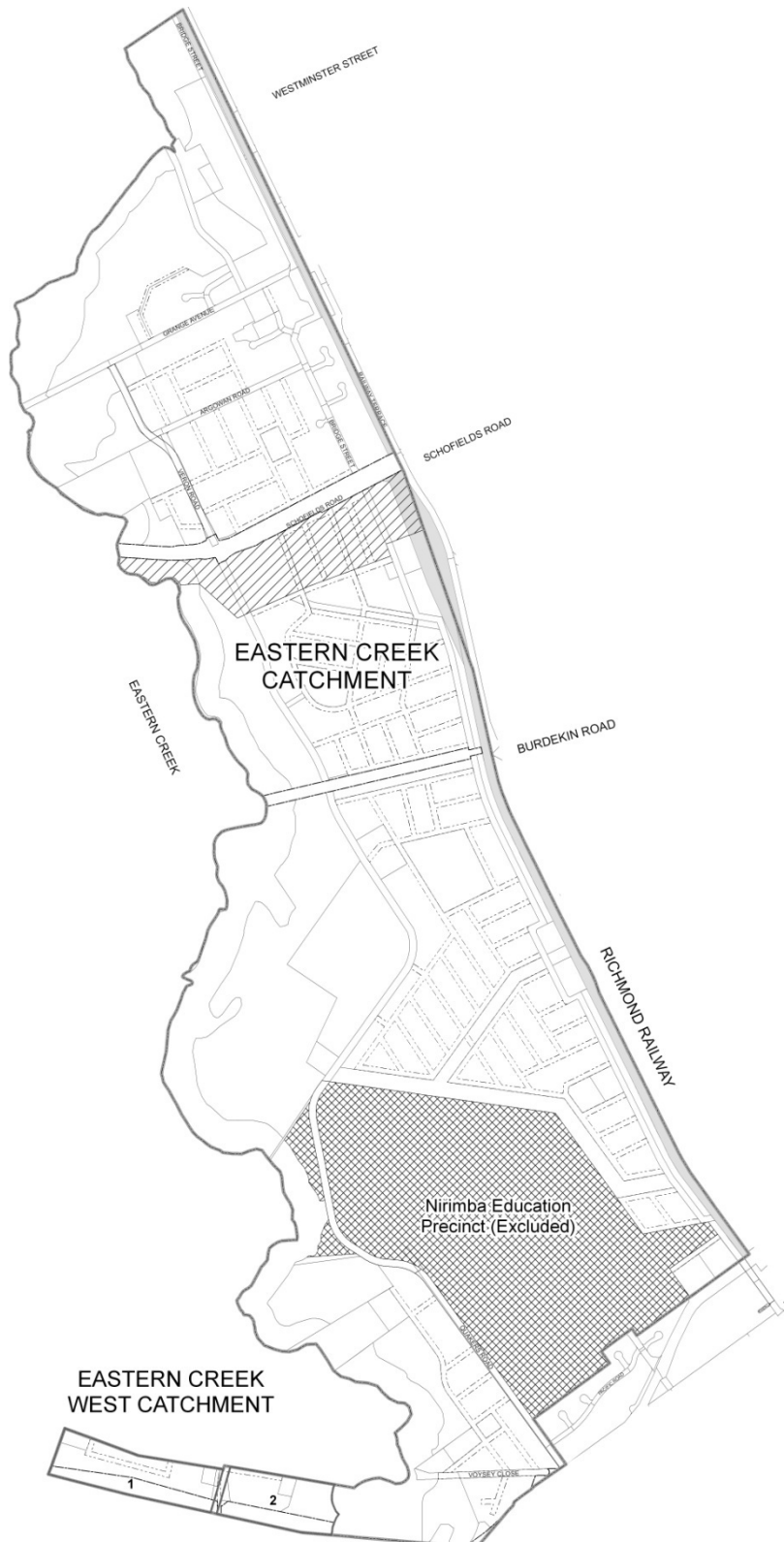
Council has a policy for the deferred payment of S.94 contributions as follows:

- An applicant requesting deferred payment needs to apply in writing to Council. All requests are considered on their merits having regard to (but not exclusively) the type of work for which the contribution is sought, the rate of development occurring within the area and the impending need to construct the works for which S.94 Contributions are being levied.
- Where deferred payment is approved by Council the period of time for deferring payment will generally be limited to 12 months.
- If Council approves of the request for deferred payment it is conditional upon the applicant providing a suitable Bank Guarantee and Deed of Agreement.
- Interest is charged on deferred contributions. Council also charges an administrative fee for deferred payment. The interest rate and administrative fee levied for the deferred payment of contributions are reviewed annually and appear in Council's Schedule of Fees. A copy of this Schedule is available from Council's Development Services Unit.
- The amount of the bank guarantee shall be the sum of the amount of contributions outstanding at the time of deferring payment plus the expected "interest" accrued over the deferral period. This amount will also represent the amount payable at the end of the deferral period.
- The Deed of Agreement is to be prepared by one of Council's Solicitors at full cost to the applicant. In this regard the applicant is to pay Council's Solicitor's costs direct to the Solicitor and not through Council.
- Should contributions not be paid by the due date, the bank guarantee will be called up by Council.
- Council has a separate deferral policy specifically for dual occupancies, which are to be occupied by elderly and/or disabled persons (i.e. traditional granny flats).
- Enquiries regarding deferred payment can be made through contacting the relevant Council office dealing with the application.

Appendices

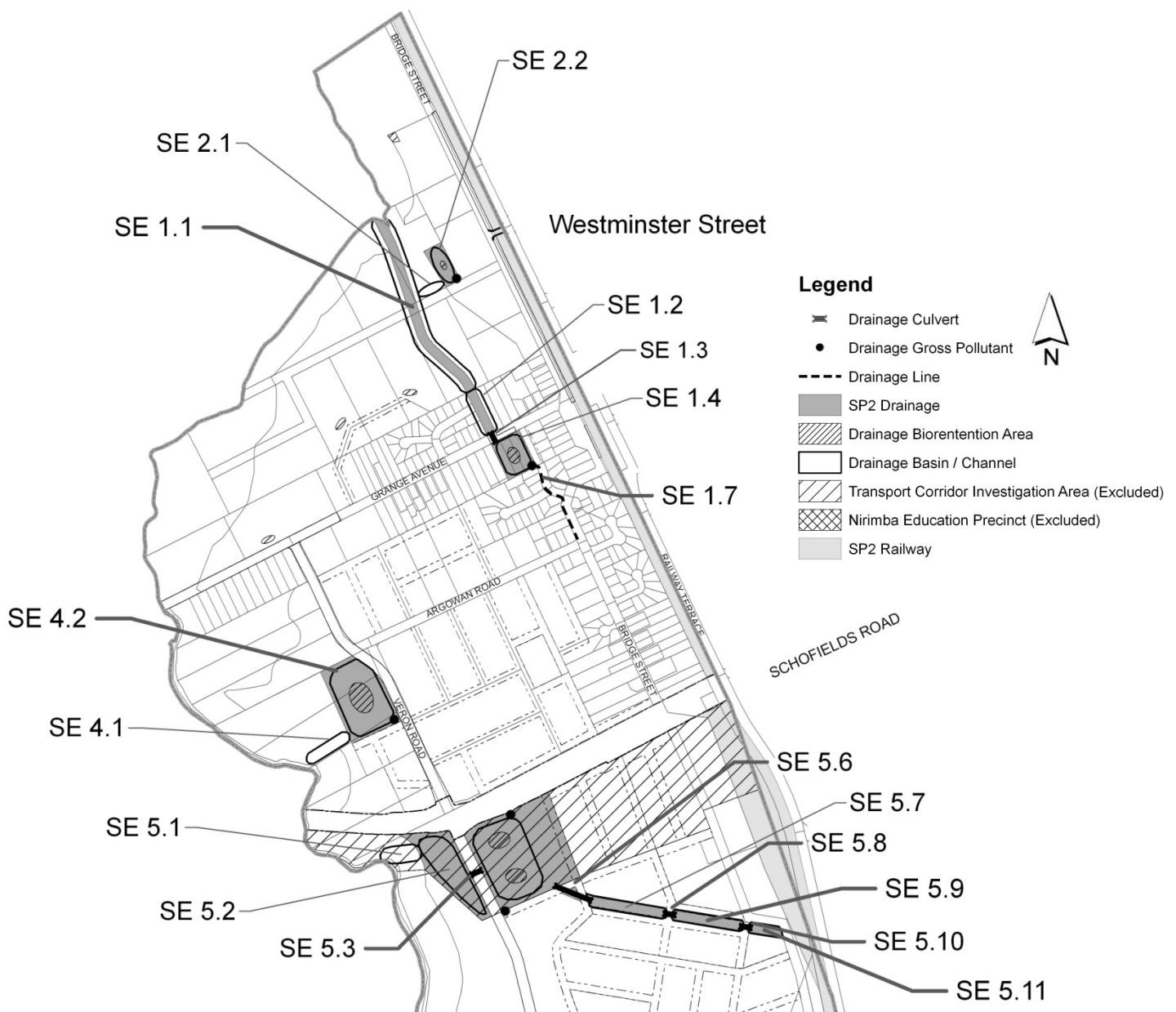
APPENDIX A

**SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
Catchment Areas**



APPENDIX A 1 of 11

**SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK CONTRIBUTIONS CATCHMENT**

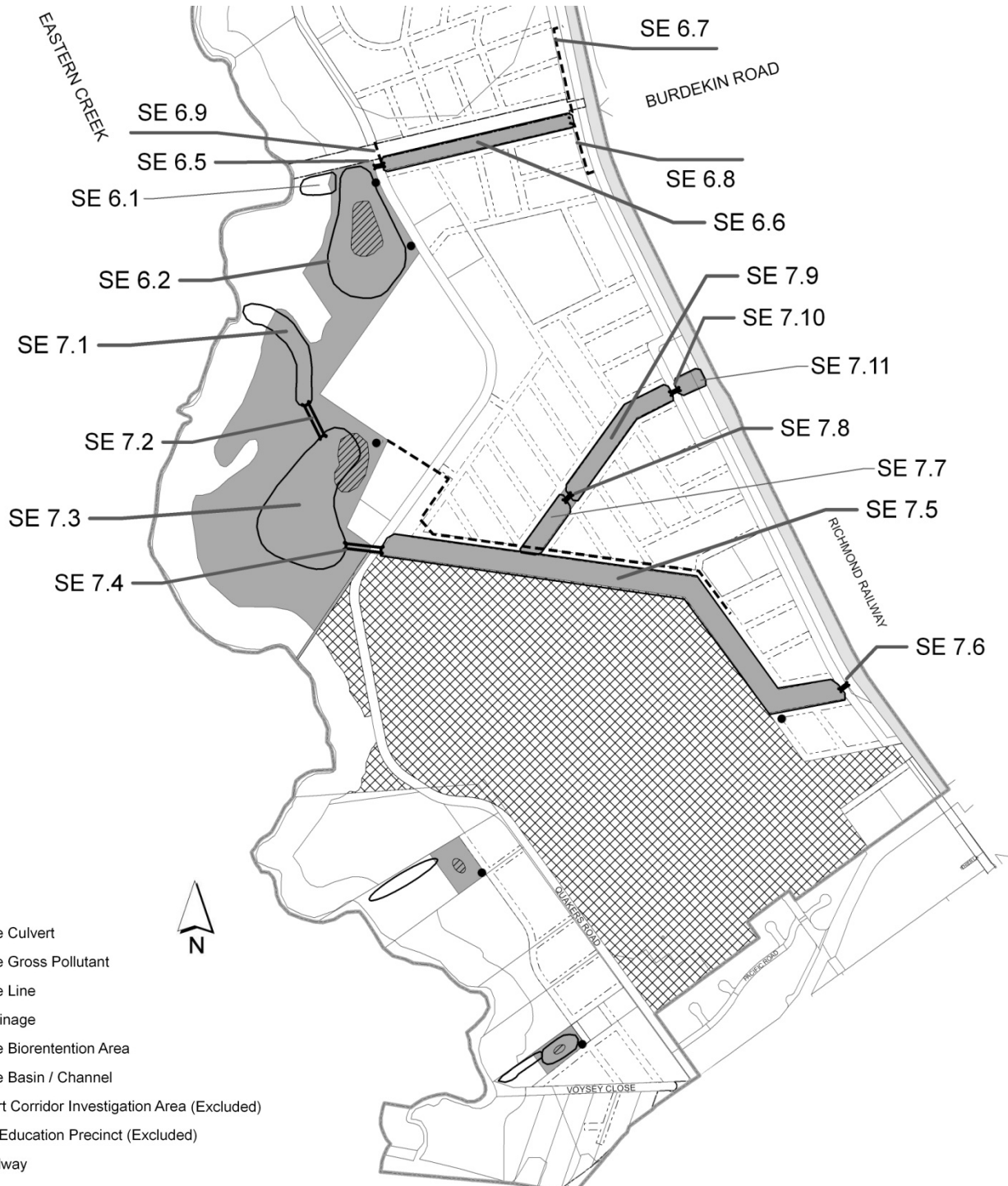


CONTRIBUTION ITEM
**Stormwater Quantity
Management**

CATCHMENT AREA
Eastern Creek

APPENDIX A 2 of 11

**SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK CONTRIBUTIONS CATCHMENT**



Catchment Area indicative only

Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
Stormwater Quantity
Management

CATCHMENT AREA
Eastern Creek

APPENDIX A 3 of 11

SCHOFIELDS PRECINCT WATER CYCLE MANAGEMENT FACILITIES EASTERN CREEK STORMWATER QUANTITY

Site No.	Land Area (hectares)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
Eastern Creek Catchment - Quantity						
SE1.1	1.0424	Open channel variable width, land acquisition only				\$0
SE1.2		20m Wide landscaped open channel			\$328,000	\$328,000
SE1.3		1200mm Diameter Culvert under Grange Avenue			\$176,000	\$176,000
SE1.4	0.5769	Detention basin			\$2,653,000	\$2,653,000
SE1.7		1500mm Diameter Trunk drainage line 100 year ARI capacity			\$674,000	\$674,000
SE2.1		Detention basin outlet low flow pipe and overland flow path	\$47,000			\$47,000
SE2.2	0.3441	Detention basin	\$508,000			\$508,000
SE4.1		Detention basin outlet low flow pipe and overland flow path		\$195,000		\$195,000
SE4.2	1.8143	Detention basin		\$1,274,000		\$1,274,000
SE5.1		Detention basin outlet low flow pipe and overland flow path	\$357,000			\$357,000
SE5.2	5.0364	Detention basin		\$3,174,000		\$3,174,000
SE5.3		3x2700x1500mm Culvert under future road	\$464,000			\$464,000
SE5.6	0.0582	3x1800x1200mm Culvert under future roads	\$957,000			\$957,000
SE5.7	0.3370	20m Wide landscaped open channel	\$629,000			\$629,000
SE5.8		1x3600x1200mm Culvert under future road	\$229,000			\$229,000
SE5.9	0.3000	20m Wide landscaped open channel	\$565,000			\$565,000
SE5.10		1x2400x1200mm Culvert under future road	\$207,000			\$207,000
SE5.11	0.1363	20m Wide landscaped open channel		\$252,000		\$252,000

CONTRIBUTION ITEM
Stormwater Quantity
Management

CATCHMENT AREA
Eastern Creek

APPENDIX A 4 of 11

SCHOFIELDS PRECINCT WATER CYCLE MANAGEMENT FACILITIES EASTERN CREEK STORMWATER QUANTITY

Site No.	Land Area (hectares)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
SE6.1		Detention basin outlet low flow pipe and overland flow path		\$460,000		\$460,000
SE6.2	Included in SE7.3	Detention basin		\$2,925,000		\$2,925,000
SE6.5		3x2700x1200mm Culvert under future road		\$588,000		\$588,000
SE6.6	1.3524	30m Wide landscaped open channel		\$1,311,000		\$1,311,000
SE6.7		1200mm Diameter Trunk drainage line		\$326,000		\$326,000
SE6.8		1650mm Diameter Trunk drainage line		\$325,000		\$325,000
SE6.9		3x1800x1200mm Diameter Trunk drainage line			\$642,000	\$642,000
SE7.1		Basin Outlet Channel 51m wide		\$3,130,000		\$3,130,000
SE7.2		3x3600x2100+2x3600x1500mm Culvert under existing runway		\$805,000		\$805,000
SE7.3	26.4240	Detention basin and 51m Wide landscaped open channel	\$3,100,000	\$4,314,000		\$7,414,000
SE7.4		3x3600x2100+2x3600x1500mm Culvert under future road	\$1,840,000			\$1,840,000
SE7.5	8.0891	50m Wide landscaped open channel downstream of TC4/SE7.7	\$10,738,000			\$10,738,000
SE7.6		7x3300x1500mm Culvert under future road		\$1,063,000		\$1,063,000
SE7.7	Included in SE7.5	40m Wide landscaped open channel	\$601,000			\$601,000
SE7.8		5x3000x1200mm Culvert under future road	\$587,000			\$587,000
SE7.9	Included in SE7.5	40m Wide landscaped open channel		\$1,382,000		\$1,382,000
SE7.10		3x3000x1200mm Culvert under future road		\$443,000		\$443,000
SE7.11	0.2599	40m Wide landscaped open channel		\$260,000		\$260,000
	45.7710		\$20,829,000	\$22,227,000	\$4,473,000	\$47,529,000










CONTRIBUTION ITEM
Stormwater Quantity
Management

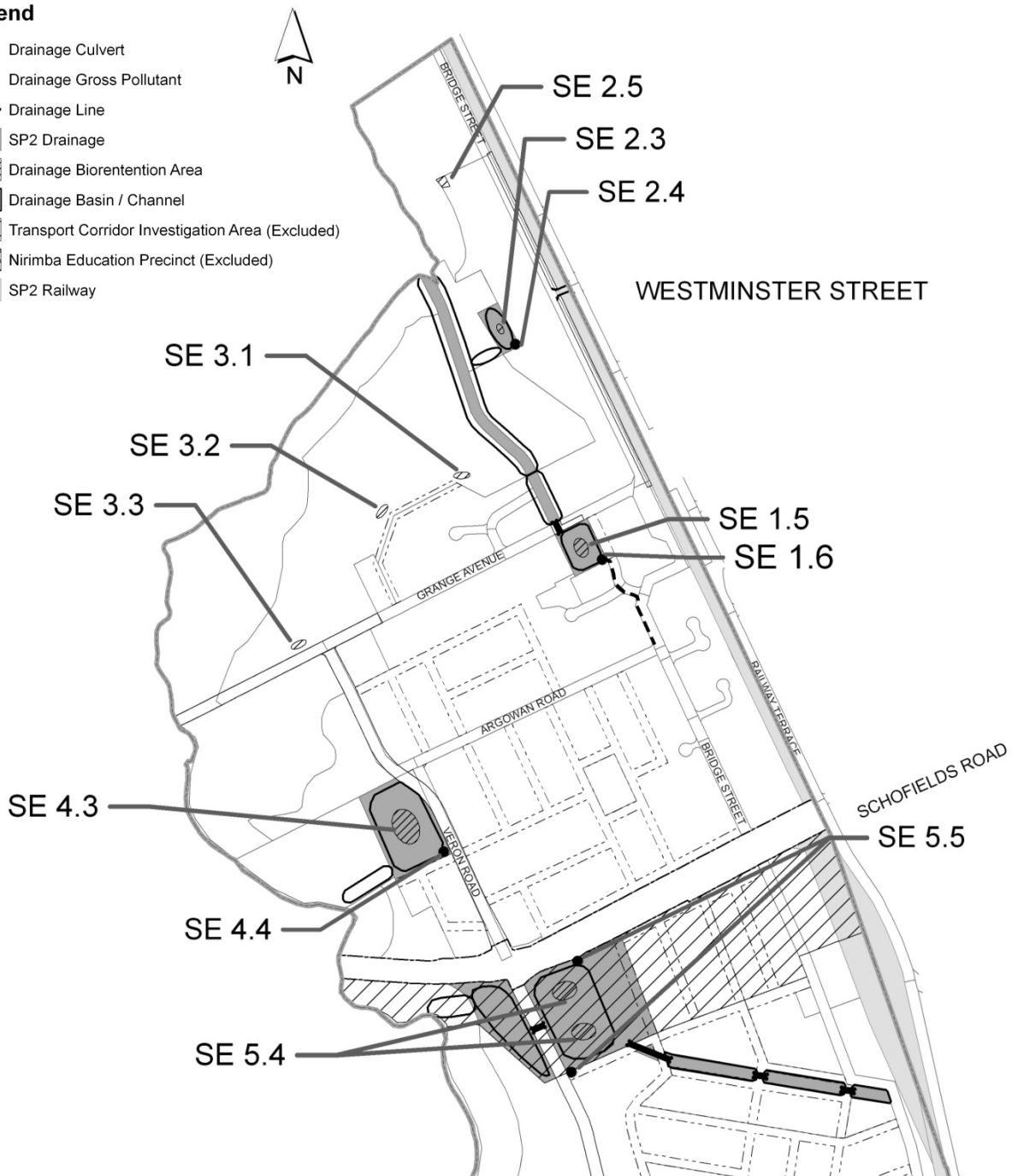
CATCHMENT AREA
Eastern Creek

APPENDIX A 5 of 11

**SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK CONTRIBUTIONS CATCHMENT**

Legend

-  Drainage Culvert
-  Drainage Gross Pollutant
-  Drainage Line
-  SP2 Drainage
-  Drainage Bioretention Area
-  Drainage Basin / Channel
-  Transport Corridor Investigation Area (Excluded)
-  Nirimba Education Precinct (Excluded)
-  SP2 Railway



