

Assessment of Blacktown City Council's Amended Section 94 Contributions Plan No 20

Riverstone and Alex Avenue Precincts

Local Government — Assessment
March 2015



Independent Pricing and Regulatory Tribunal

Assessment of Blacktown City Council's Amended Section 94 Contributions Plan No 20 Riverstone and Alex Avenue Precincts

Local Government — Assessment
March 2015

© Independent Pricing and Regulatory Tribunal of New South Wales 2015

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 978-1-925193-62-6

ACP08

The Committee 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 K35, Haymarket Post Shop NSW 1240

Level 15, 2-24 Rawson Place, 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	Why is IPART reviewing CP20 again?	2
1.3	How does IPART assess a contributions plan?	3
1.4	Overview of CP20	3
1.5	Our assessment of CP20	8
1.6	The impact of our recommendations	11
1.7	Structure of this report	14
2	Summary of Draft Contributions Plan No 20	15
2.1	Status of the plan	15
2.2	Riverstone and Alex Avenue precincts	16
2.3	Future development within Riverstone and Alex Avenue precincts	16
2.4	Land and facilities in CP20	18
2.5	Contribution rates for the land and facilities in CP20	20
3	Assessment of Draft Contributions Plan No 20	22
3.1	Criterion 1: Essential Works List	22
3.2	Criterion 2: Nexus	24
3.3	Criterion 3: Reasonable costs	26
3.4	Criterion 4: Timing	38
3.5	Criterion 5: Apportionment	39
3.6	Criterion 6: Consultation	45
3.7	Criterion 7: Other matters	46
	Appendices	51
A	IPART findings and recommendations	53
B	Terms of Reference	57
C	Draft Section 94 Contributions Plan No 20 – Riverstone and Alex Avenue Precincts	58
D	Assessment of CP20 against the information requirements in clause 27 of the EP&A Regulation	129
	Glossary	130

1 Executive Summary

1.1 Introduction

The NSW Government has asked the Independent Pricing and Regulatory Tribunal (IPART) to review contributions plans that have been prepared by councils under section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), and which propose contributions rates above a capped amount (see Appendix B).

A contributions plan is a public document which sets out 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 that the developer must contribute towards the cost of providing public amenities and services.

Blacktown City Council submitted *Draft Contributions Plan No 20 – Riverstone & Alex Avenue* (CP20) to IPART for assessment in December 2014. This is the second time that Blacktown Council has submitted a version of CP20 to IPART for review. We previously assessed the council's application for CP20, as a new contributions plan in force in 2011.¹ In 2014, the council drafted a new version of CP20 with proposed amendments to the existing plan, and publicly exhibited the proposed amendments in October and November 2014.²

We estimate that the maximum indicative residential contribution payable under the contributions plan has increased from \$77,036 to \$83,109 per lot as a result of the proposed changes.³ This is above the maximum contribution cap of \$30,000 per lot set by the Government that applies to the contributions plan.⁴

¹ IPART, *Assessment of Blacktown City Council's Section 94 Contributions Plan No 20 – Riverstone and Alex Avenue Precincts*, October 2011 (IPART's 2011 Assessment of CP20).

² Public exhibition of amendments is required by *Environmental Planning and Assessment Regulations 2000* (NSW), section 28.

³ These figures are in June 2014 dollars.

⁴ Minister for Planning and Infrastructure, *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*, 21 August 2012, sch 2 cl 15.

1.2 Why is IPART reviewing CP20 again?

The *Revised Local Development Contributions Practice Note: For the assessment of Local Contributions Plans by IPART*⁵ requires a council to submit an amended plan to IPART for assessment if it wishes to seek alternative funding sources to fund the gap in development contributions (see Box 1.1), and:

- ▼ the scope of works has increased
- ▼ the geographical catchment of the plan has increased
- ▼ the cost estimates of the works have increased (not including updates for actual costs), or
- ▼ the method of apportionment of costs has changed.⁶

In these cases, our assessment will focus primarily on the amendments to the plan.

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 that 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.

The NSW Government also gave IPART the function of reviewing certain plans with contributions rates above the relevant cap. Our terms of reference are in Appendix C of this report.

The NSW Government provides funding for councils where the cost of delivering essential infrastructure is greater than the amount the council can collect from capped contributions. Councils can also apply for a special rate variation to meet the funding shortfall that results from the imposition of caps. Councils must have their plans reviewed by IPART to be eligible for government funding or to apply for a special rate variation.

Since October 2011, IPART has assessed seven contributions plans from The Hills Shire Council and Blacktown City Council. Reports on these contributions plans were presented to the Minister for Planning and the councils, and 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.

⁵ Department of Planning & Infrastructure, *Revised Local Development Contributions Practice Note: For the assessment of Local Contributions Plans by IPART*, February 2014 (Practice Note).

⁶ Practice Note, p 5.

1.3 How does IPART assess a contributions plan?

IPART assesses plans in accordance with the criteria set out in the Practice Note. 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
- ▼ the proposed development contribution is based on a reasonable estimate of the cost 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 contribution is based on a reasonable apportionment of costs
- ▼ the council has conducted appropriate community liaison and publicity in preparing the contributions plan, and
- ▼ the plan complies with other matters IPART considers relevant.

1.4 Overview of CP20

The Riverstone and Alex Avenue precincts are located in the North West Growth Centre, in the Blacktown local government area (LGA). The total gross area of both precincts is around 1,295 hectares, which comprises 875 hectares of land for the Riverstone Precinct and 420 hectares of land for the Alex Avenue Precinct. The total net developable area for both precincts is 818.6 hectares.⁷ For stormwater management purposes, the two precincts are further divided into the First Ponds Creek and Eastern Creek catchments.

When fully developed, the Riverstone and Alex Avenue precincts are expected to accommodate an additional 44,228 residents in around 15,000 dwellings. The precincts will also contain around 16.5 hectares for town centres and mixed use zones, which altogether are expected to accommodate around 2,500 jobs. The expected development in the precincts has not changed between the existing CP20 that we reviewed in 2011 and the new draft CP20.

⁷ Blacktown City Council, Response to IPART queries, 14 February 2015.

1.4.1 Land and works costs in CP20

The total proposed cost of CP20 is \$886.0m, comprising 41.5% for land acquisition, 57.7% for the construction of facilities and 0.9% for plan preparation and administration (see Table 1.1).⁸ Stormwater infrastructure accounts for the highest costs in CP20 (\$492.4m or 55.6%), followed by open space (\$237.4m or 26.8%) and transport infrastructure (\$133.1m or 15.0%).⁹

Table 1.1 CP20 - Total cost of land and facilities (\$ June 2014)

	Land already acquired	Land to be acquired	Works already provided	Works to be provided	Total
Transport		16,234,000		116,829,000	133,063,000
Stormwater Quantity					
First Ponds Creek	17,567,349	123,310,000	2,138	152,288,000	293,167,487
Eastern Creek	10,304,297	56,153,000	247,742	61,849,000	128,554,039
Stormwater Quality					
First Ponds Creek				52,945,000	52,945,000
Eastern Creek				17,713,000	17,713,000
Sub-total					492,379,526
Open space	3,853,324	127,841,000	2,138	105,738,000	237,434,462
Combined Precinct facilities					
Community Resource Hub		3,151,000			3,151,000
Conservation zone	886,848	8,043,000		3,377,694	12,307,542
Sub-total					15,458,542
Administration					7,664,875
Total cost	32,611,818	334,732,000	252,018	510,739,694	886,000,405

Source: CP20, p 65.

1.4.2 Proposed amendments to the costs in CP20

In the amended plan, the council proposes to increase the cost of infrastructure by \$140.8m or 18.9% compared with the previous version of CP20 reviewed in 2011. Table 1.2 summarises the key amendments, the reasons for the amendments and the impact on the total cost.

⁸ Percentages do not sum to 100% due to rounding.

⁹ The proposed costs in CP20 are expressed in June 2014 dollars.

Table 1.2 Key draft amendments proposed by the council in CP20

Proposed amendment	Reason	Impact (\$ June 2014)
Cost of land		
▼ Revising the cost of land acquired and land yet to be acquired, and the apportionment of land for combined precinct facilities.	▼ Higher land acquisition costs and growth in land values, and updated population estimates for nearby precincts who will share the combined precinct facilities.	+117,050,818
Transport facilities		
▼ Reducing the cost of Railway Terrace and including additional traffic signals.	▼ Grant funding for road construction, and to improve heavy vehicle access and pedestrian safety.	-1,198,000
▼ Including additional traffic signals at Wentworth Street and Riverbank Drive.	▼ Improve safety and management of vehicle, cyclist and pedestrian activity for nearby schools.	+22,000
Stormwater facilities		
▼ Increasing construction costs of basin F24.1.	▼ N/A	+11,384,000
▼ Apportioning the cost of two basins (F1.1 and F1.3).	▼ Implement IPART's 2011 recommendation to account for shared use with the Riverstone East Precinct.	-9,776,000
Open space embellishment		
▼ Replacing a skate park in Reserve 893 with a playground and embellishments.	▼ Implement IPART's 2011 recommendation that the skate park should be removed because it is not on the Essential Works List.	+39,000
Combined precinct facilities		
▼ Removing costs for constructing the community resource hub and upgrades to an aquatic centre.	▼ Implement IPART's 2011 recommendation that the cost of constructing the community resource hub and the aquatic facility are not on the Essential Works List.	-40,614,306
▼ Updating apportionment and indexation of works for the conservation zone.	▼ Update population estimates for nearby precincts who will share the cost of the works for the conservation zone.	
Administration costs		
▼ Including new administration costs.	▼ Recognise the costs involved in managing the plan and ensuring efficient infrastructure delivery.	+7,664,875
Indexation		
▼ Indexing cost of facilities and embellishments.	▼ Bring the costs from March 2010 dollars to June 2014 dollars.	+56,252,018
Cost of infrastructure already provided		
▼ Accounting for \$0.25m of "items constructed" to date.	▼ Recognise costs incurred to date for some stormwater and open space facilities.	N/A
Infrastructure delivery timeframes		
▼ New timeframes.	▼ Development progress in the precincts.	N/A

Most of the increase is due to higher land costs from the growth in land values in the two precincts. For the cost of works, most of the cost increases for transport, stormwater and open space infrastructure are due to the council indexing these costs to current dollars. However, the council also made changes to the scope of works and costs for some infrastructure.

In addition, the council proposed updating the timeframe for providing stormwater infrastructure, and included new indicative timeframes for providing open space, transport and combined precinct facilities. The council also updated the apportioned costs for the combined precinct facilities to reflect more recent population estimates.

1.4.3 Contributions rates for residential development

Figure 1.1 shows the proposed contributions rates for different dwelling types in the Riverstone and Alex Avenue precincts. Most of the contributions rates are above the assumed contributions cap of \$30,000 per dwelling/lot, except for some rates for medium and high density developments:

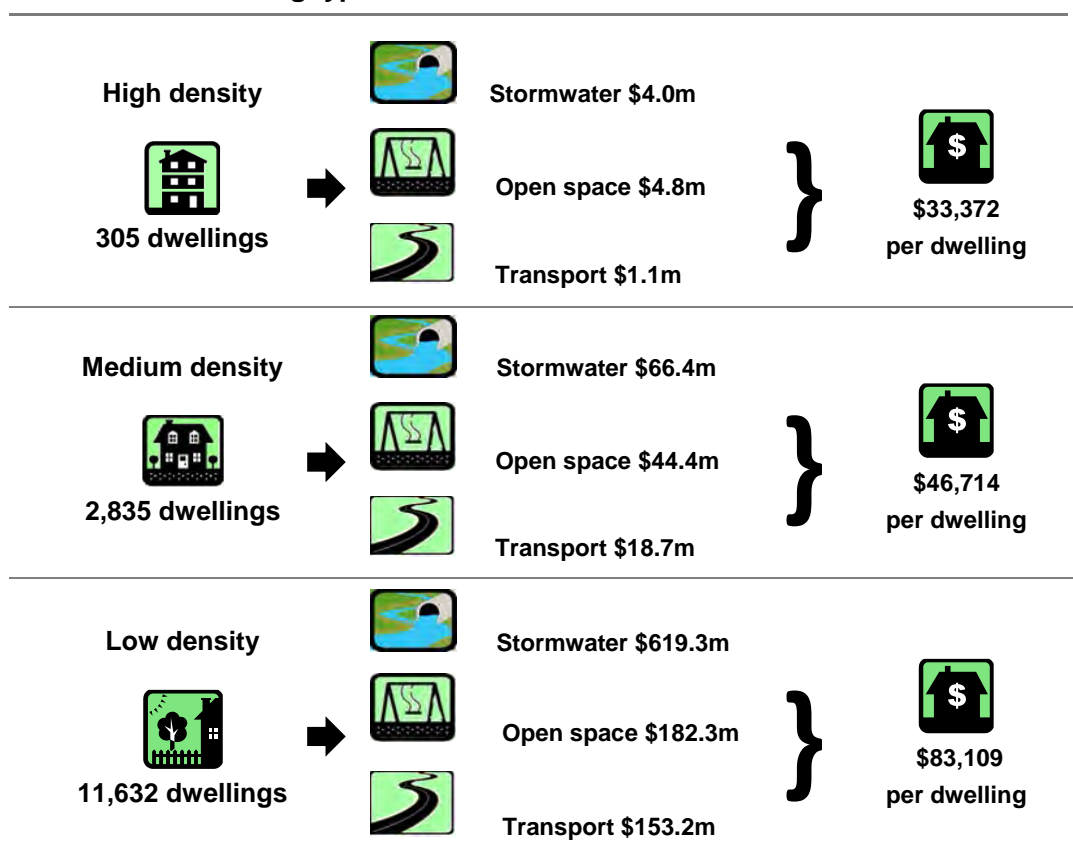
- ▼ for low density developments (11,632 dwellings), the contributions rate varies from \$55,899 to \$83,109
- ▼ for medium density developments (2,835 dwellings), the contributions rate varies from \$24,560 to \$46,714
- ▼ for high density developments (305 dwellings), the contributions rate varies from \$22,599 to \$33,372.¹⁰

Around 55% to 64% of the contributions rates for low density dwellings are for stormwater infrastructure. The stormwater costs for medium and high density dwellings are still a significant component of the contributions rate (around 37% to 63%), but these stormwater rates are less than the rates paid by low density dwellings because of the assumption that these types of development will include on-site stormwater quality treatment measures.¹¹

¹⁰ The contributions rates for each type of residential dwelling vary because of different density and occupancy rate assumptions. For example, the densities for low density residential dwellings vary from 12.5 to 20 dwellings per hectare.

¹¹ Blacktown City Council, *Blacktown Development Control Plan 2006 – Part R*, p 10.

Figure 1.1 The council's proposed maximum contribution rates in CP20, by dwelling type and infrastructure cost



Note: We have assumed 2.9 persons per dwelling in this diagram. The total cost for each infrastructure category is based on the highest contributions rate for that dwelling type in the First Ponds Creek catchment. This figure is for illustrative purposes only and the costs in the figure will not equal the total cost of CP20. We have not included the cost of combined precinct facilities due to the relatively low costs. We have also not included non-residential development eg, commercial development, mixed-use development and town centres.

Source: IPART calculations based on CP20.

1.4.4 Contributions rates for non-residential development

Non-residential development accounts for 30.5 hectares or around 2% of the gross area. This includes employment land, town centres and mixed use zones.

Table 1.3 shows the proposed indicative contributions rates for non-residential land. Non-residential developments do not pay contributions for open space and community infrastructure, and will only pay 25% of the contributions for stormwater quality because they are assumed to have on-site stormwater quality treatment measures.

Table 1.3 Indicative non-residential contributions rates (\$ June 2014)

	First Ponds Creek	Eastern Creek
Contributions rate per hectare	750,470	706,068

Source: IPART calculations based on CP20.

1.5 Our assessment of CP20

We assessed CP20 against the criteria in the Practice Note and the findings and recommendations made in our previous assessment of the plan in 2011. We found that the plan meets most of the assessment criteria. In particular, most of the proposed changes to the scope and cost infrastructure are reasonable. However, we found some areas of the plan that need to be further revised or updated.

Essential works

Consistent with our previous assessment that certain works were not on the Essential Works List, the council removed the cost of facilities for the community resource hub and the aquatic centre, and replaced the youth recreation centre (a skate park), with a neighbourhood park.

For the conservation zone in Riverstone, for which \$12.3m are apportioned to CP20, we have reconsidered our previous assessment that it may be classified as open space. Although we do not consider this zone to be essential works, we consider that the council can retain the land and works for the conservation area in CP20 because of a previous agreement between the council and the NSW Government about how this zone would be funded. This is consistent with our assessment of CP24 (Schofields Precinct) in 2014.

Nexus

The only new infrastructure proposed in the plan is a neighbourhood playground (to replace the skate park), additional traffic signals to replace roundabouts, and administration costs. We found that there is reasonable nexus between the expected development and these items. However, we found that the council has not specified the location and embellishment of some open space infrastructure. We recommend that the council locate these works within a reasonable distance to the two precincts and update the plan with details of their location and embellishment.

Reasonable costs

For the cost of land yet to be acquired, the council based its revised estimates on valuations undertaken by the council's Registered Valuer. We found that the approach is mostly reasonable except that the council should not apply updated market valuations to land it already owns. The council has indicated to us that it intends to amend this approach.¹²

¹² Blacktown City Council, Response to IPART queries, 6 March 2015.

For the cost of land already acquired, we found that it would be reasonable for the council to include some open space land it has omitted from its costing estimates.

For the estimated cost of facilities, we recommend further revisions to correct some costing errors for a detention basin and two road sections (-\$11.3m). We also acknowledge that the council is exploring ways to reduce the amount and cost of disposing excavated material. The latter is likely to have risen significantly due to increases in the Waste Levy. We consider that in future, the council should amend the cost of the plan if it has found ways to reduce the amount and cost of disposing excavated material.

We also found that it was reasonable for the council to index the cost of most facilities by the CPI (All Groups Sydney). However, the council did not index the cost of a small amount of works already provided for stormwater and open space infrastructure. We recommend that the council considers indexing these costs too.

Timing

We found that the council has demonstrated commitment to providing infrastructure within a reasonable timeframe, as evidenced in its land acquisitions and updated timeframes for when infrastructure will be delivered.

Apportionment

The council has not changed its apportionment approach in the draft plan, except for revising the costs of two basins which are shared with the Riverstone East Precinct. We recommend further revision to the amount apportioned for these basins, because the council used outdated land costs in estimating CP20's share of the costs.

We also recommend that the council considers apportioning the cost of transport infrastructure on a per person basis for residential development, consistent with the supporting transport technical study.

Consultation

The council exhibited CP20 in October/November 2014. The council did not receive any submissions during the exhibition period.

Other matters

We consider that CP20 satisfactorily meets the information requirements for preparing contributions plans. However, we consider that the council should undertake a quality assurance check of CP20, prior to its adoption, to correct any errors and inconsistencies within the plan, and with the supporting information.

We have also made recommendations about how councils should consider apportioning the cost of transport infrastructure for residential and non-residential development for future contributions plans.

Table 1.4 Summary of our assessment of CP20

Criteria	Assessment
1. Essential works	<ul style="list-style-type: none"> ▼ All land and facilities in CP20 are on the Essential Works List, except for the conservation zone – Reserve 906. ▼ However, we consider that it is reasonable for the apportioned costs for Reserve 906 to remain in CP20 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"> ▼ We found that there is reasonable nexus between the expected development and the proposed infrastructure in the plan, which has remained largely unchanged since our previous assessment. ▼ The only additions are: two additional signalised intersections to replace roundabouts, a neighbourhood playground with embellishment works to replace a skate park, and administration costs. We consider that there is nexus for these items in the plan. ▼ The council has not specified the locations and embellishment for some off-site playing fields and the tennis courts. We recommend that the council locates these works within a reasonable distance to the two precincts and update the plan with details of their locations and embellishment as soon as practicable.
3. Reasonable costs	<ul style="list-style-type: none"> ▼ We consider that most of the increase in the estimates for the cost of land (\$117.1m or \$88.7m above the increase in CPI) because of the growth in land values in the area is reasonable. However: <ul style="list-style-type: none"> – The council valued some land it already owns as 'land yet to be acquired' using 2014 market rates. We recommend that these lands should be valued at their historical market values from 2010 and indexed using the CPI (All Groups) for Sydney to current dollars. – The council excluded the cost of some open space land it owns and intends to provide infrastructure on (\$3.9m). ▼ The council is exploring ways to reduce the amount and cost of disposing excavated material, for which the total cost is likely to have increased significantly compared with the indexed costs because of the higher Waste Levy. We consider that the costs in the plan should be amended when the council has found ways to reduce the amount and cost of disposing excavated material. ▼ We consider most of the other revisions are reasonable except for: <ul style="list-style-type: none"> – two road sections for Railway Terrace (R1.1 and R1.2), which should increase by \$68,000 to reflect an additional signalised intersection that is not reflected in the council's cost estimate – a detention basin (F24.1), which should be reduced by \$11.4m because of a typographical costing error. ▼ The council has not indexed the cost of works already provided and we recommend that the council considers indexing these costs using the CPI (All Groups) for Sydney, so that it can recoup the real costs for these works over time.

Criteria	Assessment
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: <ul style="list-style-type: none"> – There has been some development in the area and the council has demonstrated its commitment to providing infrastructure in a timely manner by acquiring a significant amount of land. – The council also provided updated time thresholds for stormwater, and new indicative timeframes for open space, transport and combined precinct facilities.
5. Reasonable apportionment	<ul style="list-style-type: none"> ▼ The council's approach to apportioning the cost of land and facilities is mostly reasonable except for two detention basins (F1.1 and F1.3). ▼ The council has not accounted for the latest revised land costs apportioned for these two basins. We recommend further revisions to the cost of the two detention basins as outlined above. ▼ The council's approach to apportioning the cost of transport infrastructure is reasonable but we recommend that the council considers apportioning residential development on a per person basis, consistent with the recommendation of the supporting Arup study.
6. Appropriate community liaison	<ul style="list-style-type: none"> ▼ The council has conducted appropriate community consultation in preparation for CP20. The council publicly exhibited CP20 in October/November 2014 and did not receive any submissions.
7. Other matters	<ul style="list-style-type: none"> ▼ The plan complies with the information requirements for preparing contributions plans, but we consider that the council should undertake a quality assurance check of CP20 to correct any errors or inconsistencies, prior to its adoption. ▼ We recommend that for future contributions plans, councils should consider apportioning the cost of transport infrastructure between residential and non-residential development based on their NDA. The council should then consider apportioning using: <ul style="list-style-type: none"> – the per person approach for residential development – the per hectare of net developable area (NDA) approach for non-residential development. <p>For residential development, councils should also consider apportioning costs using the vehicle trip approach for different dwelling types, where relevant information is available (eg, in a supporting technical study).</p>

1.6 The impact of our recommendations

We consider that the total reasonable cost of CP20 should be \$877.0m, which is around \$9.0m (or 1.0%) less than the proposed cost of the contributions plan submitted to IPART. The \$9.0m adjustment comprises:

- ▼ the net reduction of \$1.6m for the cost of land owned by the council because these lands should be valued at the historical market value when the plan was made and indexed by the CPI, rather than the 2014 market values¹³
- ▼ the increase of \$68,000 for Railway Terrace (R1.1 and R1.2) to reflect the replacement of a roundabout with a signalised intersection

¹³ This is an indicative estimate based on average historical market values. We note that the actual adjustment could change because the council is seeking more accurate external valuations to estimate the 2010 market values for these lands.

- ▼ the net increase of \$156,000 for the cost of land and facilities for basins F1.1 and F1.3, comprising:
 - the increase of \$35,000 to the cost of facilities for basin F1.1 and reduction of \$638,000 to the cost of facilities for basin F1.3, to remove outdated land costs which were included in the cost adjustment for these basin facilities
 - the increase of \$759,000 to separately account for the higher cost of land that was incorrectly apportioned with the cost of facilities for basins F1.1 and F1.3
- ▼ the reduction of \$11.4m to account for the typographical error for basin F24.1
- ▼ the increase of \$3.9m for open space land that the council acquired, which were excluded from the land acquisition schedules
- ▼ the reduction of \$178,785 for administration costs to reflect the above adjustments to the cost of facilities.

Table 1.5 shows the net impact of our recommendations on the reasonable cost of essential works in CP20.

Table 1.5 IPART's assessment of the total reasonable cost of essential works for CP20 (\$ June 2014)

Component		Cost	Adjustments	IPART assessed reasonable cost
Transport	Land	16,234,000	-80,520	Historical market value
				16,153,480
	Facilities	116,829,000	+27,000	Road R1.1
			+41,000	Road R1.2
				116,897,000
Stormwater management	Land	207,334,646	+759,000	Land for basins F1.1 and F1.3
			-623,562	Historical market value
				207,470,084
	Facilities	285,044,880	+35,000	Basin F1.1
			-638,000	Basin F1.3
			-11,384,000	Basin F24.1
				273,057,880
Open space	Land	131,694,324	+3,942,312	Land already acquired
			-256,910	Historical market value
				135,379,726
	Embmt.	105,740,138		
				105,740,138
Combined precinct facility	Land	12,080,848	-681,333	Historical market value
				11,399,515
	Facilities	3,377,694		
				3,377,694
Admin costs		7,664,875	-178,785	Adjustment for above facilities
				7,486,090
Total cost of CP20		886,000,405	-9,038,798	876,961,607

Note: The adjustments for historical market values (totalling \$1.6m) are indicative estimates only, based on average historical market values at that time. The actual adjustment could change based on more accurate external valuations to estimate the 2010 market values for these lands (see section 3.3.2).

Source: IPART calculations based on CP20.

1.6.1 Impact on contributions rates

Table 1.6 shows the impact of our recommendations on selected indicative residential contributions rates for the First Ponds Creek Catchment and the Eastern Creek Catchment in CP20. We estimate that the proposed contributions payable per dwelling/lot would decrease by around \$294 to \$1,571 (or 0.9% to 1.9%) for dwellings in the First Ponds Creek Catchment and increase by around \$82 to \$165 (or 0.1% to 0.5%) for dwellings in the Eastern Creek Catchment. For non-residential development, the contributions rate per hectare would decrease by \$22,107 (or 2.9%) for development in the First Ponds Creek Catchment and decrease by \$1,443 (or 0.2%) for development in the Eastern Creek Catchment.

Table 1.6 Indicative contributions rates for selected residential dwellings based on IPART's assessment

Dwelling type/zone	Current indicative contributions rate per dwelling (\$)	IPART assessed adjustments	
		(\$)	(%)
First Ponds Creek Catchment			
Low density (12.5 dwellings/ha)	83,109	-1,571	-1.9
Medium density (25 dwellings/ha)	46,714	-687	-1.5
High density (45 dwellings/ha)	33,372	-294	-0.9
Eastern Creek Catchment			
Low density (12.5 dwellings/ha)	79,421	+82	+0.1
Medium density (25 dwellings/ha)	44,938	+139	+0.3
High density (45 dwellings/ha)	32,386	+165	+0.5

Note: We have used the assumption of 2.9 persons per dwelling.

Source: IPART calculations.

1.6.2 Other impacts not quantified

We have also made a recommendation that the council considers indexing the cost of facilities and embellishment already provided for stormwater and open space infrastructure. We have not quantified the impact of this recommendation because the actual works costs incurred so far is small (\$0.25m), and we do not consider the council's approach not to index these costs is unreasonable.

1.7 Structure of this report

The remainder of this report explains our assessment in more detail. Chapter 2 summarises CP20 and Chapter 3 explains our assessment 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 criterion.
- ▼ Appendix B is IPART's Terms of Reference.
- ▼ Appendix C is Blacktown City Council's *Draft Section 94 Contributions Plan No 20* (2014).
- ▼ Appendix D is IPART's assessment of the plan against the information requirements set out in clause 27 of the EP&A Regulation.

2 Summary of Draft Contributions Plan No 20

CP20 was first prepared in 2010 by Blacktown City Council for the Riverstone & Alex Avenue precincts, which comprise almost 1,300 hectares of land in the North West Growth Centre. When fully developed, the precincts are expected to accommodate around 44,000 residents in 15,000 dwellings.

The council previously submitted CP20 to IPART for review in 2011, shortly after the introduction of the contributions cap by the NSW Government. The council revised the plan as a new draft contributions plan in 2014. As a result of the revisions, the council proposes increasing the total cost of the plan from around \$745m to \$886m.