Catchment Areas indicative only

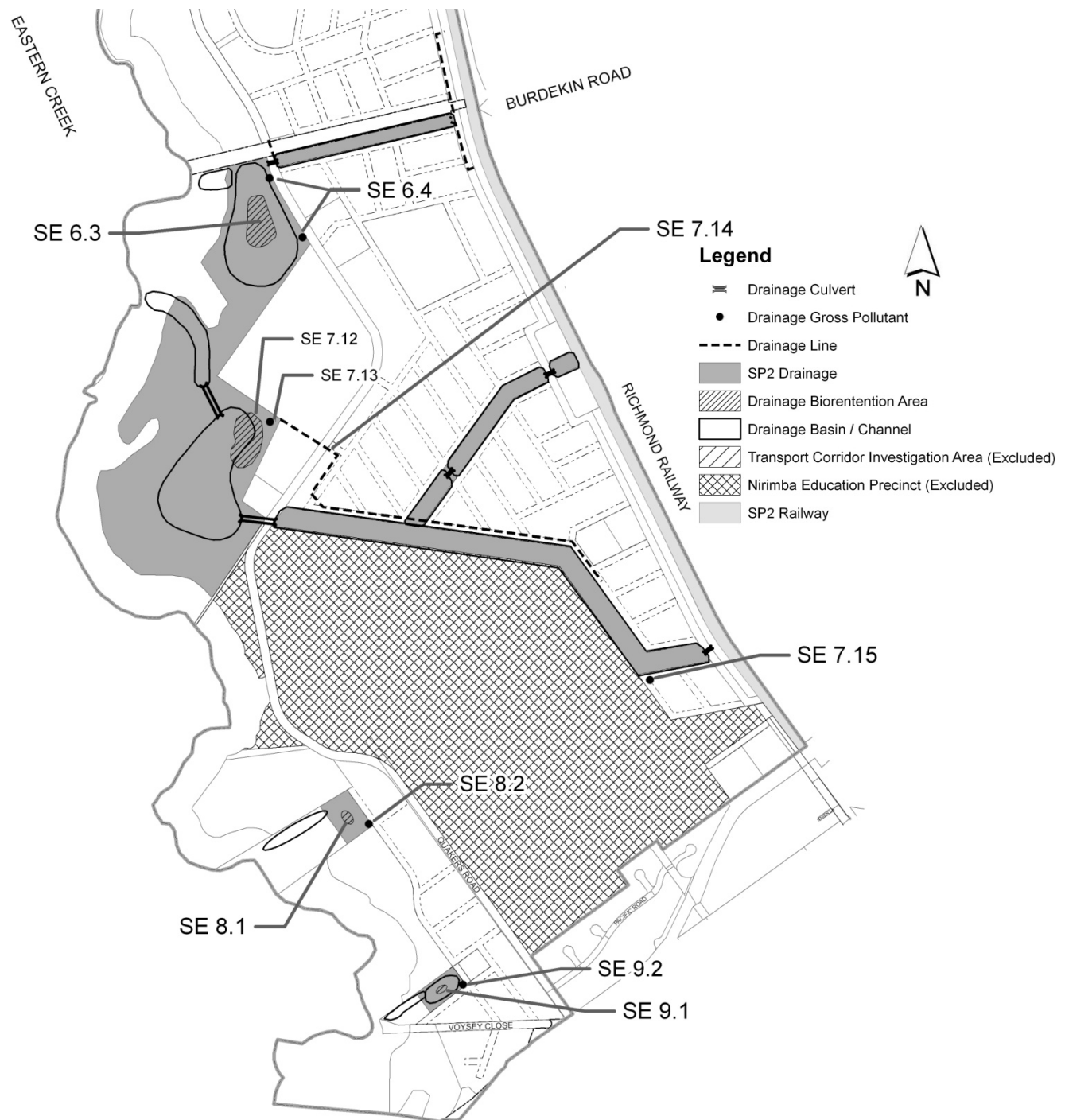
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
Eastern Creek

APPENDIX A 6 of 11

**SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK CONTRIBUTIONS CATCHMENT**



Catchment Areas indicative only

Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

**CONTRIBUTION ITEM
Stormwater Quality
Management**

**CATCHMENT AREA
Eastern Creek**

APPENDIX A 7 of 11

SCHOFIELDS PRECINCT WATER CYCLE MANAGEMENT FACILITIES EASTERN CREEK STORMWATER QUALITY

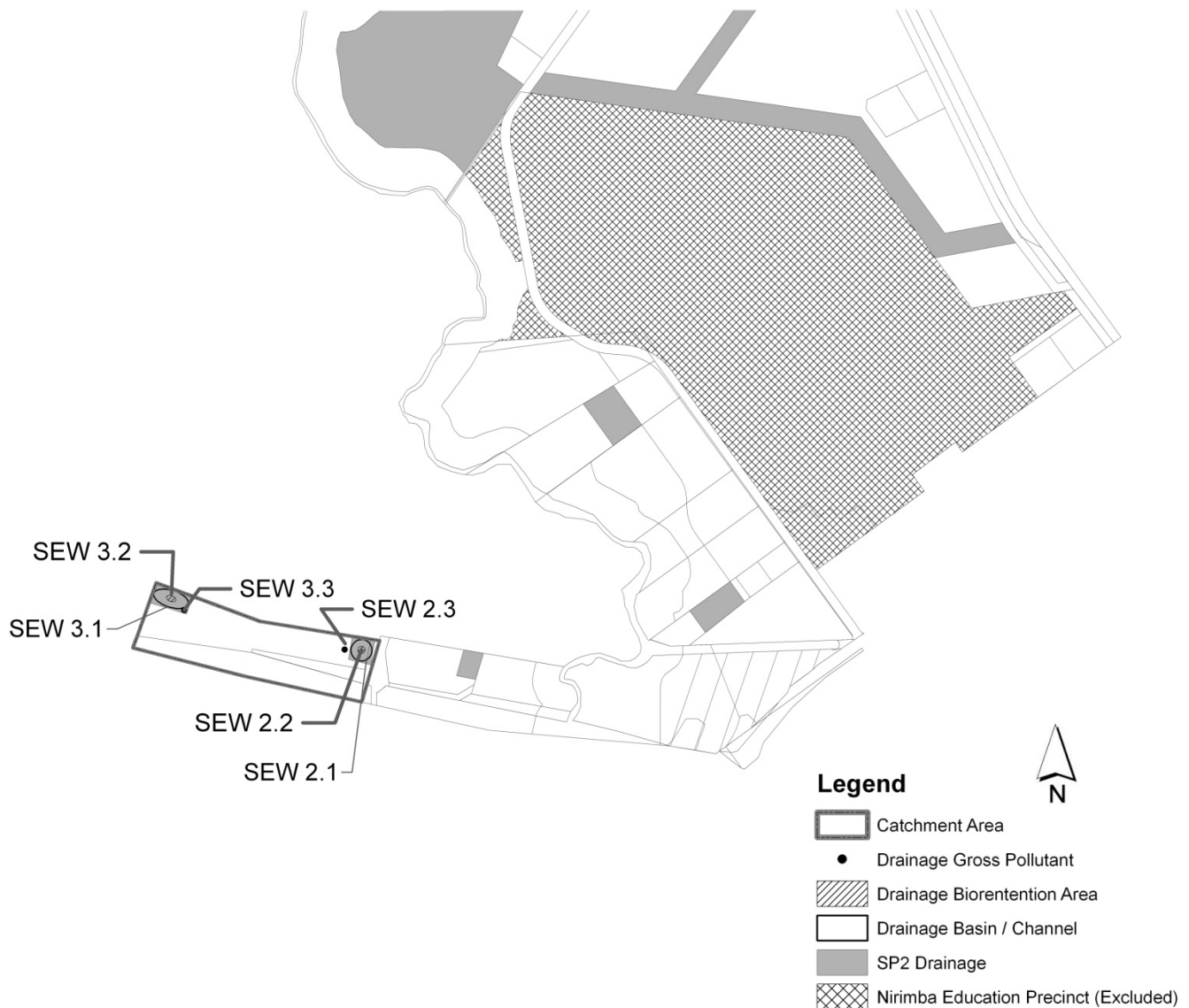
Site No.	Land Area (hectares)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
Eastern Creek Catchment - Quality						
SE1.5		Bio-retention located in detention basin			\$424,000	\$424,000
SE1.6		Gross pollutant trap at inlet to basin			\$222,000	\$222,000
SE2.3		Bio-retention located in detention basin	\$114,000			\$114,000
SE2.4		Gross pollutant trap at inlet to basin	\$81,000			\$81,000
SE2.5	0.1480	Stand alone Bio-retention including GPT		\$344,000		\$344,000
SE3.1	0.1848	Stand alone Bio-retention including GPT	\$315,000			\$315,000
SE3.2	0.1618	Stand alone Bio-retention including GPT	\$518,000			\$518,000
SE3.3	0.2090	Stand alone Bio-retention including GPT			\$787,000	\$787,000
SE4.3		Bio-retention located in detention basin		\$732,000		\$732,000
SE4.4		Gross pollutant trap at inlet to basin		\$216,000		\$216,000
SE5.4		Bio-retention located in detention basin		\$1,109,000		\$1,109,000
SE5.5		Gross pollutant traps at inlet to basin		\$341,000		\$341,000
SE6.3		Bio-retention located in detention basin		\$1,129,000		\$1,129,000
SE6.4		Gross pollutant traps at inlet to basin		\$368,000		\$368,000
SE7.12		Bio-retention located in detention basin		\$1,293,000		\$1,293,000
SE7.13		Gross pollutant traps at inlet to basin		\$249,000		\$249,000
SE7.14		1200mm diameter treatable flow diversion line		\$1,837,000		\$1,837,000
SE7.15		Gross pollutant traps at inlet to channel		\$91,000		\$91,000
SE8.1	0.8905	Stand alone Bio-retention		\$941,000		\$941,000
SE8.2		Gross pollutant trap at inlet to Bio-retention		\$91,000		\$91,000
SE9.1	0.6560	Stand alone Bio-retention		\$2,046,000		\$2,046,000
SE9.2		Gross pollutant trap at inlet to Bio-retention		\$119,000		\$119,000
	2.2501		\$1,028,000	\$10,906,000	\$1,433,000	\$13,367,000

CONTRIBUTION ITEM
Stormwater Quality
Management

CATCHMENT AREA
Eastern Creek

APPENDIX A 8 of 11

**SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK WEST 1**



Catchment Areas indicative only

Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Stormwater
Management**

CATCHMENT AREA
**Eastern Creek
ECW1**

APPENDIX A 9 of 11

SCHOFIELDS PRECINCT WATER CYCLE MANAGEMENT FACILITIES EASTERN CREEK WEST 1

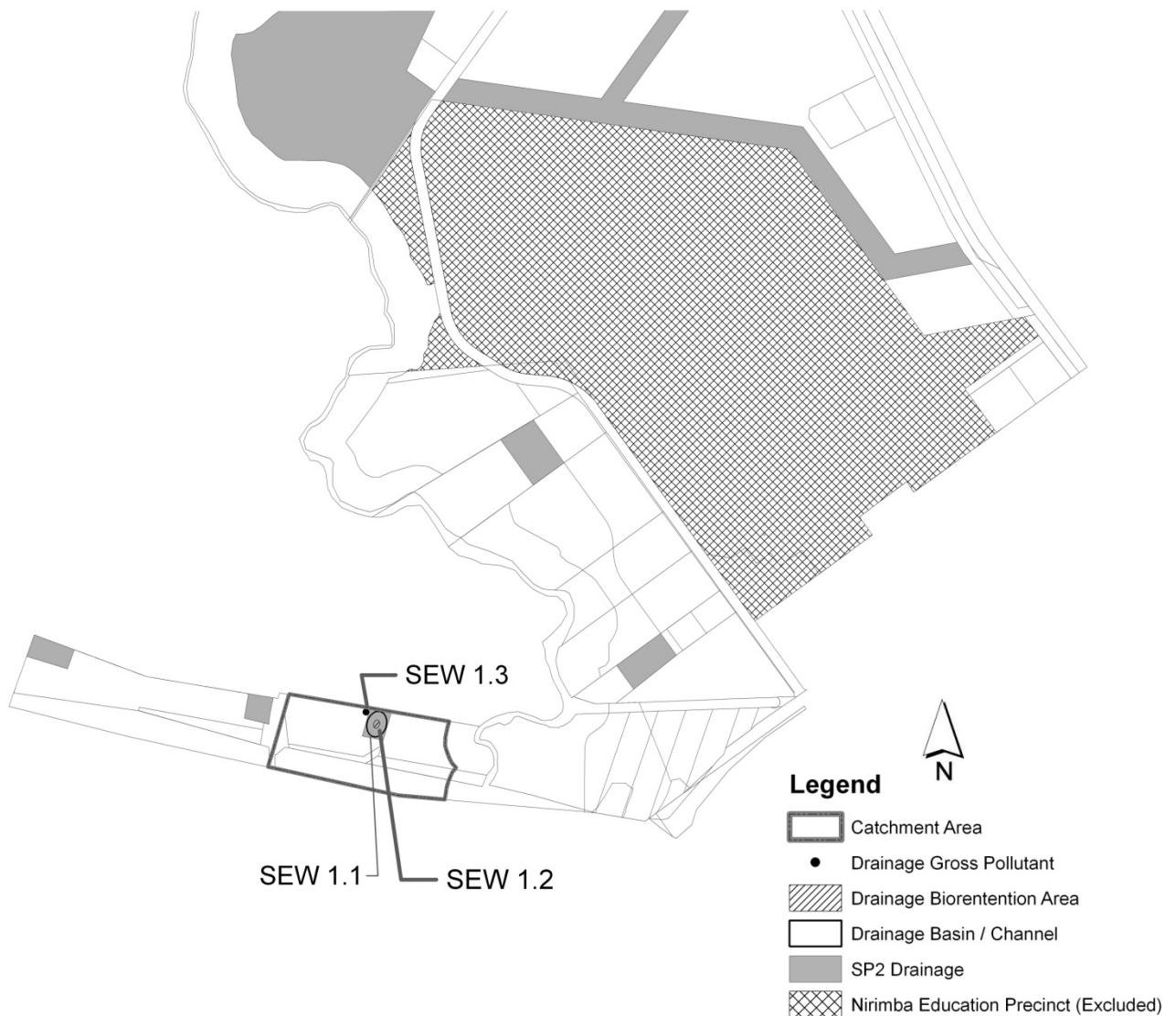
Site No.	Land Area (hectares)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
Sub-Catchment Eastern Creek West 1						
SEW2.1	0.2201	Nominal Detention basin to be provided as part of development		\$344,000		\$344,000
SEW2.2		Nominal bio-retention in basin to be provided by development			\$63,000	\$63,000
SEW2.3		Nominal gross pollutant trap at inlet to basin to be provided by development			\$70,000	\$70,000
SEW3.1	0.3937	Nominal Detention basin to be provided as part of development		\$1,083,000		\$1,083,000
SEW3.2		Nominal bio-retention in basin to be provided by development			\$63,000	\$63,000
SEW3.3		Nominal gross pollutant trap at inlet to basin to be provided by development			\$70,000	\$70,000
	0.6138		\$0	\$1,427,000	\$266,000	\$1,693,000

CONTRIBUTION ITEM
Stormwater Quality
Management

CATCHMENT AREA
Eastern Creek
ECW1

APPENDIX A 10 of 11

**SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK WEST 2**



Catchment Areas indicative only

Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

**CONTRIBUTION ITEM
Stormwater Quality
Management**

**CATCHMENT AREA
Eastern Creek
ECW2**

APPENDIX A 11 of 11

**SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK WEST 2 CONTRIBUTIONS CATCHMENT**

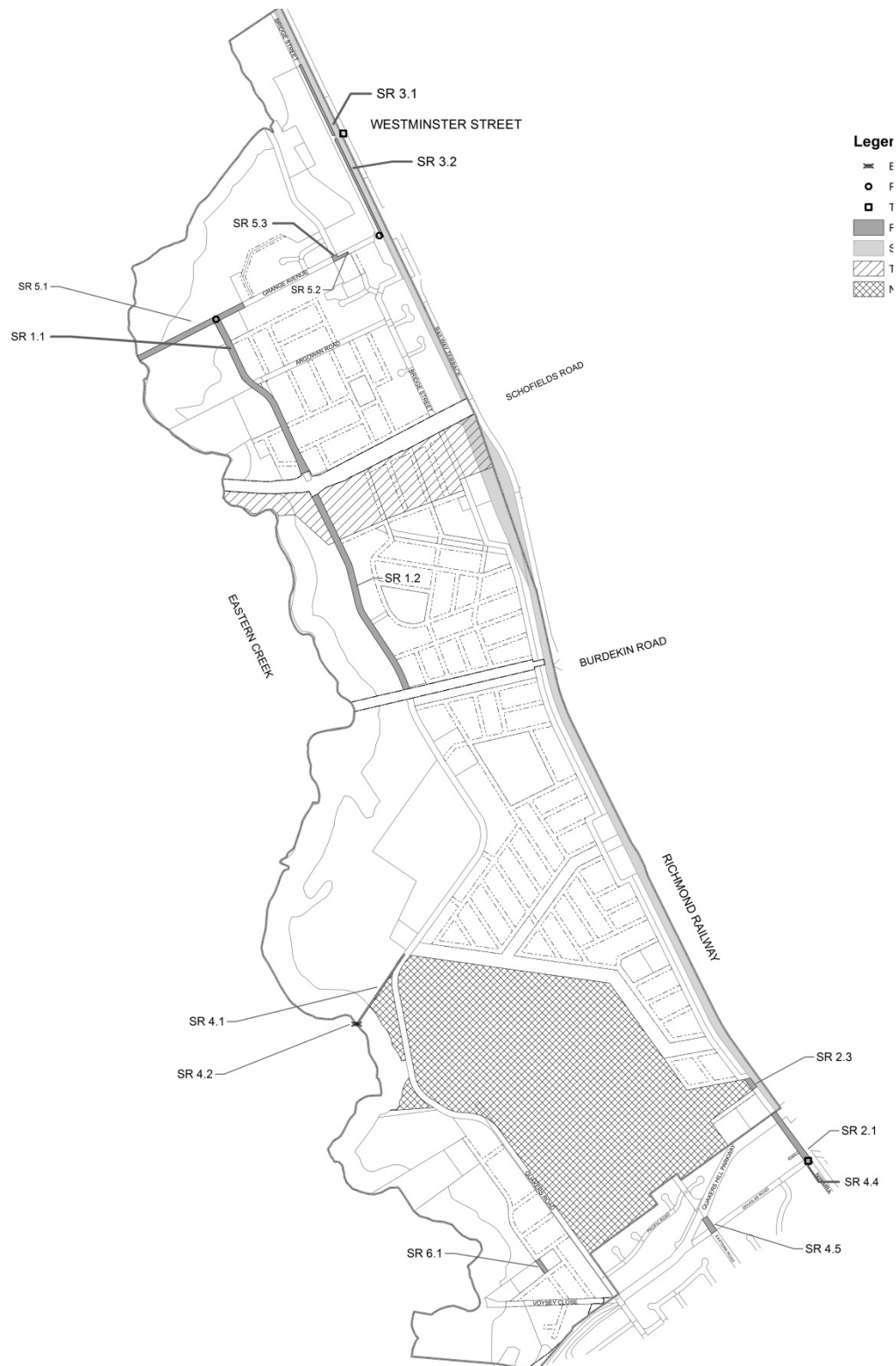
Site No.	Land Area (hectares)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
Sub-Catchment Eastern Creek West 2						
SEW1.1	0.2711	Nominal Detention basin to be provided as part of development		\$475,000		\$475,000
SEW1.2		Nominal bio-retention in basin to be provided by development			\$74,000	\$74,000
SEW1.3		Nominal gross pollutant trap at inlet to basin to be provided by development			\$70,000	\$70,000
	0.2711		\$0	\$475,000	\$144,000	\$619,000

CONTRIBUTION ITEM
Stormwater Quality
Management

CATCHMENT AREA
Eastern Creek
ECW2

APPENDIX B








SCHOFIELDS PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES
Catchment Area

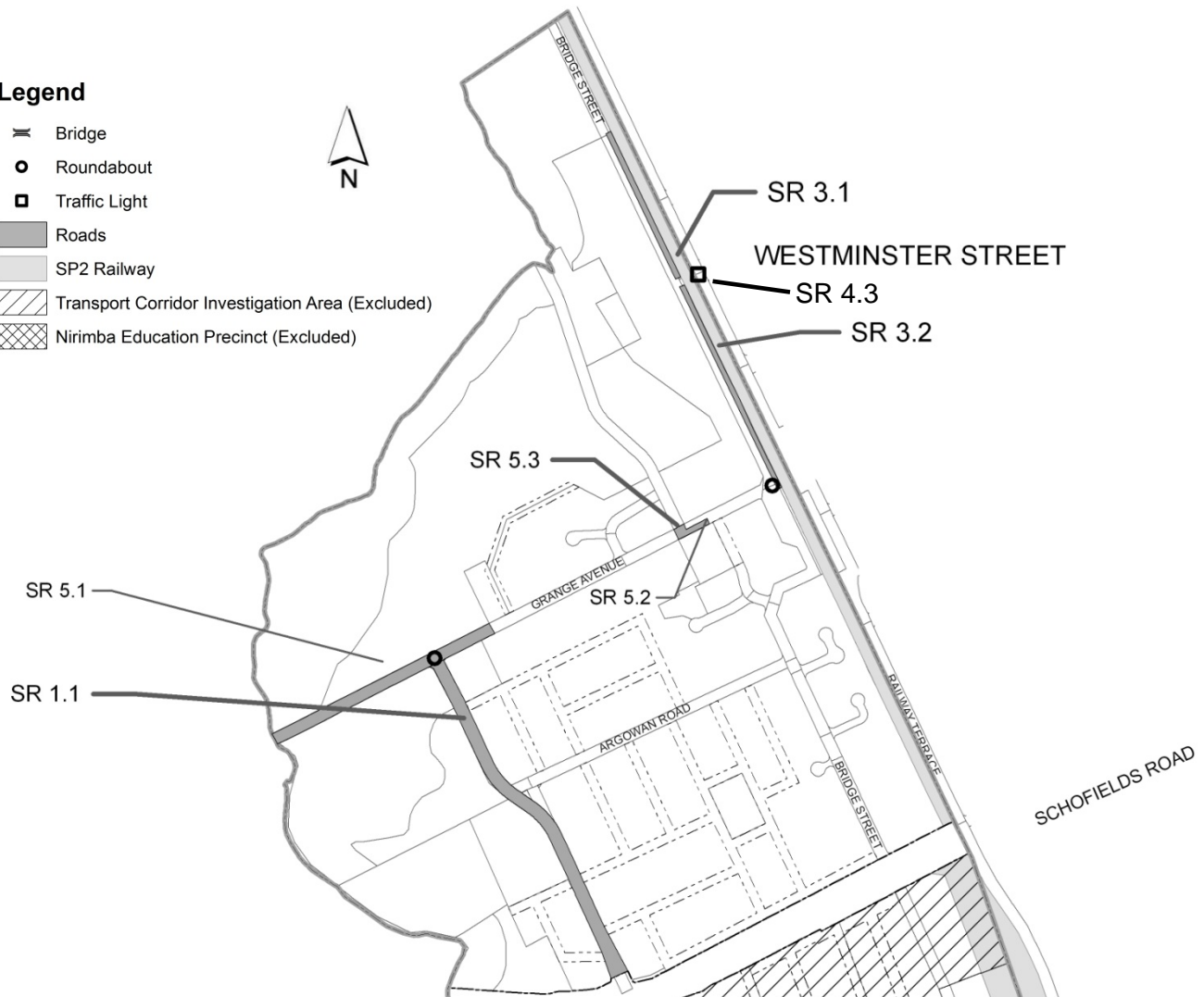


APPENDIX B 1 of 4

**SCHOFIELDS PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES**

Legend

-  Bridge
-  Roundabout
-  Traffic Light
-  Roads
-  SP2 Railway
-  Transport Corridor Investigation Area (Excluded)
-  Nirimba Education Precinct (Excluded)



Catchment Areas indicative only

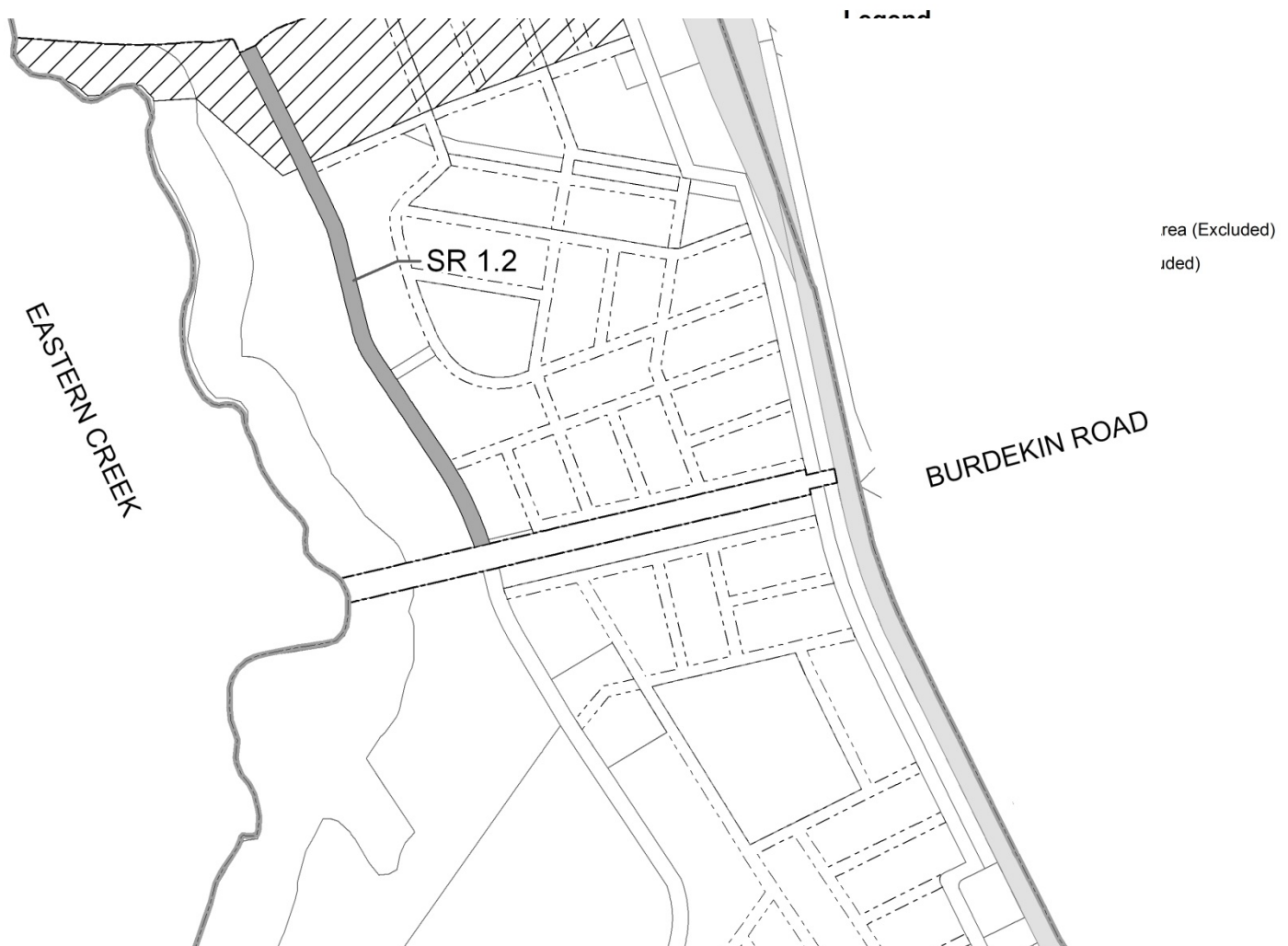
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
Schofields Precinct

APPENDIX B 2 of 4

**SCHOFIELDS PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES**



Catchment Areas indicative only

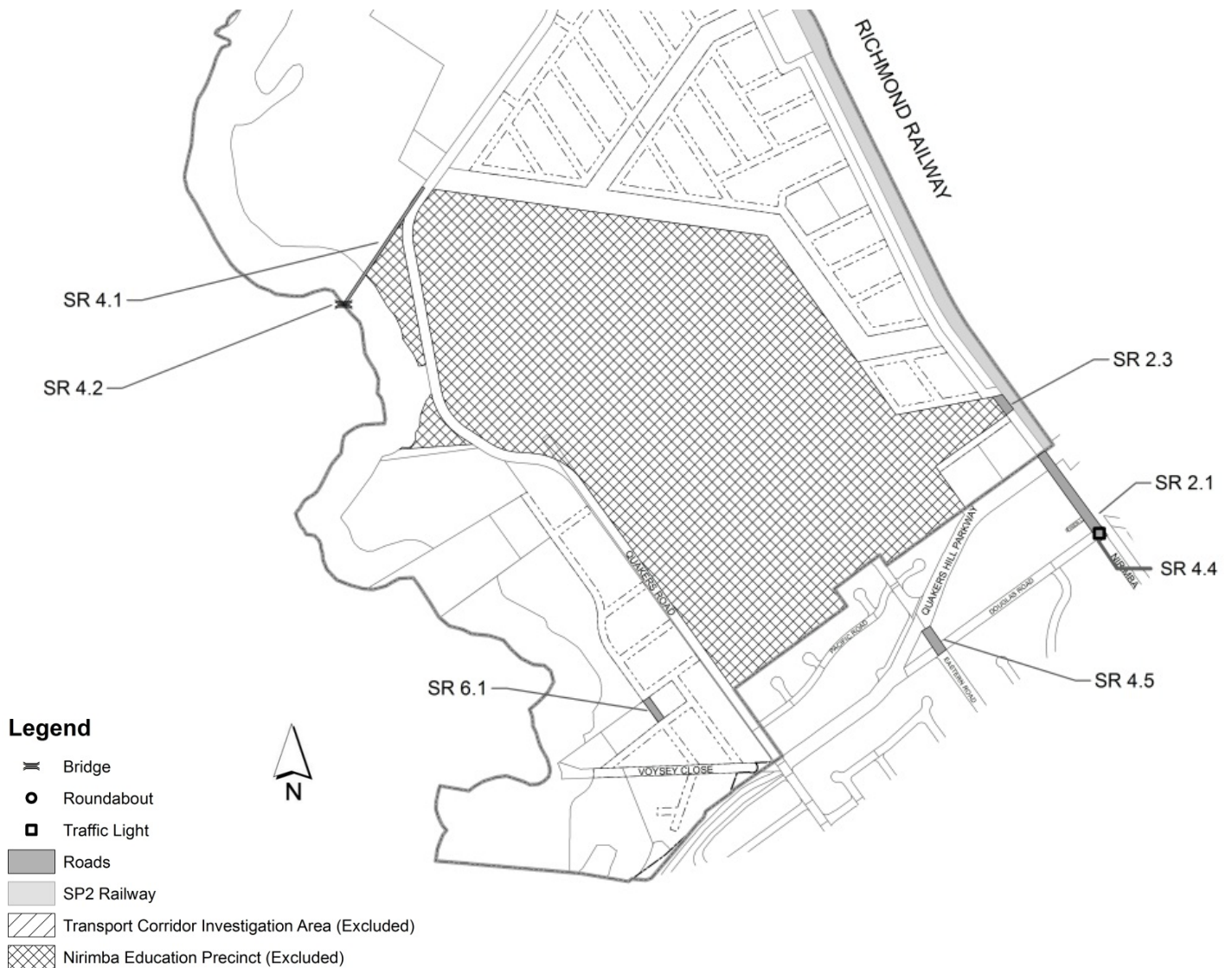
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
Schofields Precinct

APPENDIX B 3 of 4

**SCHOFIELDS PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES**



Catchment Areas indicative only

Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
Schofields Precinct

APPENDIX B 4 of 4

SCHOFIELDS PRECINCT TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

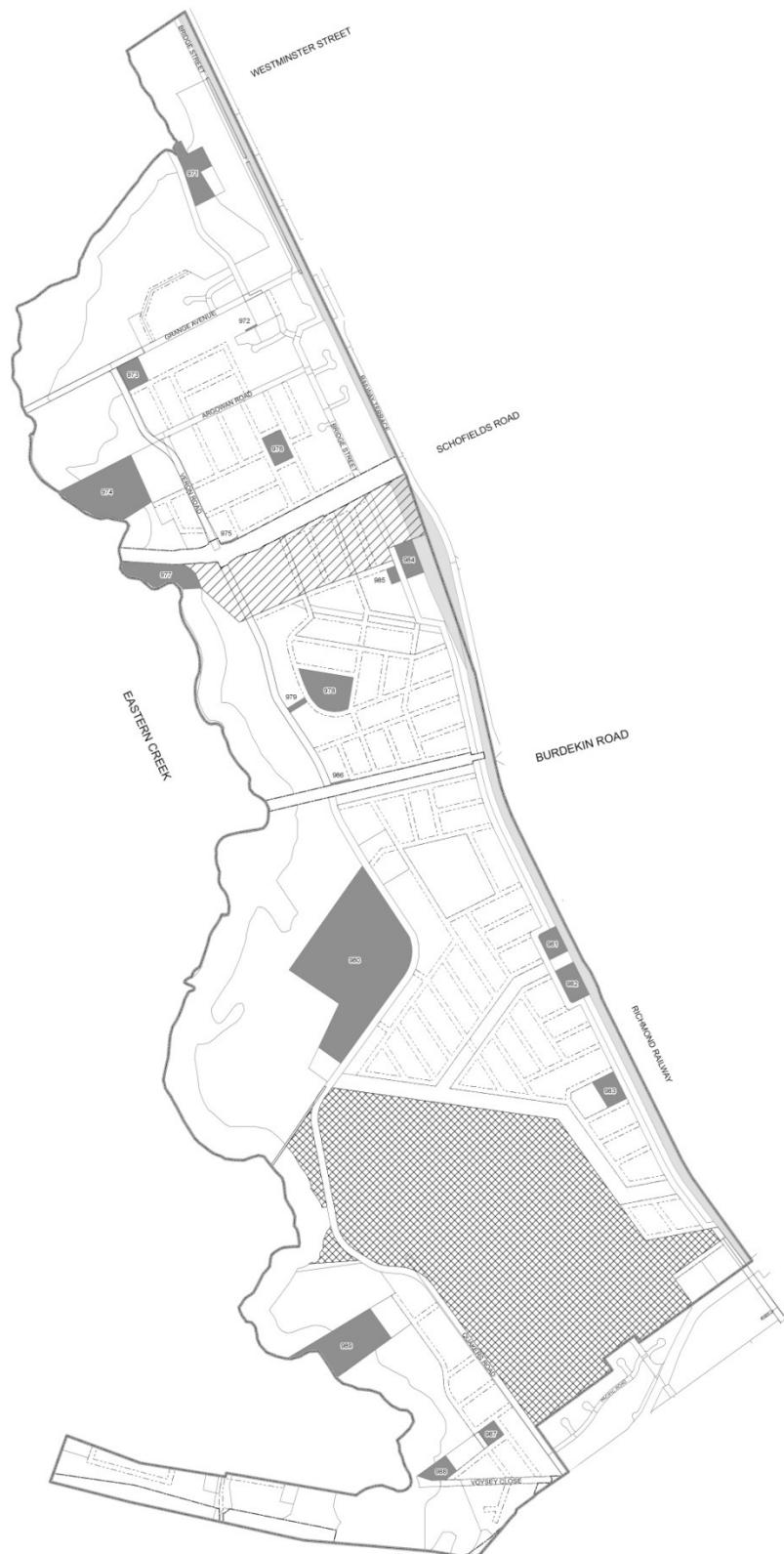
Site No.	Location	Land Area (hectares)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
				2013 - 2018	2019 - 2024	2025 -2030	
SR1.1	ARGOWAN & VERON ROAD	0.2934	Collector road. Grange Avenue to Schofields Road Extension, roundabout at Grange Avenue		\$3,005,000		\$3,005,000
SR1.2	VERON ROAD	1.7663	Major collector road. Schofields Road extension to Burdekin Road extension		\$3,212,000		\$3,212,000
SR2.1	NIRIMBA DRIVE	0.0801	Collector road. Douglas Road to Quakers Hill Parkway.			\$878,000	\$878,000
SR2.3	NIRIMBA DRIVE		Collector road. Nirimba Education Precinct			\$643,000	\$643,000
SR3.1	WEST PARADE		Local road half width, north of Westminster Street Railway overbridge		\$337,000		\$337,000
SR3.2	BRIDGE STREET		Collector road half width, Grange Avenue to Westminster Street Railway overbridge	\$960,000			\$960,000
SR5.1	GRANGE AVENUE		Collector road, Eastern Creek to east of Argowan Road		\$2,623,000		\$2,623,000
SR5.2	GRANGE AVENUE		Collector road half width, southern side of Grange Avenue fronting basin SE1.4		\$179,000		\$179,000
SR5.3	GRANGE AVENUE		Collector road half width, northern side of Grange Avenue fronting channel SE1.2		\$54,000		\$54,000
SR6.1	FUTURE LOCAL ROAD	0.0888	Full width local road between drainage item SE9.1 and open space		\$125,000		\$125,000
Miscellaneous							
	BUS SHELTERS		Allow for shelters at 8 location nominated in DCP schedule		\$120,000		\$120,000
	LOCAL TRAFFIC MANAGEMENT ROUNDABOUTS		Additional roundabout at Bridge Street and Grange Avenue		\$250,000		\$250,000
SR4.1	SHARED PATHWAYS		Construction of shared path 2.5m wide to Eastern Creek north of Nirimba Education Precinct		\$87,000		\$87,000
SR4.2	FOOT BRIDGE		Eastern Creek north of Nirimba Education Precinct half cost only		\$86,000		\$86,000
SR4.3	LOCAL TRAFFIC MANAGEMENT TRAFFIC SIGNALS		Traffic Signal at intersection of Westminster Street and Railway Terrace		\$350,000		\$350,000
SR4.4	LOCAL TRAFFIC MANAGEMENT TRAFFIC SIGNALS		Traffic Signal at intersection of Nirimba Drive and Douglas Road			\$484,000	\$484,000
SR4.5	PROVIDE A LEFTHAND SLIP LANE INTO EASTERN ROAD FROM QUAKERS HILL PARKWAY PROVIDE A LEFTHAND SLIP LANE FROM EASTERN ROAD INTO QUAKERS HILL PARKWAY REMOVE TRAFFIC LIGHTS AT DOUGLAS ROAD AND EASTERN ROAD, QUAKERS HILL		50% of costs have been apportioned between CP 17 & CP 24 (Total Cost \$439,000)		\$219,500		\$219,500
				\$960,000	\$10,647,500	\$2,005,000	\$13,612,500

CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
Schofields Precinct

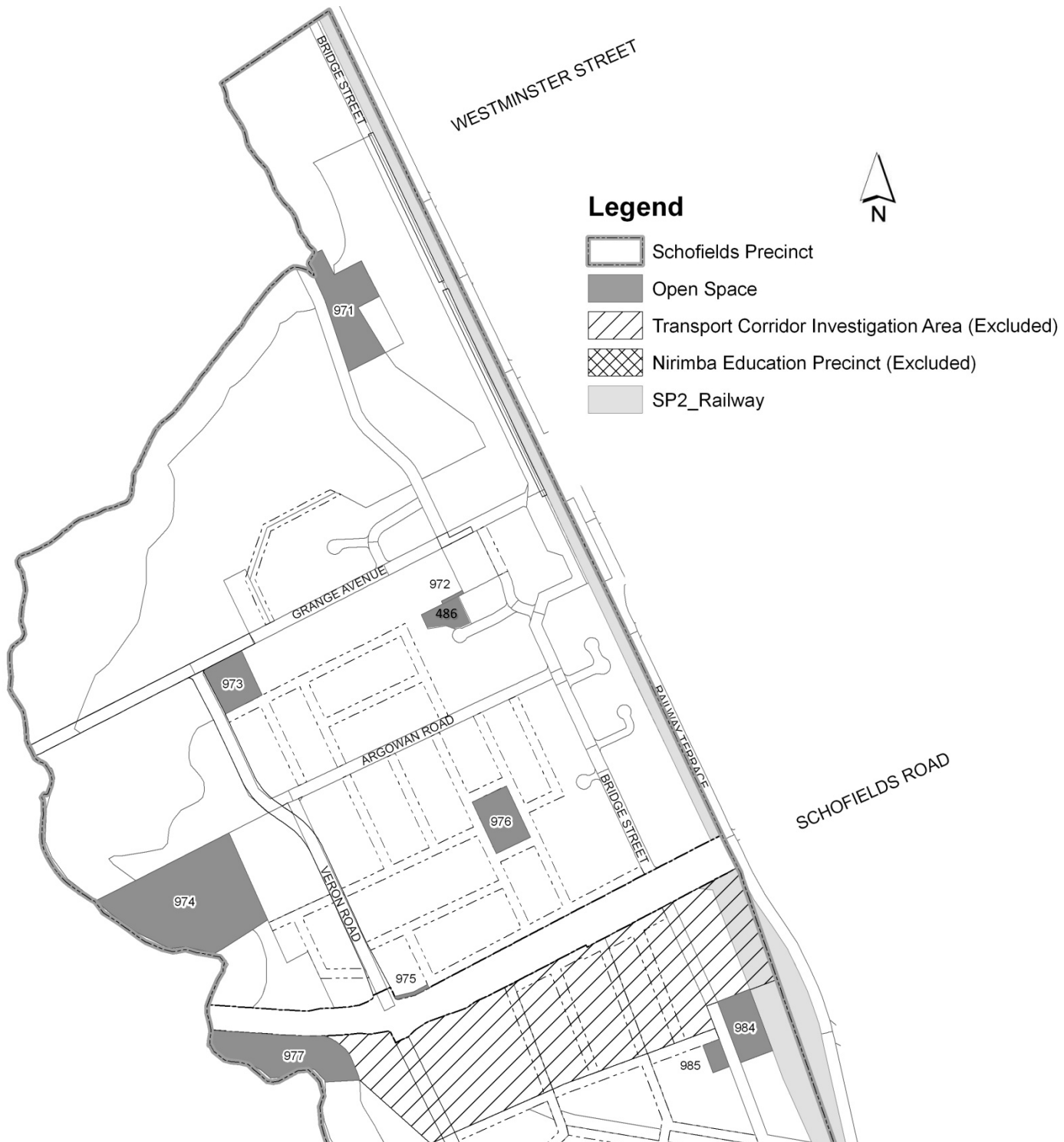
APPENDIX C

SCHOFIELDS PRECINCT OPEN SPACE & RECREATION FACILITIES Catchment Area



APPENDIX C 1 of 5

**SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES**



Catchment Areas indicative only

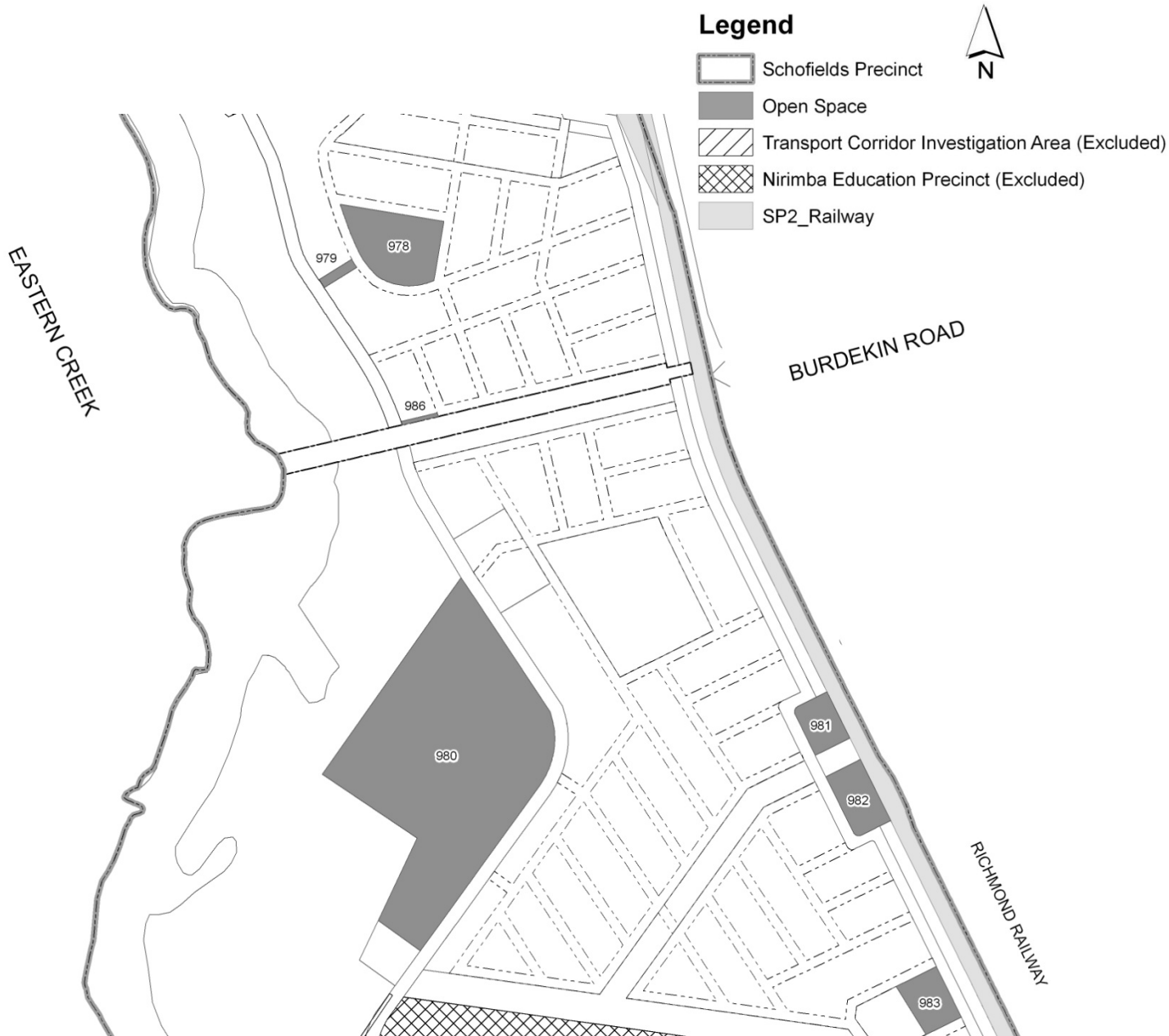
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
Schofields Precinct

APPENDIX C 2 of 5

**SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES**



Catchment Areas indicative only

Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
Schofields Precinct

APPENDIX C 3 of 5

**SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES**



Catchment Areas indicative only

Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
Schofields Precinct

APPENDIX C 4 of 5

SCHOFIELDS PRECINCT OPEN SPACE & RECREATION FACILITIES

Reserve Number	Area (hectares)	Description	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
971	1.2905	Local park including playground and landscaping	\$1,037,000			\$1,037,000
972	0.0242	Linear park including landscaping		\$86,000		\$86,000
973	0.6093	Local park with landscaping		\$743,000		\$743,000
974	3.2562	Basin park with landscaping (3.3835)	\$1,197,000			\$1,197,000
975	0.0360	Linear park including landscaping		\$56,000		\$56,000
976	0.6290	Local park with playground and landscaping		\$723,000		\$723,000
977	1.3171	Basin park with landscaping (1.4513)	\$993,000			\$993,000
978	1.5937	Neighbourhood park including playground and landscaping	\$1,863,000			\$1,863,000
979	0.1038	Linear park including landscaping	\$139,000			\$139,000
980	11.9452	District Park including playing fields, amenities, lighting, car park, playground, pathway, fencing and landscaping			\$20,655,000	\$20,655,000
981	0.5597	Local park including playground and landscaping			\$691,000	\$691,000
982	0.7420	Local park adjoining Reserve 981 including landscaping			\$631,000	\$631,000
983	0.6680	Local park including playground and Landscaping			\$620,000	\$620,000

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
Schofields Precinct

APPENDIX C 5 of 5

SCHOFIELDS PRECINCT OPEN SPACE & RECREATION FACILITIES

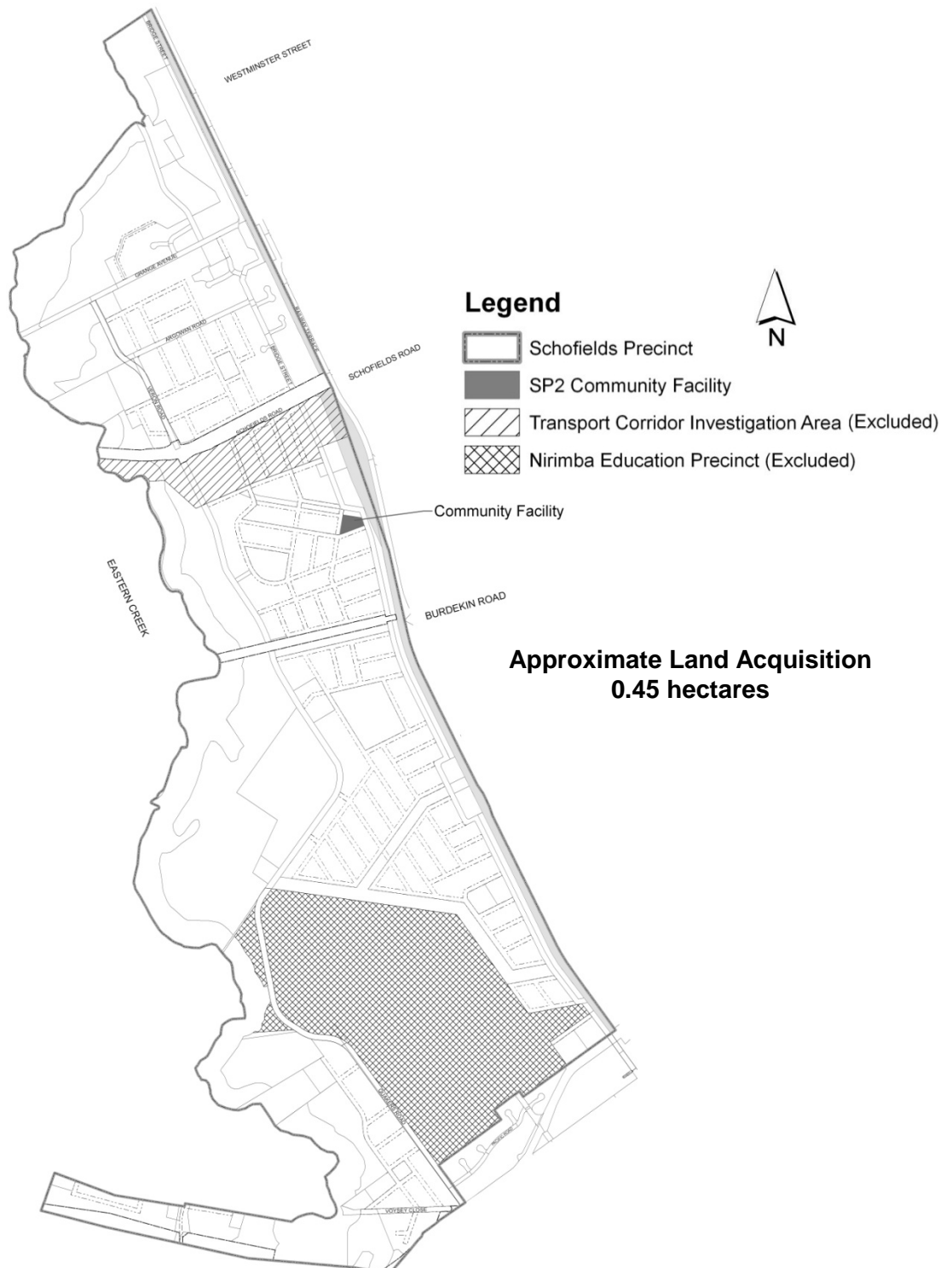
Reserve Number	Area (hectares)	Description	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
984	0.6590	Village park-Local park including landscaping		\$472,000		\$472,000
985	0.1500	Village park-Local park including landscaping		\$308,000		\$308,000
986	0.0376	Linear park including landscaping		\$138,000		\$138,000
987	0.3364	Local park with playground and landscaping		\$477,000		\$477,000
988	0.5233	Basin park with landscaping	\$678,000			\$678,000
989	2.4779	Basin park with landscaping (2.8402)			\$4,334,000	\$4,334,000
486	0.2894	Existing park (Oban Street, Schofields) with fencing and landscaping		\$126,000		\$126,000
	27.2483		\$5,907,000	\$3,129,000	\$26,931,000	\$35,967,000

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
Schofields Precinct

APPENDIX D 1 of 1

**SCHOFIELDS PRECINCT
LAND FOR COMMUNITY FACILITIES**



Catchment Areas indicative only

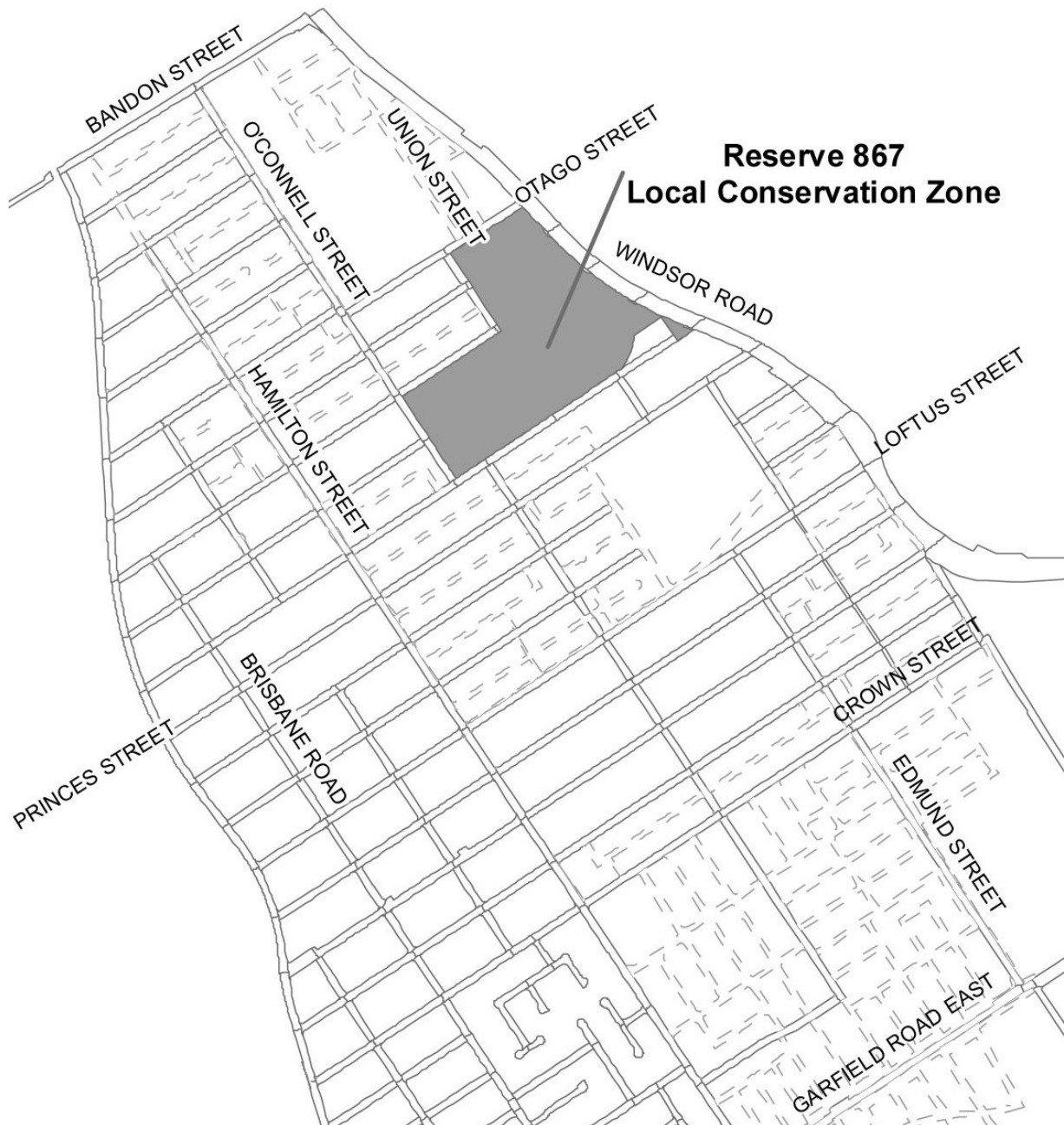
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
Community Facilities
(CRH land only)

CATCHMENT AREA
Schofields

APPENDIX E 1 of 2

**SCHOFIELDS PRECINCT
COMBINED PRECINCT FACILITIES
E2 CONSERVATION ZONE
(Servicing Blacktown's Residential Growth Centre Precincts)**



Catchment Areas indicative only

Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Combined Precinct
Facilities
E2 Conservation Zone**

CATCHMENT AREA
Schofields

APPENDIX E 2 of 2

**COMBINED PRECINCT FACILITIES
FULL FACILITY CONSTRUCTION COSTS
E2 CONSERVATION ZONE**

Reserve No.	Land Area (sqm)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
867	20.3719	Conservation Zone		\$9,333,000		\$9,333,000
			\$0	\$9,333,000	\$0	\$9,333,000

**COMBINED PRECINCT FACILITIES
E2 CONSERVATION ZONE
APPORTIONED FACILITY CONSTRUCTION COSTS FOR THE
SCHOFIELDS PRECINCT**

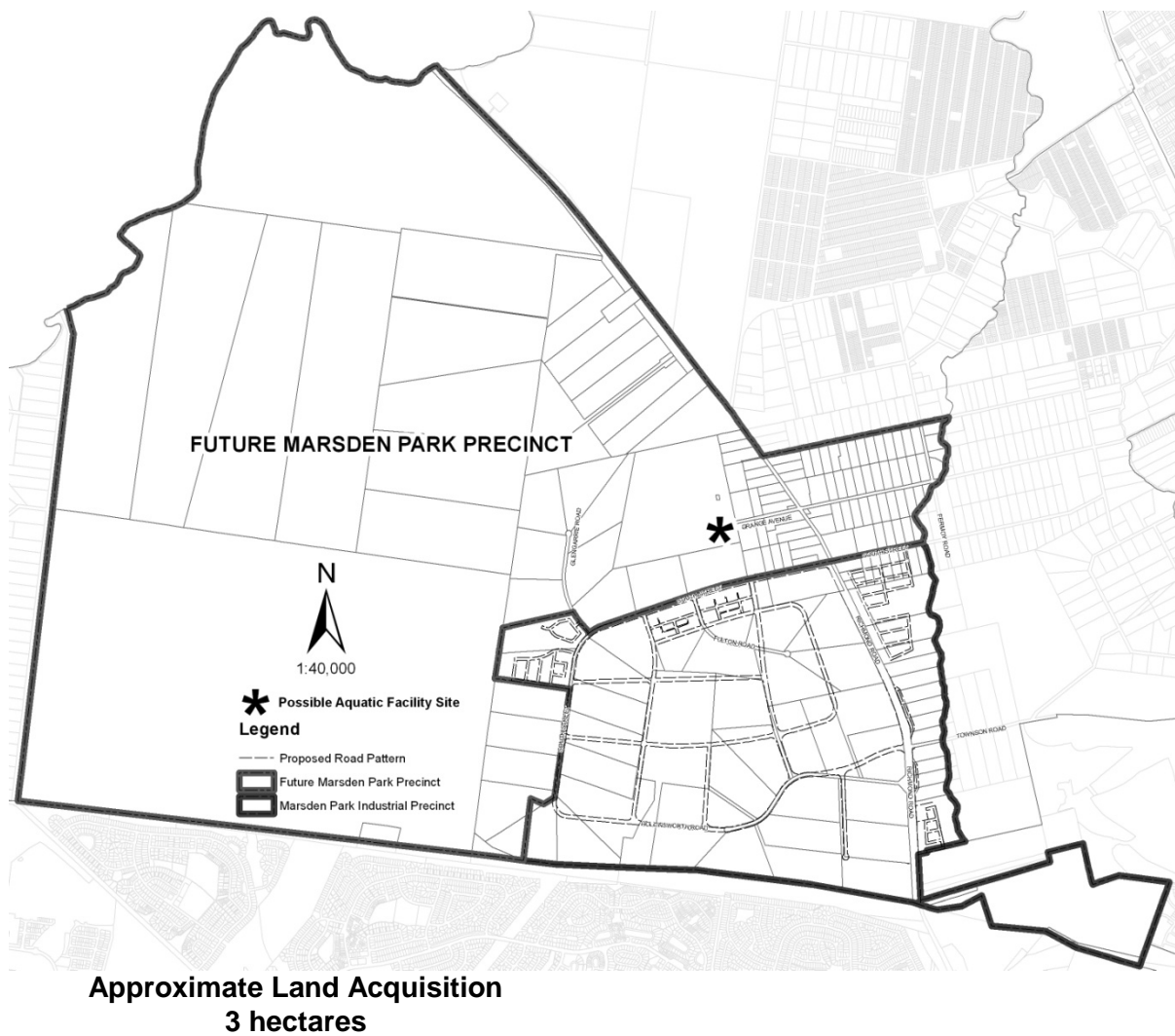
Reserve No.	Land Area (sqm)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
867	20.3719	Conservation Zone		\$557,000		\$557,000
			\$0	\$557,000	\$0	\$557,000