The following sections summarise the status of CP20 and further details related to the development mix, changes to infrastructure costs and contributions rates, and who will deliver infrastructure in the plan.

2.1 Status of the plan

The council revised CP20 as a new draft contributions plan in 2014 and exhibited it between October and November 2014.¹⁴ Prior to its revision, the council collected development contributions totalling \$42.4m in 2012-13 and \$15.2m in 2013-14.¹⁵

The council submitted the post-exhibition version of CP20 to IPART for assessment in December 2014. Following our assessment, the Minister for Planning will consider our recommendations and may request the council to amend the plan. This could result in further amendments prior to the council adopting the revised CP20 to replace the current version that is in force.

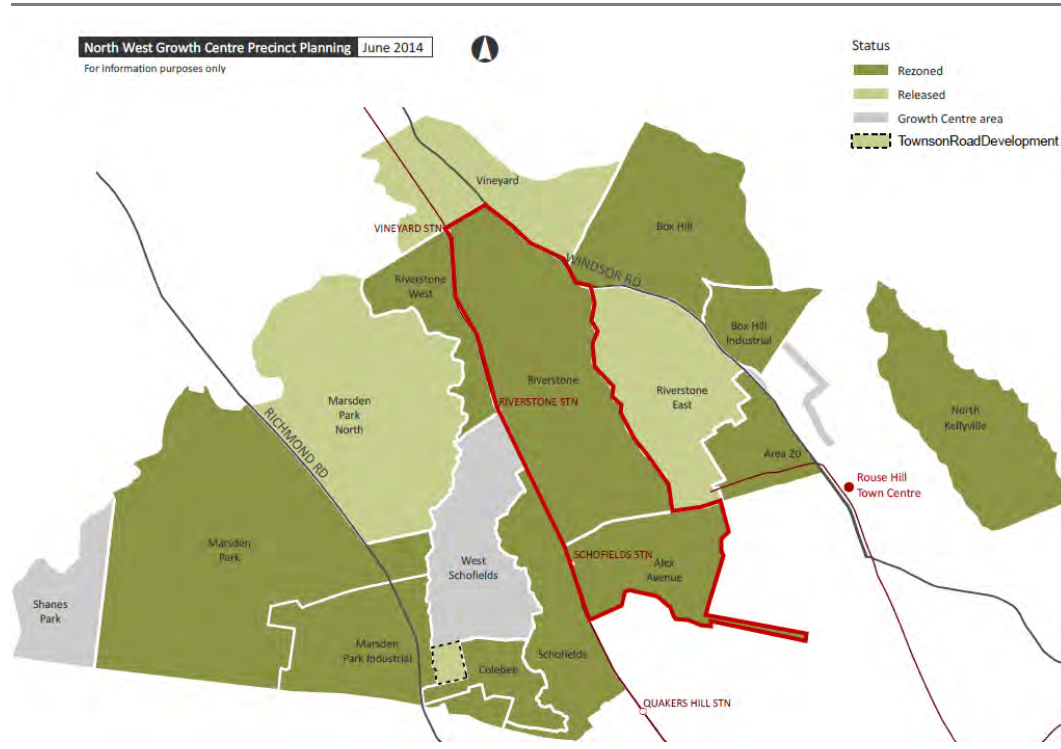
¹⁴ Blacktown City Council, *Application for assessment of a revised section 94 Development Contributions Plan No 20 – Riverstone & Alex Avenue Precincts*, 2014, (CP20 Application Form), p 5.

¹⁵ Blacktown City Council, *General & Special Purpose Financial Statements for year ending 30th June 2014*, p 69; Blacktown City Council, *General & Special Purpose Financial Statements for year ending 30th June 2013*, p 70.

2.2 Riverstone and Alex Avenue precincts

The Riverstone and Alex Avenue precincts are located within the North West Growth Centre (see Figure 2.1) within the Blacktown local government area (LGA).

Figure 2.1 Location of the Riverstone and Alex Avenue precincts in the North West Growth Centre

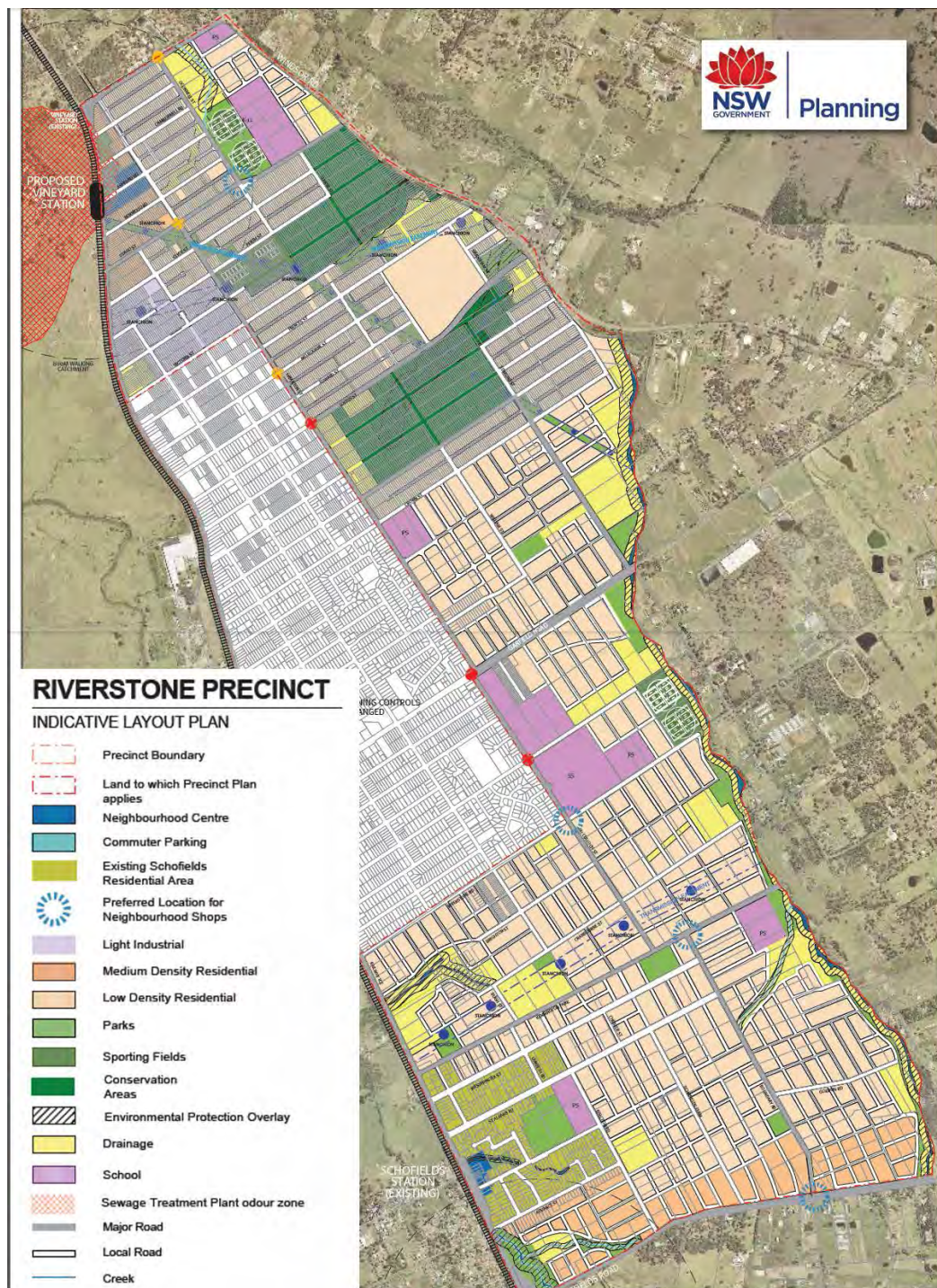


Source: Department of Planning and Environment, *North West Growth Centre Precinct Planning Status Map*, June 2014.

2.3 Future development within Riverstone and Alex Avenue precincts

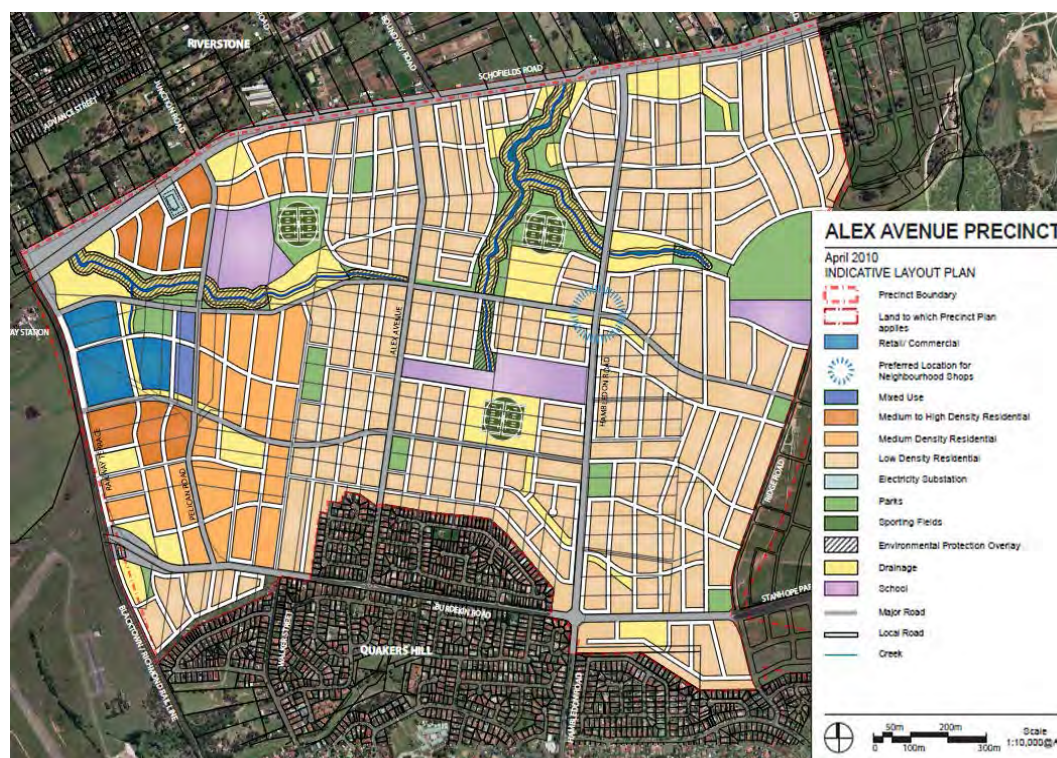
The Indicative Layout Plan for the Riverstone and Alex Avenue precincts shows the anticipated mix of land uses in the precinct (Figures 2.2 and 2.3). In total, the net developable area for residential development accounts for 912 hectares or 70.4% of the gross site area.¹⁶ The remainder of the developable area will mostly be for drainage, parks and conservation areas (264 hectares). Employment land, town centres and mixed use zones will comprise 30.5 hectares or 2.3% of the gross area.

¹⁶ CP20, p 6.

Figure 2.2 Riverstone precinct – Indicative Layout Plan

Source: Department of Planning and Infrastructure, April 2010.

Figure 2.3 Alex Avenue precinct – Indicative Layout Plan



Source: Department of Planning and Infrastructure, April 2010.

2.4 Land and facilities in CP20

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

- ▼ transport (roads and intersections)
- ▼ stormwater (detention basins and channels)
- ▼ open space (parks and sportsfields)
- ▼ combined precinct facilities (land for a community resource hub and a conservation zone which services multiple precincts), and
- ▼ plan preparation and administration costs.¹⁷

The total proposed cost of CP20 is \$886.0m, comprising 41.5% for land acquisition, 57.7% for the construction of facilities and 0.9% for plan preparation and administration.¹⁸ Table 2.1 shows that stormwater infrastructure is the largest cost component in CP20 (\$492.4m or 55.6%), followed by open space infrastructure (\$237.4m or 26.8%) and transport infrastructure (\$133.1m or 15.0%).

¹⁷ For simplicity across plans that IPART is required to review, we have used 'transport' rather than 'traffic and transport management facilities', 'stormwater' rather than 'water cycle management facilities' and 'open space' rather than 'open space and recreation facilities'.

¹⁸ Percentages do not sum to 100% due to rounding.

The proposed costs in CP20 are expressed in June 2014 dollars. Since our previous review in 2011, the council has acquired around \$32.6m worth of land and \$0.25m worth of facilities (mostly for stormwater infrastructure).

Table 2.1 CP20 - Total cost of land and facilities (\$ June 2014)

	Land already acquired	Land to be acquired	Works already provided	Works to be provided	Total
Transport		16,234,000		116,829,000	133,063,000
Stormwater Quantity					
First Ponds Creek	17,567,349	123,310,000	2,138	152,288,000	293,167,487
Eastern Creek	10,304,297	56,153,000	247,742	61,849,000	128,554,039
Stormwater Quality					
First Ponds Creek				52,945,000	52,945,000
Eastern Creek				17,713,000	17,713,000
Sub-total					492,379,526
Open space	3,853,324	127,841,000	2,138	105,738,000	237,434,462
Combined Precinct facilities					
Community Resource Hub		3,151,000			3,151,000
Conservation zone	886,848	8,043,000		3,377,694	12,307,542
Sub-total					15,458,542
Administration					7,664,875
Total cost	32,611,818	334,732,000	252,018	510,739,694	886,000,405

Source: CP20, p 65.

The total cost of infrastructure has increased by \$140.8m or 18.9% compared with the previous version reviewed in 2011, as shown in Figure 2.4 below.

Figure 2.4 Breakdown of the change in total cost of CP20 (\$ June 2014)



Note: The increase of \$39,000 for open space embellishment is not shown due to the low amount.

The proposed change in the total cost of CP20 in Figure 2.4 comprises:

- ▼ an increase of \$117.1m for higher land acquisition costs, due to the increase in land values in the precincts
- ▼ an increase of \$56.3m for the indexation of the cost of constructing infrastructure facilities and embellishments to June 2014 dollars using the CPI (All Groups) for Sydney
- ▼ a net decrease of \$1.2m for transport facilities because the council has, instead, allocated grant funds to help construct two road sections, and replaced two roundabouts with signalised intersections
- ▼ a net increase of \$1.6m for stormwater facilities, due to higher base costs for a detention basin (\$11.4m), and lower apportioned costs for another two detention basins (\$9.8m) (previously recommended by IPART)
- ▼ an increase of \$39,000 for open space, to reflect the removal of a youth recreation facility (a skate park) in Reserve 893, (previously recommended by IPART), and the inclusion of a playground and additional embellishment works
- ▼ a decrease of \$40.6m to reflect the removal of the base costs for a community resource hub, upgrades to an aquatic facility, and the revised apportionment of the cost of the conservation zone (previously recommended by IPART), and
- ▼ an increase of \$7.7m for new administration costs.

In addition to the above changes, the council has updated the timeframes for providing stormwater infrastructure, as well as including new indicative timeframes for providing open space, transport and combined precinct facilities.¹⁹ The council has also updated the apportioned costs for the combined precinct facilities to reflect more recent population estimates in neighbouring precincts who will also benefit from these facilities.²⁰

There are no planning agreements with developers for the two precincts at this stage. The council is expected to provide the entire local infrastructure in CP20.

2.5 Contribution rates for the land and facilities in CP20

The base contributions rates in CP20 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, occupancy rate and whether it is in the First Ponds Creek Catchment or the Eastern Creek Catchment.

¹⁹ CP20 Application Form, p 4.

²⁰ CP20, pp 20-21.

Most of the contributions rates are above the assumed contributions cap of \$30,000 per dwelling/lot, except for some medium and high density developments. The proposed contributions rate for:

- ▼ low density developments (11,632 dwellings) varies from \$55,899 to \$83,109
- ▼ medium density developments (2,835 dwellings) varies from \$24,560 to \$46,714, and
- ▼ high density developments (305 dwellings) varies from \$22,599 to \$33,372.²¹

The indicative rates above are in June 2014 dollars and will be indexed each year using the Australian Bureau of Statistics' CPI (All Groups) for Sydney.²²

The rates have increased by 16% to 20% compared with the previous CP20 reviewed in 2011 (in nominal terms). A comparison of the maximum contribution rates against the previous version of the plan, by selected dwelling types, is shown in Table 2.2 for the First Ponds Creek and Eastern Creek catchments.

Table 2.2 Proposed contributions rates for selected residential dwellings

Catchment and dwelling type		Dwellings per hectare	Persons per dwelling	Contributions rate		Change	
				March 2010	June 2014	\$	%
First Ponds Creek	Low density	12.5	2.9	69,190	83,109	13,919	20.1
		15	2.9	60,229	72,040	11,811	19.6
		20	2.9	49,025	58,204	9,179	18.7
	Medium and high density	25	2.9	39,485	46,714	7,229	18.3
		40	2.9	30,462	35,457	4,995	16.4
		45	2.9	28,789	33,372	4,583	15.9
Eastern Creek	Low density	12.5	2.9	65,976	79,421	13,445	20.4
		15	2.9	57,551	68,967	11,416	19.8
		20	2.9	47,017	55,899	8,882	18.9
	Medium and high density	25	2.9	37,940	44,938	6,998	18.4
		40	2.9	29,496	34,347	4,851	16.4
		45	2.9	27,932	32,386	4,454	15.9

Source: IPART calculations based on CP20.

For non-residential development, the indicative contributions rates are \$750,470 per hectare in the First Ponds Creek Catchment and \$706,068 per hectare in the Eastern Creek Catchment. Both contributions rates have increased by 25% compared with the previous version of CP20, in nominal terms.

²¹ IPART calculations based on CP20.

²² CP20, p 24.

3 Assessment of Draft Contributions Plan No 20

We assessed Blacktown City Council's application for a review of CP20 against the criteria in the Practice Note. We also reviewed whether the council incorporated the findings and recommendations from our previous assessment in 2011, and the proposed changes the council made to the costs in the plan. This chapter summarises our assessment of the plan against the criteria.

Overall, we found that the council's proposed changes are mostly consistent with our assessment from the previous review in 2011. We also found that most of the costs have been updated and indexed in a reasonable manner. However, based on our assessment of the cost estimates in the plan, we have made some recommendations for further revisions.

3.1 Criterion 1: Essential Works List

IPART finding

- 1 All land and facilities in CP20 are on the Essential Works List except the conservation zone - Reserve 906:
 - Reserve 906 (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 906 in CP20 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 906 should be funded and delivered.

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

In our previous assessment of CP20 in 2011, we found that all infrastructure in CP20 is on the Essential Works List except for the youth recreation centre (a skate park) in Reserve 893, community resource hub facilities and the upgrade of an aquatic facility.²³ We recommended that the council remove the cost for these works from the total cost of essential works in CP20.

²³ IPART's 2011 Assessment of CP20, p 26.

The council has since revised CP20 to remove the works for the community resource hub and the aquatic facility.²⁴ For the youth recreation centre (a skate park) in Reserve 893, the council has replaced it with a neighbourhood playground and additional embellishment works. The council has also proposed:

- ▼ new administration costs in CP20, which is now allowed in the revised Practice Note, and
- ▼ two additional signalised intersections to replace roundabouts on Railway Terrace and Riverbank Drive.

We consider that the revised land and works in CP20 are on the Essential Works List except for the conservation zone.

Conservation zone

CP20 includes costs for a proportion of a conservation zone (Reserve 867). In our previous assessment of CP20 in 2011, we accepted that the conservation zone falls within the open space category of infrastructure on the Essential Works List.²⁵ We have since reconsidered this position because of changes to the Practice Note.

The Practice Note states that land and facilities for environmental purposes are not on the Essential Works List, unless they serve a dual purpose with another item on the list.²⁶ In this case, this conservation zone does not serve a dual purpose and is not recognised as open space or any other type of essential work in the technical studies. However, in our more recent reviews of the council's other contributions plans, we considered that the apportioned cost of land and facilities for the conservation zone may remain in the plan because:

- ▼ The conservation zone 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 the conservation zone.
- ▼ 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.²⁷

²⁴ CP20 Application Form, p 5.

²⁵ IPART's 2011 Assessment of CP20, p 37 and Appendix A, p 7.

²⁶ Practice Note, p 10.

²⁷ For example, see IPART, *Assessment of Blacktown City Council's Draft Section 94 Contributions Plan No 21 – Marsden Park Industrial Precinct*, 2012, p 35.

3.2 Criterion 2: Nexus

IPART finding

- 2 There is reasonable nexus between the infrastructure in CP20 and the expected development in the Riverstone and Alex Avenue precincts.

Recommendation

- 1 The council locates the off-site playing fields and tennis courts within a reasonable distance to the Riverstone and Alex Avenue precincts and update their locations and embellishment details in CP20 as soon as practicable.

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.

In our previous review of CP20 in 2011, we found that there is nexus between the expected development in the precinct and the infrastructure in CP20.²⁸ The council used numerous technical studies to help establish nexus for most of the infrastructure in the plan. The council has since proposed:

- ▼ an additional neighbourhood park and more embellishments in Reserve 893 to replace a youth recreation centre (a skate park)
- ▼ signalised intersections on Railway Terrace (R1.1 and R1.2) and Wentworth Street to replace the roundabout intersections, and
- ▼ new administration costs.

We consider that there is reasonable nexus for these items in CP20 and the expected development as explained below. We also consider that the council should locate the off-site open space infrastructure within a reasonable distance of the two precincts and update the plan as soon as practicable about their location and embellishment.

3.2.1 Replacement of the youth recreation centre

The neighbourhood playground and the embellishments to replace the skate park are situated in an area that is not well serviced by other playgrounds. We note the council has an open space strategy to locate playgrounds within 400 to 500 metres (ie, walking distance) of residential development to promote accessibility.²⁹ We consider this criterion to be reasonable as it is consistent with the Department of Planning and Environment's standards for open space

²⁸ IPART's 2011 Assessment of CP20, p 28.

²⁹ Blacktown City Council, *Playground Strategy*, 2012.

planning, which states that local parks should be within 400m walking distance from most dwellings.³⁰

The closest parks with playgrounds in this area are reserves 885, 888 and 892. These reserves are beyond the walking distance from the local area and they already service a sizeable amount of residential area.³¹ Therefore, we consider that there is nexus for the new playground.

3.2.2 Replacement of roundabouts with signalised intersections on Railway Terrace and Wentworth Street

For the proposed signalised intersection at Railway Terrace, we consider that the replacement of the roundabout is reasonable. The original design (submitted by consultants for Coles) was for a single-lane roundabout so that it can accommodate 19 metre-long delivery trucks for the nearby supermarket.³² However, the council considers the road reserve is too constrained by the railway line to accommodate this design. The council considered moving the roundabout but this would require a larger roundabout, which would impact on pedestrian movement. Therefore, the council considered that a signalised intersection would better meet traffic requirements and pedestrian needs.

For the proposed signalised intersection on Wentworth Street and Riverbank Drive, we consider that the replacement of the roundabout is also reasonable. The council provided an updated traffic assessment for a part of the Alex Avenue Precinct, which will be impacted by new schools in the Ponds Precinct. The study noted that the schools will accommodate 1,800 additional students, drawn from a broader catchment of 200,000 residents in the area.³³ In particular, the study stated that the signalised intersection at this location will be necessary to improve safety and efficient traffic management of additional vehicle, pedestrian and cyclist activity arising from these schools.

Therefore, we consider that there is reasonable nexus to replace the two roundabouts with signalised intersections.

3.2.3 New administration costs

As stated earlier, the proposed administration costs are now on the Essential Works List in the Practice Note.³⁴ The costs involved with administration of contributions are an important component in ensuring efficient infrastructure delivery, and are reasonable to include.

³⁰ Department of Planning and Environment, *Recreation and Open Space Planning Guidelines for Local Government*, 2010, pp 28-29.

³¹ CP20, pp 58-61.

³² Blacktown City Council, Response to IPART queries, 4 February 2015.

³³ Road Delay Solutions, *The Ponds Stage 4 – Combined Primary and High Schools Strategic and Operational Modelling*, August 2013, pp 32 and 43.

³⁴ In our previous assessment of CP20 in 2011, administration costs were not on the Essential Works List at the time.

3.2.4 Off-site playing fields and tennis courts

The council has not specified the location and types of embellishment for five double playing fields and tennis courts, for which the costs are included in the plan.³⁵ We note that these double playing fields represent almost a quarter of the proposed cost of open space embellishment in the plan and 42% of the total number of playing fields to be provided. We also note that there are no other tennis courts in the precinct, and residents in the two precincts will rely on the off-site courts in the future.

Therefore, we recommend that the council locate these playing fields within a reasonable distance to the Riverstone and Alex Avenue precincts and update the details of their locations and embellishment in CP20 as soon as practicable.

3.3 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.

In our previous assessment in 2011, we found that the costs in CP20 were mostly reasonable. However, we found that the cost estimates for stormwater infrastructure were high, but not unreasonable, due to the high cost of disposing excavated material.³⁶ We also found that, while some land was reasonable to cost at the then market rates, other land owned by the council should be revised to reflect the historical cost and indexed by CPI, rather than at market rates.³⁷

We consider that most of the proposed changes to the cost of infrastructure are reasonable, but have recommended some further revisions. For land acquisition costs, we found that the higher cost of land is mostly reasonable, but we recommend further revisions because the council:

- ▼ did not include some land acquired for open space in the plan (+\$3.9m), and
- ▼ used the latest land valuations to cost land it already owned, rather than the indexed market values as at 2010 as recommended by IPART (-\$1.6m).

³⁵ For the tennis courts, the council advised us that there will be five courts and embellishments for lighting and car parking. For the off-site playing fields, the council advised that they are likely to be located in the West Schofields Precinct and will update the embellishment details when precinct is released. Source: Blacktown City Council, Response to IPART queries, 17 February and 10 March 2015.

³⁶ IPART's 2011 Assessment of CP20, p 29.

³⁷ IPART's 2011 Assessment of CP20, pp 35-36.

For the cost of facilities, we found that most of the proposed changes are reasonable. However, we have recommended further changes, including:

- ▼ increasing the cost of Railway Terrace because the council did not update the costs to replace a roundabout with a signalised intersection (+\$68,000), and
- ▼ reducing the cost of basin F24.1 because of a costing error (-\$11.4m).

The council has also indicated that it is exploring ways to reduce the cost of disposing excavated material. We understand that the council discussed this issue with the Minister and is required to find a resolution as part of the Local Infrastructure Growth Scheme (LIGS) funding conditions.³⁸

For indexation, the council's proposed approach to bring the cost of facilities to June 2014 dollars is reasonable. But we note that the council has not indexed the cost of facilities and embellishments already provided. We recommend that the council considers indexing these costs as well.

3.3.1 Cost of land already acquired

IPART finding

- 3 The cost of land already acquired in CP20 is reasonable, except the council may wish to include additional land it requires for some open space infrastructure.

Recommendation

- 2 The council considers increasing the cost of land acquired for open space by \$3,942,312 to include open space land that was acquired, but not accounted for in the plan.

The council has already acquired 25.4 hectares of land for \$36.6m, mostly for stormwater infrastructure.³⁹ As a result of significant increases in land values in the region, the proposed cost of land is significantly higher than what the council previously estimated in 2010 (see Table 3.1). We estimate that the cost of land has increased by around \$10.1m or 38% above the previous estimates (June 2014 dollars).

For example, the council previously estimated that the indexed cost of land for stormwater infrastructure would be \$112 per square metre for the Alex Avenue Precinct. However, the actual average cost incurred so far for the First Ponds Creek catchment in Alex Avenue is around \$194 per square metre - an increase of around 72% in real terms.

³⁸ Blacktown City Council, Response to IPART queries, 24 February 2015.

³⁹ This is the indexed historical cost incurred by the council (June 2014 dollars). The council has made a minor omission in calculating the cost of land already acquired. This is discussed in more detail in section 3.3.2. Source: CP20 Application Form - Spreadsheet B; Blacktown City Council, Response to IPART queries, 4 February 2015.

Table 3.1 Proposed cost of land acquired – estimated and actual costs

Category	Precinct	Land (ha)	Est. rate per sqm (\$ Jun-14)	Actual rate per sqm (\$ Jun-14)	Increase in the total cost in CP20 (\$ Jun-14)
Open space	Alex Avenue	1.1	163	211	0.5m
	Riverstone	4.3	108	127	0.8m
Stormwater	Alex Avenue	6.9	112	194 (FPC) 171 (EC)	5.5m
	Riverstone	10.9	105	121 (FPC) 143 (EC)	3.2m
Conservation zone	Riverstone	2.2	108	114	0.05m ^a
Total		25.4			10.1m

a The impact of higher land costs on the conservation zone includes the revised apportionment calculations. The council has reduced CP20's share of the total cost of land acquired by 3.4 percentage points, from 38.8% to 35.4%.