CONTRIBUTION ITEM
Combined Precinct
Facilities
E2 Conservation Zone

CATCHMENT AREA
Schofields

APPENDIX F 1 of 1

**SCHOFIELDS PRECINCT
COMBINED PRECINCT FACILITIES
LAND FOR AQUATIC FACILITY
(Located in Marsden Park Precincts)**



Catchment Areas indicative only

Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
Combined Precinct Facilities
Aquatic Facility Land Only

CATCHMENT AREA
Schofields

APPENDIX G
SCHEDULE OF VALUES IN THE CONTRIBUTION FORMULAE

CATCHMENT	SIZE OF CATCHMENT	LAND ACQUIRED L1 (\$)	YET TO ACQUIRE L2 (\$)	ITEMS CONSTRUCTED C1 (\$)	YET TO CONSTRUCT C2 (\$)	PLAN ADMINISTRATION (PA) (\$)	TOTAL L1+L2+C1+C2+PA (\$)
WATER MANAGEMENT	Hectares						
STORMWATER QUANTITY							
EASTERN CREEK	136.7017		\$21,055,000		\$47,529,000	\$712,935	\$69,296,935
STORMWATER QUALITY							
EASTERN CREEK	131.8027		\$1,035,000		\$13,367,000	\$200,505	\$14,602,505
STORMWATER - Sub Catchments	Hectares						
EASTERN CREEK - WEST 1	4.1803		\$282,000		\$1,693,000	\$25,395	\$2,000,395
EASTERN CREEK - WEST 2	1.9790		\$125,000		\$619,000	\$9,285	\$753,285
TRAFFIC MANAGEMENT	Hectares						
SCHOFIELDS	136.7017		\$2,089,000		\$13,612,500	\$204,188	\$15,905,688
OPEN SPACE	Population						
SCHOFIELDS	7335		\$16,984,000		\$35,967,000	\$539,505	\$53,490,505
COMMUNITY FACILITIES	Population						
SCHOFIELDS	7335		\$678,000				\$678,000
COMBINED PRECINCT FACILITY	Population						
CONSERVATION ZONE (Riverstone)	7335	\$144,595	\$1,134,000		\$557,000	\$8,355	\$1,843,950
AQUATIC FACILITY (Marsden Park)	7335		\$768,000				\$768,000
TOTAL		\$144,595	\$44,150,000	\$0	\$113,344,500	\$1,700,168	\$159,339,263

APPENDIX H
BASE CONTRIBUTION RATES
(Base CPI March 2013 - 102.7)

CATCHMENT	CONTRIBUTION RATE (\$)
WATER MANAGEMENT	\$ Per Ha
<i>STORMWATER QUANTITY</i>	
EASTERN CREEK	\$506,921
<i>STORMWATER QUALITY</i>	
EASTERN CREEK	\$110,791
STORMWATER - Sub Catchments	\$ Per Ha
EASTERN CREEK - WEST 1	\$478,529
EASTERN CREEK - WEST 2	\$380,639
TRAFFIC MANAGEMENT	\$ Per Ha
SCHOFIELDS	\$116,353
OPEN SPACE	\$ Per Person
SCHOFIELDS	\$7,293
COMMUNITY FACILITIES	\$ Per Person
SCHOFIELDS	\$92
COMBINED PRECINCT FACILITY	\$ Per Person
CONSERVATION ZONE (Riverstone)	\$251
AQUATIC FACILITY (Marsden Park)	\$105

INDEXATION METHOD

The method of indexing the base contribution rate is to multiply the most recently published All Groups Sydney CPI at the time of payment and divide it by the March 2013 All Groups Sydney CPI.

APPENDIX I**SUPPORTING TECHNICAL DOCUMENTS AND REPORTS**

The following identifies technical documents, studies, relevant legislation, and reports which have been used for researching this contributions plan:

- J. Wyndham Prince Schofields Precinct, Rouse Hill – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques dated July 2011.
- Opus International Consultants Schofields Precinct Review of Water Cycle Management Strategy 09 November 2012.
- The Schofields Transport & Access Study (2010) by Urbanhorizon Pty Ltd.
- Blacktown City 2025 – Delivering the Vision (Blacktown City Council, 2008).
- Elton Consulting – Social Infrastructure and Open Space Report – Schofields (2010), undertaken by the Growth Centres Commission.
- Northwest Growth Centres Recreational Framework (Blacktown City Council, 2009).
- Wellness Through Physical Activity Policy (Blacktown City Council, 2008).
- Blacktown City Council Social Plan (2007).
- Recreation and Open Space Strategy (Blacktown City Council, 2009).
- Community Infrastructure Report (Social Infrastructure and Open Space Report Schofields Precinct 2010, undertaken by the Growth Centres Commission.
- Riverstone and Alex Avenue Precincts Demographic Profile & Community Infrastructure Report 2007), undertaken by the Growth Centres Commission.
- The Informal Indoor Recreation Needs Assessment and the Section 94 Community Facilities Report, undertaken by Council.
- *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Schofields Precinct)* Post-Exhibition Planning Report MAY 2012.
- *State Environmental Planning Policy (Sydney Region Growth Centres) Schofields Amendment 1* Post-Exhibition Planning Report JANUARY 2013.

D | Jacobs' report on stormwater in CP24

Assessment of Blacktown City Council's Draft Contributions Plan No 24

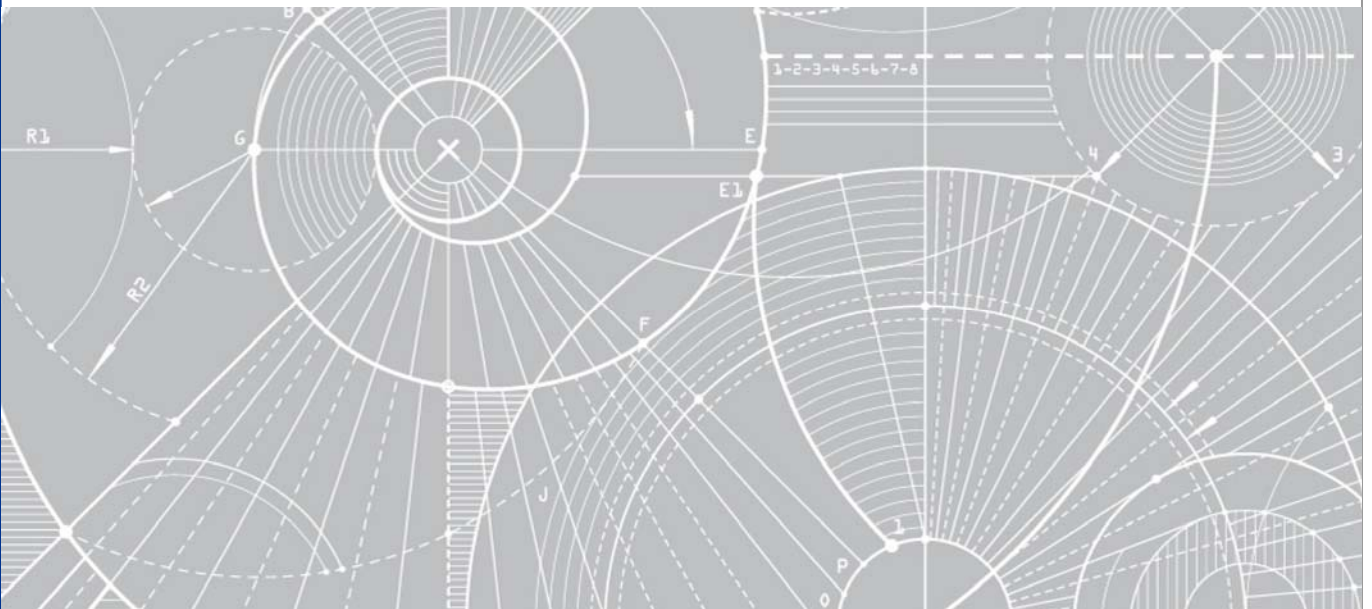
INDEPENDENT PRICING AND REGULATORY TRIBUNAL

Review of Stormwater and Apportionment

EN04472-NHY-RP-0001 | B

14/230

25 Jul 2014



JACOBS®

Assessment of Blacktown City Council's Draft Contributions Plan No 24

Project no: EN04472
Document title: Review of Stormwater and Apportionment
Document no: EN04472-NHY-RP-0001
Revision: B
Date: 25 Jul 2014
Client name: Independent Pricing and Regulatory Tribunal
Client no: 14/230
Project manager: Shane Ruscheinsky
Author: Shane Ruscheinsky and Russell Beatty
File name: I:\ENVR\Projects\EN04472\Deliverables\Reports\Rev-B\EN04472-Review of Blacktown Draft CP24-B-v01.docx

Jacobs Group (Australia) Pty Limited
ABN 37 001 024 095
100 Christie Street
St Leonards NSW 2065 Australia
PO Box 164 St Leonards NSW 2065 Australia
T +61 2 9928 2100
F +61 2 9928 2500
www.jacobs.com

COPYRIGHT: The concepts and information contained in this document are the property of Jacobs Group (Australia) Pty Limited. Use or copying of this document in whole or in part without the written permission of Jacobs constitutes an infringement of copyright.

Document history and status

Revision	Date	Description	By	Review	Approved
A	11 July 14	Draft for client review	SR & RB	JC	JW
B	25 July 14	Final	SR & RB	JC	JW

Contents

Executive Summary.....	1
1. Introduction.....	4
1.1 Purpose of this Review	4
1.2 Legislative and Regulatory Background	4
1.3 Relevant Principles Underlying Section 94 Contributions.....	5
2. Stormwater Design.....	6
2.1 Background.....	6
2.1.1 Original J. Wyndham Prince Design	6
2.1.2 OPUS Design Amendments	7
2.2 Review of Blacktown City Council Design	7
2.2.1 Review of Design Amendments.....	7
2.2.2 Other Review Comments.....	10
2.3 Review Summary and Recommendations.....	11
3. Apportionment.....	12
3.1 Background.....	12
3.2 Nexus Issues	12
3.2.1 General.....	12
3.2.2 Stormwater Detention	13
3.2.3 Transport Corridor Investigation Area.....	13
3.2.4 Nerimba Education Precinct (NEP)	13
3.2.5 Treatment of Existing Non-Urban Land Uses	14
3.2.6 Treatment of Existing Urban Development	14
3.2.7 Stormwater Quality Treatment for Non-Low Density Residential (Other) Development	15
3.3 Apportionment Issues	15
3.3.1 Non-Low Density Residential (Other) Development Stormwater Exemption.....	15
3.3.2 Existing Urban Development	15
3.3.3 Area-Based Approach	15
3.3.4 The Separation of the Precinct into Three Catchments.....	15
3.4 Other Issues	16
3.5 Suggested Improvements.....	16
4. References	17

Appendix A. Stormwater design comparisons

- A.1 Summary table of detention volumes
- A.2 Summary table of bio-filtration areas

Executive Summary

Blacktown City Council (Council) has prepared a Draft Section 94 Contributions Plan No. 24 for the Schofields Development Precinct. The Draft Plan has been submitted by Council to the New South Wales Independent Pricing and Regulatory Tribunal (IPART) for review under the Revised Local Development Contributions Practice Note (NSW Department of Planning and Infrastructure, 2014).

IPART has commissioned Jacobs to undertake an assessment of the stormwater components of the Plan. The objective of this assessment is to review and assess the reasonableness of:

- The changes to the design specifications of stormwater management infrastructure; and
- Whether costs have been apportioned in a reasonable manner.

Stormwater Design

The design specifications of stormwater management infrastructure in the Draft Plan are based on previous studies by J. Wyndham Prince (JWP) and Opus International, as well as amendments made by Council.

The stormwater design specifications and changes proposed by Council are considered reasonable with the exception of the following:

- SE7.2 - The addition of a new culvert under the existing runway is considered excessive unless the existing runway is required to be retained as part of the development. Jacobs recommends this culvert be removed from the design and Draft Plan unless retaining the existing runway is required and planned as part of the proposed development.
- Council's omission of stormwater measures to manage external flows at the Elgin St extension, based on the assumption that the adjacent land is unlikely to be developed, seems reasonable as it is consistent with the design of other stormwater quality and detention specifications. It is recommended that Council provide further explanation in the draft Plan of the reasoning for this omission. Also, for consistency, Council should ensure those lots that are considered unlikely to be developed and were excluded when designing stormwater measures are also excluded when apportioning the cost of stormwater infrastructure. This will require amendment to the draft Plan.
- Basin 9 is currently located over the Sydney to Newcastle oil pipeline and high pressure gas main. Jacobs agree this location is not feasible due to the oil and gas main, and suggest the feasibility of an alternative basin location be investigated.
- There is ambiguity between the stormwater strategy identified in the draft Plan and Council's stated preferred strategy for the Eastern Creek West catchments. Basins 9, 10, and 11 are included in the draft Plan however Council state they *"should be undertaken as part of the developer works and not included in the Section 94 Plan"* (Blacktown City Council, 2014). Jacobs recommend this statement be removed from the draft Plan to remove this ambiguity.

Apportionment

The underlying requirement for the levying of costs under a developer contributions plan is that the charges are reasonable, in that there is a:

- nexus established by the changes in land use and the demand for services and amenities
- logical and defensible methodology in place for apportioning those costs to different land uses within the development area.

The assessment identified a number of issues with respect to the nexus between costs and the development and the method used for apportioning those costs. These include:

- Nexus
 - The inclusion of costs for stormwater management (quantity and quality) for development in the Transport Corridor Investigation Area at the same time as the exclusion of this area from the

developable area does not provide the necessary nexus between the demand for infrastructure and the development;

- In some cases stormwater quality management infrastructure is being provided to treat runoff from both existing and new development, but the area of the existing development has been incorrectly excluded from the estimates of developable area;
- Apportionment
 - Given that 75% of the land area associated with the non-low density residential development has been excluded from the water quality base rate calculations, as shown in Appendix H of the Plan, it would be appropriate to show a discounted base rate for non-low density residential development alongside the rate for low density residential development. This would ensure that it is clearly understood that non-low density residential development is to be assessed at this lower water quality base rate.

A number of improvements are suggested to the draft Plan. These are:

- Resolving nexus issues around the Transport Corridor Investigation Area by either:
 - Inclusion of developable land areas in this precinct in the developable area calculations for stormwater quantity and quality; or
 - Removing the costs of the infrastructure items in this area.
- The area of existing residential lots (including the credits for existing dwellings for re-developable lots) should be added to the developable area for water quality base rate calculations where those lots fall within a catchment that drains to a proposed stormwater quality management facility.
- Where lots are considered by Council to be unlikely to be developed and have been excluded from the stormwater modelling as developed lots, they should be identified and excluded from the developable area.
- Provision of a separate base rate for stormwater quality for non-low density residential areas. This base rate would be reduced by 75% to account for the requirement of these developments to meet 75% of their water quality management requirements. This separate base rate would improve communication on this issue.
- Provide an update to the table of Indicative Contribution Rates in Section 7.7 of the Plan.

Important note about your report

The sole purpose of this report and the associated services performed by Jacobs is to review the stormwater design and apportionment methodology in Blacktown City Council's Draft Contributions Plan No. 24 – Schofields Precinct in accordance with the scope of services set out in the contract between Jacobs and the Client (IPART). That scope of services, as described in this report, was developed with the Client (IPART).

In preparing this report, Jacobs has relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by the Client and/or from other sources. Except as otherwise stated in the report, Jacobs has not attempted to verify the accuracy or completeness of any such information. If the information is subsequently determined to be false, inaccurate or incomplete then it is possible that our observations and conclusions as expressed in this report may change.

Jacobs derived the data in this report from information sourced from the Client (if any) and/or available in the public domain at the time or times outlined in this report. The passage of time, manifestation of latent conditions or impacts of future events may require further examination of the project and subsequent data analysis, and re-evaluation of the data, findings, observations and conclusions expressed in this report. Jacobs has prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

This report should be read in full and no excerpts are to be taken as representative of the findings. No responsibility is accepted by Jacobs for use of any part of this report in any other context.

This report has been prepared on behalf of, and for the exclusive use of, Jacobs's Client, and is subject to, and issued in accordance with, the provisions of the contract between Jacobs and the Client. Jacobs accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party

1. Introduction

1.1 Purpose of this Review

Blacktown City Council (Council) has prepared a Draft Section 94 Contributions Plan for the Schofields Development Precinct (Blacktown City Council, 2014). The Draft Plan has been submitted by Council to the New South Wales Independent Pricing and Regulatory Tribunal (IPART) for review under the Revised Local Development Contributions Practice Note (NSW Department of Planning and Infrastructure, 2014).

IPART has commissioned Jacobs to undertake an assessment of the stormwater components of the Plan. The objective of this assessment is to review and assess the reasonableness of:

- the changes to the design specifications of stormwater management infrastructure; and
- whether costs have been apportioned in a reasonable manner.

The design specifications of stormwater management infrastructure in the Draft Plan are based on previous studies by J. Wyndham Prince (JWP) and Opus International, as well as subsequent amendments made by Council. The total cost of stormwater infrastructure has been apportioned by Council based on the type and location of development within the Schofields Precinct.

The following information was provided to Jacobs for the review:

- 1) Draft Section 94 Contributions Plan No. 24 – Schofields Precinct. (Blacktown City Council, 2014)
- 2) Schofields Precinct Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design: Post Exhibition Report (J. Wyndham Prince, 2012)
- 3) Schofields Precinct Review of Water Cycle Management Strategy (Opus International, 2012)
- 4) Blacktown City Council preliminary stormwater design drawings.
- 5) Blacktown City Council stormwater infrastructure cost/quantity spreadsheet.
- 6) Summary table of Council's stormwater changes.

1.2 Legislative and Regulatory Background

In 2010, the NSW Government announced changes to the system of developer contributions under the EP&A Act (Department of Planning, 2010a). The changes are summarised as follows:

- The retention of the cap of \$20,000 per dwelling or per residential lot in existing areas;
- A cap of \$30,000 per dwelling or per residential lot in greenfield areas;
- Exemption from the cap where development applications for more than 25 percent of the expected dwelling yield under existing contributions plans have been lodged;
- The application of the essential works list when councils are seeking priority infrastructure funding or a special rate variation; and
- The establishment of a Priority Infrastructure Fund for projects on the essential works list above the cap.

The Government also announced a role for IPART in the oversight of contributions planning (Department of Planning, 2010b). This included a review by IPART of:

- New contributions plans which propose a contribution level above the relevant cap;
- Existing development contributions plans which propose a contribution level above the relevant cap for those councils that are seeking priority infrastructure funding;
- Existing contributions plans which propose a contribution level above the relevant cap for those councils that are seeking a special variation; and

- Plans as determined by the Minister.

In 2014, Planning and Infrastructure NSW produced a Revised Development Contributions Practice Note (NSW Department of Planning and Infrastructure, 2014) to assist Councils in understanding the role of IPART.

1.3 Relevant Principles Underlying Section 94 Contributions

The levying of charges on land developers under Section 94 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides a transparent and logical framework for the provision of public amenities and public services where the demand for those amenities and services is created by the changes in land use associated with a development.

The key requirements for levying charges under the EP&A Act are that they are:

- Efficient, in that the planned services and amenities are based on current best practice approaches and design; and
- Reasonable, in that there is a nexus established by the changes in land use and the demand for services and amenities and that there is a logical and defensible methodology in place for apportioning those costs to different land uses within the development area.

In July 2005, the NSW Department of Infrastructure Planning and Natural Resources issued a volume of practice notes (Department of Infrastructure, Planning and Natural Resources, 2005). These practice notes were prepared to assist all stakeholders in understanding requirements under the EP&A Act.

The practice notes state that:

“Reasonableness comprises concepts of fairness, equity, sound judgement and moderation. The two key principles underlying reasonableness are nexus and apportionment.”

In the 2014 practice notes (NSW Department of Planning and Infrastructure, 2014), definitions are provided for nexus and apportionment:

- *Nexus refers to the connection between the development and the demand created. The requirement to satisfy nexus is based on ensuring that there is a link between the development and increased demand for facilities. In addition, the infrastructure needs to be provided within a timeframe that meets the demand.*
- *Apportionment refers to the division of the costs equitably between all those who will benefit from the infrastructure, including any existing population. Full cost recovery from contributions should only occur where the infrastructure is provided to meet the demand from new development only.*

2. Stormwater Design

The stormwater designs shown in the documents and data provided by IPART were reviewed by Jacobs. Additional information and design clarifications provided by Council on 17 July 2014 were also considered in the review. The review was undertaken against current industry standards, Jacobs experience in designing stormwater infrastructure for other Sydney Growth Centre Precincts, and independent measurements and calculations. Computer models used to determine sizes of the stormwater measures were not provided and reviewed as part of this assessment. The review of the stormwater design is outlined in the following sections of the report.

2.1 Background

2.1.1 Original J. Wyndham Prince Design

The original design work undertaken by JWP involved three modelling and design efforts:

- 1) Flood mitigation, where stormwater flows were assessed for both pre and post development conditions and:
 - a) Stormwater detention storages designed to reduce flows to pre-development levels;
 - b) Conveyance infrastructure such as pipes and channels were designed to convey design stormwater flows;
- 2) Stormwater quality management infrastructure design, where a range of measures were employed to reduce the anticipated increase in stormwater pollutants associated with the new development;
- 3) Waterway stability and stream erosion index assessment.

The size and specification of stormwater management measures proposed by JWP were determined using the following key design criteria related to stormwater quality and quantity:

- Minimum stormwater pollutant reduction targets for new development areas - 90% for gross pollutants, 85% for total suspended solids, 65% for total phosphorus, and 45% for total nitrogen.
- Stormwater flows to be managed to replicate, as close as possible, pre-development flows up to the 100 year ARI event.
- Drainage channels and road cross drainage culverts designed to carry the 100 year ARI design flow.

These design criteria adopted by JWP are reasonable and consistent with current practice and relevant local and state government guidelines, including the NSW Government's recommended parameters for stormwater modelling in the North-West and South-West Growth Centres (Department of Environment and Climate Change, 2006).

The JWP water cycle management strategy proposed both on lot and large scale stormwater measures to manage stormwater quality and quantity. On lot water quality treatment measures were proposed within all land uses other than low density residential to achieve the minimum target pollutant reductions as per Council's Development Control Plan (DCP) Part R (Blacktown City Council, 2006). Larger street and sub division scale stormwater quality and quantity management measures proposed were:

- Twenty three (23) proprietary gross pollutant traps.
- Eleven (11) detention basins with a total volume of 88,600m³.
- Bio-retention raingardens with a total area of 21,785m².
- Five (5) drainage reserve channels to convey upstream catchment runoff through the Precinct, one of which is an existing channel where no upgrade works were proposed.

2.1.2 OPUS Design Amendments

On behalf of Council, Opus undertook a review of the stormwater technical models and concept designs prepared by JWP. The Opus review recommended a number of amendments to stormwater model parameter values, and the models were rerun adopting these amended values. This resulted in adjustments to the required size of stormwater measures and amended concept designs were prepared by Opus.

The majority of stormwater design changes by Opus were relatively minor, such as, invert level changes to basins to improve hydraulic performance and to improve cut and fill balances. A significant design amendment was the reduction in the size of Channel 5 and Basin 6 due to the exclusion of the Nirimba Education Precinct.

Following the Opus review and design amendments, Council has made further amendments as described in the following section.

2.2 Review of Blacktown City Council Design

The Council stormwater design, as detailed in the design drawings provided and described in the Draft Plan, proposes the following revised large scale stormwater management measures for the Schofields Precinct:

- Nineteen (19) proprietary gross pollutant traps.
- Nine (9) detention basins with a total volume of approximately 94,000m³. The basin detention volumes in Council's design are listed and compared against the previous designs in Appendix A.
- Bio-retention raingardens with a total area of 24,650m². The raingarden areas in Council's design are listed and compared against the previous designs in Appendix A.
- Five (5) drainage reserve channels to convey upstream catchment runoff through the Precinct.

2.2.1 Review of Design Amendments

The Council amendments to individual stormwater measures and Jacobs review comments are provided in Table 2.1.

Table 2.1 : Summary of design amendments and review comments

Item	JWP Reference	Variation	Comment
SE1.4	Basin 2	Basin levels altered to suit site constraints and a retaining wall included so the required volume will fit within the available footprint.	The change in basin levels and the addition of a retaining wall are considered reasonable given the storage requirement and available footprint at this location.
SE4.2	Basin 3	Storage increased to account for increase in catchment area.	The detention storage volume in Basin 3 has increased from 8,600m ³ to 11,300m ³ , and the bio-filter area increased from 1,700m ² to 2,300m ² . Both the detention volumes and filter areas have increased by 30 to 35% indicating the catchment area has increased by an equivalent percentage. This change seems reasonable.

Item	JWP Reference	Variation	Comment
SE6.2	Basin 5	Significant storage increase to offset the removal of detention storage in Basins 7 and 8.	The storage volume in Basin 5 has increased from 14,800m ³ to 28,050m ³ . This increase of 13,250m ³ appears high given the volumes in Basins 7 and 8 equate to 6,550m ³ . Council has advised that an increased storage rate is required for offsetting the removal of Basins 7 and 8, that the increased storage achieves the overall precinct strategy for detention, and that it provides a more cost effective outcome compared to providing multiple smaller storages. Jacobs agree that when compensating for loss of detention storages into one location, the compensated volume is typically disproportionate and thus results in a larger overall volume. Hence Jacobs considers this change is reasonable.
SE7.3	Basin 6	Reconfigured to be offline and raingardens relocated to inside the basin footprint.	Basin 6 has been relocated offline of Channel 5 and the raingardens previously located at the edge of Channel 5 have been located inside Basin 6. These changes are considered reasonable. With the basin offline, an area of the Precinct located to the east of Channel 4 and north of Channel 5 will be unable to drain overland to the Basin. To address this, Council has added a new drainage line (Item SE7.14) to carry runoff from this area to the Basin. The effectiveness of Basin 6 as a stormwater quality and quantity management measure will be impacted by the capacity of this new drainage line. Council has advised the diversion line has sufficient capacity for the treatment and detention requirements and hence the design of Basin 6 is considered reasonable.
SE8.1	Basin 7	Basin detention volume removed and basin reduced to a raingarden only.	The removal of detention storage from Basin 7 is considered reasonable given the volume in Basin 5 has been increased to compensate. There has been no change to the raingarden filter area size.
SE9.1	Basin 8	Basin detention volume removed and basin reduced to a raingarden only and the filter area increased.	The removal of detention storage from Basin 8 is considered reasonable given the volume in Basin 5 has been increased to compensate. The increase in filter area from 1,050m ² to 1,300m ² is considered reasonable following the removal of Raingarden E.
-	Raingarden E	Raingarden removed as proposed location does not have access for maintenance.	The removal of Raingarden E (250m ² of filter area) is considered reasonable given the filter area of Basin 8 has been increased by the equivalent amount to compensate.
SE3.1, 3.2, and 3.3	Raingardens B – D	Levels altered to suit site constraints.	The changes are minor in nature and would not impact the performance of the stormwater management system.

Item	JWP Reference	Variation	Comment
SE1.2	Channel 1	Channel diversion works proposed to match drainage zone land in the Indicative Layout Plan (ILP).	The addition of Channel 1 works is considered reasonable. Under the ILP, the first 100m of drainage zoned land to the north of Grange Ave is not in the same location as the existing drainage line. Jacobs agree channel works are required to match the ILP.
SE5.7, 5.9, and 5.11	Channel 2	Channel width reduced due to previously overestimated design flow.	The channel top width has been reduced from 30m to 20m. Jacobs agree the design flow rate was previously overestimated by JWP and consider this change reasonable.
SE6.6	Channel 3	Channel grade decreased to minimise earthworks.	The channel grade has been reduced from 0.9% to 0.5%. This change is considered reasonable and the channel sizing proposed by Council is reasonable for carrying the adopted design flow.
SE7.7, 7.9, and 7.11	Channel 4	Channel width reduced.	The channel width proposed by Council is 12m narrower than that proposed by JWP. Jacobs has undertaken independent calculations and consider the change is reasonable and adequate for the adopted design flow.
SE7.5	Channel 5	Biofilters relocated to Basin 6 and channel width reduced due to exclusion of the Nimba Education Precinct flows.	The overall width of Channel 5 has reduced from 100m to 50m. Jacobs consider this change reasonable due to the exclusion of external catchment flows that enter the Nimba Education Precinct from the south and the exclusion of flow from the Precinct area. Relocating the bio-filtration areas from Channel 5 to Basin 6 is also considered reasonable.
SE2.1, 4.1, 5.1, 6.1, and 7.1	-	New provisions to extend the basin outlets through the riparian corridor to the receiving creek.	Low flow outlet pipes and overland flow paths from basin outlets to the receiving creeks have been added by Council. These additions are considered reasonable for managing the basin outflows.
SE1.7	-	New separate drainage line to convey up to the 100 year ARI design flows into Basin 2.	The addition of this trunk drainage line is considered reasonable for conveying the required design flows to the basin.
SE6.7 and SE6.8	-	New drainage lines to transfer flows from upstream trunk drainage basins in Alex Ave Precinct to Channel 3.	The addition of the drainage lines is considered reasonable. It is agreed that drainage measures are required to carry flow from the outlets of existing rail culverts to the upstream end of Channel 3.
SE6.9	-	New culvert added to ensure design flows are connected to Basin 5.	The addition of this culvert is considered reasonable for conveying the required design flows to the basin.
SE7.2	-	New culvert under the existing runway.	The addition of a new culvert under the existing runway is considered excessive unless the existing runway is required to be retained as part of the development.

Item	JWP Reference	Variation	Comment
SE7.14	-	New flow diversion drainage line to convey flows to Basin 6.	<p>The addition of a new flow diversion line to Basin 6 is considered reasonable given the Basin is now offline to Channel 5. The new diversion line would be required to convey flow to the Basin from the Precinct area located to the east of Channel 4 and north of Channel 5. Council has advised the hydraulic capacity of the diversion line is sufficient to provide for the effective water quality treatment and detention volumes in Basin 6, hence the design change is considered reasonable.</p> <p>The diversion line crosses Channel 4 so would need to be designed to ensure there is no impact to the flow capacity of Channel 4. No design details are available for review.</p>

2.2.2 Other Review Comments

Other Jacobs' review comments that are not specific to Council's design amendments include:

- In the vicinity of Basin 2 and Channel 1 there is an inconsistency between the proposed development shown in the Indicative Layout Plan (ILP) and stormwater management measures required for external catchment flows. The ILP indicates a future extension of Elgin St would infill an existing channel, and Council's stormwater design does not indicate how these flows would be managed through the Precinct. Council has advised they consider it highly unlikely the Elgin St extension and development of adjacent land would eventuate as the land is currently 1 to 2 metres below the Flood Planning Level. Council has, therefore, not included an extension of the existing trunk drainage system in the design and draft Plan. Council's assumption this land would not be developed appears consistent with the stormwater design specifications as the lots in question appear untreated in the stormwater catchment map shown in the JWP report (J. Wyndham Prince, 2012). Jacobs consider this to be reasonable, however, recommends that Council provide further explanation in the draft Plan of its reasoning. Also, for consistency, Council should ensure those lots considered unlikely to be developed and excluded from the design are also excluded when apportioning the cost of stormwater infrastructure. This is currently not the case and will require amendment to the draft Plan.
- The raingarden hydraulic conductivity value recommended and adopted by Opus (180mm/hr) is considered too high due to gradual clogging over time. Jacobs believe the original value adopted by JWP (100mm/hr) is in line with current industry practice and is consistent with recommendations in eWater's MUSIC documentation for estimating a realistic long term hydraulic conductivity of the system. Council advised they did not adopt Opus' recommended value, but has adopted a value of 100mm/hr in sizing the treatment measures. Jacobs agree with this approach adopted by Council and therefore this is no longer an issue.
- Council has identified that Basin 9 is not feasible in its current location as it is over the Sydney to Newcastle oil pipeline and high pressure gas main. Jacobs agree this location is not feasible for the proposed basin due to the oil and gas main, and suggest the feasibility of an alternative basin location be investigated.
- For the Eastern Creek West catchments, there is ambiguity between the stormwater strategy identified in the draft Plan and Council's stated preferred strategy. Basins 9, 10, and 11 are included in the draft Plan however Council state they *"should be undertaken as part of the developer works and not included in the Section 94 Plan"* (Blacktown City Council, 2014). Jacobs recommend this statement be removed from the draft Plan to remove this ambiguity.

2.3 Review Summary and Recommendations

The stormwater design specifications and changes proposed by Council are considered reasonable with the exception of the following:

- SE7.2 - The addition of a new culvert under the existing runway is considered excessive unless the existing runway is required to be retained as part of the development. Jacobs recommends this culvert be removed from the design and Draft Plan unless retaining the existing runway is required and planned as part of the proposed development.
- Council's omission of stormwater measures to manage external flows at the Elgin St extension, based on the assumption that the adjacent land is unlikely to be developed, seems reasonable as it is consistent with the design of other stormwater quality and detention specifications. It is recommended that Council provide further explanation in the draft Plan of the reasoning for this omission. Also, for consistency, Council should ensure those lots that are considered unlikely to be developed and were excluded when designing stormwater measures are also excluded when apportioning the cost of stormwater infrastructure. This will require amendment to the draft Plan.
- Basin 9 is currently located over the Sydney to Newcastle oil pipeline and high pressure gas main. Jacobs agree this location is not feasible due to the oil and gas main, and suggest the feasibility of an alternative basin location be investigated.
- There is ambiguity between the stormwater strategy identified in the draft Plan and Council's stated preferred strategy for the Eastern Creek West catchments. Basins 9, 10, and 11 are included in the draft Plan however Council state they *"should be undertaken as part of the developer works and not included in the Section 94 Plan"* (Blacktown City Council, 2014). Jacobs recommend this statement be removed from the draft Plan to remove this ambiguity.

3. Apportionment

3.1 Background

The current plan proposes base contribution rates on the basis of land area and population. These rates are set out in Table 3.1 below.

Table 3.1 : Base stormwater contribution rates in the current plan

Catchment	Item	Units of Allocation	Rate
Eastern Creek	Stormwater Quantity	Per Hectare	\$506,921
Eastern Creek	Stormwater Quality	Per Hectare	\$110,791
Eastern Creek – West 1	General Stormwater	Per Hectare	\$478,529
Eastern Creek – West 2	General Stormwater	Per Hectare	\$380,639

All stormwater contribution rates are on the basis of area.

The stormwater contribution rate (C) is calculated as:

$$\text{Contribution Rate } (\$/\text{Hectare}) = \frac{L1 + L2 + C1 + C2 + PA}{A}$$

Where: L1 = The actual cost to Council to date of providing land for water cycle management public purposes indexed to current day values.

L2 = The estimated cost of land yet to be provided for water cycle management purposes.

C1 = The actual cost to Council to date of works constructed for water cycle management facilities indexed to current day values.

C2 = The estimated cost of future water cycle management facilities.

PA = Plan Administration fee being 1.5% of construction costs.

A = The total developable area of the contribution catchment (hectares).

For the Eastern Creek Catchment, the developable area is calculated on the basis of the anticipated future development less the areas of land that are unlikely to attract a contributions levy. Where existing lots are likely to be re-developed, these have been identified and Council has provided a credit of 450m² for each existing lot, which is subtracted from the developable area. Existing lots that are unlikely to be re-developed are also excluded from the developable area.

3.2 Nexus Issues

3.2.1 General

As stated above, the establishment of a nexus between the new development and the cost of infrastructure is a central tenant in the development of a fair and reasonable contributions plan. In the provision of infrastructure, this is necessarily a straightforward issue to handle. To assist in understanding these nexus issues, a number of scenarios have been outlined in Table 3.2.

For infrastructure that conveys stormwater flows from both pre and new development areas and where there is a need to re-build this infrastructure, then the nexus is still clear. Without the new development there would be

no need to replace existing under-capacity infrastructure. In the case of stormwater quality management infrastructure, where no such existing devices exist, then it is not appropriate to levy the full cost under the contributions plan.

Table 3.2 : Nexus Scenarios – Stormwater Quantity and Quality

Scenario	Item	Managing Impacts from	Situation	Handled by
A1	Stormwater Quantity	Flows from new development only	N/A	Allocating costs to new development only
A2	Stormwater Quantity	Conveys flows from new and existing development	Where no previous facility exists	Allocating costs to new development only.
A3	Stormwater Quantity	Conveys flows from new and existing development	Where an existing facility must be renewed to increase capacity (i.e. where amplification while keeping the existing asset is not feasible)	Allocating costs to new development only.
B1	Stormwater Quality	Treating flows from new development only	N/A	Allocating costs to new development only
B2	Stormwater Quality	Treating flows from both new and existing development.	Where no previous facility exists	Including existing development in the “developable area”
B3	Stormwater /Quality	Treating flows from both new and existing development.	Where an existing facility must be renewed to increase its capacity.	Allocating costs to new development only.

3.2.2 Stormwater Detention

Stormwater detention infrastructure has been designed to maintain stormwater event flows at current development levels. As such, there is a firm nexus between the cost of the infrastructure and the demand.

3.2.3 Transport Corridor Investigation Area

The draft Plan states that 8 hectares of the Transport Investigation Area to the west of Schofields Railway Station is excluded from the Plan. This area of land has been excluded from the developable area for both water quantity and water quality base rate calculations. A review of the infrastructure costs included in the Plan shows that the infrastructure servicing this area is included in the Plan.

The inclusion of these costs at the same time as the exclusion of this area from the developable area does not provide the necessary nexus between the demand for infrastructure and the development.

Whether the development in the transport corridor proceeds or not, the infrastructure proposed in the Plan is a reasonable approximation of that which will ultimately be required. Either the developable areas in the corridor should be included in the developable area calculations, or the infrastructure costs removed from the Plan.

3.2.4 Nerimba Education Precinct (NEP)

The area of this precinct has been removed from the modelling of both stormwater flows and pollutants. As such the precinct is not generating a demand for stormwater management infrastructure and has also been excluded from the developable area. Jacobs is satisfied that the exclusion of the NEP from the Plan has been done correctly.

3.2.5 Treatment of Existing Non-Urban Land Uses

Existing land uses in the precinct presumably generate pollutant loads. It can be argued that stormwater infrastructure should only be required to treat any increase in flows or pollutants associated with the new development.

For example, if existing land uses in a catchment are of an intense agricultural nature, the replacement of those land uses could hypothetically improve water quality outcomes, thus negating the need for any additional stormwater quality infrastructure. In the case of the change in land use from more general agricultural uses to urban, the need for stormwater management infrastructure may be reduced.

The practice notes make it clear that the nexus refers to an increase in the demand for services. It can be reasonably argued that it is not current practice for general agricultural or semi-agricultural land uses to provide stormwater management infrastructure. In the case of the Schofields Precinct, the increased demand for water management infrastructure is purely due to the change in land uses to the new urban land uses. Thus it would be unreasonable for stormwater management infrastructure to be designed to convey and treat only the incremental increase in pollutants resulting from the change from non-urban to urban land uses.

The contribution plan is therefore reasonable in designing water treatment infrastructure to mitigate the full impact of the urban development, without consideration of the water quality impacts of existing non-urban land uses.

3.2.6 Treatment of Existing Urban Development

With respect to existing urban development, the Plan has excluded the following from the estimates of developable area:

- The area of lots with existing dwellings that are unlikely to be re-developed; and
- Where lots have an existing dwelling, but whose size is likely to warrant re-development, an area of 450 m² is excluded to provide a credit for the existing dwellings.