Note: FPC = First Ponds Creek Catchment and EC = Eastern Creek Catchment.

Source: IPART calculations based on CP20 and CP20 Application Form – Spreadsheet B.

The nominal increase in the actual cost of land acquired is around 54% on average, which is significantly more than the increase in the CPI (All Groups) for Sydney (11.3%) and the median house price for non-strata property in the Blacktown LGA (37%).⁴⁰

We note that the council implemented our recommendations for costing some of the land already acquired for the conservation zone. In our previous assessment in 2011, we recommended that the council cost:

- ▼ 0.11 hectares of land,⁴¹ which was acquired in February 2008, at the original purchase price indexed annually by the CPI (All Groups) for Sydney.
- ▼ 0.17 hectares of land,⁴² which was acquired in January 2011, at the original purchase price indexed in the same way.⁴³

The council has since included the historical cost of both parcels of lands in its land acquisition schedules, based on the purchase price, indexed to June 2014 dollars.⁴⁴

⁴⁰ IPART calculations based on Department of Family and Community Services, *Greater Metropolitan Region – Time Series of Median Sale Prices (March Quarter 1991 to June Quarter 2014, 2014.*

⁴¹ Property no. 107269 and 107270.

⁴² Property no. 109818 to 109820.

⁴³ IPART's 2011 Assessment of CP20, pp 35-36.

⁴⁴ Blacktown City Council, Response to IPART queries, 4 February 2015.

However, we found that the council has made a minor omission in calculating the cost of open space land. As shown in Table 3.1, the council has acquired 4.3 hectares of land for open space in the Riverstone Precinct, but in the land acquisition schedules, it only included the indexed costs for 1.0 hectare of land in the plan.⁴⁵ The council advised that it intended to include the cost of this land in the plan, and that it was an oversight that it did not include the indexed cost for 3.3 hectares of land that was acquired in November 2011 and October 2013. For this reason, we recommend that the council consider revising the cost of land acquired for open space by \$3,942,312, from \$3,853,324 to \$7,795,636.

3.3.2 Cost of land to be acquired

IPART finding

- 4 The estimated cost of land yet to be acquired in CP20 is reasonable, except for 14.77 hectares of land already owned by the council prior to the precincts' rezoning.

Recommendations

- 3 The council uses the 2010 market valuation estimates, escalated by the CPI (All Groups), to estimate the cost of the 14.77 hectare of land already owned by the council and reduce the cost of land by \$1,642,325, as set out in Table 3.3.

For the remaining 230.8 hectares of land to be acquired, the council has proposed new cost estimates based on revised land valuations (see Table 3.2 below). This has increased the total cost of the remaining land to be acquired by 33% or \$83.3m, to \$334.7m (June 2014 dollars).

For example, the council previously estimated that the average cost of land for open space in Alex Avenue would be \$163 per square metre (in June 2014 dollars). The council has revised this estimate to \$243 per square metre, which would increase the overall cost of land by \$18.0m compared with the previous estimates.

The council stated that the new land values were estimated by the council's Property Services Coordinator, who is a Registered Valuer, by:

- ▼ identifying each parcel of land to be acquired for each type of infrastructure category, and whether it was flood-affected
- ▼ estimating the value based on inherent features of land such ie, topography, location, contrast, flood affectation and in some cases, alternative uses, and
- ▼ averaging the land values for each infrastructure category.⁴⁶

⁴⁵ CP20 Application Form – Spreadsheet B, File reference AQ-709 and AQ-747.

⁴⁶ Blacktown City Council, Response to IPART queries, 5 February 2015.

Table 3.2 Proposed cost of land to be acquired – impact of revised estimates

Infrastructure	Precinct	Land to acquire (ha)	Previous rate per sqm (\$ Jun-14)	Revised rate per sqm (\$ Jun-14)	Impact on total cost of land in CP20 (\$ Jun-14)
Open space	Alex Avenue	22.6	163	243	18.0m
	Riverstone	36.7	108	136	10.3m
	Off-site (floodplain)	17.5	105	132	4.7m
Transport	Alex Avenue	2.4	154	229	1.8m
	Riverstone	3.8	129	165	1.4m
	Riverstone Scheduled Lands	2.5	111	175	1.6m
Stormwater	Alex Avenue	43.8	112	160	21.0m
	Riverstone	82.8	105	132	22.4m
Conservation Zone	Riverstone	0.5	108	125	0.9m
Community Resource Hub	Riverstone	18.2	707	1,000	1.0m
Total		230.8			83.3m

Note: For simplicity, we have included the impact of the revised apportionment of the cost of land for the conservation zone and the community resource hub. The impact is relatively small, the council reduced CP20's share of conservation zone by 3.4 percentage points and share of the community resource hub by 8.3 percentage points.

Source: IPART calculations based on CP20 and CP20 Application Form – Spreadsheet A.

We consider that the council's approach to estimating the proposed cost of land that is yet to be acquired is mostly reasonable. In particular, we acknowledge that land values in the two precincts have increased significantly and that:

- ▼ It is reasonable to expect that certain land within the precincts may increase by more than the median property price increase in the region, especially as development progresses.
- ▼ The new cost rates are similar to the indexed historical cost for land already acquired by the council (see Table 3.1).
- ▼ The actual cost incurred by the council is also broadly similar to the land acquisition rates estimated in the neighbouring CP15 (Box Hill Precinct). In that plan, the Hills Shire Council estimated that the cost of land is around \$150 to \$225 per square metre for all infrastructure types (2013-14 dollars).⁴⁷
- ▼ The estimates are informed by advice to the council from consultant valuers, who indicated that the engloba value for R2-zoned land (low density residential development) is around \$280 to \$315 per square metre.⁴⁸

⁴⁷ This excludes flood-prone land in Box Hill for which the council estimated that the cost is around a third of these costs.

⁴⁸ Blacktown City Council, Response to IPART queries, 5 February 2015.

However, we found that the cost of land for two detention basins has not been included because they have not been apportioned correctly (see section 3.5.2). We also found that the council has included some land it already owns as land yet to be acquired. This is discussed more in the section below.

Council-owned land that is categorised as 'land yet to be acquired'

The council proposed including 14.77 hectares of land it already owns in CP20 as land yet that is to be acquired (see Table 3.3). These lands were acquired by the council prior to the re-zoning of the Riverstone and Alex Avenue precincts in June 2006, and have been costed using latest 2014 land valuation estimates, as was shown in Table 3.2. We consider that the council's proposed approach should be revised.

In our 2011 assessment of CP20, we recommended that these lands should be valued at market rates because the council:

- ▼ held these lands as 'operational land' in the council's portfolio⁴⁹, and
- ▼ would have received a market value for these lands, had they not been zoned for public purposes by the Minister of Planning in 2006.⁵⁰

Although we were not clear about which period's market rate should be used to value these lands, we have since clarified this position in the IPART local infrastructure benchmark report. In that report, we recommended that it should be the current market value, which in this circumstance applies to the value at the creation of the contributions plan, but thereafter it should be escalated using the CPI (All Groups) for Sydney.⁵¹

We recommend that the council use the indexed market rates for land from 2010,⁵² rather than the proposed 2014 estimates. This would mean that the cost of land already owned by council should be re-categorised as land acquired, rather than land yet to be acquired. We estimate, based on average land values, this would involve reducing the cost of land yet to be acquired by \$9.7m and increasing the cost of land acquired by \$8.0m, as set out in Table 3.3. In total, this would reduce the cost of CP20 by around \$1.6m.

⁴⁹ Generally, 'operational land' is land held on behalf of ratepayers for investment purposes. Source: IPART, *Local Infrastructure Benchmark Costs – Costing Infrastructure in Local Infrastructure Plans*, April 2014 (IPART benchmark report), p 84.

⁵⁰ IPART's 2011 Assessment of CP20, pp 35-36.

⁵¹ IPART benchmark report, p 77. This report contained IPART's advice to the NSW Government about benchmark costs for local infrastructure, including how land in contributions plans should be valued. It was to form part of the package of reforms to the planning system. The IPART benchmark report is intended to be used as a guide only.

⁵² Although the land was first rezoned in 2006, it was not practical for the council to value land at this time because no valuations were available. The earliest valuations available were the council's own market estimates used in the 2010 version of the plan, which were informed by external valuation advice in 2008 and the council's own adjustments. Source: Blacktown City Council, Response to IPART queries, 6 April 2011.

The council has already indicated to us that it intends to revise its approach to costing this land.⁵³ We note that the council is considering seeking external valuations of these lands to estimate the actual 2010 market values, rather than using average market values as we have in our recommendation. Therefore, our estimates in Table 3.3 are **indicative estimates only** and the actual adjustment could change, based on a more accurate 2010 valuation of these lands.

Table 3.3 Indicative estimate of the value of land in the Riverstone Precinct owned by the council and acquired before 2006 (\$ June 2014)

Infrastructure category	Area (ha)	Avg. cost rate per sqm	Value of land yet to be acquired	IPART assessed avg. cost rate per sqm	Value of land acquired	Net impact
Stormwater						
First Ponds Creek	0.98	132	-1,293,264	105	+1,028,733	-264,531
Eastern Creek	1.33	132	-1,755,263	105	+1,396,232	-359,031
Transport	0.22	165	-369,050	129	+288,530	-80,520
Open space	0.92	136	-1,247,850	108	+990,939	-256,910
Conservation zone	11.32	125	-5,009,798	108	+4,328,466	-681,333
Total	14.77		-9,675,225		+8,032,900	-1,642,325

Note: Our assessed cost rate is based on the 2010 average land valuation estimates, escalated by the CPI (All Groups) for Sydney to June 2014 dollars.

Source: IPART calculations based on CP20 Application Form and Blacktown City Council's Response to IPART queries, 23 May 2011.

3.3.3 Cost of facilities in CP20

In total, the proposed cost of facilities to be provided in CP20 is \$511.0m, which is \$16.1m more than the version submitted previously in 2011 (see Table 3.4).

The next sections explain our assessment of the council's proposed amendments in each cost category.

⁵³ Blacktown City Council, Response to IPART queries, 6 March 2015.

Table 3.4 Breakdown of the proposed cost changes in CP20 (\$ June 2014)

Description of change		Impact
Transport	Adjustment of Railway Terrace (R1.1 and R1.2) costings to account for grant funded construction and replacement of a roundabout with traffic signals.	-\$1,198,000
	Replacement of a roundabout with traffic signals at Wentworth Street and Riverbank Drive.	+\$22,000
	Net change	-\$1,176,000
Stormwater	Revised apportionment for basins F1.1 and F1.3 (see section 3.5.2).	-\$9,776,000
	Increased costs for basin F24.1 and indexation of cost of works completed.	+\$11,384,000
	Net change	+\$1,608,000
Open space	Replacement of skate park in Reserve 893 with a neighbourhood playground and more embellishment.	+\$39,000
Combined Precinct Facility	Removal of works for Community Resource Hub, upgrade for an Aquatic Facility, revision of costs for embellishing conservation zone - Reserve 867 (to reflect revised apportionment calculation and update for indexation).	-40,614,306
Indexation	Indexation of the cost of facilities and embellishment yet to be provided for stormwater, transport and open space by 11.34%, based on the change in the CPI (All Groups) for Sydney.	+\$56,252,018
Total		+\$16,108,712

3.3.4 Cost of transport facilities

IPART finding

- 5 The cost of transport facilities is reasonable except for two Railway Terrace sections (R1.1 and R1.2) because the council has not updated the cost to reflect the replacement of a roundabout with a signalised intersection.

Recommendation

- 4 The council increase the cost of R1.1 by \$27,000 and R 1.2 by \$41,000 to account for the replacement of a roundabout with a signalised intersection.

In our previous assessment of CP20 in 2011, we found that the costs for transport facilities are reasonable. The cost estimates were based on council's own designs and tender rates.⁵⁴

Since then, the council proposed to index the cost for nearly all of the transport facilities using the CPI (All Groups) for Sydney except for Railway Terrace, roundabouts and traffic signals (see Table 3.4).

⁵⁴ IPART's 2011 Assessment of CP20, p 29.

We recommend further revisions to the cost estimates for Railway Terrace (R1.1 and R1.2) because the council did not update its cost sheets to reflect the replacement of a roundabout with a signalised intersection.⁵⁵ We estimate that once this correction is made, the cost of R1.1 would increase by \$27,000 and R1.2 by \$41,000.

3.3.5 Cost of stormwater facilities

IPART finding

- 6 The cost of stormwater facilities is reasonable except for detention basin F24.1 because the council has made a typographical error in updating the cost for this basin.

Recommendations

- 5 The council reduce the cost of detention basin F24.1 by \$11,384,000.

In our previous assessment of CP20 in 2011, we found that the cost estimates were high but not unreasonable. In particular, we noted that the cost of disposing excavated material were a substantial driver of total stormwater costs (almost \$130m or \$206 per cubic metre) and recommended that the council explore ways to reduce this cost because it was based on a risk-averse estimate.⁵⁶

As shown in Table 3.4, the council has since indexed the cost for all stormwater facilities by the CPI (All Groups) for Sydney except for F24.1.⁵⁷

We consider that the proposed new cost estimates for stormwater facilities are reasonable because the council has not made any changes to its cost methodology, except for basin F24.1. However, we found that the council has made a typographical error in updating the plan for this basin and recommend that the council should reduce the cost of F24.1 by \$11,384,000.⁵⁸

⁵⁵ Blacktown City Council, Response to IPART queries, 4 February 2015.

⁵⁶ IPART's 2011 Assessment of CP20, pp 29-32.

⁵⁷ The council has accounted for a small amount of works provided for four detention basins, totalling \$0.25m, and has deducted these amounts from the base cost prior to indexation. The council has not indexed the cost of works provided to June 2014 dollars. It considers that this approach is reasonable (see section 3.3.9). It has also updated the apportionment of two basins. This is discussed in more detail in section 3.5.2.

⁵⁸ Blacktown City Council, Response to IPART queries, 4 February 2015.

For our previous recommendation about disposing excavated material, the council stated that it is continuing to explore ways to reduce the cost and amount of excavated material.⁵⁹ The council also stated that it has discussed our previous recommendation with the Minister in 2012 and is required to find a resolution as part of the conditions of LIGS funding.⁶⁰

We note that council's costs have decreased in real terms because the indexed cost estimate increased by only \$23 per cubic metre or 11.3% between March 2010 and June 2014. In contrast, we estimate that the increase in the Waste Levy (a component of the disposal estimate) is around \$112 per cubic metre or 105% over the same period.⁶¹

The council has indicated that it is continuing to explore ways to reduce the amount and cost of disposing excavated material.⁶² We consider that in future, the council should amend the costs in the plan when the council has found ways to reduce the amount and cost of disposing excavated material.

3.3.6 Cost of open space embellishment

IPART finding

7 The cost of open space embellishment is reasonable.

In our previous review of CP20 in 2011, we found that the costs were based on a quantity surveyor report by Rider Levett Bucknall and that they were reasonable.⁶³

The council has since proposed to index the cost for all open space embellishment that is yet to be provided, using the CPI (All Groups) for Sydney.⁶⁴ The council has also revised the cost of Reserve 893 to replace non-essential works for a skate park with a neighbourhood playground and additional embellishments, which has increased the total net cost by \$39,000.

⁵⁹ Blacktown City Council, Response to IPART queries, 24 February 2015. In IPART's 2011 Assessment of CP20, we referred to the cost of disposing excavated material as "fill disposal" or "landfill disposal" costs.

⁶⁰ Blacktown City Council, Response to IPART queries, 24 February 2015.

⁶¹ The waste levy at the time of plan's inception was around \$59 per tonne. The levy has increased to \$121 per tonne at the end of June 2014. The council assumes that one cubic metre of excavated material is equivalent to 1.8 tonnes.

⁶² Blacktown City Council, Response to IPART queries, 24 February 2015.

⁶³ IPART's 2011 Assessment of CP20, p 29.

⁶⁴ The council has also accounted for a small amount of works provided for Reserve 894 (a major neighbourhood park with playing fields) by deducting the cost incurred from the base cost (\$2,138).

We consider that the proposed cost estimates for open space embellishment are reasonable. The council's adjustments are based on cost rates in Rider Levett Bucknell's quantity surveyor report, which we found to be a reasonable source of cost information in our previous assessment.

3.3.7 Cost of combined precinct facilities

IPART finding

8 The cost of works for the conservation zone is reasonable.

In our previous review of CP20 in 2011, we found that the council included costs for a community resources hub and upgrades to an aquatic facility, which were not on the Essential Works List and recommended their removal.⁶⁵

We consider that the council's approach to estimating the cost of combined precinct facilities is reasonable. The council has since proposed to remove the costs for the above facilities which are not on the Essential Works List. For the conservation zone, the council proposed to:

- ▼ index the cost using the Wage Price Index for the plan of management component, and the PPI Non-residential Building Construction for New South Wales for the works component, and
- ▼ reduce CP20's share of costs from 38.8% to 35.4% using updated population estimates (see section 3.5.4 below for more details about apportionment).⁶⁶

We consider that the council proposed revisions to the cost of the conservation zone are reasonable.

3.3.8 Administration costs

IPART finding

9 The council has included plan administration costs of 1.5% of the total cost of facilities in CP20, which is reasonable.

Recommendation

6 The council decrease administration costs by \$178,785 based on IPART's recommended adjustments to the cost of facilities.

⁶⁵ IPART's 2011 Assessment of CP20, p 29.

⁶⁶ CP20 Application Form - Spreadsheet K.

The proposed administration costs are based on the benchmark of 1.5% of the value of works in the plan, which IPART recommended in the IPART benchmark report.⁶⁷ We consider this to be reasonable but recommend that the council reduce administration costs by \$178,785 to account for our recommended revisions to the cost of works.

3.3.9 Indexation of the cost of facilities and embellishment

IPART finding

- 10 The council's approach to indexing the cost of facilities and embellishment for transport, stormwater and open space infrastructure is reasonable, except for the cost of facilities and embellishment already provided.

Recommendation

- 7 The council considers indexing the cost of facilities and embellishment already provided using the CPI (All Groups) for Sydney to June 2014 dollars.

The council proposed to index the cost of most facilities and embellishment yet to be provided (except for the conservation zone) from March 2010 dollars to June 2014 dollars, using the CPI (All Groups) for Sydney.⁶⁸ For the cost of facilities and embellishments already provided, the council has not indexed the costs incurred to June 2014 dollars.

On balance, we found that the council's proposed approach is reasonable for the cost of facilities and embellishment yet to be provided. Although we recommended in the IPART benchmark report that councils should apply tailored Producer Price Indices, we also noted that some councils consider that use of the CPI across the board is simpler to administer.⁶⁹

In this case, the use of the CPI (All Groups) for Sydney has led to lower costs. We estimate that the council would have increased the cost of facilities in CP20 by a further \$15.6m (net) had it used the recommended Producer Price Indices.⁷⁰

For the cost of facilities and embellishments already provided, the council has not proposed to index the costs already incurred. This has resulted in lower costs in the plan and we consider that this is not unreasonable. However, the council may experience potential revenue risks if costs incurred are not indexed, especially over the long period of time when large amounts of infrastructure are

⁶⁷ IPART benchmark report, p 63.

⁶⁸ See section 3.3.6 for our assessment of the indexation of the cost of works for the conservation zone.

⁶⁹ In the IPART benchmark report (p 68), we recommended that councils index the cost of road and stormwater works using the PPI Road and Bridge Construction for NSW, the cost of open space embellishment using the PPI Non-residential Building Construction for NSW, and the cost of community facilities using the PPI Building Construction for NSW.

⁷⁰ The net increase comprises +\$20.9m for stormwater and transport facilities and -\$5.3m for open space embellishments. Source: IPART calculations based on CP20.

to be delivered. Therefore, we recommend that the council considers indexing the cost of facilities and embellishments already provided using the CPI (All Groups) for Sydney to June 2014 dollars (ie, the base period of the plan).

3.4 Criterion 4: Timing

IPART finding

11 The council's approach to ensuring 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, and
- ▼ demonstrate that the council can provide the infrastructure to meet the demand for those services within a reasonable timeframe.

We found that the council has demonstrated commitment to provide infrastructure within a reasonable timeframe as evidenced in its land acquisitions, and updated timeframes for when infrastructure will be delivered.

3.4.1 Prioritisation and timing of infrastructure delivery

In our previous assessment of CP20 in 2011, we recommended that the council revise the timing of infrastructure delivery as development proceeds.⁷¹

The council stated that there has been significant development activity in the Riverstone and Alex Avenue precincts since our previous assessment and expects development of the two precincts to be completed within 20 years.⁷² We note that the council has collected development contributions totalling \$42.4m in 2012-13 and \$15.2m in 2013-14.⁷³

As outlined earlier, the council has commenced delivery of local infrastructure for the Riverstone and Alex Avenue precincts (totalling \$32.9m to date). Most of the land acquired and works provided are for stormwater infrastructure, consistent with the council's prioritisation of infrastructure delivery.

⁷¹ IPART's 2011 Assessment of CP20, p 39.

⁷² Blacktown City Council, Response to IPART queries, 14 February 2015.

⁷³ The amount collected is represented in nominal terms in the council's annual reports.

For infrastructure yet to be delivered, the council has proposed updated timeframes for stormwater infrastructure and new timeframes for open space, transport and combined precinct facilities.⁷⁴ Despite the pace of development in the precinct, the council had extended its timeframes for infrastructure delivery. The council now forecasts infrastructure to be provided in three time tranches of six years each (starting from 2014), rather than five years each previously (starting from 2013). As such, the council now expects to deliver the entire infrastructure in 18 years rather than 15 years. We consider that this timing is still reasonable. Table 3.5 shows the proportion of the value of infrastructure that will be provided in each time period.⁷⁵

Table 3.5 Timing of Infrastructure delivery in CP20 (% of total cost)

Infrastructure	2014 to 2019	2020 to 2025	2026 to 2031
Stormwater	26%	44%	31%
Transport	32%	44%	24%
Open space	4%	55%	40%
Combined precinct facility	-	100%	-

Note: Figures do not add to 100% due to rounding..

Source: IPART calculations based on CP20, Appendix A to D.

3.5 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.

Apportionment should take into account and quantify:

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

⁷⁴ The council did not include the indicative timeframes for these types of infrastructure in our previous assessment of CP20 in 2011.

⁷⁵ The shares of costs to be provided in the three time tranches were 22%, 51% and 27%, respectively, in our previous assessment of CP20 in 2011.

In our previous assessment in 2011, we found that most of the costs have been reasonably apportioned in CP20 except for two detention basins, for which the costs should be shared with the neighbouring Riverstone East Precinct. Since then, the council has not proposed any changes to its approach to apportionment except for two detention basins (to reflect IPART's previous recommendation) and the conservation zone (to reflect updated population estimates).

We consider that the council's apportionment of infrastructure costs is mostly reasonable except for the apportionment of the two detention basins mentioned above.

3.5.1 Transport

IPART finding

12 The approach to apportioning the cost of transport infrastructure is reasonable.

Recommendation

8 The council considers apportioning the cost of transport infrastructure on a per person basis in CP20 for residential development, consistent with the recommendation in the supporting Arup study.

The council has apportioned the cost of transport infrastructure to new residential and non-residential development on a per hectare basis. We considered this to be reasonable in our previous assessment in 2011.⁷⁶ The council has not proposed any changes to the apportionment approach since our previous assessment.

However, the Arup study informing the plan recommended that the cost of transport infrastructure for residential development should be equitably apportioned on a per person basis between the two precincts.⁷⁷ We also note that the Arup study modelled future traffic demand based on the average total daily trips generated per day per dwelling, based on an average of 3.1 persons per dwelling.

Therefore, we recommend that the council considers apportioning the cost of transport infrastructure on a per person basis for residential development in CP20 consistent with the Arup study's recommendation and how the expected demand was estimated. For future contributions plans, we have provided some guidance about how councils should consider apportioning the cost of infrastructure in section 3.7.3.

⁷⁶ IPART's 2011 Assessment of CP20, p 40.

⁷⁷ Arup, *Riverstone and Alex Avenue Transport and Access Study – Final Draft Report*, 2007, pp 22-23, 51.

3.5.2 Stormwater

IPART finding

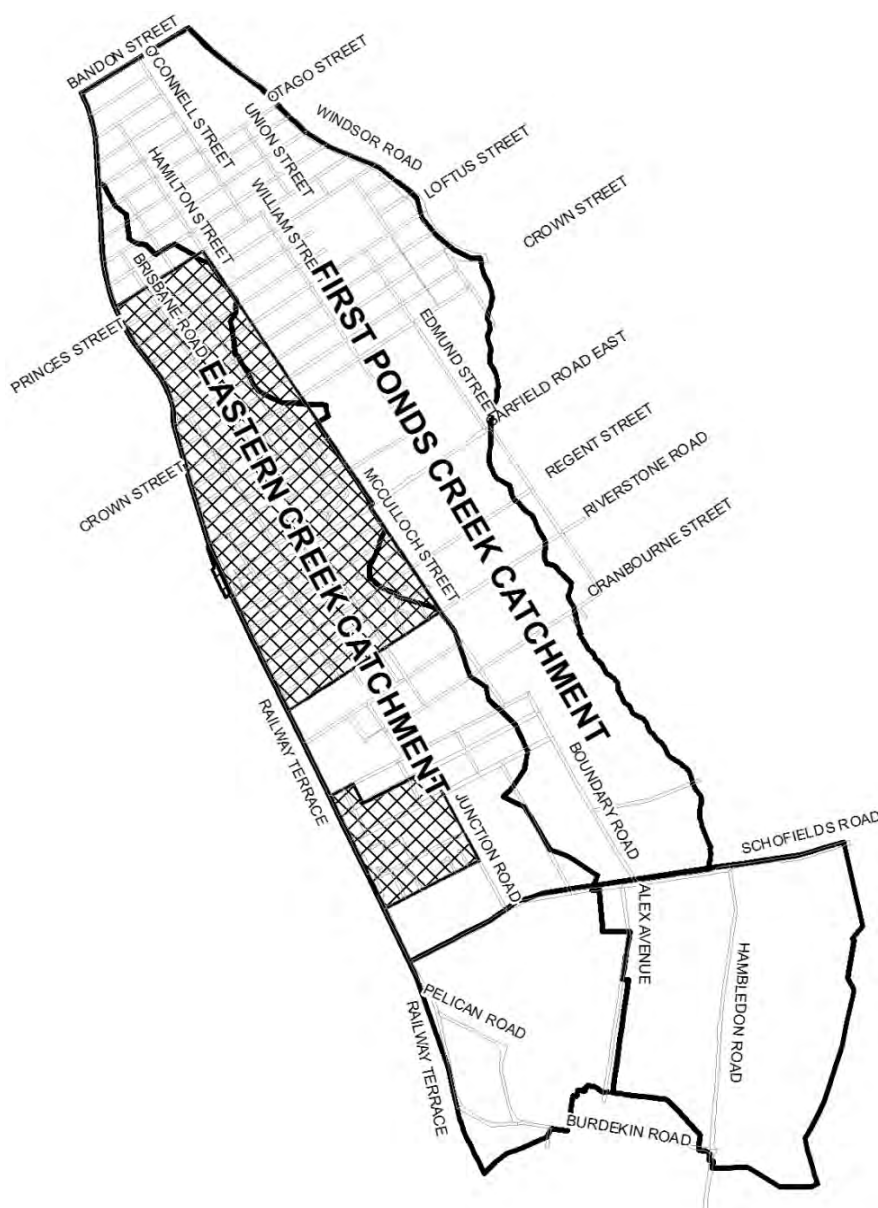
- 13 The approach to apportioning the cost of stormwater infrastructure is mostly reasonable, except for basins F1.1 and F1.3.

Recommendation

- 9 The council increases the cost of facilities for basin F1.1 by \$35,000, decreases the cost of facilities for basin F1.3 by \$638,000 and increases the cost of land for stormwater in the First Ponds Creek Catchment by \$759,000.

Figure 3.1 shows that there are two catchments for stormwater management in CP20 – First Ponds Creek (528.3 hectares) and Eastern Creek (251.2 hectares). The council apportioned the costs to new development in the area and has exempted the existing township, most of which is in the Eastern Creek Catchment.

Figure 3.1 Stormwater management catchments in CP20



Data source: CP20, p 31.

In our previous assessment in 2011, we found that the apportionment for stormwater infrastructure was reasonable except for two detention basins – F1.1 and F1.3.⁷⁸ These basins are located on the border with the Riverstone East Precinct in the First Ponds Creek Catchment.

⁷⁸ IPART's 2011 Assessment of CP20, pp 41-43.

We found that these two basins were also servicing the Riverstone East Precinct and recommended that 54% of the cost of basin F1.1 and 49% of the cost of basin F1.3 should be apportioned to CP20.⁷⁹ We also recommended that the cost of land for these two basins should also be apportioned on the same basis.⁸⁰ In total, we estimated that this would reduce the cost of stormwater infrastructure by around \$8.8m.

The council proposed to revise the cost of these two basins consistent with our recommended approach to apportionment.

However, as shown in Box 3.1, we consider that the council has not apportioned the cost of these two basins correctly. This is because the council has merged the cost of land with the cost of facilities in apportioning the cost of the basins, rather than making separate adjustments for land and facilities. As such, the cost of land for these two basins have been indexed by the CPI, rather than updated to 2014 land values consistent with other land in the plan.

To separate the adjustments and correct the costs, we recommend increasing the cost of facilities for basin F1.1 by \$35,000, reducing the cost of facilities for basin F1.3 by \$638,000, and increasing the cost of land to be acquired for stormwater infrastructure in the First Ponds Creek Catchment by \$759,000.

For the remaining stormwater infrastructure, their apportionment is as in the 2011 version of the plan and we maintain our original decision that the apportionment is reasonable.

⁷⁹ This is based on the relative catchment size serviced by the basins in the Riverstone East and Riverstone precincts.

⁸⁰ The total cost of land was \$2,688,400 for Basin F1.1 and \$4,568,400 for Basin F1.3 (based on a rate of \$94 per square metre). Of these amounts, \$1,475,800 of Basin F1.1 and \$1,663,800 of Basin F1.3 were apportioned to CP20 (or 54.90% and 36.42% respectively).

Box 3.1 IPART's assessment of apportionment for basins F1.1 and F1.3

The council proposed to reduce the cost of facilities for basin F1.1 to \$4.1m and basin F1.3 to \$7.2m to implement IPART's previous 2011 recommendation. As shown in the table below, the council's proposed costs are different to the costs we recommended in our 2011 review (indexed by the CPI). This is because the council has **combined the apportioned land costs with the apportioned cost of facilities**. As a result, it has indexed the land components instead of revaluing them with other land still to be acquired. As such, we consider that the council needs to adjust both the facilities and land costs for the two basins:

1. For the cost of facilities, the council needs to increase the cost of basin F1.1 by \$35,000 and reduce the cost of basin F1.3 by \$638,000, to exclude land costs.
2. For the cost of land to be acquired for these two basins, the council needs to apply the latest land valuations. As shown in the table below, the apportioned cost of stormwater land in the amended plan (totalling \$4.4m) is still based on the original rate of \$94 per square metre, indexed by CPI, rather than the latest 2014 valuation estimate of \$132 per square metre (totalling \$5.2m). Updating these estimates with 2014 valuations would result in a net increase of \$759,000 for the two basins.

Assessment of the proposed cost for basins F1.1 and F1.3 (\$ June 2014)

	Council's proposed cost in draft CP20	IPART assessed cost of facilities	IPART new recommendation
Facilities			
F1.1	\$4,066,000	\$4,101,000	+\$35,000
F1.3	\$7,200,000	\$6,562,000	-\$638,000
Total	\$11,266,000	\$10,663,000	-\$603,000
Land			
F1.1	\$2,072,400	\$2,028,000	-\$45,000
F1.3	\$2,336,400	\$3,140,000	+\$804,000
Total	\$4,409,000	\$5,168,000	+\$759,000

Note: Some figures may not add up because we have rounded up the total figures to the nearest thousand dollars in setting out our calculations, consistent with the council's practice.

3.5.3 Open space

IPART finding

14 The approach to apportioning the cost of open space infrastructure is reasonable.

The council apportioned the cost of open space infrastructure to new residential development in Riverstone and Alex Avenue precincts on a per person basis. We assessed this to be reasonable in our previous assessment of CP20 in 2011.⁸¹

The council has not proposed any changes to its apportionment approach for open space infrastructure and as such, we maintain our position from our previous assessment.

3.5.4 Combined precinct facilities

IPART finding

15 The approach to apportioning the cost of combined precinct infrastructure is reasonable.

The council has apportioned the cost of land for the community resource hub and the land and works for the conservation zone based on CP20's relative residential population to other precincts. We considered this to be reasonable in our previous assessment of CP20 in 2011.

Since then, the council has proposed to change the population estimates in the apportionment calculations based on updated information. As such, the council has reduced the share of the costs in CP20 for land for the community resource hub (from 75.7% to 67.4%),⁸² and land and works for the conservation zone (from 38.8% to 35.4%). We consider that these changes are reasonable as they reflect more accurate population estimates.

3.6 Criterion 6: Consultation

IPART finding

16 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.

⁸¹ IPART's 2011 Assessment of CP20, p 40.

⁸² CP20, pp 20-21; IPART's 2011 Assessment of CP20, Appendix A, p 12.

Blacktown City Council exhibited the CP20 from 8 October 2014 to 4 November 2014. The council did not receive any submissions for CP20. We consider that the council has satisfactorily met this criterion.⁸³

3.7 Criterion 7: Other matters

IPART finding

- 17 CP20 satisfactorily complies with the information requirements set out in the EP&A Act and Regulation and is generally consistent with *Development Contributions Practice Note (2005)*.

Recommendations

- 10 The council undertakes a quality assurance check of CP20 prior to its adoption to implement corrections and address inconsistencies between parts of the plan and relevant supporting information.
- 11 For future contributions plans submitted to IPART for review, councils should consider apportioning the cost of transport infrastructure between residential and non-residential development, based on the relative size of the NDA of each development type. The council should then consider apportioning within development types using:
- the per person approach for residential development, and
 - the per hectare of net developable area (NDA) approach for non-residential development.

Councils should also consider apportioning the cost of transport infrastructure for residential development based on the number of daily vehicle trips generated for that development type, where there is relevant information available (eg, advice in the transport technical study for the precinct).

IPART must advise whether the plan complies with other matters IPART considers relevant and the information requirements in the EP&A Regulation (see Appendix D).

We found that the plan complies with the information requirements in the EP&A Regulation. However, similar to our review of CP24 (Schofields Precinct), we identified that parts of the plan required further revision.⁸⁴ Therefore, we recommend that the council undertakes a quality assurance check of CP20 prior to its adoption, to implement corrections and address inconsistencies between the plan and relevant supporting information.

⁸³ CP20 Application Form, p 5.

⁸⁴ IPART, *Assessment of Blacktown City Council's Draft Section 94 Contributions Plan No 24 - Schofields Precinct*, p 66.

We have also undertaken more analysis and provided more guidance about how council's should consider apportioning the cost of transport infrastructure.

3.7.1 Other information presented in the contributions plan

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), and
- ▼ the *Development Contributions Practice Notes (2005)*.

We found that the information provided in CP20 generally complies with the above regulations (see Appendix D) and is set out in a manner that is consistent with the guidelines set out in the 2005 Practice Notes.

3.7.2 Quality assurance checks for CP20

As stated earlier, we discovered that the costings and content in the draft plan submitted by the council contain minor inconsistencies within different sections and with the supporting information. In particular, the council did not include all of the cost of land acquired for open space and made an \$11.4m costing error for a detention basin. We also identified internal inconsistencies in the plan, for example:

- ▼ the site number for the conservation zone is designated as Reserve 906 on the map in Appendix C1, but it is referred to as Reserve 867 on the map in Appendix D1
- ▼ there is an additional roundabout on the map for transport infrastructure in Appendix B compared with the works schedules
- ▼ the average indicative contributions rates for selected dwelling types in section 6.8 of the plan do not include administration costs, whereas the contributions rates in Appendix F do include administration costs, and
- ▼ the council has not specified the amount of tennis courts and playing fields in CP20, and where they will be provided off-site.

We acknowledge that the plan is a draft version but 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.

3.7.3 Apportionment of transport infrastructure in future contributions plans

While we have previously assessed that both the per person and per hectare approach are reasonable, we have undertaken more research about how councils should consider apportioning the cost of transport infrastructure. This is because the contributions plans for the Growth Centres⁸⁵ apportion the cost of transport infrastructure either on a **per person** or per **hectare basis of NDA** whereas most technical studies use **vehicle trips** in recommending the scale and type of transport infrastructure required.

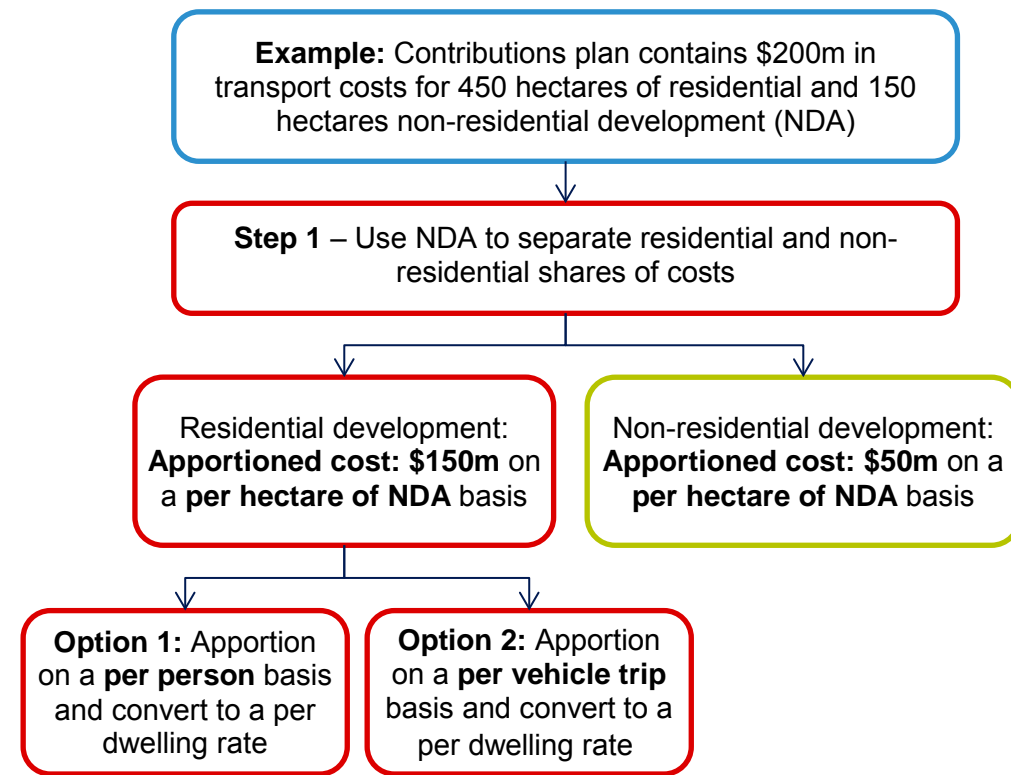
In evaluating the appropriateness of each apportionment approach, we have considered the 2005 *Practice Notes*, which state that the approach and rate of apportionment will vary in each circumstance and that the critical tests to determine its reasonableness include considerations about practicality, fairness and equity, relevant information available at the time, reasonableness in the circumstances and public accountability and transparency.⁸⁶

On balance, we consider that councils should apply the per person approach for residential development, and the per hectare of NDA approach for non-residential development, based on the relative size of the NDA for each development type (see Figure 3.2). However, we consider that the vehicle trips approach is also reasonable, but only where relevant information is available (eg, advice in the supporting transport technical study for the precinct).

⁸⁵ This includes the North West Growth Centre and the South West Growth Centre.

⁸⁶ Department of Infrastructure, Planning and Natural Resources, *Development Contributions Practice Notes (2005) – Principles underlying development contributions*, pp 1-2.

Figure 3.2 Recommended approaches to apportioning the cost of transport infrastructure based on an illustrative example



Using the per hectare of NDA approach for non-residential development

For non-residential development, it is common practice for councils to apportion the cost of transport infrastructure using the per hectare of NDA approach, based on non-residential development's share of total NDA in the precinct. This is because the total NDA will not change compared with the development yields for residential and non-residential developments, which could be revised as development progresses.

This approach is also relatively transparent and simple to administer in the contributions plans compared with the per vehicle trip approach. This is because all of the information about the expected NDA and population are readily available in the plan or in the precinct planning reports.

Whilst this may not generate the most equitable outcome and assumes residential and non-residential demand is the same on a per hectare of NDA basis, it avoids complexity and uncertainty. For example, it is difficult to accurately forecast future non-residential development because the actual employee or gross floor area yield will vary significantly, depending on the type of commercial, office or industrial development. Therefore, we support this apportionment approach of transport costs for non-residential development.

Using the per person approach for residential development

For residential development, councils should consider apportioning the cost of transport infrastructure using the per person approach, based on the residential development's share of total NDA in the precinct. We consider that this approach is more equitable than the per hectare of NDA approach because it accounts for variations in demand from different densities. We also note that this approach is less inaccurate to forecast than non-residential development because developers will generally maximise residential yield in accordance with the zoning limits.

Councils can also use the per vehicle trip approach for residential development. Whilst this approach ignores other modes of transport, we acknowledge that vehicle travel is the predominant mode of travel in the Growth Centres and the principal determinant of the scale of roads and intersection works to be provided. This approach is also more equitable because it is more representative of road demand generated by residential households. Nevertheless, we consider that this approach should only be applied where there is relevant information eg, there is information and advice in the supporting transport study about the vehicle trip generation rates and how they can be used to apportion the costs. This is because this approach is largely assumption-based and its application will depend on the availability and appropriateness of relevant trip generation information for the precinct.



Appendices

A IPART findings and recommendations

Criterion 1: Essential Works List

IPART Finding

- | | | |
|---|--|----|
| 1 | All land and facilities in CP20 are on the Essential Works List except the conservation zone - Reserve 906: | 22 |
| | – Reserve 906 (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. | 22 |
| | – It is reasonable for the council to include the apportioned costs for Reserve 906 in CP20 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 906 should be funded and delivered. | 22 |

Criterion 2: Nexus

IPART Finding

- | | | |
|---|--|----|
| 2 | There is reasonable nexus between the infrastructure in CP20 and the expected development in the Riverstone and Alex Avenue precincts. | 24 |
|---|--|----|

Recommendation

- | | | |
|---|---|----|
| 1 | The council locates the off-site playing fields and tennis courts within a reasonable distance to the Riverstone and Alex Avenue precincts and update their locations and embellishment details in CP20 as soon as practicable. | 24 |
|---|---|----|

Criterion 3: Reasonable costs

IPART Findings

- | | | |
|----|--|----|
| 3 | The cost of land already acquired in CP20 is reasonable, except the council may wish to include additional land it requires for some open space infrastructure. | 27 |
| 4 | The estimated cost of land yet to be acquired in CP20 is reasonable, except for 14.77 hectares of land already owned by the council prior to the precincts' rezoning. | 29 |
| 5 | The cost of transport facilities is reasonable except for two Railway Terrace sections (R1.1 and R1.2) because the council has not updated the cost to reflect the replacement of a roundabout with a signalised intersection. | 33 |
| 6 | The cost of stormwater facilities is reasonable except for detention basin F24.1 because the council has made a typographical error in updating the cost for this basin. | 34 |
| 7 | The cost of open space embellishment is reasonable. | 35 |
| 8 | The cost of works for the conservation zone is reasonable. | 36 |
| 9 | The council has included plan administration costs of 1.5% of the total cost of facilities in CP20, which is reasonable. | 36 |
| 10 | The council's approach to indexing the cost of facilities and embellishment for transport, stormwater and open space infrastructure is reasonable, except for the cost of facilities and embellishment already provided. | 37 |

Recommendations

- | | | |
|---|--|----|
| 2 | The council considers increasing the cost of land acquired for open space by \$3,942,312 to include open space land that was acquired, but not accounted for in the plan. | 27 |
| 3 | The council uses the 2010 market valuation estimates, escalated by the CPI (All Groups), to estimate the cost of the 14.77 hectare of land already owned by the council and reduce the cost of land by \$1,642,325, as set out in Table 3.3. | 29 |
| 4 | The council increase the cost of R1.1 by \$27,000 and R1.2 by \$41,000 to account for the replacement of a roundabout with a signalised intersection. | 33 |
| 5 | The council reduce the cost of detention basin F24.1 by \$11,384,000. | 34 |

- | | | |
|---|--|----|
| 6 | The council decrease administration costs by \$178,785 based on IPART's recommended adjustments to the cost of facilities. | 36 |
| 7 | The council considers indexing the cost of facilities and embellishment already provided using the CPI (All Groups) for Sydney to June 2014 dollars. | 37 |

Criterion 4: Timing

IPART Finding

- | | | |
|----|---|----|
| 11 | The council's approach to ensuring that the infrastructure can be delivered in a timely manner is reasonable. | 38 |
|----|---|----|

Criterion 5: Apportionment

IPART Findings

- | | | |
|----|---|----|
| 12 | The approach to apportioning the cost of transport infrastructure is reasonable. | 40 |
| 13 | The approach to apportioning the cost of stormwater infrastructure is mostly reasonable, except for basins F1.1 and F1.3. | 41 |
| 14 | The approach to apportioning the cost of open space infrastructure is reasonable. | 45 |
| 15 | The approach to apportioning the cost of combined precinct infrastructure is reasonable. | 45 |

Recommendations

- | | | |
|---|--|----|
| 8 | The council considers apportioning the cost of transport infrastructure on a per person basis in CP20 for residential development, consistent with the recommendation in the supporting Arup study. | 40 |
| 9 | The council increases the cost of facilities for basin F1.1 by \$35,000, decreases the cost of facilities for basin F1.3 by \$638,000 and increases the cost of land for stormwater in the First Ponds Creek Catchment by \$759,000. | 41 |

Criterion 6: Consultation

IPART Finding

- | | | |
|----|--|----|
| 16 | The council has conducted appropriate community liaison and publicity by publicly exhibiting the plan. | 45 |
|----|--|----|

Criterion 7: Other matters

IPART Finding

- 17 CP20 satisfactorily complies with the information requirements set out in the EP&A Act and Regulation and is generally consistent with *Development Contributions Practice Note (2005)*. 46

Recommendations

- 10 The council undertakes a quality assurance check of CP20 prior to its adoption to implement corrections and address inconsistencies between parts of the plan and relevant supporting information. 46
- 11 For future contributions plans submitted to IPART for review, councils should consider apportioning the cost of transport infrastructure between residential and non-residential development, based on the relative size of the NDA of each development type. The council should then consider apportioning within development types using: 46
- the per person approach for residential development, and 46
 - the per hectare of net developable area (NDA) approach for non-residential development. 46
- Councils should also consider apportioning the cost of transport infrastructure for residential development based on the number of daily vehicle trips generated for that development type, where there is relevant information available (eg, advice in the transport technical study for the precinct). 46

B Terms of Reference



C Draft Section 94 Contributions Plan No 20 – Riverstone and Alex Avenue Precincts

draft contributions plan

No.20

section 94

Riverstone & Alex Avenue Precincts

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	5
1.8	CONSTRUCTION CERTIFICATES AND THE OBLIGATION OF ACCREDITED CERTIFIERS	5
1.9	COMPLYING DEVELOPMENT AND THE OBLIGATION OF ACCREDITED CERTIFIERS	5
1.10	RELATIONSHIP TO OTHER PLANS	5
1.13	RELATIONSHIP TO SPECIAL INFRASTRUCTURE CONTRIBUTIONS	6
1.14	THE MONITORING AND REVIEW OF THIS PLAN	6
1.15	PRIORITY OF WORKS AND FACILITIES	7
1.16	TIMING OF PROVISION OF ITEMS	7
1.17	POOLING OF FUNDS	8
1.18	FINANCIAL INFORMATION	8
1.19	ENQUIRIES REGARDING THIS PLAN	8
1.20	CONTRIBUTIONS REGISTER	8
2	WATER CYCLE MANAGEMENT FACILITIES	9
2.1	NEXUS	9
2.2	WATER SENSITIVE URBAN DESIGN (WSUD)	9
2.3	CONTRIBUTION CATCHMENTS	11
2.4	CONTRIBUTION FORMULA	11
3	TRAFFIC & TRANSPORT MANAGEMENT FACILITIES	13
3.1	NEXUS (HALF WIDTH LOCAL ROADS)	13
3.2	NEXUS (LOCAL ROADS)	13
3.3	TRAFFIC REQUIREMENTS	13
3.4	CONTRIBUTION CATCHMENT	14
3.5	CONTRIBUTION FORMULA	15
4	OPEN SPACE & RECREATION FACILITIES	16
4.1	NEXUS	16
4.2	CONTRIBUTION CATCHMENT	17
4.3	CONTRIBUTION FORMULA	17
5	COMMUNITY FACILITIES & COMBINED PRECINCT FACILITIES	19
5.1	NEXUS	19
5.2	COMMUNITY RESOURCE HUB (LAND ONLY)	19
5.3	LIBRARY	19
5.4	CHILDREN AND FAMILY SERVICES AND FACILITIES	19
5.5	LEVELS OF PROVISION	19
5.6	CONTRIBUTION CATCHMENT	20
5.7	COMBINED PRECINCT FACILITIES	20
5.8	CONTRIBUTION FORMULA	21
5.9	COMMUNITY FACILITIES & COMBINED PRECINCT FACILITIES COSTS AND WORKS SCHEDULES ..	21
6	EXPLANATION OF CONTRIBUTION FORMULA COMPONENTS	23
6.1	INTRODUCTION	23
6.2	EXPLANATION OF THE LAND COMPONENTS	23
6.3	EXPLANATION OF THE CAPITAL COMPONENTS	23

6.4	EXPLANATION OF THE CATCHMENT AREAS	24
6.6	INDEXATION	24
6.7	ASSUMED OCCUPANCY RATES.....	24
6.8	INDICATIVE CONTRIBUTION RATES (RESIDENTIAL).....	25
7	PAYMENT OF CONTRIBUTIONS	26
7.1	METHODS OF PAYMENT.....	26
7.2	TIMING OF PAYMENT.....	26
7.3	CREDITS FOR EXISTING DEVELOPMENT	27
7.4	INDEXATION OF CONTRIBUTIONS	28
7.5	DISCOUNTING OF CONTRIBUTIONS	28
7.6	DEFERRED PAYMENT OF CONTRIBUTIONS	28

LIST OF APPENDICES

- APPENDIX A Water Cycle Management Facilities Contribution Catchments and Schedule of Works.**
- APPENDIX B Traffic and Transport Management Facilities Contribution Catchments and Schedule of Works.**
- APPENDIX C Open Space & Recreation Facilities Contribution Catchments and Schedule of Works.**
- APPENDIX D Community Facilities & Combined Precinct Facilities Contribution Catchments and Schedule of Works.**
- APPENDIX E Schedule of Values Used in the Contributions Formulae to Calculate Contribution Rates.**
- APPENDIX F Schedule of Base Contribution Rates.**
- APPENDIX G 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.20 – Riverstone & Alex Avenue Precincts'.

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 local infrastructure and baseline facilities within the Riverstone & Alex Avenue Precincts.

Within the Riverstone & Alex Avenue Precincts 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 & Combined Precinct Facilities.

This Plan has been prepared and reviewed 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 Plans for the Riverstone and Alex Avenue Precincts; 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 initial contributions plan for the Riverstone and Alex Avenue Precincts was approved by Council on 24 November 2010 and came into force on 4 December 2010.

The initial contributions plan was assessed by the Independent Pricing and Regulatory Tribunal (IPART) in 2011. IPART's assessment of the plan is available on its website.

This plan was reviewed by Council in June 2014 and assessed by IPART in XX 2014 following public exhibition. The revised plan adopts IPART's recommendations from its 2011 assessment. This plan came into force on XX XXXXXX.

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 to 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
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 Riverstone & Alex Avenue Precincts 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 Riverstone & Alex Avenue Precincts;
- Employ a user pays policy for the funding of infrastructure within the Riverstone & Alex Avenue Precincts 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 Riverstone & Alex Avenue Precincts.

1.6 Land to Which the Plan Applies

This Contributions Plan applies to land within Riverstone & Alex Avenue Precincts which are two of the first release precincts in the North West Growth Centre.

Alex Avenue Precinct

The Alex Avenue Precinct is bounded by Burdekin Road to the south, Schofields Road to the north, Richmond Rail Line to the west and the Second Ponds Creek release area to the east.

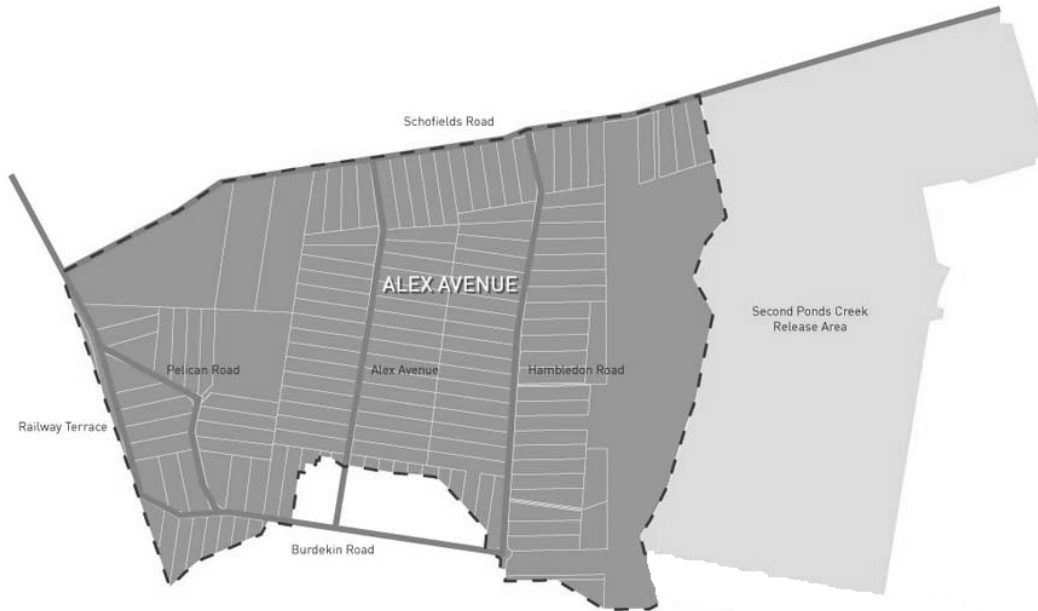
Riverstone Precinct

The Riverstone Precinct is bounded by Bandon Road to the north, Schofields Road to the south, Richmond Rail Line to the west and First Ponds Creek and Windsor Road to the east.

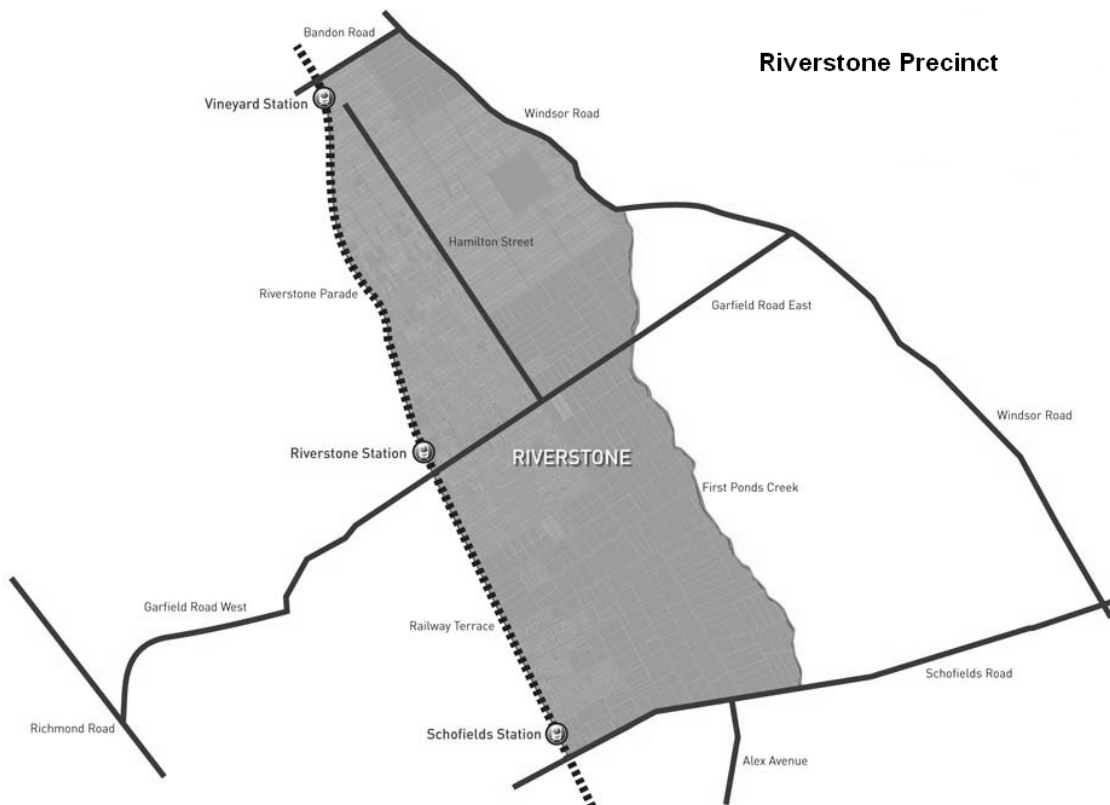
A map showing the location of the Alex Avenue and Riverstone Precincts **is also shown on following page.**

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

Alex Avenue Precinct



Riverstone Precinct



1.7 Development to which the Plan Applies

This Plan applies to all developments occurring within the precinct catchment areas that require 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 S94EC 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 the 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.

The condition 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 Riverstone and Alex Avenue Precincts. These include:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Appendix 4 Alex Avenue and Riverstone Precinct Plan 2010 Riverstone Precinct Development Control Plan 2008;
- Blacktown City Council Growth Centres Development Control Plan 2010.

In addition to these Plans, Contributions Plan No.3 – Open Space in Residential Areas (CP3) (Riverstone/Schofields catchment) affects the area to which this Plan applies. Until this catchment is removed from CP3, contributions under CP3 will not be levied on development consent for the area to which this Plan applies.

1.11 Capacity of Existing Facilities to meet Development Demand

The majority of the Precincts are currently un-serviced except for the existing Riverstone & Schofields townships. 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 Riverstone and Alex Avenue Precincts 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 Riverstone and Alex Avenue Precincts

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

Table 1-1: Post Exhibition Planning Report 2010

Summary of planning outcomes for the Alex Avenue and Riverstone Precinct Plans

Summary statistics	Alex Avenue	Riverstone
Gross site area (Ha)	420	875*
Drainage, parks and conservation areas (Ha)	73	191
Other non-developable area (Ha)	34	39
Employment Land	N/A	14
Residential net developable area (Ha)	298	614
Net density (dwellings/Ha)	21.10	16.2
Yield (dwellings)	6,240	8900
Population	18,000	25,800
Town centres and mixed use zones (Ha)	11.8	4.7
Retail gross floor area (m ²)	25,000-35,000	5,000
Jobs	1,150	1,400

* Areas of land not subject to the Precinct Plan (ie. the existing urban and industrial areas) have been excluded from the gross site area.

1.13 Relationship to Special Infrastructure Contributions

This Plan does not affect the determination, collection or administration of any special infrastructure contribution levied under S94EF of the EPA Act in respect to development on land to which this Plan applies.

Applicants should refer to the most recent Practice Notes under the control of the Department of Planning for details on the application of special infrastructure contributions to the Growth Centres Precincts.

1.14 The Monitoring and Review of this Plan

This Plan will be subject to regular review by Council. 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;
- Work schedules are amended if development levels and income received differ from current expectations; and
- Any change to State Government Policy regarding Development Contributions is addressed.

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.

1.15 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:

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 F 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.

1.16 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 the categories of works under this Plan have been prioritised (refer section 1.13 above), and contributions to be received under this Plan are limited to a "Contribution Cap", Council can only provide an indicative timing of delivery for **Water Cycle Management Facilities**. The indicative timing

of delivery of other prioritised categories is dependent upon the balance of funding received under this Contributions Plan, and the sufficient receipt of funding outside of this Contributions Plan.

As noted in Section 1.12 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.

1.17 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.

1.18 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.

1.19 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 5.30 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 5.30 pm Monday to Friday.

1.20 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 Section 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, 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 Commission State Environmental Planning Policy (SEPP) and Development Code.

2.2 Water Sensitive Urban Design (WSUD)

The report by GHD Pty Ltd on “Riverstone and Alex Avenue Precincts – Post Exhibition Flooding and Water Cycle Management (incl. Climate Change impact on Flooding)” dated May 2010, identifies that there are a number of opportunities for management of stormwater quality, quantity and flooding at the Riverstone & Alex Avenue 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 Alex Avenue and Riverstone precincts, that nominates vegetated swales and precinct scale co-located detention/bio-retention basins, wetlands, 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 invert of the basin.

Rainwater tanks were recommended to be provided where possible, together with the use of additional swales within the local road network. These measures are not included in the contribution plan as they will be provided as part of individual developments.

The stormwater quality management approach has been amended since the exhibition of the precinct planning material and draft contributions plan. In keeping with WSUD principles of at source control, while not unduly placing financial imposts on individual lots, regional stormwater treatment measures are now generally only provided for low density residential areas. Medium and high density residential and commercial and industrial areas are now required to provide full stormwater treatment on lot to

comply with the specified pollutant reduction targets. Provision has been made in the regional stormwater quality measures for treatment of runoff from all existing and future local public roads. Based on an assessment of the current ILP, local public roads generally account for approximately 25% of the gross area of land use other than low density residential. Cost for water quality measures have been apportioned on this basis.

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

The initial planning approach to flood mitigation was based on stormwater detention basins being located outside designated riparian corridors. However, as part of the post exhibition review, the Department of Planning obtained further advice from Department of Environment Climate Change and Water that now permits some stormwater detention basins within riparian land. Two of these basins are located on First Ponds Creek and encroach into the future Riverstone East Precinct. The GHD report gives no indication of how these basins make provision for the future Riverstone East Precinct. Therefore, for the purpose of this contributions plan, the full cost of construction has been included, assuming that this will be offset by the land acquisition required in the Riverstone East Precinct.

The GHD report states that 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 Riverstone and Alex Avenue precincts using RAFTS and Mike 11. Volumes of detention that responded as best possible to the Indicative Layout Plans (ILPs) and restricted flood peaks to pre-development levels were calculated using RAFTS. Stormwater quality management and Stream Stability requirements were determined using MUSIC.

The GHD report also states 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 Development Control Plan 2006 (BCC, 2006), and the NSW Floodplain Development Manual for management of stormwater quantity, quality and flooding in or at the precincts. Development will also need to comply with Blacktown City Council's WSUD DCP due for adoption in 2010, with a working draft considered at the time the WSUD strategy was developed.

Blacktown City Council (BCC) has used WSUD strategy and current available information to form the basis of the regional stormwater drainage infrastructure works. As part of the post exhibition review of the planning and infrastructure requirements for the Precincts, concept designs for drainage basins and channels have been prepared by GHD on behalf of the Department of Planning. These concept designs have generally been used as the basis for the stormwater infrastructure cost estimates.

At the time of preparing this contributions plan, none of the current numerical modelling supporting the current GHD report was provided to Council. The current GHD report also does not address the issue of Stream Erosion Index and how the current strategy complies with this requirement. The report also does not appear to make any provision in channel or basin sizing for possible future climate change. Therefore, a review of this contributions plan will be required once the numerical modelling has been received and further investigations are conducted into Stream Erosion Index and Climate Change issues.

There is no allowance within this contributions plan for rehabilitation and management of riparian land other than that directly impacted by the proposed on line basins. Acquisition of riparian land has, however, been included as per the gazetted land acquisition maps.

As outlined within the objectives of the Growth Centres Development Code, 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 open space embellishments are outlined within the respective section of this plan and are not duplicated.

2.3 Contribution Catchments

The Riverstone & Alex Avenue Precincts contain two drainage catchments, Eastern Creek Catchment and First Ponds Creek Catchment. The areas of both catchments were determined having regard for the natural watershed and the proposed local road layout which will impact upon drainage flows. Generally, the Riverstone and Alex Avenue precincts drain to either the Eastern Creek or First Ponds Creek/Killarney Chain of Ponds Creek catchments (the latter referred to as First Ponds Creek catchment for simplicity). 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. Generally, the smaller the catchment, the greater the difficulty in accumulating sufficient contributions to enable works to proceed. Additionally, small catchments create the potential for increased complexity in the management of any internal borrowing. This approach is supported by the Department of Planning Practice Notes for Development Contributions (2005). It is proposed in this Contributions Plan to levy stormwater management contributions on the basis of two stormwater catchments, namely Eastern Creek and First Ponds Creek. Additional sub-catchments are introduced for water quality infrastructure to account for the different approach applied to low density residential and other land use types.

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 6.4.

There are three small catchments where it is not practical to provide regional scale stormwater management facilities nor offset their requirements in adjoining facilities. The current strategy proposed on site stormwater detention and treatment for these catchments. These areas have been excluded from the water cycle management contributions.

The developable area of the drainage catchments is stated in Appendix "E".

2.4 Contribution Formula

The following formula is used to calculate the contribution rate for Trunk Drainage:

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

(\$/HECTARE)

WHERE: L1 = The actual cost to Council to date of providing land for a water cycle management public purpose indexed to current day values.

- L2 = The estimated cost of land yet to be provided for a water cycle management public purpose.
- 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 6.

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 "E".

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

3 Traffic & Transport Management Facilities

3.1 Nexus (Half width Local Roads)

Generally local roads are provided by the developments that front them when subdivision occurs. Under the environmental planning instrument for the precincts, increased development potential is permitted adjoining and or opposite public land. Developers are required to meet the full cost of providing each of these streets.

However, where there are sections of existing public roads with no developer frontage or where local roads occupy full lots resulting in no development potential, the cost of these half and or full width local roads has been included in the contributions plan to facilitate the ILP road network.

3.2 Nexus (Local Roads)

The nexus between development and the increased demand for Local 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 residential communities it is desirable for Council to provide for Local 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 Local Roads, as all development will benefit from the provision of these roads.

3.3 Traffic Requirements

The Riverstone & Alex Avenue Transport & Access Study (2007) by ARUP Pty Ltd stated that a regional infrastructure levy has been determined under Section 94EE of the Environmental Planning & Assessment Act by the Minister for Planning for the Growth Centres in December 2006. The levy is defined as the Special Infrastructure Contribution (SIC). The levy, when originally calculated, represented 75% of the total estimated cost of future regional infrastructure works in the following eight categories.

- Major Roads
- Railways
- Bus Services
- Emergency Services
- Health Services
- Education Facilities
- Open Space
- Planning and Delivery of Works

The SIC has been calculated to fund (in the Major Roads category of Works) all the required regional road infrastructure upgrades (as defined by items NR1 to NR22 of the regional road infrastructure plan).

The SIC will also fund a range of regional rail and bus service improvements and infrastructure upgrades, including the Richmond Rail Line Duplication, new commuter car parking at rail stations, new bus depots, new bus rail interchanges, new bus stops and shelters and an initial 5 year operating subsidy for bus routes serving the new areas.

It is intended that the rate per hectare of net developable land contained in the SIC Practice Note be indexed each year and that the Schedule of Nominated works be reviewed every 4 years. However, any significant new regional road infrastructure or public transport service upgrades that are now retrospectively identified cannot reasonably be used to retrospectively inflate the real cost of the SIC.

The NSW Government announced on Friday 12 October 2007 that the SIC will now be reduced by approximately \$25,000 per future residential lot with the balance of the future funding for the identified works program to be made up from Consolidated Revenue.

Within the Riverstone and Alex Avenue Precinct boundaries, the funding of additional secondary and major local road carriageways and drainage works and pedestrian and cyclist paths that are not included in the SIC can be funded by means of a precinct level Section 94 Contributions Plan.

These works must be included in a Section 94 Contributions Plan as they are of a local nature and were never intended to be identified or included in the “regional level” program of Transport Infrastructure Works, which are the subject of the SIC.

The Section 94 Contributions Plan approach is arguably more equitable than funding of works by adjacent landowners and is also likely to lead to a more consistent overall design approach and standard of the finished works.

In the Riverstone & Alex Avenue Precincts Council will levy S.94 contributions to fund the full construction of the Section 94 roads to the standard nominated in the schedule. Generally, only roads classified as sub-arterial, or local and collector roads where horizontal and vertical alignments and fragmented ownership preclude effective road construction by developers, have been included in the S.94 contributions.

Where roads cross environmentally sensitive areas and bridges are required, the cost of the bridge construction has been included in the local road S.94 contributions.

North West Growth Centres Indicative Layout Plan Revision Transport and Traffic Model Year 2036 report by Road Delay Solutions dated July 2009 is the current available traffic information.

Where sub-arterial roads are proposed within the Precincts that are not included in the SIC, the cost of the road works assigned to the contribution plans is that of a local collector standard commensurate with the Precinct traffic volume generation.

3.4 Contribution Catchment

There is one contribution catchment for Traffic and Transport Traffic Management Facilities. A Map showing the location of the Traffic and Transport Management Facilities contribution catchment is contained in Appendix "B".

In order to determine contribution rates, the developable area of the Traffic and Transport Management Facilities contribution catchment 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 6.4. The developable area of the contribution catchment is stated in Appendix “E”.

3.5 Contribution Formula

The following formula is used to calculate the contribution rate for Local Roads:

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

(\$/HECTARE)

- WHERE:
- L1 = The credit granted by Council to date of land dedicated for Traffic and Transport Management purposes adjusted to current day values.
 - L2 = The estimated s.94 credit for land to be dedicated 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 adjusted 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 6.

Standards of local road construction are:

- Sub-Arterial – 2 x 6.5m divided carriageway (26m wide reserve)
- Industrial Collector – 15.5m carriageway (23m wide reserve)
- Industrial Road – 13.5m carriageway (20.5m wide reserve)
- Collector - 11m wide carriageway (20m wide reserve)
- Collector - widened - 11m wide carriageway (23m wide reserve)
- Subdivision Road - 9m wide carriageway (16m wide reserve)
- Access street - 5m wide (minimum) carriageway (13m wide reserve)
(Note: None of the access streets are s.94 infrastructure items)

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 “E”.

The resultant contribution rates are contained in the schedule being Appendix “F”..

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. The need to provide 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, 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. This reflects the value placed on this asset by the community and the pressure to meet current demand and provide for future communities.

Providing for the community in the Riverstone & Alex Avenue Precincts has occurred at a pivotal point in open space and recreational planning, with the State Government providing context in the form of:

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

This level of state planning is also given a local context by Council and is influenced by such direction as those proposed in:

- Blacktown City 2030 – City of Excellence
- Macroplan Australia - Riverstone and Alex Avenue Precincts Demographic Profile and Community Infrastructure Report (2007)
- North West Growth Centre Recreational Framework (Blacktown City Council 2007)
- Wellness Through Physical Activity Policy (Blacktown City Council 2008)
- Blacktown City Social Plan (2007)

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 1000 persons has been applied. Council has also attempted to meet the identified playing field demand by provision of 1 full field per 1,850 persons.

The spread and distribution of passive parks across the area reflects a hierarchy and allows for character and diversity in provision while also incorporating the natural features of the area.

As outlined within the objectives of the Growth Centres Development Code, 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 Contribution Catchment

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

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

4.3 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 Riverstone & Alex Avenue Precincts.

A more detailed explanation of the components in the contribution formula, ***including the indexation to current day values*** is provided in Section 6.

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 "E".

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

5 Community Facilities & Combined Precinct Facilities

5.1 Nexus

A Community Infrastructure Report (Riverstone and Alex Avenue Precincts Demographic Profile & Community Infrastructure Report 2007), undertaken by the Growth Centres Commission, sought to assess the future demographic profile of the precincts and to develop a plan for appropriate levels of community facilities and social infrastructure. In addition, an Informal Indoor Recreation Needs Assessment along with a Section 94 Community Facilities Report, undertaken by Council, has informed the development of Council's "Community Resource Hub Model".

These studies identified that Council's role in the development of community services and facilities in the Riverstone & Alex Avenue Precincts encompasses the provision of a range of activities and functions. Resulting from this work the following facilities are proposed:

- Community Resource Hub (including possible activities and functions of the following)
 - Neighbourhood Centre and Community Development
 - Youth Centre
 - Arts Centre Function
 - Informal Indoor Recreational Centre
- Library
- Children and Family Services and Facilities

5.2 Community Resource Hub (Land only)

Community Resource Hubs (CRHs) are local, multipurpose community facilities. They provide a focus for local communities to come together for social, lifelong learning and human service activities and services.

CRHs are usually a larger building form than existing neighbourhood centres. This increased critical mass (size) will provide opportunities for increased co-location of agencies (and thus improved delivery of services and programs). One Community Resource Hub, located in the Riverstone Precinct will serve the precincts of Alex Avenue, Riverstone, Riverstone East and Area 20.

5.3 Library

As Council is responsible for the provision of local public library services, a branch library is to be provided in the Riverstone Precinct. The library is to be centrally located within the Riverstone town centre Community Resource Hub site so as to ensure optimal access.

5.4 Children and Family Services and Facilities

The provision of child and family service facilities based on detailed modelling, to establish specific or generic needs may be co-located within a Community Resource Hub. Services could include:

- Long Day Child Care Centres
- Pre-School Centres
- Family Day Care Schemes
- Before and After School Care Programmes
- Vacation Care Programs

5.5 Levels of Provision

The types of community facilities were identified in the Community Infrastructure Report (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.

5.6 Contribution Catchment

There is one community facilities contribution catchment and this corresponds to the boundaries of the Riverstone & Alex Avenue Precincts. 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 6.4. The population of the community facilities catchment is stated in Appendix "E".

5.7 Combined Precinct Facilities

A number of facilities were identified that on their own, could service a number of precincts within the North West Growth Centre. The facilities are:

- Land for a Community Resource Hub (Located in the Riverstone Precinct)
- Conservation Zone (Located in the Riverstone Precinct)

The total costs for the Community Resource Hub land has been apportioned over the four precincts of Riverstone, Alex Avenue, Riverstone East and Area 20. 67.4% of these costs are attributed to the Riverstone and Alex Avenue Precincts as shown below:

Precinct	Expected Population	% Apportioned
Riverstone	26,229	40.0%
Alex Avenue	17,999	27.4%
Riverstone East	15,000	22.9%
Area 20	6,400	9.8%
Total	65,628	100.0%

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. 35.4% of these costs are attributed to the Riverstone and Alex Avenue Precincts as shown below:

Precinct	Expected Population	% Apportioned
Riverstone	26,229	21.0%
Alex Avenue	17,999	14.4%
Riverstone East	15,000	12.0%
Area 20	6,400	5.1%
Marsden Park Industrial	3,504	2.8%
Schofields	7,335	5.9%
Marsden Park	30,238	24.2%
Marsden Park North	11,200	9.0%
Schofields West	5,600	4.5%
Shanes Park	1,400	1.1%
Total	124,905	100.0%

5.8 Contribution Formula

The following formulas are used to calculate the respective contribution rates for Community Facilities & Combined Precinct Facilities:

Community Facilities (CRH land)

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

(\$/PERSON)

Combined Precinct Facilities (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 a public community facilities & combined precinct facilities purpose, adjusted to current day values.
 - L2 = The estimated cost of land yet to be provided for a public community facilities & combined precinct facilities purpose.
 - C1 = The actual cost to Council to date of constructing community facilities & combined precinct facilities that have been constructed to the appropriate standard adjusted to current day values.
 - C2 = The estimated cost of constructing future community facilities & combined precinct facilities.
 - PA = Plan Administration fee being 1.5% of construction costs.
 - P = The estimated eventual population in the contribution catchment.

5.9 Community Facilities & 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 6.

A schedule of works for the contribution catchment is provided in Appendix "D" 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 "E".

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

6 Explanation of Contribution Formula Components

6.1 Introduction

This Section provides an explanation of the various components of the contribution formulae detailed in Sections 2 to 5.

6.2 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 provided 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 "E".

6.3 Explanation of the Capital Components

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

In the contribution formulae:

- 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.

6.4 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 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 and Community Facilities are based on the estimated potential populations of the Riverstone and Alex Avenue Precincts.

6.5 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.

6.6 Indexation

In the formulae, previous land acquisitions (L1) and capital expenditures (C1) are indexed to current day values using the Consumer Price Index (CPI) All Groups Sydney. 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 Environment.

6.7 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.

6.8 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	\$80,541
15	2.9	\$69,882
20	2.9	\$56,559
25	2.9	\$45,457
40	2.9	\$33,487
45	2.7	\$31,482

7 Payment of Contributions

7.1 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 a 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. Council applies the latest quarterly CPI (Sydney All Groups) when payment is made. See section 7.4 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 (lien) 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.

7.2 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
- Development Applications involving building work
Prior to release of Building Construction 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 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.

7.3 Credits for Existing Development

(Riverstone Scheduled Lands 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.

- 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 Riverstone Scheduled Lands 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.
- The above credits will apply to existing dwellings that have no legal status (ie: no record of any approval being granted) but only where those dwellings can be

legitimised by appropriate certification attesting to their compliance with the relevant provisions of the Building Code of Australia and/or by obtaining Development Consent or a Complying Development Certificate for the dwelling.

- Properties containing existing dwellings that do not enjoy legal status and are not capable of being legitimised will not be eligible for a credit.

(Riverstone & Schofields Townships only)

At its Ordinary Meeting on 31 August 2011, Blacktown City Council resolved to amend this Contributions Plan to include a contribution credit of 450 square metres and 2.9 persons to all existing lots presently zoned 2 (a) Residential under BLEP 1988 in the existing Riverstone township, and to those existing lots previously zoned 2 (a) Residential under BLEP 1988 in the existing Schofields township.

Public notification was given of this amendment on Wednesday, 5 October 2011, the date that the above amendments relating to the Riverstone and Schofields Townships came into effect.

Credits will only be granted in accordance within the above areas. Section 7.3 does not apply to development outside of the Riverstone Scheduled Lands area or the Riverstone and Schofields Township areas.

7.4 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 June 2014 CPI (106.0).

7.5 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.

7.6 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

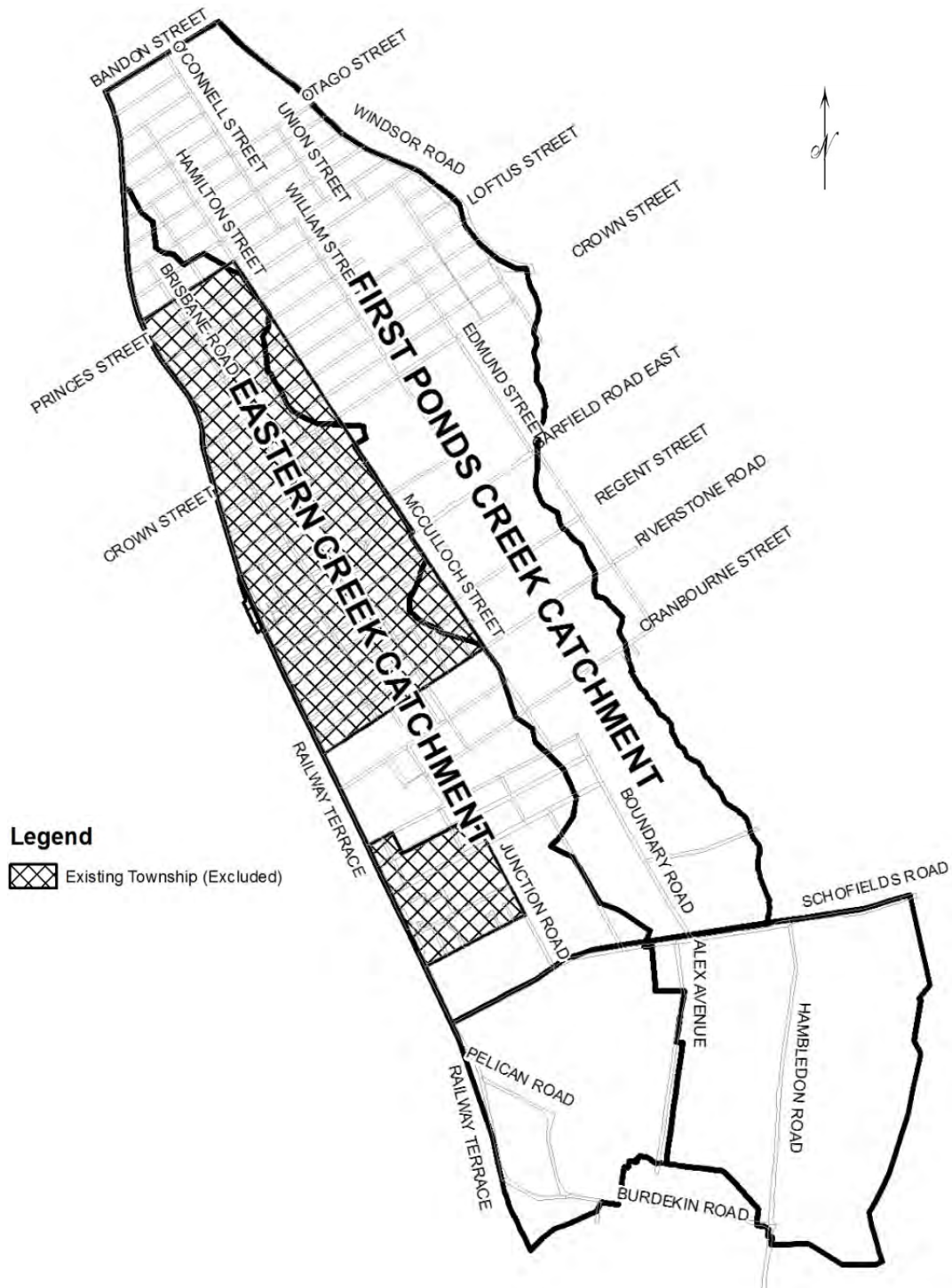
Schedule of Fees. A copy of this Schedule is available from Council's Development Services Unit.

- 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 1 of 18

**RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES**



Catchment Areas indicative only

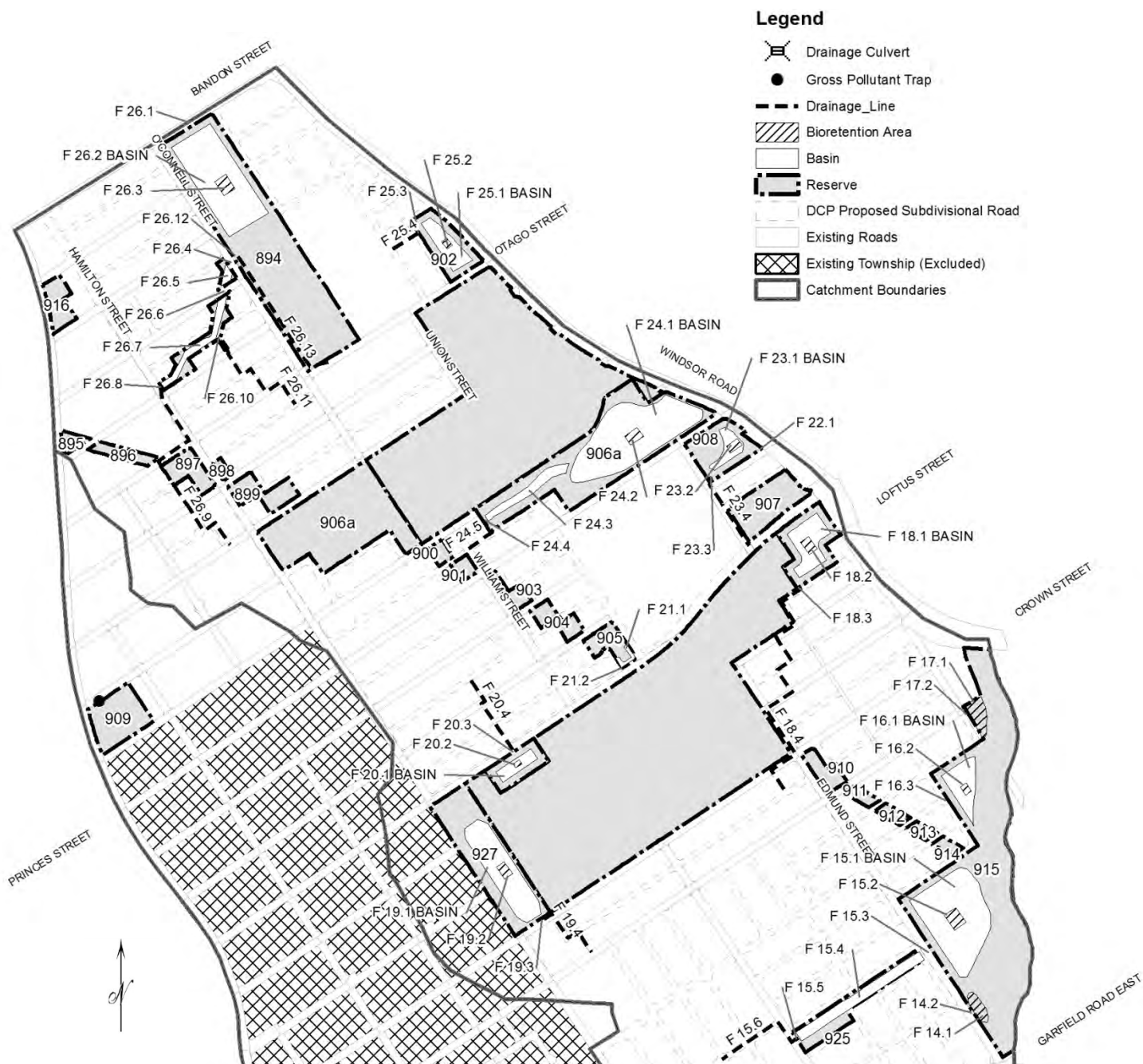
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
**Riverstone & Alex Avenue
Precincts**

APPENDIX A 2 of 18

**RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
First Ponds Creek Catchment**



Catchment Areas indicative only

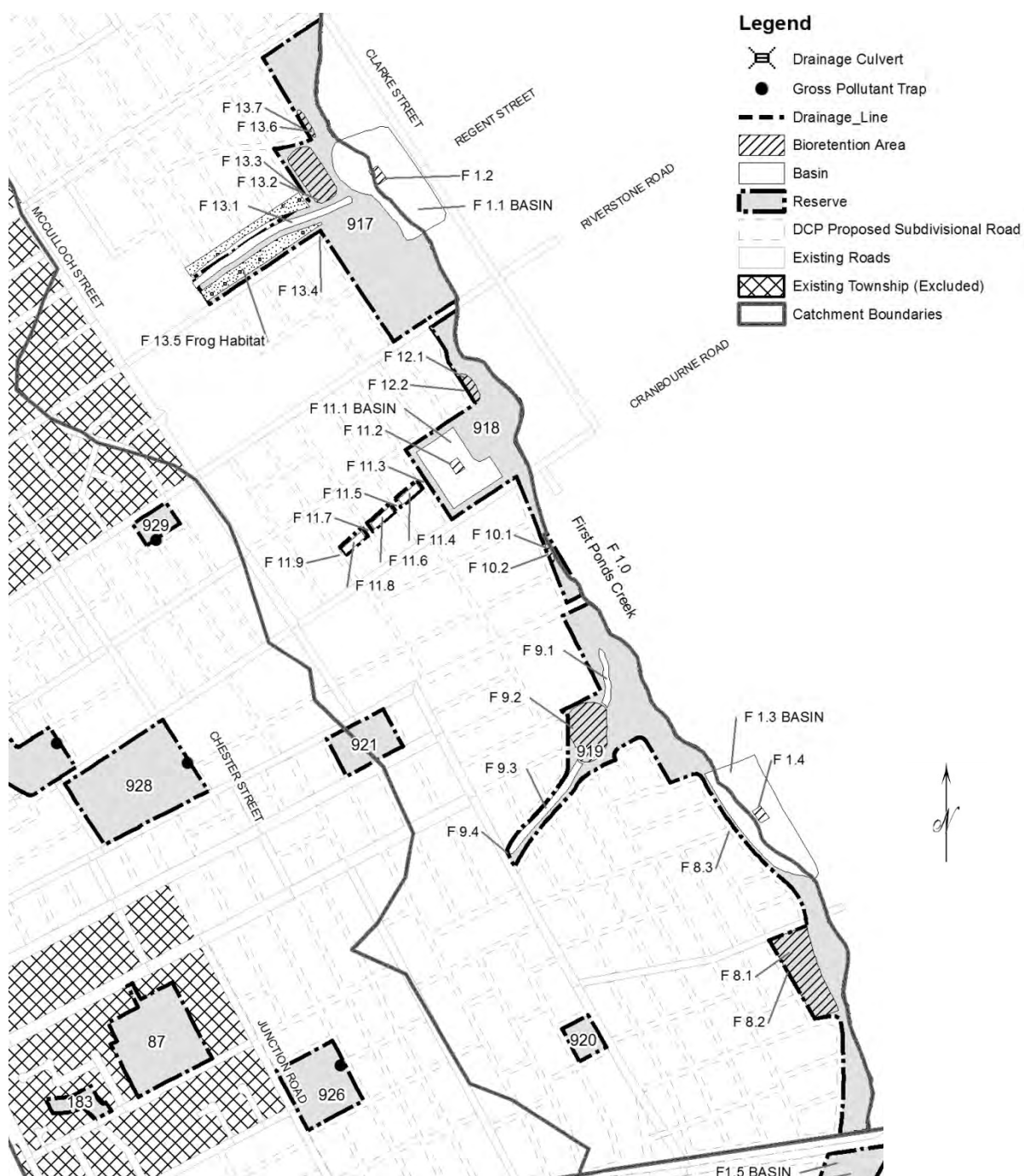
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
**First Ponds Creek
Sheet 1 of 3**

APPENDIX A 3 of 18

**RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
First Ponds Creek Catchment**



Catchment Areas indicative only

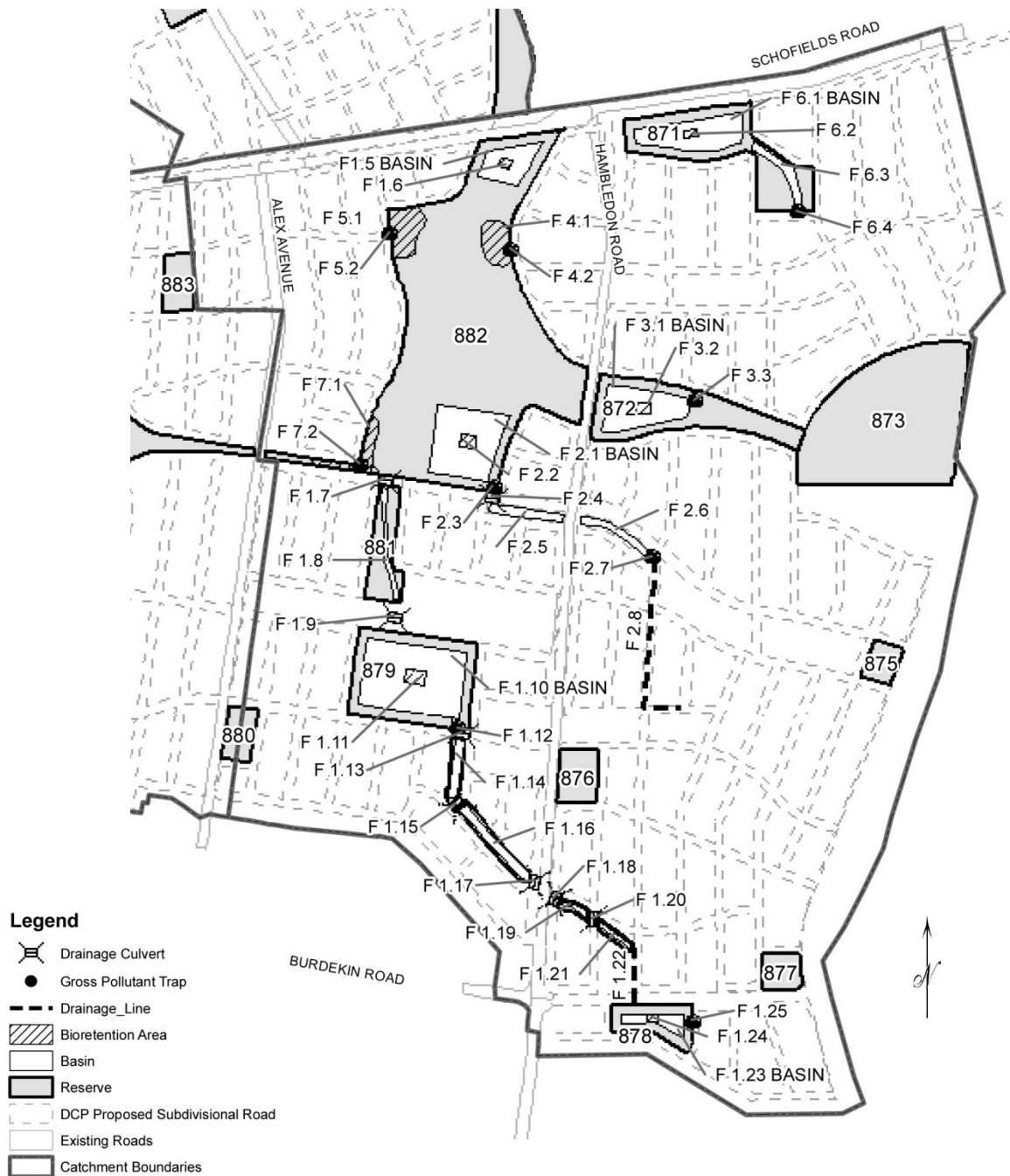
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
**First Ponds Creek
Sheet 2 of 3**

APPENDIX A 4 of 18

**RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
First Ponds Creek 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
**Water Cycle
Management**

CATCHMENT AREA
**First Ponds Creek
Sheet 3 of 3**

APPENDIX A 5 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES First Ponds Creek Quantity

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
First Ponds Creek Catchment - Quantity						
F1.0	First Ponds Creek - acquisition only, no construction or rehabilitation allowed for	\$0				
F1.1	Online Detention basin	\$0		\$4,066,000		\$4,066,000
F1.3	Online Detention basin	\$0		\$7,200,000		\$7,200,000
F1.5	Online Detention basin	\$0	\$2,778,000			\$2,778,000
F1.7	3x4200x1200mm Culvert	\$0		\$468,000		\$468,000
F1.8	Riparian corridor, acquisition only, no works	\$0				
F1.9	1x4200x1200mm Culvert under future road	\$0		\$644,000		\$644,000
F1.10	Online Detention basin	\$0		\$5,613,000		\$5,613,000
F1.13	4x4200x1200mm Culvert under future road	\$0		\$612,000		\$612,000
F1.14	26m Wide landscaped open channel	\$0		\$1,666,000		\$1,666,000
F1.15	3x4200x1200mm Culvert under future road	\$0		\$384,000		\$384,000
F1.16	26m Wide landscaped open channel	\$0		\$2,554,000		\$2,554,000
F1.17	3x4200x1200mm Culvert under future road	\$0		\$382,000		\$382,000
F1.18	3x4200x1200mm Culvert under future road	\$0		\$382,000		\$382,000
F1.19	20m Wide landscaped open channel	\$0		\$876,000		\$876,000
F1.20	1x4200x1200mm Culvert under future road	\$0		\$153,000		\$153,000
F1.21	20m Wide landscaped open channel	\$0		\$1,143,000		\$1,143,000
F1.22	1x1800x1200mm Drainage line from Channel F1.21 to Basin F1.23	\$0		\$919,000		\$919,000
F1.23	Detention basin	\$0	\$1,590,000			\$1,590,000

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

CONTRIBUTION ITEM
Water Cycle Management

CATCHMENT AREA
First Ponds Creek
Sheet 1 of 4

APPENDIX A 6 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES First Ponds Creek Quantity

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
F2.1	Detention basin	\$0		\$3,357,000		\$3,357,000
F2.4	4x4200x1200mm Culvert under future road	\$0		\$612,000		\$612,000
F2.5	28m Wide landscaped open channel	\$0		\$1,757,000		\$1,757,000
F2.6	28m Wide landscaped open channel	\$0		\$1,884,000		\$1,884,000
F2.8	1x2400x1800mm Drainage line from Channel F2.6 to trapped low point	\$0		\$1,786,000		\$1,786,000
F3.1	Detention basin	\$0	\$1,730,000			\$1,730,000
F6.1	Detention basin	\$0	\$2,747,000			\$2,747,000
F6.3	26m Wide landscaped open channel and swale	\$0	\$1,976,000			\$1,976,000
F9.1	32m Wide landscaped open channel	\$0		\$2,235,000		\$2,235,000
F9.3	32m Wide landscaped open channel	\$0		\$3,049,000		\$3,049,000
F11.1	Detention basin	\$0	\$2,250,000			\$2,250,000
F11.3	4x4200x1200mm Culvert under future road	\$0		\$555,000		\$555,000
F11.4	26m Wide landscaped open channel	\$0		\$612,000		\$612,000
F11.5	3x4200x1200mm Culvert under future road	\$0		\$415,000		\$415,000
F11.6	26m Wide landscaped open channel	\$0		\$644,000		\$644,000
F11.7	3x4200x1200mm Culvert under future road	\$0		\$385,000		\$385,000
F11.8	26m Wide landscaped open channel	\$0		\$644,000		\$644,000
F13.1	30m Wide landscaped open channel	\$0		\$3,697,000		\$3,697,000
F13.5	Frog Habitat construction works	\$0		\$1,190,000		\$1,190,000

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

CONTRIBUTION ITEM
Water Cycle Management

CATCHMENT AREA
First Ponds Creek
Sheet 2 of 4

APPENDIX A 7 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES First Ponds Creek Quantity

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
F15.1	Detention basin	\$0		\$12,665,000		\$12,665,000
F15.3	6x4200x1200mm Culvert under Edmund Street	\$0		\$1,008,000		\$1,008,000
F15.4	32m Wide landscaped open channel	\$0		\$3,393,000		\$3,393,000
F15.6	1x3600x1200mm Drainage line from Channel F15.4 to trapped low point	\$0		\$1,904,000		\$1,904,000
F16.1	Detention basin	\$0	\$1,269,000			\$1,269,000
F18.1	Detention basin	\$0			\$3,464,000	\$3,464,000
F18.4	1x1800x1200mm to 1x3300x1200mm Drainage line to service drainage reserves	\$0			\$4,275,000	\$4,275,000
F19.1	Detention basin	\$1,069			\$14,382,000	\$14,383,069
F19.4	1050mm Drainage line to service drainage reserves	\$0			\$345,000	\$345,000
F20.1	Detention basin	\$0			\$852,000	\$852,000
F20.4	1050mm Drainage line to service drainage reserves	\$0			\$405,000	\$405,000
F23.1	Detention basin	\$0			\$1,283,000	\$1,283,000
F23.4	1x3600x1200mm Drainage line to service trapped low point	\$0			\$1,769,000	\$1,769,000
F24.1	Detention basin	\$1,069			\$14,382,000	\$14,383,069
F24.3	26m Wide landscaped open channel	\$0			\$5,564,000	\$5,564,000
F24.5	1x2400x1200mm Drainage line to service trapped low point	\$0			\$624,000	\$624,000
F25.1	Detention basin	\$0			\$1,923,000	\$1,923,000
F25.4	1050mm Drainage line to service trapped low point	\$0			\$149,000	\$149,000

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

CONTRIBUTION ITEM
Water Cycle Management

CATCHMENT AREA
First Ponds Creek
Sheet 3 of 4

APPENDIX A 8 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES First Ponds Creek Quantity

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
F26.1	3x3600x1200mm Culvert under Bandon Road	\$0			\$455,000	\$455,000
F26.2	Detention basin	\$0			\$7,813,000	\$7,813,000
F26.4	5x3600x1200mm Culvert under O'Connell Street	\$0			\$1,025,000	\$1,025,000
F26.5	28m Wide landscaped open channel	\$0			\$710,000	\$710,000
F26.6	5x3600x1200mm Culvert under future road	\$0			\$542,000	\$542,000
F26.7	28m Wide landscaped open channel	\$0			\$5,210,000	\$5,210,000
F26.9	1200mm to 1x2400x1200mm Drainage line to service drainage reserves	\$0			\$2,434,000	\$2,434,000
F26.11	1200mm Drainage line to service drainage reserves	\$0			\$729,000	\$729,000
F26.13	1200mm Drainage line to service drainage reserves	\$0			\$759,000	\$759,000
		\$2,138	\$14,340,000	\$68,854,000	\$69,094,000	\$152,290,138

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

CONTRIBUTION ITEM
Water Cycle Management

CATCHMENT AREA
First Ponds Creek
Sheet 4 of 4

APPENDIX A 9 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES First Ponds Creek Stormwater Quality

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
First Ponds Creek Catchment - Quality						
F1.2	Bio-retention located in detention basin			\$262,000		\$262,000
F1.4	Bio-retention located in detention basin			\$262,000		\$262,000
F1.6	Bio-retention located in detention basin			\$122,000		\$122,000
F1.11	Bio-retention located in detention basin			\$1,525,000		\$1,525,000
F1.12	Gross pollutant trap at inlet to basin			\$223,000		\$223,000
F1.24	Bio-retention located in detention basin		\$684,000			\$684,000
F1.25	Gross pollutant trap at inlet to basin		\$112,000			\$112,000
F2.2	Bio-retention located in detention basin			\$2,660,000		\$2,660,000
F2.3	Gross pollutant trap at inlet to basin			\$223,000		\$223,000
F2.7	Gross pollutant trap at inlet to channel			\$223,000		\$223,000
F3.2	Bio-retention located in detention basin		\$2,207,000			\$2,207,000
F3.3	Gross pollutant trap at inlet to basin		\$223,000			\$223,000
F4.1	Bio-retention system - stand alone			\$1,342,000		\$1,342,000
F4.2	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000
F5.1	Bio-retention system - stand alone			\$2,275,000		\$2,275,000
F5.2	Gross pollutant trap at inlet to bio-retention			\$223,000		\$223,000
F6.2	Bio-retention located in detention basin		\$2,174,000			\$2,174,000
F6.4	Gross pollutant trap at inlet to channel		\$223,000			\$223,000

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

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
**First Ponds Creek
Sheet 1 of 4**

APPENDIX A 10 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES First Ponds Creek Stormwater Quality

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
F7.1	Bio-retention system - stand alone			\$1,546,000		\$1,546,000
F7.2	Gross pollutant trap at inlet to bio-retention			\$223,000		\$223,000
F8.1	Bio-retention system - stand alone			\$2,421,000		\$2,421,000
F8.2	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000
F8.3	Gross pollutant trap			\$112,000		\$112,000
F9.2	Bio-retention system - stand alone			\$5,761,000		\$5,761,000
F9.4	Gross pollutant trap at inlet to channel			\$223,000		\$223,000
F10.1	Bio-retention system - stand alone			\$289,000		\$289,000
F10.2	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000
F11.2	Bio-retention located in detention basin			\$2,600,000		\$2,600,000
F11.9	Gross pollutant trap at inlet to open channel			\$223,000		\$223,000
F12.1	Bio-retention system - stand alone			\$887,000		\$887,000
F12.2	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000
F13.2	Bio-retention system - stand alone			\$2,273,000		\$2,273,000
F13.3	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000
F13.4	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000
F13.6	Bio-retention system - stand alone			\$1,258,000		\$1,258,000
F13.7	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000

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

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
**First Ponds Creek
Sheet 2 of 4**

APPENDIX A 11 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES First Ponds Creek Stormwater Quality

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
F14.1	Bio-retention system - stand alone			\$1,703,000		\$1,703,000
F14.2	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000
F15.2	Bio-retention located in detention basin			\$3,901,000		\$3,901,000
F15.5	Gross pollutant trap at inlet to open channel			\$223,000		\$223,000
F16.2	Bio-retention located in detention basin			\$1,302,000		\$1,302,000
F16.3	Gross pollutant trap at inlet to basin			\$112,000		\$112,000
F17.1	Bio-retention system - stand alone		\$1,674,000			\$1,674,000
F17.2	Gross pollutant trap at inlet to bio-retention		\$112,000			\$112,000
F18.2	Bio-retention located in detention basin				\$1,368,000	\$1,368,000
F18.3	Gross pollutant trap at inlet to basin				\$223,000	\$223,000
F19.2	Bio-retention located in detention basin				\$912,000	\$912,000
F19.3	Gross pollutant trap at inlet to basin				\$112,000	\$112,000
F20.2	Bio-retention located in detention basin				\$458,000	\$458,000
F20.3	Gross pollutant trap at inlet to basin				\$112,000	\$112,000
F21.1	Bio-retention system - stand alone				\$447,000	\$447,000
F21.2	Gross pollutant trap at inlet to bio-retention				\$112,000	\$112,000
F22.1	Gross pollutant trap				\$56,000	\$56,000
F23.2	Bio-retention located in detention basin				\$912,000	\$912,000
F23.3	Gross pollutant trap at inlet to basin				\$112,000	\$112,000

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

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
**First Ponds Creek
Sheet 3 of 4**

APPENDIX A 12 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES First Ponds Creek Stormwater Quality

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
F24.2	Bio-retention located in detention basin				\$1,951,000	\$1,951,000
F24.4	Gross pollutant trap at inlet to open channel				\$223,000	\$223,000
F25.2	Bio-retention located in detention basin				\$410,000	\$410,000
F25.3	Gross pollutant trap at inlet to basin				\$112,000	\$112,000
F26.3	Bio-retention located in detention basin				\$2,276,000	\$2,276,000
F26.8	Gross pollutant trap at inlet to open channel				\$223,000	\$223,000
F26.10	Gross pollutant trap at inlet to open channel				\$112,000	\$112,000
F26.12	Gross pollutant trap at inlet to open channel				\$112,000	\$112,000
		\$0	\$7,409,000	\$35,293,000	\$10,243,000	\$52,945,000

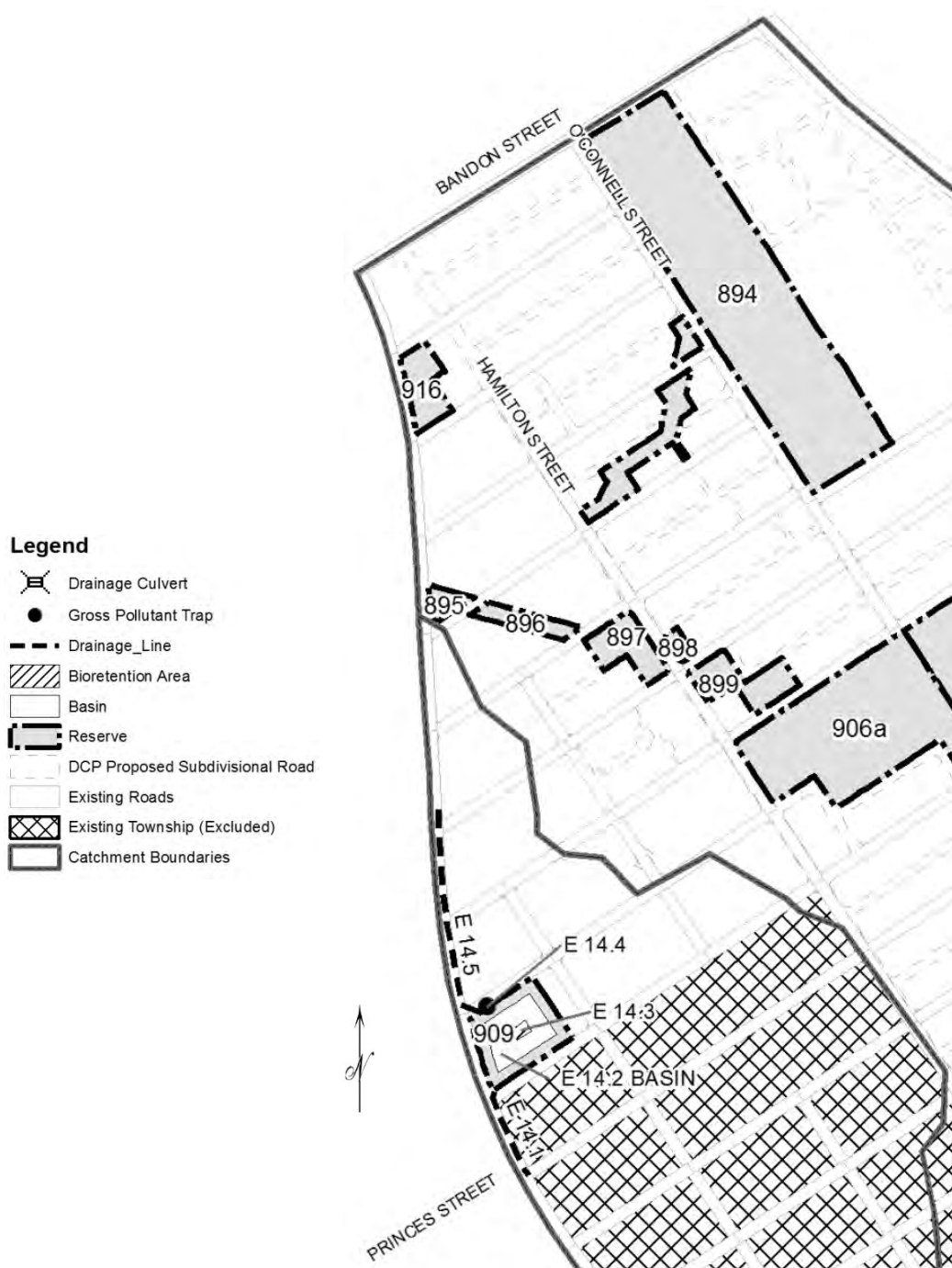
Certain reserves provide a dual drainage and open space function. Costs associated with open space embellishments are outlined within the respective section of this plan and are not duplicated.

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
**First Ponds Creek
Sheet 4 of 4**

APPENDIX A 13 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES Eastern Creek Catchment



Catchment Areas indicative only

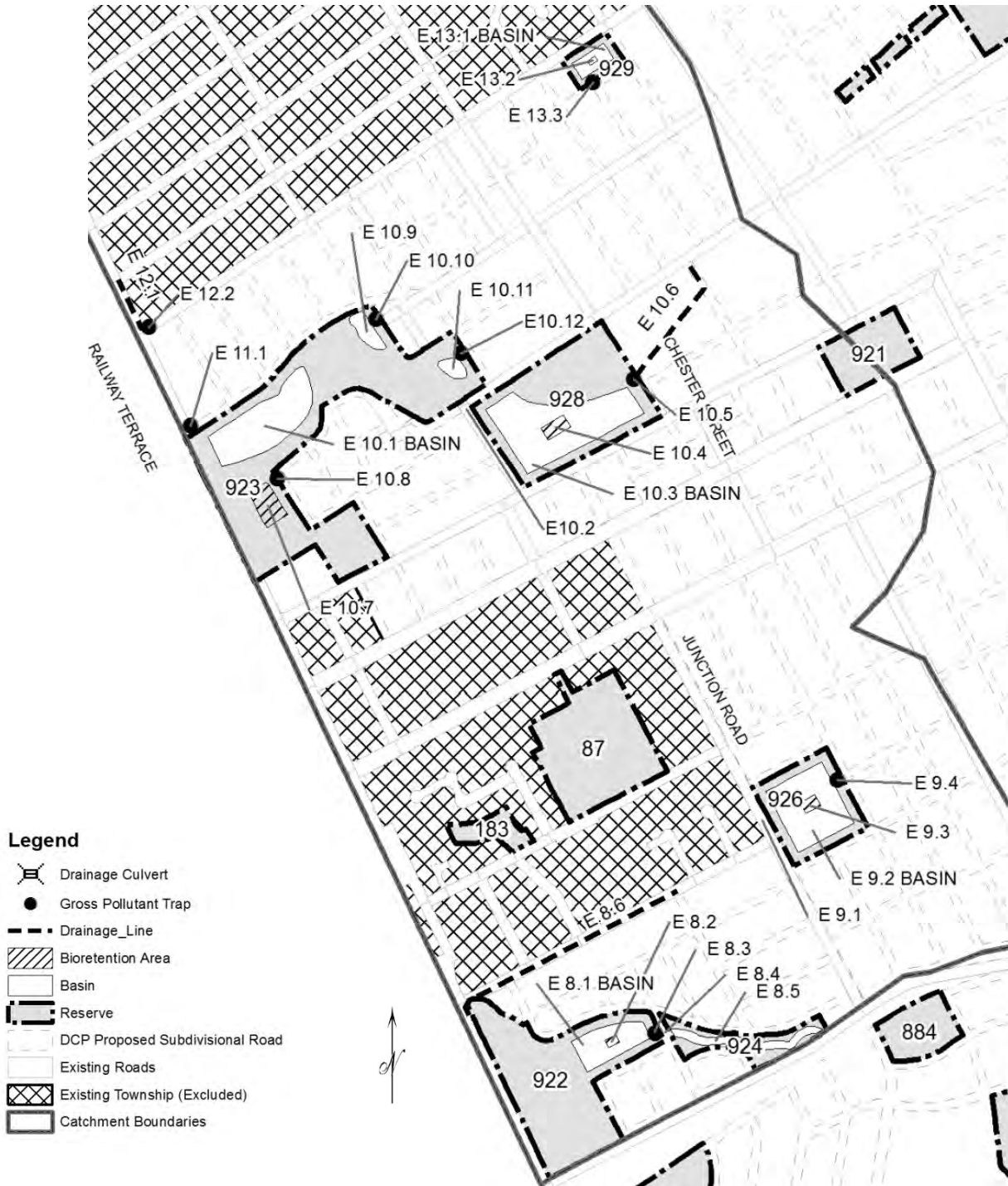
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
Eastern Creek
Sheet 1 of 3

APPENDIX A 14 of 18

**RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
Eastern Creek Catchment**



Catchment Areas indicative only

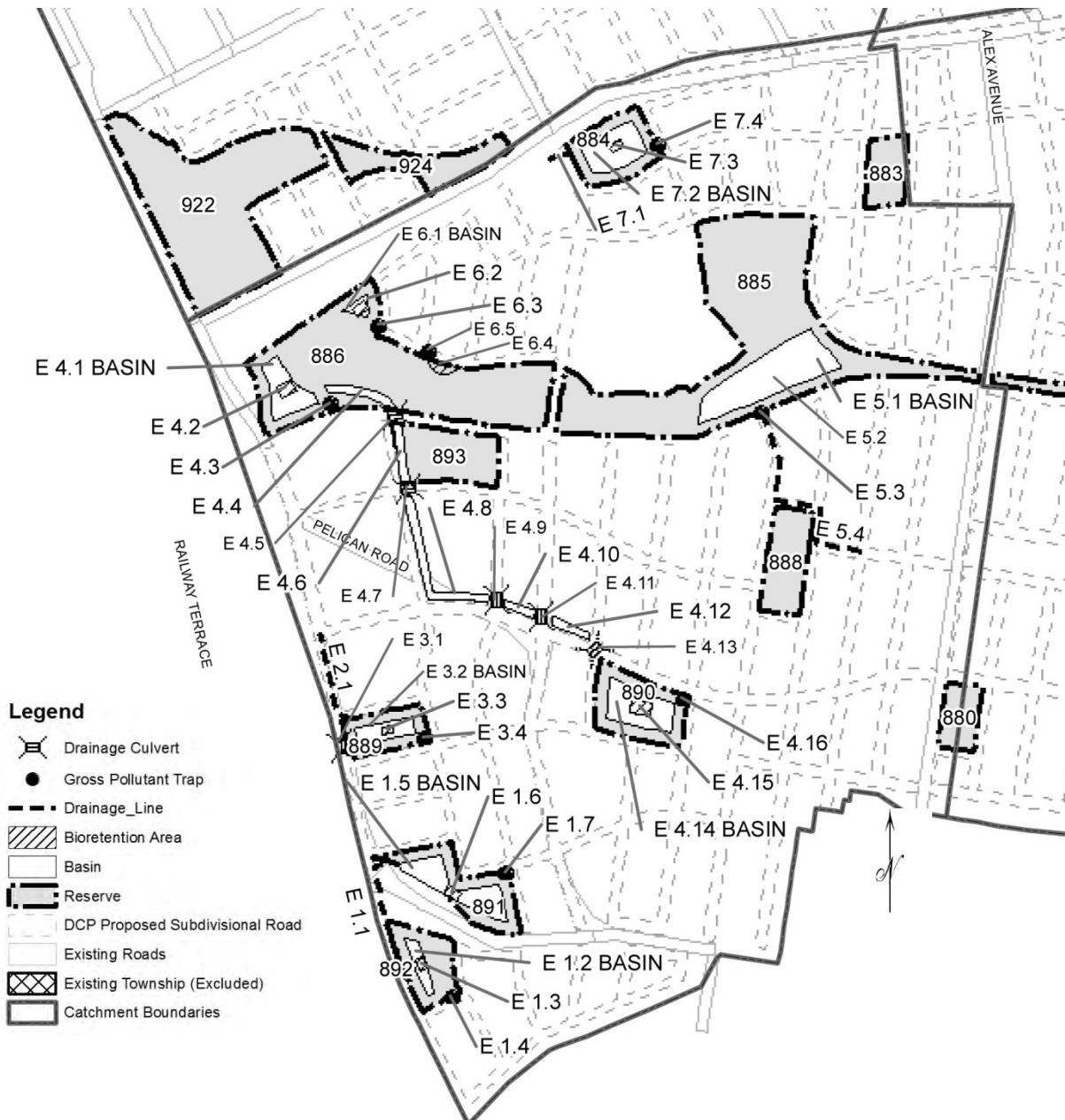
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
Eastern Creek
Sheet 2 of 3

APPENDIX A 14 of 18

**RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
Eastern Creek 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
**Water Cycle
Management**

CATCHMENT AREA
**Eastern Creek
Sheet 3 of 3**

APPENDIX A 15 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES Eastern Creek Quantity

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
Eastern Creek Catchment - Quantity						
E1.1	1050-1200mm Drainage line from Railway culvert to Basin E1.5 outlet	\$0	\$519,000			\$519,000
E1.2	Detention basin	\$0	\$760,000			\$760,000
E1.5	Detention basin	\$0	\$3,024,000			\$3,024,000
E2.1	1050mm Pipe culvert along Railway Terrace	\$0	\$686,000			\$686,000
E3.1	1x1800x1200mm Culvert under Railway Terrace	\$0	\$200,000			\$200,000
E3.2	Detention basin	\$0	\$1,517,000			\$1,517,000
E4.1	Detention basin	\$173,942	\$4,540,000			\$4,713,942
E4.4	20m Wide landscaped open channel	\$0	\$1,042,000			\$1,042,000
E4.5	3x3600x1200mm Culvert under future road	\$0	\$610,000			\$610,000
E4.6	20m Wide landscaped open channel	\$0	\$774,000			\$774,000
E4.7	3x3600x1200mm Culvert under future road	\$0	\$410,000			\$410,000
E4.8	20m Wide landscaped open channel	\$0	\$2,083,000			\$2,083,000
E4.9	2x3600x1200mm Culvert under future road	\$0	\$292,000			\$292,000
E4.10	20m Wide landscaped open channel	\$0	\$498,000			\$498,000
E4.11	1x3600x1200mm Culvert under future road	\$0	\$176,000			\$176,000
E4.12	20m Wide landscaped open channel	\$0	\$588,000			\$588,000
E4.13	1x1800x1200mm Culvert under future road	\$0	\$212,000			\$212,000
E4.14	Detention basin	\$0	\$4,759,000			\$4,759,000
E5.1	Detention basin	\$0	\$10,384,000			\$10,384,000

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

CONTRIBUTION ITEM
Water Cycle Management

CATCHMENT AREA
Eastern Creek
Sheet 1 of 2

APPENDIX A 16 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES Eastern Creek Quantity

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
E5.4	1350mm Drainage line from Basin E5.1 to trapped low point	\$0	\$892,000			\$892,000
E6.1	Detention basin	\$0	\$832,000			\$832,000
E7.1	1x1800x1200mm Drainage line from Schofields Rd to Basin E7.2	\$0	\$267,000			\$267,000
E7.2	Detention basin	\$0	\$3,038,000			\$3,038,000
E8.1	Detention basin	\$0	\$1,301,000			\$1,301,000
E8.4	3x4200x1200mm Culvert under future road	\$0	\$402,000			\$402,000
E8.5	Riparian corridor, acquisition only, no works	\$0				
E8.6	900mm Drainage line from Gill Place to Railway Terrace	\$0	\$1,266,000			\$1,266,000
E9.1	1x3600x1200mm Culvert under Junction Road	\$0		\$190,000		\$190,000
E9.2	Detention basin	\$0		\$5,534,000		\$5,534,000
E10.1	Detention basin	\$0		\$2,609,000		\$2,609,000
E10.2	2x3600x1200mm Culvert under Bligh Street	\$0		\$706,000		\$706,000
E10.3	Detention basin	\$73,800	\$2,390,000			\$2,463,800
E10.6	1500mm Drainage line from Basin E10.3 to trapped low point	\$0	\$787,000			\$787,000
E12.1	900mm Drainage line from Riverstone Road to Railway outlet	\$0		\$489,000		\$489,000
E13.1	Detention basin	\$0		\$300,000		\$300,000
E14.1	1350mm Drainage line from Princes St to Basin E14.2	\$0			\$353,000	\$353,000
E14.2	Detention basin	\$0			\$6,396,000	\$6,396,000
E14.5	1350mm Drainage line from Basin E14.2 to Clyde St low point	\$0			\$1,023,000	\$1,023,000
		\$247,742	\$44,249,000	\$9,828,000	\$7,772,000	\$62,096,742

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

CONTRIBUTION ITEM
Water Cycle Management

CATCHMENT AREA
Eastern Creek
Sheet 2 of 2

APPENDIX A 17 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES Eastern Creek Stormwater Quality

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
Eastern Creek Catchment - Quality						
E1.3	Bio-retention located in detention basin		\$699,000			\$699,000
E1.4	Gross pollutant trap at inlet to basin		\$112,000			\$112,000
E1.6	Bio-retention located in detention basin		\$685,000			\$685,000
E1.7	Gross pollutant trap at inlet to basin		\$223,000			\$223,000
E3.3	Bio-retention located in detention basin		\$243,000			\$243,000
E3.4	Gross pollutant trap at inlet to basin		\$112,000			\$112,000
E4.2	Bio-retention located in detention basin		\$439,000			\$439,000
E4.3	Gross pollutant trap at inlet to basin		\$112,000			\$112,000
E4.15	Bio-retention located in detention basin		\$647,000			\$647,000
E4.16	Gross pollutant trap at inlet to basin		\$223,000			\$223,000
E5.2	Bio-retention located in detention basin		\$1,475,000			\$1,475,000
E5.3	Gross pollutant trap at inlet to basin		\$335,000			\$335,000
E6.2	Bio-retention located in detention basin		\$90,000			\$90,000
E6.3	Gross pollutant trap at inlet to basin		\$56,000			\$56,000
E6.4	Bio-retention system - stand alone		\$347,000			\$347,000
E6.5	Gross pollutant trap at inlet to bio-retention		\$56,000			\$56,000
E7.3	Bio-retention located in detention basin		\$308,000			\$308,000
E7.4	Gross pollutant trap at inlet to basin		\$112,000			\$112,000

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

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
**Eastern Creek
Sheet 1 of 2**

APPENDIX A 18 of 18

RIVERSTONE & ALEX AVENUE WATER CYCLE MANAGEMENT FACILITIES Eastern Creek Stormwater Quality

Site No.	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
			2014-2019	2020-2025	2026-2031	
E8.2	Bio-retention located in detention basin		\$328,000			\$328,000
E8.3	Gross pollutant trap at inlet to basin		\$112,000			\$112,000
E9.3	Bio-retention located in detention basin			\$1,303,000		\$1,303,000
E9.4	Gross pollutant trap at inlet to basin			\$223,000		\$223,000
E10.4	Bio-retention located in detention basin			\$2,925,000		\$2,925,000
E10.5	Gross pollutant trap at inlet to basin			\$223,000		\$223,000
E10.7	Bio-retention system - stand alone			\$2,517,000		\$2,517,000
E10.8	Gross pollutant trap at inlet to bio-retention			\$223,000		\$223,000
E10.9	Bio-retention system - stand alone			\$1,231,000		\$1,231,000
E10.10	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000
E10.11	Bio-retention system - stand alone			\$1,231,000		\$1,231,000
E10.12	Gross pollutant trap at inlet to bio-retention			\$112,000		\$112,000
E11.1	Gross pollutant trap			\$112,000		\$112,000
E12.2	Gross pollutant trap			\$56,000		\$56,000
E13.2	Bio-retention located in detention basin			\$198,000		\$198,000
E13.3	Gross pollutant trap at inlet to basin			\$112,000		\$112,000
E14.3	Bio-retention located in detention basin				\$198,000	\$198,000
E14.4	Gross pollutant trap at inlet to basin				\$223,000	\$223,000
		\$0	\$6,714,000	\$10,578,000	\$421,000	\$17,713,000

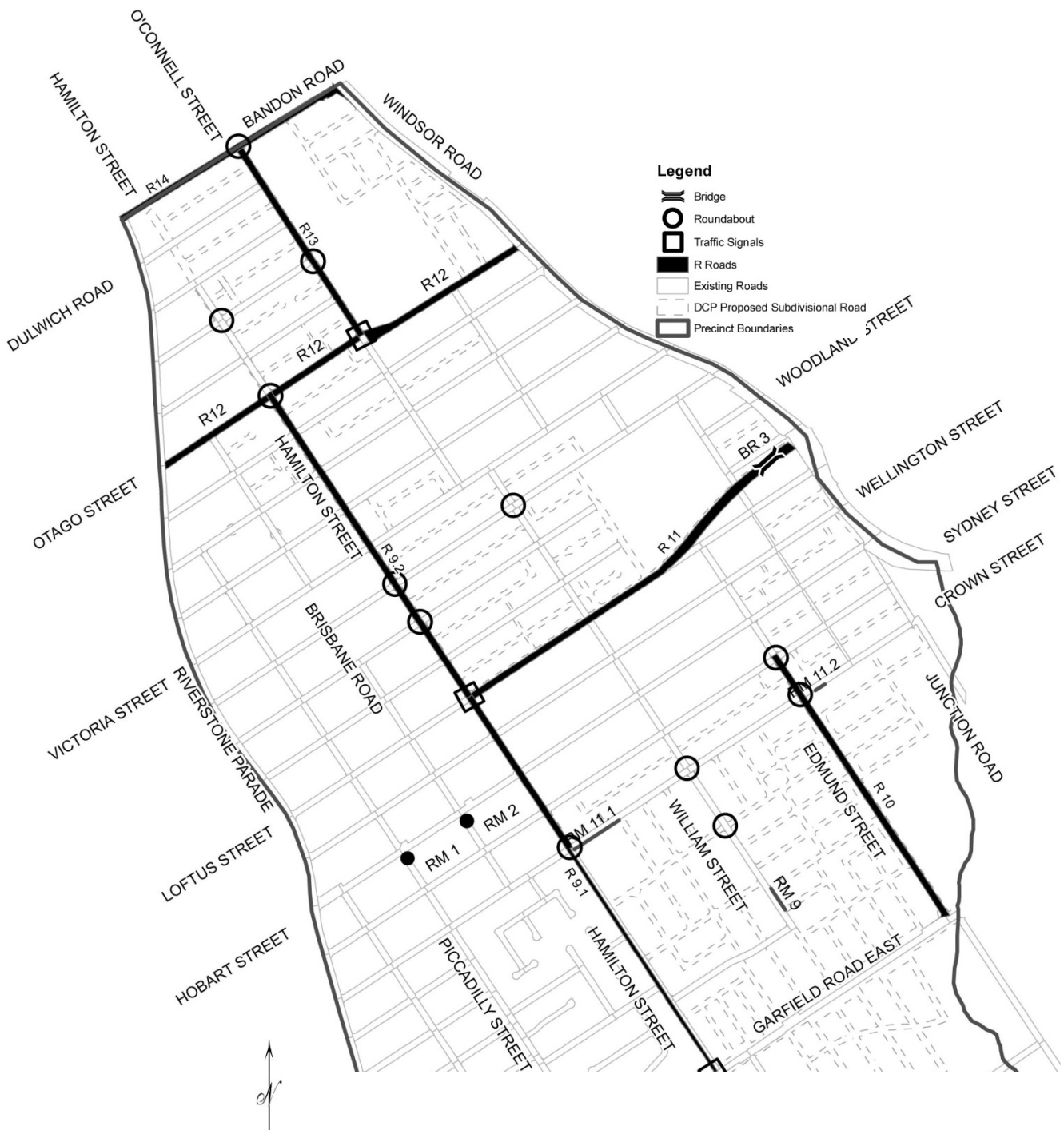
Certain reserves provide a dual drainage and open space function. Costs associated with open space embellishments are outlined within the respective section of this plan and are not duplicated.

CONTRIBUTION ITEM
Water Cycle Management

CATCHMENT AREA
Eastern Creek
Sheet 2 of 2

APPENDIX B 1 of 6

**RIVERSTONE & ALEX AVENUE
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.

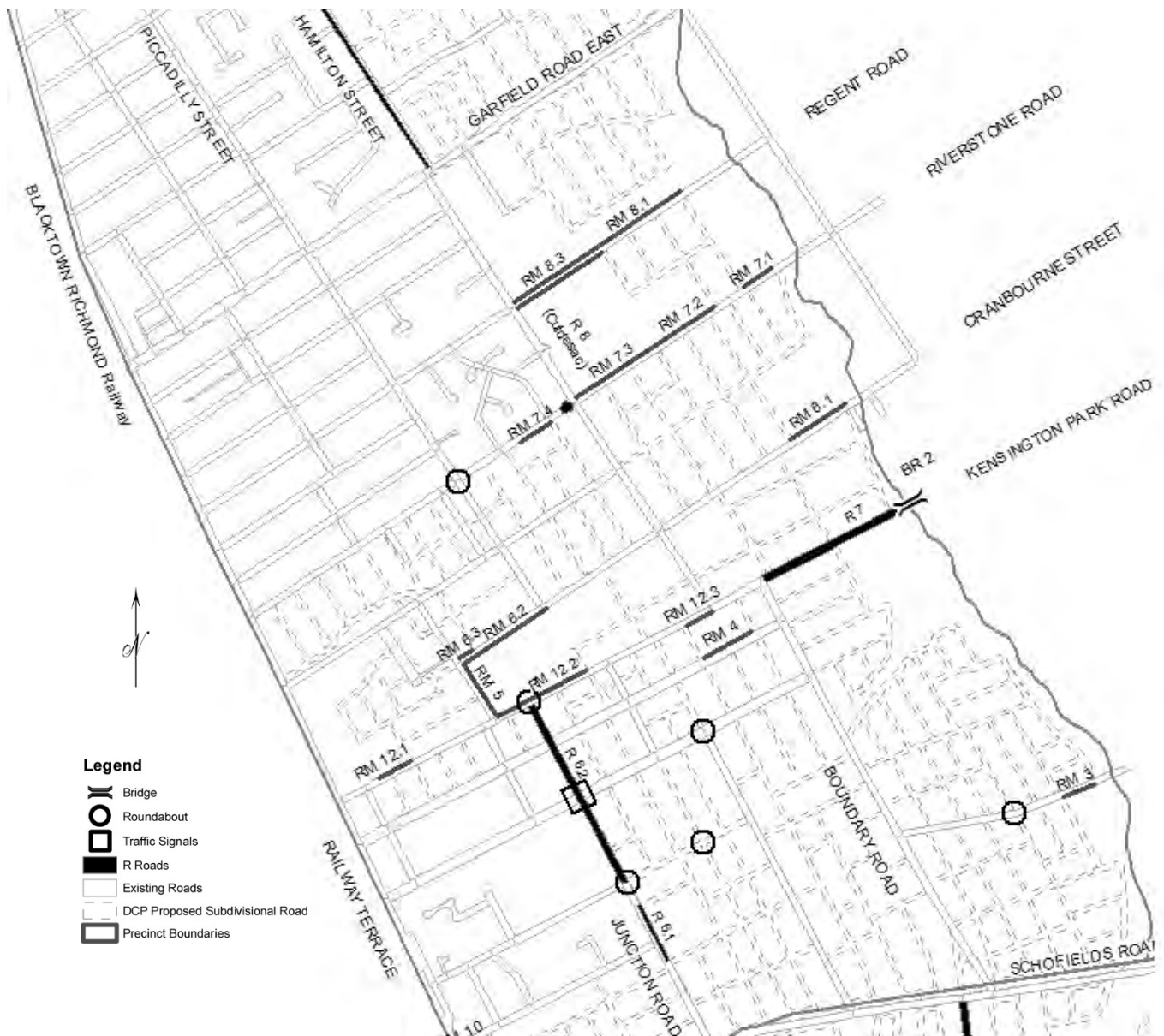
CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
**Riverstone & Alex Avenue
Precincts**

Sheet 1 of 3

APPENDIX B 2 of 6

RIVERSTONE & ALEX AVENUE TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES



Catchment Areas indicative only

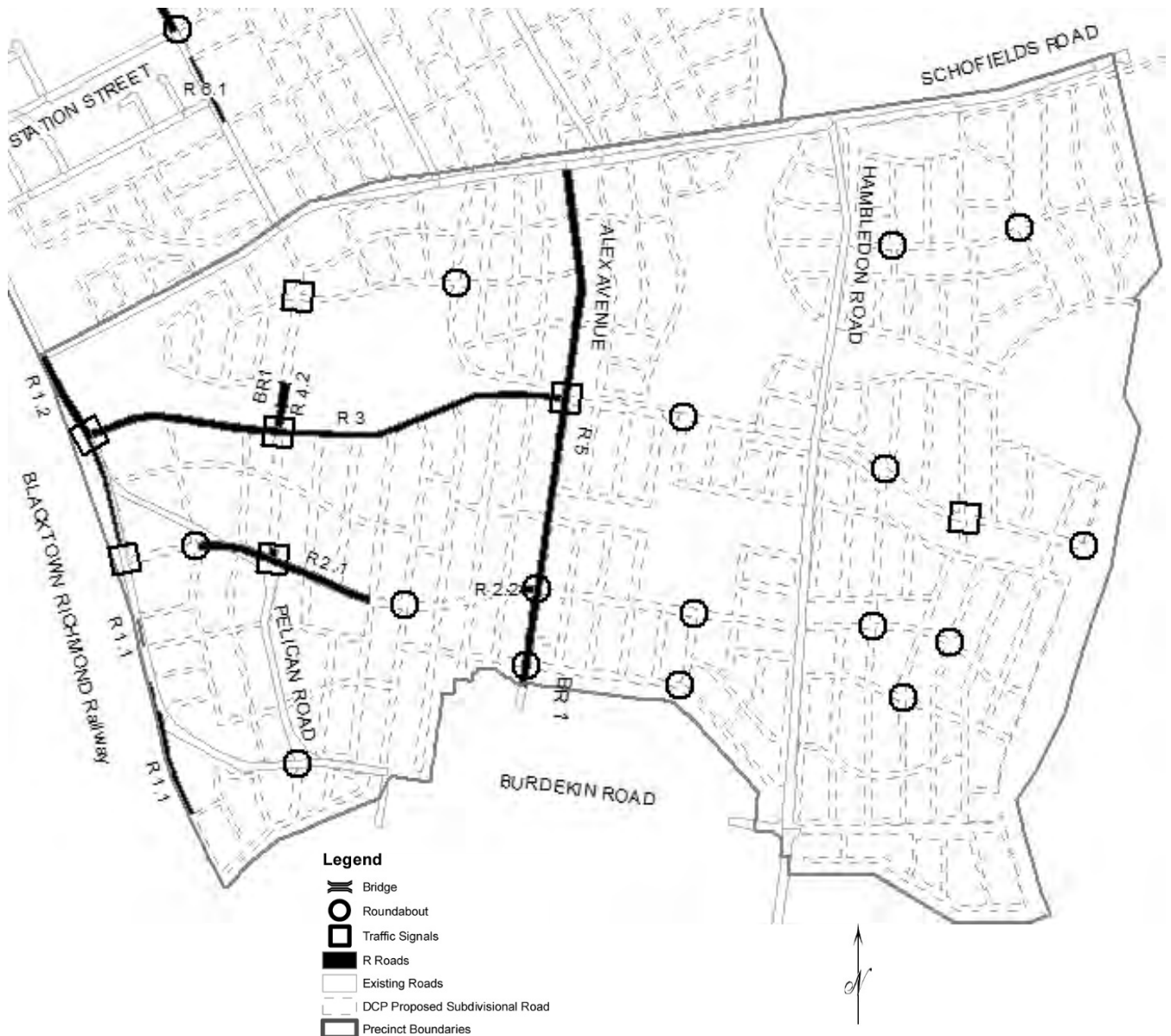
Catchment Areas Indicative Only
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	Riverstone & Alex Avenue Precincts

Sheet 2 of 3

APPENDIX B 3 of 6

**RIVERSTONE & ALEX AVENUE
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
**Riverstone & Alex Avenue
Precincts**
Sheet 3 of 3

APPENDIX B 4 of 6

RIVERSTONE & ALEX AVENUE TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

Site No.	Location	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
R1.1	RAILWAY TERRACE	Local road. South of Burdekin Road & Half width fronting reserve 889.		\$1,940,000			\$1,940,000
R1.2	RAILWAY TERRACE	Collector and town centre collector. Southern East West Road to Schofields Road. Excludes half width fronting developable areas. Traffic Signals at Northern East West Road and Southern East West Road.		\$2,872,000			\$2,872,000
R2.1	SOUTHERN EAST-WEST ROAD	Railway Terrace to Alex Avenue. Full width along drainage channel and basin. Traffic signals at Pelican Rd and roundabout at town centre end		\$2,523,000			\$2,523,000
R2.2	SOUTHERN EAST-WEST ROAD	Railway Terrace to Alex Avenue. Full width approach to Alex Avenue		\$446,000			\$446,000
R3	NORTHERN EAST-WEST ROAD	Collector Road. Full width Railway Terrace to Alex Avenue. Traffic signals at Pelican Road		\$5,870,000			\$5,870,000
R4.1	PELICAN ROAD	Collector Road. Full width at channel crossings and basin. At southern east west road		\$199,000			\$199,000
R4.2	PELICAN ROAD	Collector Road. Full width at channel crossings and basin. At northern east west road		\$1,086,000			\$1,086,000
R5	ALEX AVENUE	Collector Road. Full width from existing urban area north of Burdekin Road to Schofields Road. Roundabout at Southern East West Road. Traffic Signals at Northern East West Road. Additional roundabout at proposed local road		\$10,460,000			\$10,460,000
R6.1	JUNCTION ROAD (SCHOFIELDS)	Collector Road. Half width fronting drainage.			\$429,000		\$429,000
R6.2	JUNCTION ROAD (SCHOFIELDS)	Collector Road. Full width Station Street to Kensington Park Road. Traffic signals at St Albans Road. Roundabout at Station Street and Kensington Park Road		\$5,539,000			\$5,539,000
R7	KENSINGTON PARK ROAD	Collector Road. Full width Boundary Road to First Ponds Creek.				\$3,174,000	\$3,174,000
R8	RIVERSTONE ROAD	Cul-de-sac just west of McCulloch Street.			\$113,000		\$113,000
R9.1	HAMILTON STREET	Collector Road. Half width Garfield Road East to Crown Street.			\$1,458,000		\$1,458,000
R9.2	HAMILTON STREET	Collector Road. Full width Crown Street to Otago Street. Roundabouts at Princes, Crown Streets and Melbourne Road.			\$13,122,000		\$13,122,000

CONTRIBUTION ITEM
Traffic & Transport
Management

CATCHMENT AREA
Riverstone & Alex Avenue
Precincts
Sheet 1 of 4

APPENDIX B 5 of 6

RIVERSTONE & ALEX AVENUE TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

Site No.	Location	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
R10	EDMUND STREET	Collector Road. Full width Garfield Road East to Sydney Street. Roundabouts at Sydney and Crown Streets.				\$8,338,000	\$8,338,000
R11	LOFTUS STREET	Cost for Collector Road. Full width Hamilton Road to Windsor Road. Traffic Signals at Hamilton Street. Adjust existing traffic signals at Windsor Road.				\$6,040,000	\$6,040,000
R12	OTAGO STREET	Collector Road. Full width Riverstone Parade to Windsor Road. Traffic Signals at O'Connell Street. Roundabout at Hamilton Street			\$6,144,000		\$6,144,000
R13	O'CONNELL STREET	Collector Road. Full width Otago Street to Bandon Road. Roundabout at proposed local road			\$3,750,000		\$3,750,000
R14	BANDON ROAD	Collector Road. Full width Riverstone Parade to Windsor Road. Roundabout at O'Connell Street.			\$4,021,000		\$4,021,000
MISCELLANEOUS							
RM1 & RM2	HOBART STREET	Load limits and entry treatment at Brisbane Street and Piccadilly Streets			\$112,000		\$112,000
M1	BUS SHELTERS	Allow for shelters near schools, neighbourhood centres and transport hubs (approx 20)			\$340,000		\$340,000
M2	LOCAL TRAFFIC MANAGEMENT SIGNALS	2 x Additional traffic signals for local area traffic management			\$490,000		\$490,000
M3	LOCAL TRAFFIC MANAGEMENT ROUNDABOUTS	20 x Additional roundabouts for local area traffic management			\$4,460,000		\$4,460,000
RM3	GORDON ROAD	Existing Road half width construction at reserves, drainage or schools				\$131,000	\$131,000
RM4	WESTMINSTER STREET	Existing Road - Half width construction fronting reserves, drainage or schools			\$206,000		\$206,000
RM5	BLIGH STREET	Existing Road - Half width construction fronting reserves, drainage or schools			\$234,000		\$234,000
RM6.1	CRANBOURNE STREET	Existing Road - Half width construction fronting reserves, drainage or schools				\$250,000	\$250,000
RM6.2	CRANBOURNE STREET	Existing Road - Half width construction fronting reserves, drainage or schools			\$377,000		\$377,000
RM6.3	CRANBOURNE STREET	Existing Road - Half width construction fronting reserves, drainage or schools			\$62,000		\$62,000
RM7.1	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools				\$126,000	\$126,000
RM7.2	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools			\$242,000		\$242,000
RM7.3	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools			\$381,000		\$381,000
RM7.4	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools			\$137,000		\$137,000

CONTRIBUTION ITEM
Traffic & Transport
Management

CATCHMENT AREA
Riverstone & Alex Avenue
Precincts
Sheet 2 of 4

APPENDIX B 6 of 6

RIVERSTONE & ALEX AVENUE TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

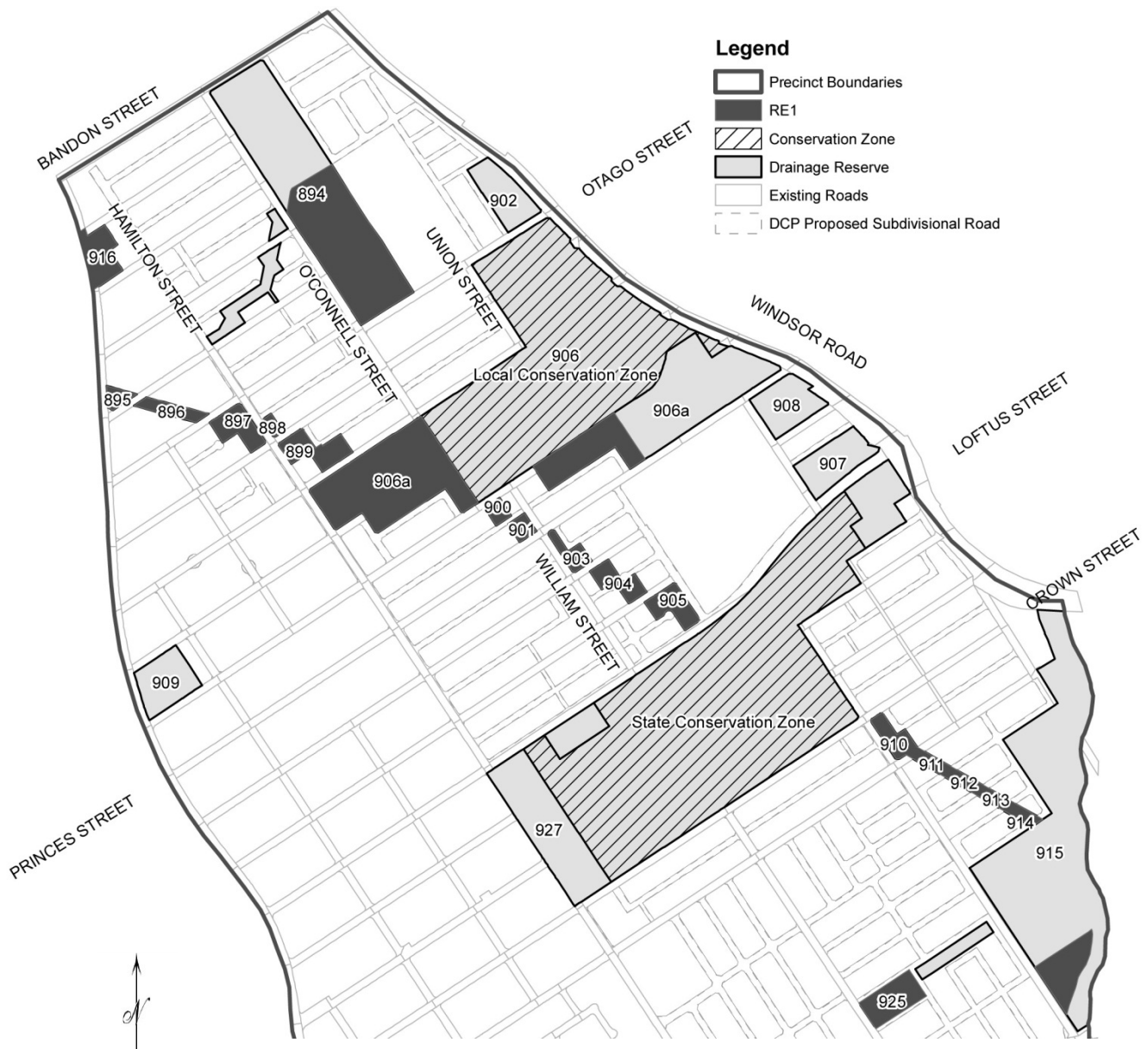
Site No.	Location	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
RM8.1	REGENT STREET	Existing Road - Half width construction fronting reserves, drainage or schools				\$426,000	\$426,000
RM8.2	REGENT STREET	Existing Road - Half width construction fronting reserves, drainage or schools				\$376,000	\$376,000
RM8.3	REGENT STREET	Existing Road - Half width construction fronting reserves, drainage or schools				\$328,000	\$328,000
RM9	WILLIAM STREET	Existing Road - Half width construction fronting reserves, drainage or schools			\$101,000		\$101,000
RM10	ADVANCE STREET	Existing Road - Half width construction fronting reserves, drainage or schools		\$37,000			\$37,000
RM11.1	CROWN STREET	Existing Road - Half width construction fronting reserves, drainage or schools			\$210,000		\$210,000
RM11.2	CROWN STREET	Existing Road - Half width construction fronting reserves, drainage or schools			\$44,000		\$44,000
RM12.1	KENSINGTON PARK ROAD	Existing Road - Half width construction fronting reserves, drainage or schools			\$262,000		\$262,000
RM12.2	KENSINGTON PARK ROAD	Existing Road - Half width construction fronting reserves, drainage or schools			\$743,000		\$743,000
RM12.3	KENSINGTON PARK ROAD	Existing Road - Half width construction fronting reserves, drainage or schools			\$204,000		\$204,000
Bridges							
BR 1	PELICAN ROAD	Near Schofield Rd		\$5,924,000			\$5,924,000
BR 2	KENSINGTON PARK ROAD	First Ponds Creek				\$8,801,000	\$8,801,000
BR 3	LOFTUS STREET	Near Windsor Road			\$14,301,000		\$14,301,000
			\$0	\$36,896,000	\$51,943,000	\$27,990,000	\$116,829,000

CONTRIBUTION ITEM
Traffic & Transport
Management

CATCHMENT AREA
Riverstone & Alex Avenue
Precincts
Sheet 3 of 4

APPENDIX C 1 of 7

**RIVERSTONE & ALEX AVENUE
OPEN SPACE & RECREATION FACILITIES**



Catchment Areas indicative only

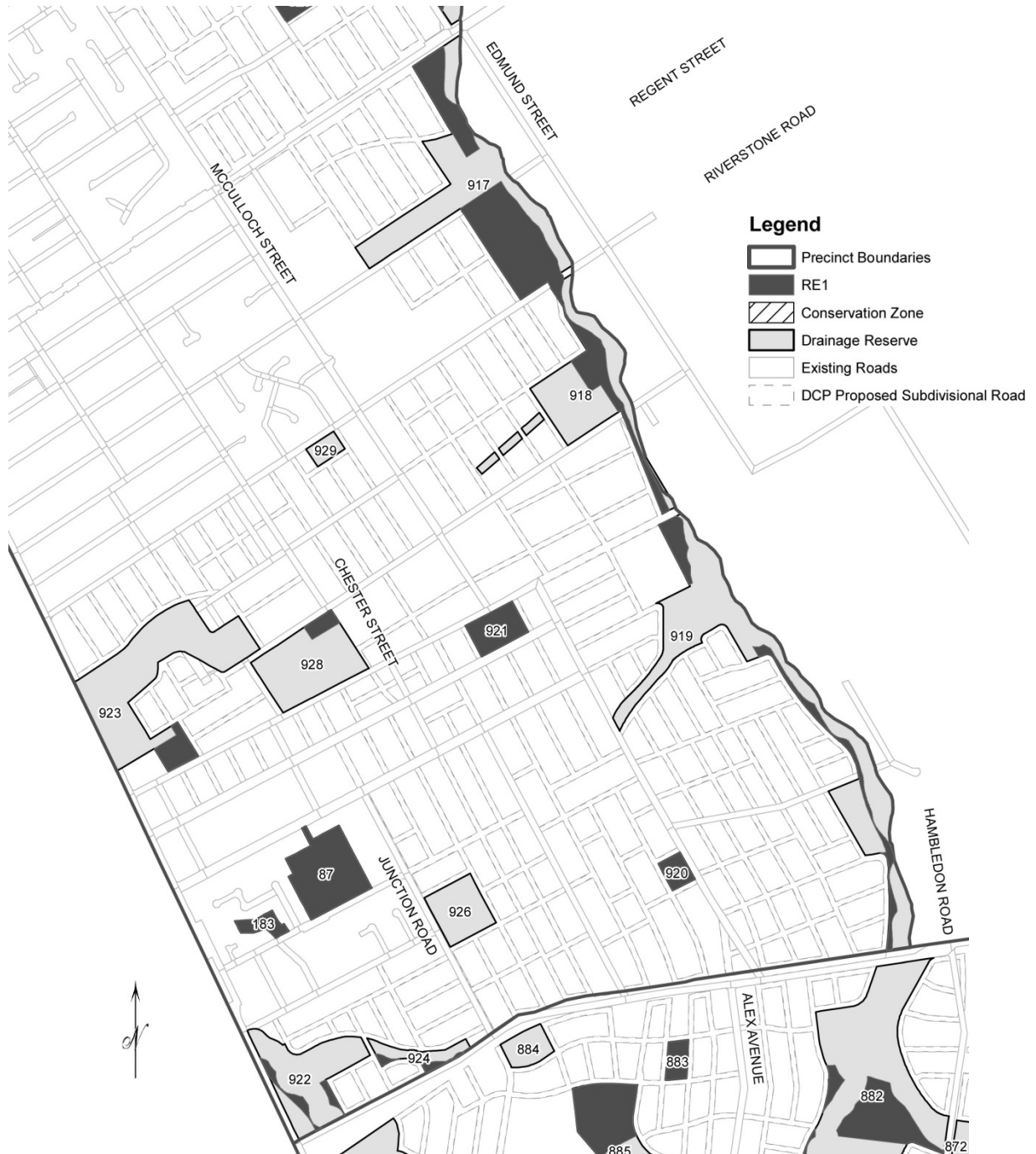
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
**Riverstone & Alex Avenue
Precincts**
Sheet 1 of 3

APPENDIX C 2 of 7

**RIVERSTONE & ALEX AVENUE
OPEN SPACE & RECREATION FACILITIES**



Catchment Areas indicative only

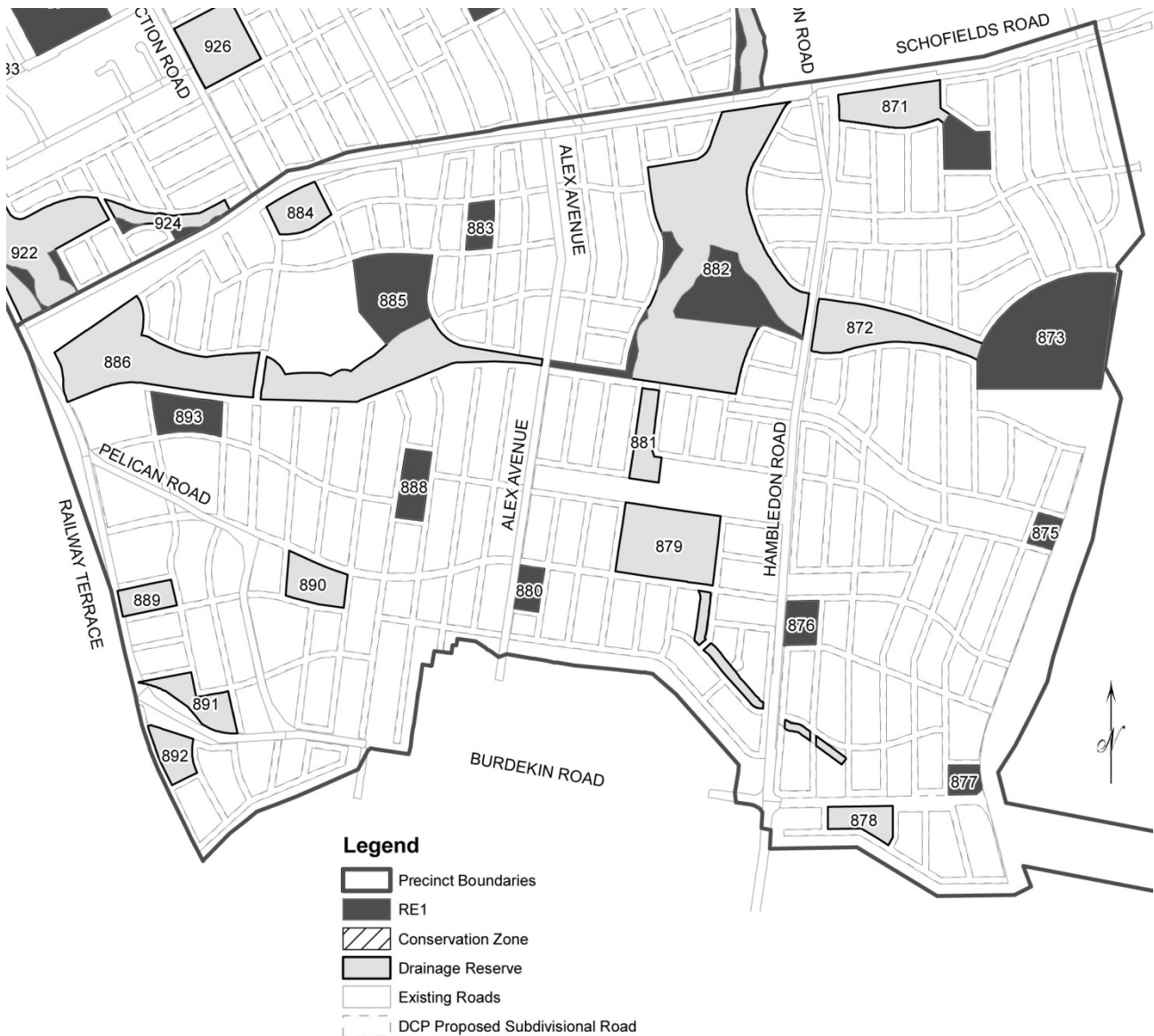
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
**Riverstone & Alex Avenue
Precincts**
Sheet 2 of 3

APPENDIX C 3 of 7

**RIVERSTONE & ALEX AVENUE
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
**Riverstone & Alex Avenue
Precincts**
Sheet 3 of 3

APPENDIX C 4 of 7

RIVERSTONE & ALEX AVENUE OPEN SPACE & RECREATION FACILITIES

Site No.	Approximate Area of Embellishment (Ha)	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
871	3.8632	Local park including playground and landscaping	\$0.00	\$659,000			\$659,000
872	3.9865	Riparian corridor park including cycleway	\$0.00		\$640,000		\$640,000
873	8.2254	Neighbourhood park including playground, picnic area, conservation works and cycleway	\$0.00	\$1,745,000			\$1,745,000
875	0.5306	Local park including landscaping and fencing	\$0.00	\$140,000			\$140,000
876	0.9025	Local park including landscaping and fencing	\$0.00		\$2,156,000		\$2,156,000
877	0.6190	Local park including playground and landscaping	\$0.00	\$319,000			\$319,000
878	1.1515	Local park including landscaping and fencing	\$0.00	\$174,000			\$174,000
879	4.5243	Neighbourhood park including double playing field, amenities, playground, car park and landscaping	\$0.00		\$6,048,000		\$6,048,000
880	0.7038	Local park including landscaping and fencing	\$0.00	\$291,000			\$291,000
881	1.2761	Riparian corridor park	\$0.00		\$190,000		\$190,000
882	20.2438	District park including 1 x double playing field, amenities, playgrounds, car parking, landscaping, and cycleway	\$0.00		\$12,109,000		\$12,109,000
883	0.7758	Local park including landscaping and fencing	\$0.00			\$262,000	\$262,000
884	1.4068	Local park including landscaping and fencing	\$0.00		\$198,000		\$198,000
885	8.8860	Neighbourhood park (colocated with school grounds) including double playing field, amenities, playground, car park, landscaping, and cycleway	\$0.00			\$6,808,000	\$6,808,000

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.

CONTRIBUTION ITEM
Open Space & Recreation

CATCHMENT AREA
Riverstone & Alex Avenue Precincts
Sheet 1 of 4

APPENDIX C 5 of 7

RIVERSTONE & ALEX AVENUE OPEN SPACE & RECREATION FACILITIES

Site No.	Approximate Area of Embellishment (Ha)	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
886	6.7795	Local park including picnic area, landscaping and cycleway	\$0.00		\$889,000		\$889,000
888	1.1934	Local park including playground and landscaping	\$0.00	\$405,000			\$405,000
889	0.9285	Local park including landscaping and fencing	\$0.00	\$191,000			\$191,000
890	1.5658	Local park including landscaping and fencing	\$0.00		\$201,000		\$201,000
891	1.8181	Local park including landscaping and fencing	\$0.00		\$229,000		\$229,000
892	1.1203	Local park including playground and landscaping	\$0.00		\$329,000		\$329,000
893	1.5647	Town centre park including neighbourhood playground	\$0.00		\$938,000		\$938,000
894	11.2684	Neighbourhood park with 2 double playing fields, amenities, playground, picnic areas, landscaping and car parking	\$2,138.00			\$10,083,000	\$10,085,138
895-899	2.7968	Corridor parkland including cycleway	\$0.00		\$1,174,000		\$1,174,000
900-901	0.5892	Corridor parkland including cycleway	\$0.00		\$300,000		\$300,000
902	1.6310	Landscaping works and fencing	\$0.00		\$166,000		\$166,000
903-905	1.9363	Corridor parkland including cycleway	\$0.00		\$856,000		\$856,000
906a	12.5094	Neighbourhood park adjoining conservation area, including hard courts, amenities, carpark and playground	\$0.00		\$6,907,000		\$6,907,000
907	1.4457	Riparian corridor park including playground, pathways, landscaping	\$0.00		\$373,000		\$373,000
908	1.7723	Landscaping works and fencing	\$0.00		\$253,000		\$253,000

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.

CONTRIBUTION ITEM
Open Space & Recreation

CATCHMENT AREA
Riverstone & Alex Avenue Precincts
Sheet 2 of 4

APPENDIX C 6 of 7

RIVERSTONE & ALEX AVENUE OPEN SPACE & RECREATION FACILITIES

Site No.	Approximate Area of Embellishment (Ha)	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
909	1.7899	Landscaping works and fencing	\$0.00		\$198,000		\$198,000
910-914	1.4627	Corridor parkland including cycleway	\$0.00		\$744,000		\$744,000
915	16.4825	Riparian corridor park including pathways, landscaping	\$0.00		\$1,643,000		\$1,643,000
916	0.7406	Local park including Playground and Landscaping	\$0.00			\$341,000	\$341,000
917	15.9015	Riparian corridor park including playing fields, amenities, playground, pathways, landscaping	\$0.00			\$10,382,000	\$10,382,000
918	9.1980	Riparian corridor park including pathways, landscaping	\$0.00		\$1,401,000		\$1,401,000
919	15.6277	Riparian corridor park including playground, pathways and landscaping	\$0.00		\$2,369,000		\$2,369,000
920	0.7432	Local park including playground and Landscaping	\$0.00			\$341,000	\$341,000
921	1.7814	Local park including playground and Landscaping	\$0.00		\$745,000		\$745,000
922	6.1492	Riparian corridor park including pathways, landscaping	\$0.00		\$976,000		\$976,000
923	11.6969	Local park including playground and Landscaping	\$0.00		\$1,134,000		\$1,134,000
924	1.3095	Riparian corridor park including pathways, landscaping	\$0.00		\$320,000		\$320,000
925	2.1071	Local park including playground and Landscaping	\$0.00		\$546,000		\$546,000
926	2.8673	Landscaping works and fencing	\$0.00		\$350,000		\$350,000
927	3.3565	Landscaping works and fencing	\$0.00		\$474,000		\$474,000

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.

CONTRIBUTION ITEM
Open Space & Recreation

CATCHMENT AREA
Riverstone & Alex Avenue Precincts
Sheet 3 of 4

APPENDIX C 7 of 7

RIVERSTONE & ALEX AVENUE OPEN SPACE & RECREATION FACILITIES

Site No.	Approximate Area of Embellishment (Ha)	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
928	3.7460	Landscaping works and fencing	\$0.00	\$576,000			\$576,000
929	0.7236	Landscaping works and fencing	\$0.00		\$143,000		\$143,000
87	4.5162	Schofields park sporting facilities	\$0.00		\$1,852,000		\$1,852,000
183	0.6845	Carman park pathways and landscaping	\$0.00		\$178,000		\$178,000
	17.5000	5 Double Playing fields to be provided off site	\$0.00		\$9,582,000	\$14,373,000	\$23,955,000
		Tennis courts to be provided off site	\$0.00		\$2,037,000		\$2,037,000
			\$2,138	\$4,500,000	\$58,648,000	\$42,590,000	\$105,740,138

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.

CONTRIBUTION ITEM
Open Space & Recreation

CATCHMENT AREA
Riverstone & Alex Avenue Precincts
Sheet 4 of 4

APPENDIX D 1 of 2

COMMUNITY FACILITIES LAND & COMBINED PRECINCT 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 &
Combined Precinct
Facilities**

CATCHMENT AREA
**Riverstone & Alex Avenue
Precincts**

APPENDIX D 2 of 2

COMMUNITY FACILITIES & COMBINED PRECINCT FACILITIES FULL FACILITY CONSTRUCTION COSTS

Reserve No.	Land Area (sqm)	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
867	20.3719	Conservation Zone	\$0		\$9,539,000		\$9,539,000
			\$0	\$0	\$9,539,000	\$0	\$9,539,000

COMMUNITY FACILITIES & COMBINED PRECINCT FACILITIES APPORTIONED FACILITY CONSTRUCTION COSTS FOR THE RIVERSTONE & ALEX AVENUE PRECINCTS

Reserve No.	Land Area (sqm)	Description of Works	Completed cost Indexed to June 2014	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
867	20.3719	Conservation Zone	\$0		\$3,377,694		\$3,377,694
			\$0	\$0	\$3,377,694	\$0	\$3,377,694

CONTRIBUTION ITEM
Community Facilities &
Combined Precinct
Facilities

CATCHMENT AREA
Riverstone & Alex Avenue
Precincts

APPENDIX E

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							
FIRST PONDS CREEK	528.3301	\$17,567,349	\$123,310,000	\$2,138	\$152,288,000	\$2,284,352	\$295,451,839
EASTERN CREEK	251.2402	\$10,304,297	\$56,153,000	\$247,742	\$61,849,000	\$931,451	\$129,485,490
STORMWATER QUALITY							
FIRST PONDS CREEK	505.6676			\$0	\$52,945,000	\$794,175	\$53,739,175
EASTERN CREEK	172.8712			\$0	\$17,713,000	\$265,695	\$17,978,695
TRAFFIC MANAGEMENT	Hectares						
RIVERSTONE / ALEX AVENUE	818.6450	\$0	\$16,234,000	\$0	\$116,829,000	\$1,752,435	\$134,815,435
OPEN SPACE	Population						
RIVERSTONE / ALEX AVENUE	44228	\$3,853,324	\$127,841,000	\$2,138	\$105,738,000	\$1,586,102	\$239,020,564
COMBINED PRECINCT FACILITIES	Population						
COMMUNITY RESOURCE HUB (Land Only - Riverstone)	44228		\$3,151,000				\$3,151,000
CONSERVATION ZONE (Riverstone)	44228	\$886,848	\$8,043,000	\$0	\$3,377,694	\$50,665	\$12,358,207
TOTAL		\$32,611,818	\$334,732,000	\$252,018	\$510,739,694	\$7,664,875	\$886,000,405

APPENDIX F
BASE CONTRIBUTION RATES

(Base CPI All Groups Sydney - June 2014 - 106.0)

CATCHMENT	CONTRIBUTION RATE (\$)
WATER MANAGEMENT	\$ Per Ha
STORMWATER QUANTITY	
FIRST PONDS CREEK	\$559,219
EASTERN CREEK	\$515,386
STORMWATER QUALITY	
FIRST PONDS CREEK	\$106,274
EASTERN CREEK	\$104,001
TRAFFIC MANAGEMENT	\$ Per Ha
RIVERSTONE / ALEX AVENUE	\$164,682
OPEN SPACE	\$ Per Person
RIVERSTONE / ALEX AVENUE	\$5,405
COMBINED PRECINCT FACILITIES	\$ Per Person
COMMUNITY RESOURCE HUB (Land Only - Riverstone)	\$72
CONSERVATION ZONE (Riverstone)	\$280

INDEXATION METHOD

The method of indexing the base contribution rate is to multiply the most recently published CPI at the time of payment and divide it by the June 2014 CPI.

APPENDIX G**SUPPORTING TECHNICAL DOCUMENTS AND REPORTS**

The following identifies technical documents, studies, relevant legislation, and reports which have been used for researching this contributions plan:

- Macroplan Australia Pty Ltd (2007) *Riverstone & Alex Avenue Precincts Demographic Profile and Community Infrastructure Report*, November 2007, prepared for the Growth Centres Commission.
- GHD Pty Ltd (2008) *Alex Avenue and Riverstone Precincts - Integrated Natural Environment Management Part 3 of 3: Water Sensitive Urban Design and Flooding Draft Report Part 3 of 3*, September 2008, prepared for the Growth Centres Commission.
- GHD Pty Ltd (2008) *Alex Avenue and Riverstone Precinct Planning Part 2 of 3: Riparian Assessment* July 2008, prepared for the Growth Centres Commission.
- GHD Pty Ltd (2010) *Riverstone and Alex Avenue Precincts – Post exhibition Flooding and Water Cycle Management (including Climate Change Impact Flooding)*, May 2010, prepared for the Growth Centres Commission.
- ARUP Pty Ltd (2007) *The Draft Riverstone & Alex Avenue Transport & Access Study*, prepared for the Growth Centres Commission.
- Road Delay Solutions (2009) *North West Growth Centres Indicative Layout Plan Revision Transport and Traffic Model Year 2036 report*.
- *Environmental Planning and Assessment Act 1979*.
- *Environmental Planning and Assessment Regulation 2000*.
- Department of Planning *Development Contributions Practice Note (July 2005)*.
- Growth Centres Commission (2006), *Special Infrastructure Contribution Practice Note*, December 2006.
- Growth Centres Commission (2006), *Growth Centres Development Code*, October 2006.

D Assessment of CP20 against the information requirements in clause 27 of the EP&A Regulation

Sub-clause	Location in CP20
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 5
1(d) The formulas to be used for determining the section 94 contributions required for different categories of public amenities and services.	Section 6
1(e) The section 94 contribution rates for different types of development, as specified in a schedule in the plan.	Section 6.8 and 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 D
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 1.15 to 1.17
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 7
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 <i>Local Government Act 1993</i> .	Section 7 (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.
CP15	The Hills Shire Council, <i>Section 94 Contributions Plan No 15 – Box Hill and Box Hill Industrial Precincts.</i>
CP20	Blacktown City Council, <i>Section 94 Contributions Plan No 20 – Riverstone & 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
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.

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.
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.