While the approach used is systematic, it creates a potential cross-subsidy where new infrastructure is being provided to service both existing and new development, but is being paid for by new development. For stormwater quantity base rate calculations, this is not problematic, because it is generally not possible to provide separate flow infrastructure for new and existing development (analogous to Scenario A1 to A3 in Table 3.2 above). For water quality base rate calculations, this is problematic, because it is analogous to Scenario B2 in Table 3.2 above and there is no nexus provided between the full cost of the infrastructure and the new development. To remedy this situation, the area of existing lots that have been included as pollutant-generating areas in the MUSIC modelling (including the credits for existing dwellings for re-developable lots) should be added to the developable area for water quality base rate calculations where those lots fall within a catchment that drains to a proposed stormwater quality management facility.

The lots in question are located in the existing residential area on the western side of the railway line in the vicinity of the Schofields Railway station. It should be noted that there are a number of existing lots immediately adjacent to the railway line that were not included in the pollutant-generating catchment areas used in the MUSIC modelling. It is appropriate that these lots are excluded from the developable area as they are not contributing to the need for water quality treatment infrastructure.

Council has indicated in their communications during the course of this review that they consider that there are a number of lots in the area that are unlikely to be developed due to their location below the Flood Planning Level. One example is DP129065 Lots 111 to 115. These lots have been excluded from the MUSIC modelling for water quality management, but included in the developable area (albeit with an existing dwelling credit). Ideally, where lots are considered by Council to be unlikely to be developed, they should be excluded as developed lots by Council from both the stormwater modelling and the developable area. In cases where lots that are considered unlikely to be developed are included as developed lots in both the stormwater modelling and developable area, they will not make a significant difference in the base rate, and no change is recommended to the Plan.

3.2.7 Stormwater Quality Treatment for Non-Low Density Residential (Other) Development

For stormwater quality infrastructure costs, the Plan states that only 25% of non-low density residential land area will contribute to pollutants to treatment facilities. This is consistent with Part R of Council's Development Control Plan (Blacktown City Council, 2006) which states:

"All commercial, industrial, high and medium density, residential flat, integrated housing and housing for aged or disabled developments must provide for all stormwater treatment measures to be contained on lot or under a community association title unless otherwise agreed to by Council, prior to development approval being granted."

75% of the area associated with this type of development has been excluded from the developable area used for the calculation of the Eastern Creek stormwater quality base rate. This approach is appropriate provided that contributions received for this type of development are appropriately discounted. This issue is discussed in Section 3.3.1.

3.3 Apportionment Issues

3.3.1 Non-Low Density Residential (Other) Development Stormwater Exemption

Given that the 75% of the land area associated with this type of development has been excluded from the base rate water quality calculations shown in Appendix H of the Plan (as discussed in Section 3.2.7), it would be appropriate to provide a discounted base rate for non-low density residential development. If a discounted base rate is not applied, payments for the water quality portion of the Eastern Creek catchment will be over-subscribed. To improve communication on this issue in the Plan and to avoid any future misunderstanding in the application of the Plan, the discounted rate for non-low density residential development should be shown alongside the rate for low density residential development in Appendix H.

3.3.2 Existing Urban Development

As outlined in Section 3.2.6, Council has proposed that a credit of 450 m² be provided for existing residential lots that are likely to be re-developed. This is correctly outlined in Section 8.3 of the Plan. As the Plan currently stands, the stormwater quality component of this credit will be paid for by new development (in the form of an inflated base rate) and violates the nexus requirement. If the changes outlined in Section 3.2.6 are made to the base rate calculations, this issue will be removed.

3.3.3 Area-Based Approach

The use of developable land area to levy stormwater contributions is reasonable and will be relatively simple to administer. Provided that the changes suggested in Sections 3.2 and 3.3 are made to the base rate calculations and the Plan, the application of area-based contributions will be reasonable.

3.3.4 The Separation of the Precinct into Three Catchments

The draft Plan generates stormwater base rates for three different catchments. These are:

- The main Eastern Creek catchment, bounded by the railway line in the east, Eastern Creek on the west and Quakers Hill Parkway on the south; and
- Eastern Creek West 1 – located on the western side of Eastern Creek and to the north of the M7 motorway; and
- Eastern Creek West 2 – immediately adjacent to the west of the Eastern Creek West 1 catchment.

The western catchments are of similar size and are much smaller than the main catchment. The draft Plan states that:

"The areas of the catchments were determined having regard for the natural watershed and the proposed local road layout which will impact upon drainage flows."

The base rates for the two western catchments are significantly lower than that for the main catchment. This is presumably due to the need to provide infrastructure to convey upstream flows through the main catchment, where there is no such requirement for the western catchments.

The use of additional catchments provides additional resolution in the apportionment methodology. As such, the approach moves beyond the "postage stamp", whole of precinct approach. This is a reasonable approach taken by Council.

3.4 Other Issues

It is noted that a number of different versions of the Plan have been received by Jacobs. These plans show different Base Contribution Rates, however the table of Indicative Contribution Rates in Section 7.7 appears to be unchanged. This suggests that this table may require updating.

3.5 Suggested Improvements

A number of improvements are suggested to the draft Plan. These are:

- Resolving nexus issues around the Transport Corridor Investigation Area by either:
 - Inclusion of developable land areas in this precinct in the developable area calculations for stormwater quantity and quality; or
 - Removing the costs of the infrastructure items in this area.
- The area of existing residential lots (including the credits for existing dwellings for re-developable lots) should be added to the developable area for water quality base rate calculations where those lots fall within a catchment that drains to a proposed stormwater quality management facility.
- Where lots are considered by Council to be unlikely to be developed and have been excluded from the stormwater modelling as developed lots, they should be identified and excluded from the developable area.
- Provision of a separate base rate for stormwater quality for non-low density residential areas. This base rate would be reduced by 75% to account for the requirement of these developments to meet 75% of their water quality management requirements. This would ensure that it is clearly understood that non-low density residential development is to be assessed at this lower water quality base rate.
- Provide an update to the table of Indicative Contribution Rates in Section 7.7 of the Plan.

4. References

- Blacktown City Council. (2006). *Blacktown Development Control Plan*.
- Blacktown City Council. (2014). *Draft Section 94 Contributions Plan No.24 - Schofields Precinct*.
- Department of Environment and Climate Change. (2006). *Interim Recommended Parameters for Stormwater Modelling – North-West and South-West Growth Centres*.
- Department of Infrastructure, Planning and Natural Resources. (2005). *Developer Contributions Practice Notes*.
- Department of Planning. (2010a). *Reforms to Local Development Contributions - Planning Circular PS10-022*.
- Department of Planning. (2010b). *Practice note - for the assessment of local contributions plans by IPART - Circular PS 10-025*.
- J. Wyndham Prince. (2012). *Schofields Precinct Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design: Post Exhibition Report*.
- NSW Department of Planning and Infrastructure. (2014). *Revised Local Development Contributions Practice Note – For the assessment of Local Contributions by IPART*.
- Opus International. (2012). *Schofields Precinct Review of Water Cycle Management Strategy*.

Appendix A. Stormwater design comparisons

A.1 Summary table of detention volumes

Basin Number	Catchment Area * (hectares)	JWP Design		Opus Design		Council Design	
		Detention volume (m³)	Detention volume per hectare *	Detention volume (m³)	Detention volume per hectare *	Detention volume (m³)	Detention volume per hectare *
Basin 1	4.65	1,600	344	1,600	344	1,600	344
Basin 2	12.32	4,000	325	4,000	325	4,350	353
Basin 3	15.6	8,600	551	8,600	551	11,303	725
Basin 4	45.33	16,500	364	27,905	616	16,445	363
Basin 5	39.3	14,800	377	30,175	768	28,050	714
Basin 6	50.38	33,600	667	35,206	699	29,000	576
Basin 7	5.78	3,100	536	3,100	536	-	-
Basin 8	9.68	3,450	356	3,450	356	-	-
Basin 9	2.67	1,100	412	1,100	412	1,200	449
Basin 10	2.48	900	363	900	363	1,000	403
Basin 11	2.55	950	373	950	373	1,050	412
Total	190.74	88,600	465	116,986	613	93,998	493

* Catchment areas obtained from Table 9.4 of the JWP report. Catchment areas shown exclude any external catchment areas draining to the basins.

A.2 Summary table of bio-filtration areas

Basin / Raingarden	Catchment Area * (hectares)	JWP Design		Opus Design		Council Design	
		Biofiltration area (m ²)	Percent of catchment *	Biofiltration area (m ²)	Percent of catchment *	Biofiltration area (m ²)	Percent of catchment *
Basin 1	4.65	500	1.1%	500	1.1%	500	1.1%
Basin 2	11.32	1,300	1.1%	1,300	1.1%	1,300	1.1%
Basin 3	15.6	1,700	1.1%	1,700	1.1%	2,300	1.5%
Basin 4	33.52	4,500	1.3%	1,800	0.5%	4,300	1.3%
Basin 5	35.29	4,100	1.2%	3,930	1.1%	5,650	1.6%
Basin 6	46.22	5,460	1.2%	5,460	1.2%	6,500	1.4%
Basin 7	5.46	750	1.4%	750	1.4%	600	1.1%
Basin 8	9.68	1,050	1.1%	1,050	1.1%	1,300	1.3%
Basin 9	2.67	300	1.1%	300	1.1%	300	1.1%
Basin 10	2.48	275	1.1%	275	1.1%	275	1.1%
Basin 11	2.55	275	1.1%	275	1.1%	275	1.1%
Raingarden A	3.8	425	1.1%	425	1.1%	350	0.9%
Raingarden B	1.98	225	1.1%	225	1.1%	250	1.3%
Raingarden C	1.93	225	1.2%	225	1.2%	250	1.3%
Raingarden D	4.11	450	1.1%	450	1.1%	500	1.2%
Raingarden E	2.23	250	1.1%	250	1.1%	-	-
Total	183.49	21,785	1.2%	18,915	1.0%	24,650	1.3%

* Catchment areas obtained from Table 9.4 of the JWP report. Catchment areas shown exclude medium density residential development that would be required to install on-lot water quality treatment under Council's DCP.

E Summary of stakeholder feedback, council's responses and our consideration of the issues

The following table sets out the summary of key issues raised by stakeholders during the exhibition period for CP24, the council's response and where we have considered the issue in this report.

Table E.1 Summary of stakeholder feedback, council's responses and our consideration of the issues

Submission made by	Issue	Council response	IPART's consideration
GLN Planning	Is the Transport Corridor Investigation Area included in CP?	The Transport Corridor Investigation Area has been excluded from the CP.	IPART has discussed this exclusion from the CP with Blacktown Council. The council has removed around 8 ha of land from the plan as a result of the corridor. Although these lands are excluded from paying contributions, the council has accounted for the infrastructure needs and provision within these areas in CP24. (see Table 2.2 and Section 3.6.7)
	Development to which the CP applies is not clearly demonstrated and there is no clear definition of developable land.	<p>The developable land in the CP is all residential and commercial zoned land less areas that cannot be levied section 94 contributions, including:</p> <ul style="list-style-type: none"> ▼ existing roads ▼ established residential area ▼ developable area of DAs approved prior to the rezoning of the Precinct. <p>The E4 – Environmental Living zone will be levied for a maximum area of 800m².</p> <p>Two sections of RE2 – Private Recreation zoned land has been excluded on the basis they will remain as they are. This does not exclude these areas from being levied if they are redeveloped.</p>	The council has apportioned the cost of infrastructure in accordance with the indicative layout plan and the catchments outlined in CP24's appendices. (see Section 3.6.1)

Submission made by	Issue	Council response	IPART's consideration
		<p>Council has been informed areas zoned Educational Establishments (State Schools) will not pay contributions.</p> <p>The Transport Corridor Investigation Area has been excluded from the CP.</p>	
	The land uses listed in Clause 1.12 of the draft CP vary to the Schofields Exhibition Planning Report.	The draft CP states the land uses are 'in terms of approximate areas'. The adopted CP will be amended to reflect the most up-to-date information, including changes from planning proposals.	The council has updated the land-use mix and the development yield in light of the Post-Exhibition Planning Report and the exclusion of the Transport Investigation Corridor Area. (see Section 2.2)
	The projected development yield in the draft CP is different to the Schofields Precinct Exhibition Planning Report.	The Post Exhibition Planning Report has an approximate dwelling yield of 2,813 dwellings and a population of 8,158. This is a reduction of 409 persons. The reduction results in a \$963 per dwelling increase in contributions.	
	The density assumptions used for the R2 –Low Density Residential zone should be clarified.	The density assumptions are based on the Post Exhibition Planning Report which took special provision (G) – 30 dwelling per ha – into account. The overall dwelling yield for the Precinct came to 2,811 and with another amendment came to 2,813.	The council stated that the yield for low density residential areas is 15 dwellings per hectare and 2.9 persons per dwelling. (see Table 2.5)
	The CP should identify the latest Minister's direction (28 August 2012) and clearly identify the mechanisms to fund infrastructure over \$30,000 (ie, LIGS funding).	<p>Council will change the date of the direction in the adopted CP.</p> <p>Council stated the NSW Government has made short term funding available under LIGS but the development timeframe of the Precinct could be 20 to 30 years.</p>	NA
	The draft CP works schedule does not align the works priorities.	Council has provided an estimate of the staging of works in 5 year thresholds. These will be revised when CP24 is reviewed.	We assessed the reasonableness of the council's strategy in Criterion 4. (see Section 3.5)

Submission made by	Issue	Council response	IPART's consideration
	<p>The draft CP assumes that development on all land other than R2 – Low Density Residential will incorporate on-site water sensitive measures.</p> <p>The draft CP does not clearly demonstrate what land and densities the stormwater catchments are measured on.</p>	<p>Basin 4 – all R2 zoned land will be treating using regional measures including areas with higher densities. Council noted the water equality model for Basin 4 appears to model on lot treatment for R3 zones for a larger area than the final gazetted land uses.</p> <p>Basins 5 and 6 – the water quality models appear to include provisions for on lot treatment for the R2 zoned land with the higher density requirements. The modelled areas and zoned areas do not match.</p> <p>To adopt a consistent approach based on land zoning only, the size of precinct treatment measures would need to increase to reflect no on lot treatment for R2 zoned land. This could be included as an amendment to the CP in response to submissions.</p> <p>The differences may come from the Precinct Planning documents. Stormwater modelling is based on the ILP. At the time of preparing the CP it is not possible to determine the mix of development types, so council needs to make some assumptions about land uses.</p>	<p>We engaged Jacobs to assess whether the council's changes to stormwater infrastructure designs are reasonable. (see Section 3.3.2)</p>
	<p>The draft CP makes apportionment assumptions about low density and other developable land uses for stormwater infrastructure. It is also not clear why the contributions rates do not match the apportionment assumptions.</p>	<p>Council considers that the approach to water quality costs are clearly explained and is consistent with the approach adopted for other NW Growth Centre precincts.</p> <p>It is also clear as stormwater quality costs are only levied on land for which no on lot treatment is being delivered as part of the development. For consistency in approach, no change is proposed in the way water quality costs are apportioned.</p>	<p>We explained how the council has apportioned the cost of stormwater quality infrastructure. (see Section 3.6.4)</p>

Submission made by	Issue	Council response	IPART's consideration
	<p>It is not clear why for road infrastructure some of council's roads are consistent with the Growth Centre Development Code and other inconsistent.</p> <p>It is also not clear why council has been selective in deciding what roads are included in the draft CP (ie, for half and full roads).</p> <p>Some roads have been included which maybe should not be (SR6.1) left out of the draft CP (SE7.6, SE7.8 SE7.10, area between SP2 and RE1 zoning at south eastern end of Burdekin Road).</p> <p>Request council check the costs for SR2.3 and SR4.4.</p>	<p>Council did prepare estimates on the basis of road cross sections consistent with previously adopted standards in the North West Growth Centre.</p> <p>Council is required to make a contributions plan as affordable as possible. The inclusion of "half width and full width roads" has been selective to keep the Section 94 costs at a minimum.</p> <p>SR6.1 was included in the contributions plan because the road is situated on an individual lot and had no frontage to a residential development. SR6.1 is included in the draft CP to ensure its construction.</p> <p>Collector roads are generally left out of the draft CP to minimise contributions.</p> <p>SR2.2 will be deleted from the contributions plan because the DA for the adjacent property will construct the full width road. DHA will need to liaise with landowners regarding the timing of the construction of the road.</p>	<p>We examined the transport infrastructure against the AECOM Study and found that the roads are broadly consistent with the hierarchy grade recommended (see Appendix F).</p>
	<p>The draft CP provides an overprovision of open space and does not include some land (land along railway corridor, RE2 private open space and drainage reserves [dual use]).</p> <p>The costs for drainage and open space facilities are very high. Given the high costs, co-location of recreational infrastructure should be adopted.</p> <p>The District Park is proposed to serve the whole Schofields Precinct. Why is this Park so large where surrounding drainage land could sustain some open space and the Park land could serve another function?</p>	<p>The 2.83ha of open space per 1,000 persons is on the basis the space is of high quality, well integrated and is useable. The open space in the ILP ensures an equitable spread of parks.</p> <p>Drainage land is not included in the 2.83ha of open space per 1,000 persons.</p> <p>The District Park will provide active sporting opportunities for the whole Precinct. The size is required to address active open space requirements. The ILP was designed to integrate the airstrip to preserve and reflect the historical elements of the land. The sporting fields were planned outside the 1 in 100</p>	<p>We recommended that the council should remove all land and embellishment for 3 basin parks and 2 tennis courts for Reserve 980.</p> <p>We also recommended that the council should update the land and costs for the aquatic facility in CP24 when precinct planning for the Marsden Park Precinct is</p>

Submission made by	Issue	Council response	IPART's consideration
		year flood levels to ensure optimal use, so they will not form part of the drainage area.	complete. (see Section 3.3.3)
	The draft CP contains different population and dwelling totals for community facilities.	An assessment of the estimated requirements will be finalised when the CP is adopted and any changes will be made to provision levels.	The council has provided an updated schedule for the development yield for the Schofields Precinct. We have included a summary of the development yield in Chapter 2. (see Section 2.2)
	It is unclear how the conservation of this environmentally sensitive land has any material nexus with development in Schofields.	Blacktown Council has been nominated as the acquisition authority for the Local Conservation Area (not State Conservation Zone) in the Riverstone Precinct. Due to the size and nature of the area, it is considered reasonable to apportion the cost across all precincts in the NW Growth Centre.	We found that the conservation zone (Reserve 867) could remain in the plan. (see Section 3.2)
	There is no detail in the draft CP as to how the total land acquisition costs were arrived at, as they represent more than 30% of the total infrastructure costs in the plan.	An average land acquisition rate technique is used to determine an estimated total land acquisition cost for various acquisition categories. Land acquisition rates are reviewed each time the Contributions Plan is reviewed as well as being adjusted for CPI adjustments.	We assessed that the council's approach to estimating the cost of land is reasonable. (see Section 3.4.1)
	DHA is concerned that while it will be providing a range of contributions plan infrastructure, it will not be granted by Council a works-in-kind offset for the entire infrastructure due to Council's informal policy.	Works-in Kind agreements are only entered into if the Council considers that the agreement will benefit all parties. Council considers requests from developers to enter into these agreements on a case by case basis.	We have considered this issue and made a recommendation about improving the clarity about the council's WIK policy in CP24. (see Section 3.8.1)

Submission made by	Issue	Council response	IPART's consideration
	DHA is also interested in negotiating a mechanism with Council for it to be paid out the surplus value of its contributions during the life of the contributions plan.	If DHA is interested in negotiating a mechanism with Council for it to be paid out the surplus value of its contributions during the life of the contributions plan before the Contributions Plan is adopted it should formally write to Council for the matter to be considered.	
	DHA is a major developer in the Schofields Precinct. DHA wants to ensure that the infrastructure planning and contributions arrangements for the Precinct are fair, equitable and quantifiable.	Council maintains that the contributions plan is fair, equitable and quantifiable. Council also notes that the Contributions Plan will be assessed by IPART.	We assessed CP24 in accordance with the criteria in the Practice Note and found that most of the infrastructure in the plan is reasonable. (see Table 1.2)
Browns Consulting	The population and dwelling yields are incorrect. This is reflected in the overprovision of open space.	The population estimates will be revised in line with the Post Exhibition Planning Report January 2013.	As stated above, CP24 has included the latest development yield. We also recommended the removal of some open space infrastructure to reduce the rate of provision. (see Section 3.3.3)
	For stormwater quality management there are 2 different approaches – low density residential will provide treatment measures on a regional scale; industrial, commercial and high density residential will provide on-site treatment measures.	The definition of the land use zone should be clarified. Council adopted an approach based on land zoning and not specifically the type of developments permitted within each zone.	We assessed the apportionment of costs for stormwater quality infrastructure. (see Section 3.6.4)
	Transport infrastructure <ul style="list-style-type: none"> – The north–south sub-arterial road from Schofields Road extension to Quaker Hill Parkway is being inconsistently treated through the Precinct. – The sub-arterial road on the Dairycorp land from Schofields Road extension to Burdekin Road is treated as a Collector Road in the CP. 	The inconsistency is largely driven by the SIC practice note which should have completed this link to Schofields Road. However, Council does not have the required background information to assess why this section was omitted. Council will seek other sources of funding for this section of sub-arterial road.	We note that the council has reduced the grade of some roads to collector grade because of lower traffic volumes on some sections of the road. We note that some roads

Submission made by	Issue	Council response	IPART's consideration
	<ul style="list-style-type: none"> The draft CP recognises that the extension of Veron Road south of Schofields to Burdekin Road should "ideally (should) be included in the SIC". The CP and the Schofields DCP planning controls place an unreasonable imposition on the developer for the construction of a sub-arterial road with only funding for a collector road. The Council are requested to seek funding as a SIC road for the extension at Veron Road between Schofields & Burdekin Roads. 		<p>will be constructed under SIC arrangements, such as Quakers Road.</p> <p>(see section 3.3.1 and Appendix F)</p>
	<p>Open space</p> <ul style="list-style-type: none"> The oversupply of open space provision has led to a significantly high cost of open space infrastructure both land and capital costs which in turn has led to a high section 94 contributions rate. The Villawood / Dairycorp property is severely impacted by open space with an overly large neighbourhood park, Reserve no. 978 of 1.59 hectares, as well as Reserve no. 977 of 1.45 hectares and Reserve no.984 of 0.66 hectares. Based on the significant oversupply of open space this submission is seeking to reduce Reserve no.978 from 1.59 hectares to approximately 1hectare. 	<p>A large amount of land that is located between drainage basins and Eastern Creek has been zoned open space. This land should not be included in the 2.83ha per 1,000 persons.</p> <p>Larger reserves are often positioned near areas of higher density development where demand is higher due to the number of people within the neighbourhood combined with the lack of private open space</p> <p>Council officers see the current supply of open space as being adequate to meet the needs of the Schofields Precinct. Therefore any reduction to Reserve 978 which is linked with both medium and high density residential areas is not supported.</p>	<p>We recommended that the council should remove all land and embellishment for three basin parks and embellishment for two tennis courts for Reserve 980.</p> <p>(see Section 3.3.3)</p>
	Villawood/Dairycorp are presently undertaking detailed planning including urban design and planning controls for future development around Schofields Station. The planning for the Station precinct will involve the possible relocation of the community facilities land to a more central location adjacent to the station.	This concept has been presented informally to Council officers but no detail or formal proposal has been received. Council would need to consider any proposal received.	NA

Submission made by	Issue	Council response	IPART's consideration
Department of Defence	The Department of Planning and infrastructure (DPI) has indicated that costs in the s94 Plan over and above the present \$30,000 per lot cap will be refunded through the Housing Acceleration Fund. Defence suggests Council liaise with the DPI so that the necessary funds are allocated to the Schofields Precinct therefore providing the assurance to a future developer that it will be reimbursed the costs above the per lot cap.	Council acknowledges the short-term funding available through the Local Infrastructure Growth Scheme.	The council is required to submit CP24 for IPART to review prior to applying for funding from the NSW Government to help fund the gap above the cap. (see Section 1.1)
	The Draft s94 Plan would benefit from the inclusion of: - additional quantitative information that underpins its capital works cost financial estimates; and - detail on estimated land values.	Council has provided estimates of costs for local infrastructure. Council applies an average valuation to different categories of land in the contributions plan.	We assessed whether the council's approach in costing the infrastructure is reasonable (see Section 3.4.2)
	The draft CP makes financial provisions for the inclusion of the Nirimba Road access issue. However, it is not clear whether compulsory acquisition costs, including compensation for lost parking and property affectation, are included in the CP.	Council's Property Services Co-ordinator, in his capacity as a Registered Valuer has provided an estimate of the likely cost of acquisition of the road land together with associated costs. This figure has been incorporated into the average acquisition rate for this category of land in the contributions plan.	We assessed the council's approach to land valuation and found it to be reasonable. (see Section 3.4.1)
	The Draft s94 Plan does not indicate the GST status of the proposed costs and this requires clarification.	Costs in Council's Contributions Plans do not include GST.	NA
	The indicative timing for the delivery of some infrastructure work proposed for the Schofields Defence site is 2025-2030. The early works identified in the Draft s94 Plan address drainage issues relating to the large catchment area to the east of the Defence site. The sale of the Defence site is expected to occur during 2014-15, with residential development possibly commencing within two years from the sale date. Defence requests that the timing of contributions for these infrastructure works be brought forward to align with that timing.	Council has provided an estimate of the staging of works in thresholds of 5 years. Council regularly reviews its contributions plans and updates these estimates based on information known at the time. When CP 24 is first reviewed, these estimates will be revisited. These are estimates and Council is happy to consider revising its estimate of staging or thresholds with when it knows development will proceed.	We assessed the council's approach to timing the provision of infrastructure and found it to be reasonable. (see Section 3.5)

Submission made by	Issue	Council response	IPART's consideration
	<p>Council proposes to re-route the outlet of a drainage channel that runs along the boundary of the Defence site with the Nirimba Education Precinct. This option is inconsistent with the Growth Centres SEPP and has not been discussed with DoD.</p> <p>Defence has advice that the bitumen runways cannot be retained for contamination reasons. It is requested Council provide more detail in the draft CP to Defence for the items to be included in the draft CP.</p>	<p>The SEPP does not actually determine the location of the channel as the general area is all zoned SP2 Local Drainage and is all shown on the acquisition map.</p> <p>The arrangement allowed for in the CP is consistent with the intent of the precinct planning documentation.</p> <p>The concept of having raingardens down the banks of a major channel creates operational issues is not considered acceptable. These were relocated to a location more operationally appropriate and that was already assigned as drainage land.</p> <p>Council is happy to discuss these matters further with DoD.</p>	<p>We assessed the council's stormwater design adjustments. (see Section 3.3.2 and Appendix B)</p>
	<p>Defence is pleased to note that the draft CP accords with the SEPP, in that lands zoned SP2 (Drainage) are included (around 36.13ha), with Council as the named acquiring authority for such zoned lands.</p> <p>Defence also supports the exclusion from the draft CP of the RE1 land to the east of the surplus Schofields Defence site, adjacent to the railway line, as Defence sold that land to the then Transport Infrastructure Development Corporation as a noise buffer, which was noted as a special condition within the contract of sale.</p>	<p>Council notes DoD comments.</p>	<p>NA</p>
Roads and Maritime Services	<p>RMS notes that the amount to be collected for the two new traffic lights appears to be low, and suggests Council undertake a cost estimate of the works.</p>	<p>Council notes this observation but considers the costs in the Draft Plan as reasonable.</p>	<p>We assessed the council's approach to costing infrastructure. (see Section 3.4.2)</p>
Blacktown City Council	<p>The impact of the additional traffic at the intersection of Quakers Hill Parkway and Eastern Road was identified in the Transport and Access Strategy Report (prepared by AECOM in June 2011).</p> <p>The study included a model that identified projected volumes on the strategic road network and framework for network and travel demand scenario testing.</p> <p>Co-ordinator Traffic Management Nadeem Shaikh</p>	<p>The CP is to be amended in accordance with the Submission from Council's Engineering Planning and Support Section.</p>	<p>We assessed the reasonableness of the council's apportionment for this intersection. (see Section 3.6.3)</p>

Submission made by	Issue	Council response	IPART's consideration
	considered that CP24 Schofields Precinct should contribute 50 percent of the upgrading cost of \$439,000 to the slip lane at the intersection of Eastern Road and Quakers Hill Parkway and the remaining 50 percent remains in CP17 Quakers Hill Commercial Precinct.		

F IPART analysis of transport infrastructure in CP24

We have used the AECOM Study to assess nexus between the transport infrastructure in CP24 and the demand arising from the development of Schofields Precinct. We have raised our observations with the council and are satisfied that there is reasonable nexus for transport infrastructure in CP24.

The following table sets out the transport infrastructure in CP24 and our analysis.

Table F.1 IPART analysis of transport infrastructure in CP24

Item	Description	IPART analysis against the AECOM Study
SR1.1 Argowan and Veron Road	Collector road from Grange Avenue to Schofields Road Extension, includes a roundabout	SR1.1 and 1.2 were downgraded from sub-arterial to collector grade in CP24 compared with the AECOM Study. We consider this to be reasonable as the modelled traffic volumes in Appendix A of the AECOM report did not meet the demand thresholds for a sub-arterial road.
SR1.2 Veron Road	Major collector road from Schofields Road Extension to Burdekin Road Extension	
SR2.1 Nirimba Drive	Collector road from Douglas Road to Quakers Hill Parkway	These collector road sections are consistent with the road hierarchy in the AECOM study.
SR2.3 Nirimba Drive	Collector road near Nirimba Education Precinct	
SR3.1 West Parade	Local road half width, north of Westminster Street Railway overbridge	This road is not in the AECOM Study. However, we consider the inclusion of this road is reasonable because it will be required to service an isolated residential area in the precinct.
SR3.2 Bridge Street	Collector road half width, Grange Avenue to Westminster Street Railway overbridge	The road is consistent with the AECOM study. The council has amended the width to reflect non-developable area on one side of the road.
SR5.1 Grange Avenue	Collector road, near Eastern Creek and Argowan Road	These collector road sections are consistent with the AECOM study. We note that the council has narrowed the width of SR5.2 and 5.3 because it fronts land with limited development potential on one side.
SR5.2 Grange Avenue	Collector road half-width, south of Grange Avenue, fronting a stormwater basin	
SR5.3 Grange Avenue	Collector road half-width, south of Grange Avenue, fronting a stormwater channel	

Item	Description	IPART analysis against the AECOM Study
SR6.1 Future Local Road	Full-width local road between bio-retention basin and a park	The road is not in the AECOM Study. However, we consider its inclusion is reasonable because the council is uncertain if a developer will provide the road as part of a planning agreement to service a remote lot.
Bus shelters	8 bus shelters, located throughout the precinct	The provision of bus shelters is generally supported by the AECOM Study.
Roundabout	Additional roundabout at Bridge Street and Grange Avenue	This roundabout is not in the AECOM Study. However, we consider its inclusion is reasonable because it will be required to improve traffic flows and meet acceptable road safety outcomes.
SR4.1 Shared pathways SR4.2 Footbridge	2.5m wide pathway to footbridge at Eastern Creek Near Nirimba Education Precinct, crossing Eastern Precinct to Colebee Precinct	Shared pathways and footbridge endorsed in the AECOM Study to improve pedestrian and cycling connectivity over the Eastern Creek riparian corridor.
SR4.3 Local traffic management signals	Traffic signals at Westminster Street and Railway Terrace	The traffic signals appear to be consistent with AECOM study.
SR4.4 Local traffic management signals	Traffic signals at Nirimba Drive and Douglas Road	The traffic signals are not in the AECOM Study. However, we consider their inclusion is reasonable because they are more efficient than the existing roundabout to manage future traffic flows, and improve pedestrian safety.
SR4.5	Lefthand slip lanes for Eastern Road and Quakers Hill Parkway and the removal of traffic lights at Douglas and Eastern roads in Quakers Hill	The intersection upgrade is supported by the AECOM Study.

Source: AECOM Study; Blacktown City Council, Response to IPART queries, 23 May 2014, pp 10-13.

G Assessment of CP24 against the information requirements in clause 27 of the EP&A Regulation

Sub-clause	Location in CP24
1(a) Purpose of the plan	Section 1.2
1(b) Land to which the plan applies	Section 1.6
1(c) The relationship between the expected types of development in the area to which the plan applies and the demand for additional public amenities and services to meet that development	Sections 2 to 6
1(d) The formulas to be used for determining the section 94 contributions required for different categories of public amenities and services	Sections 2 to 6
1(e) The section 94 contribution rates for different types of development, as specified in a schedule in the plan	Appendix H
1(g) The council's policy concerning the timing of the payment of monetary section 94 contributions, section 94A levies and the imposition of section 94 conditions or section 94A conditions that allow deferred or periodic payment	Section 8.2
1(h) A map showing the specific public amenities and services proposed to be provided by the council, supported by a works schedule that contains an estimate of their cost and staging (whether by reference to dates or thresholds)	Appendices A to F
1(i) If the plan authorises monetary section 94 contributions or section 94A levies paid for different purposes to be pooled and applied progressively for those purposes, the priorities for the expenditure of the contributions or levies, particularised by reference to the works schedule.	Sections 1.18 to 1.20
1A Despite subclause (1) (g), a contributions plan made after the commencement of this subclause that makes provision for the imposition of conditions under section 94 or 94A of the Act in relation to the issue of a complying development certificate must provide that the payment of monetary section 94 contributions and section 94A levies in accordance with those conditions is to be made before the commencement of any building work or subdivision work authorised by the certificate.	Section 8
2 In determining the section 94 contribution rates or section 94A levy percentages for different types of development, the council must take into consideration the conditions that may be imposed under section 80A (6)(b) of the Act or section 97 (1) (b) of the Local Government Act 1993.	Section 8 (generally)
3 A contributions plan must not contain a provision that authorises monetary section 94 contributions or section 94A levies paid for different purposes to be pooled and applied progressively for those purposes unless the council is satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.	N/A

Glossary

ABS	Australian Bureau of Statistics
Apportionment	The division of the costs equitably between all those who will benefit from the infrastructure, including any existing population. Full cost recovery from contributions should only occur where the infrastructure is provided to meet the demand from new development only.
Base contributions rate	The rate used to calculate the total contributions payable by the developer for different infrastructure categories.
Base level embellishment	<p>Base level embellishment of open space is considered to be those works required to bring the open space up to a level where the site is secure and suitable for passive or active recreation. This may include:</p> <ul style="list-style-type: none"> - site regrading - utilities servicing - basic landscaping (turfing, asphalt and other synthetic playing surfaces, planting, paths) - drainage and irrigation - basic park structures and equipment (park furniture, toilet facilities and change rooms, shade structures and play equipment) - security lighting and local sportsfield floodlighting - sportsfields, tennis courts, netball courts, basketball courts (outdoor only) <p>but does not include skate parks, BMX tracks and the like.</p>
Condition of development consent	Conditions which must be carried out to a development that has been granted development consent.
Conservation zone	Land zoned E2 - Environmental Conservation
Contributions caps	The maximum contribution payable by a developer for local infrastructure per residential lot.

Contributions plan	A plan that a council uses to impose a contribution on new development to help fund the cost of providing new local infrastructure and services to support that development.
CP17	Blacktown City Council, <i>Section 94 Contributions Plan No 17 - Quakers Hill Commercial Precinct.</i>
CP20	Blacktown City Council, <i>Section 94 Contributions Plan No 20 - Riverstone and Alex Avenue Precincts.</i>
CP21	Blacktown City Council, <i>Section 94 Contributions Plan No 21 - Marsden Park Industrial Precinct.</i>
CP22	Blacktown City Council, <i>Section 94 Contributions Plan No 22 - Area 20.</i>
CP24	Blacktown City Council, <i>Draft Section 94 Contributions Plan No 24 - Schofields Precinct.</i>
CPI	Consumer Price Index
DHA	Defence Housing Authority
DoD	Department of Defence
DP&E	Department of Planning and Environment
Environmental works	The acquisition of land and the undertaking of works for environmental purposes, eg, bushland regeneration or riparian corridors are not defined as essential works under the 2014 Practice Note. The only exception to this is where it can be demonstrated that the land and/or works in question serve a dual purpose with one or more of the categories of works that meet the definition of essential infrastructure (on the essential works list). In this situation, only the component of the land and/or works that serves the dual purpose can be considered essential works.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>

Essential Works List	<p>The following public amenities or public services are considered essential works:</p> <ul style="list-style-type: none"> - land for open space (for example, parks and sporting facilities) including base level embellishment - land for community services (for example, childcare centres and libraries) - land and facilities for transport (for example, road works, traffic management and pedestrian and cyclist facilities), but not including carparking - land and facilities for stormwater management - the costs of plan preparation and administration.
GCC	Growth Centres Commission
Greenfield	Undeveloped land that is suitable for urban development, usually located in the fringe areas of existing urban development and requiring significant provision of new infrastructure and services to facilitate development.
Growth Centres Development Code	Growth Centres Commission, <i>Growth Centres Development Code</i> , October 2006.
Growth Centres SEPP	<i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i>
Indicative Layout Plan	A plan illustrating the broad land uses, main road pattern, infrastructure requirements, urban connections, activity centres, landscape corridors and stormwater management measures for a precinct.
IPART	Independent Pricing and Regulatory Tribunal
Jacobs	Engineering consultants who provided advice on stormwater management facilities in CP24.
Local Infrastructure Benchmark Costs review	IPART, <i>Local Infrastructure Benchmark Costs - Costing Infrastructure in Local Infrastructure Plans - Final Report</i> , April 2014.
Material public benefit	Does not include the payment of a monetary contribution or the dedication of land free of cost.
Nexus	The connection between the demand created by the new development, and the public facilities provided, which is assessed to ensure that equity exists for those funding the facilities.

Nirimba Education Precinct	Is located within the Schofields Precinct and covers an area of 73.3 hectares. The Nirimba Education Precinct consists of University of Western Sydney – Blacktown Campus, TAFE – Western Sydney Institute, Terra Sancta College and Wyndham College.
North West Growth Centre	A group of 16 greenfield development precincts in north west Sydney across 3 local government areas – The Hills Shire Council, Blacktown City Council and Hawkesbury Council.
Plan administration costs	<p>Plan administration costs are those costs directly associated with the preparation and administration of the contributions plan. These costs represent the costs to a council of project managing the plan in much the same way as the project management costs that are incorporated into the cost estimates for individual infrastructure items within a plan. Plan administration costs may include:</p> <ul style="list-style-type: none"> - background studies, concept plans and cost estimates that are required to prepare the plan, and/or - project management costs for preparing and implementing the plan (eg, the employment of someone to coordinate the plan).
Planning agreement	A voluntary agreement referred to in s93F of the EP&A Act.
Practice Note	NSW Planning and Infrastructure, <i>Revised Local Development Contributions Practice Note - For the assessment of Local Contributions Plans</i> by IPART, February 2014.
Precinct planning	<p>Precinct planning coordinates the planning and delivery of water, wastewater, recycled water, power, roads, transport and other services in time to service new communities in Sydney's Growth Centres.</p> <p>Precinct planning involves detailed investigations into appropriate land use options, physical environment constraints and infrastructure requirements.</p>
Public amenities and services	Does not include water supply or sewerage services.

Public purpose	Defined in s93F(2) of the EP&A Act to include the provision of, or the recoupment of the cost of providing public amenities and public services, affordable housing, transport or other infrastructure. It also includes the funding of recurrent expenditure relating to such things, the monitoring of the planning impacts of development and the conservation or enhancement of the natural environment.
Rates of provision	Threshold guides used to determine the provision of open space or community facilities.
Reasonableness	Relates to nexus and apportionment.
Recreation and Open Space Planning Guidelines for Local Government	NSW Planning, Recreation and Open Space Planning Guidelines for Local Government.
Riparian	The riparian area is defined as the part of the landscape adjoining rivers and streams that has a direct influence on the water and aquatic ecosystems within them. It includes the stream banks and a strip of land of variable width along the banks.
RMS	Roads and Maritime Services
Section 94 contributions	Section 94 contributions are imposed by way of a condition of development consent or complying development, and can be satisfied by: <ul style="list-style-type: none"> - dedication of land - monetary contribution - material public benefit - a combination of some or all of the above.
SEPP	State Environmental Planning Policy
SIC	State Infrastructure Contributions
South West Growth Centre	A group of 18 greenfield precincts in south west Sydney across 3 local government areas - Liverpool City Council, Camden Council and Campbelltown City Council.

Terms of Reference	Refer to the Terms of Reference received by IPART from the Premier of NSW on 30 September 2010 outlining IPART's role to assist with the preparation of revised contributions plan guidelines, and to assess and report on reviewable contributions plans against the guidelines and EP&A Regulation.
Transport Investigation Corridor Area	Land currently excluded from CP24. This land is designated to be developed for state transport infrastructure.
VPA	Voluntary Planning Agreement
Works-in-kind	The construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan.