

draft contributions plan

No.21

section 94

Marsden Park Industrial Precinct

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1. Introduction and Administration of the Plan

1.1 Name of the Plan

This Contributions Plan is called 'Section 94 Contributions Plan No.21 – Marsden Park Industrial Precinct'.

1.2 Purpose of Plan

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

Within the Marsden Park Industrial Precinct S.94 contributions are levied for the following amenities and services:

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

This Plan has been prepared in accordance with:

- The Environmental Planning and Assessment Act, 1979 (EPA Act);
- The Environmental Planning and Assessment Regulation, 2000; (EPA Regulation);
- In conjunction with the Indicative Layout Plan for the Marsden Park Industrial Precinct; and
- Having regard to the Practice Notes issued by the NSW Department of Planning (2005) in Accordance with clause 26(1) of the EPA Regulation.

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

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

1.3 Commencement of this Plan

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

1.4 Principles of Section 94

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

The three general principles in applying Section 94 contributions are:

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

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

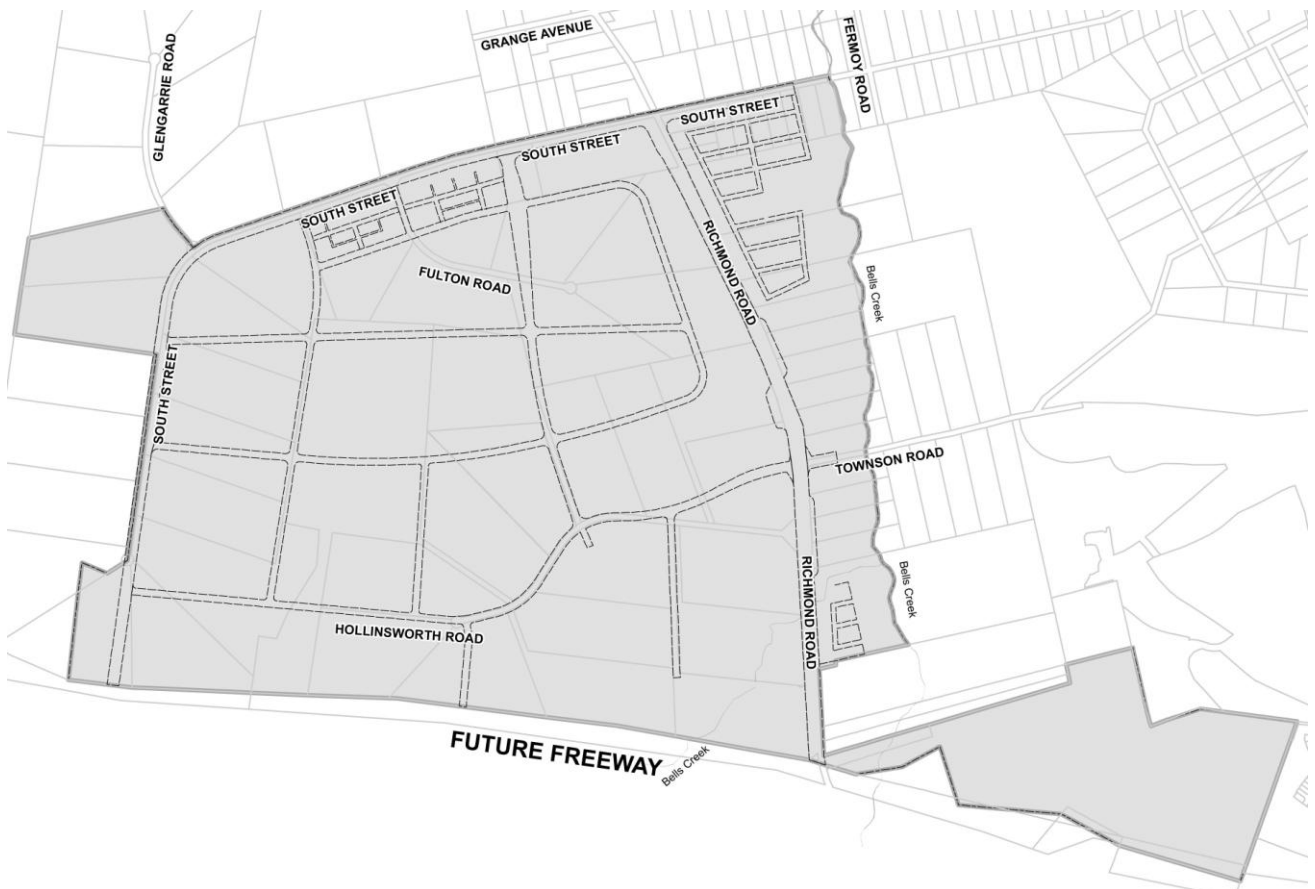
1.6 Land to Which the Plan Applies

This Contributions Plan applies to land within the Marsden Park Industrial Precinct which is one of the release precincts in the North West Growth Centre.

The Marsden Park Industrial Precinct is bounded by South Street to the north and west, Proposed Freeway to the south and Bells Creek to the east. A map showing the location of the Marsden Park Industrial Precinct is **shown on the following page**.

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

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

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

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

1.9 Complying Development and the Obligation of Accredited Certifiers

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

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

1.10 Relationship to Other Plans

Environmental Planning Instruments and controls apply to the Marsden Park Industrial Precinct. These include:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Amendments No. 8);
- Marsden Park Industrial Precinct Development Control Plan 2009.

1.11 Relationship to Special Infrastructure Contributions

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

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

1.12 The Monitoring and Review of this Plan

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

The purpose of any review is to ensure that:

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

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

Council welcomes the comments of interested persons in relation to this Plan at any time.

1.13 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 16 October 2010.

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. Combined Precinct Facility.

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 G 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.

1.14 Timing of Provision of Items

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

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

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

As noted in Section 1.12 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.

1.15 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.

1.16 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.

1.17 Enquiries regarding this Plan

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

1.18 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 Contributions & Expenditure Accountant or S.94 Officer in advance to ensure suitable arrangements can be made to view this information.

2 Water Cycle Management Facilities

2.1 Nexus

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

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

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

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

2.2 Water Sensitive Urban Design (WSUD)

The draft report by GHD for Marsden Park Industrial Precinct – Water Cycle Management Assessment: Flooding, Stormwater and Water Sensitive Urban Design dated July 2009 identifies that there are a number of opportunities for management of stormwater quality, quantity and flooding at the Marsden Park Industrial 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 Marsden Park Industrial Precinct, that nominates at source pollution control measures for industrial, commercial and higher density residential areas combined with precinct scale co-located detention/bio-retention basins, 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. Bio-retention is sized to treat runoff from low density residential areas and the road network of the other proposed landuse areas. Due to the different water quality management principles applied to low density residential land, the precinct is divided into distinct water quality sub-catchments based on landuse.

Rainwater tanks 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 this contributions plan as they will be provided as part of individual developments.

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

Numerical modelling was used to test the effectiveness of the WSUD strategy and included modelling of flood peaks and flood levels for the creeks within the Marsden Park Industrial Precinct using RAFTS and TUFLOW. 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 results of the numerical modelling has shown that the proposed WSUD strategy together with the flood plain management can satisfy the requirements of the Growth Centres Development Code (GCC, 2006) Blacktown City Council Engineering Guideline for Development (BCC, 2005), Blacktown 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 Water Cycle Management DCP due for adoption in 2009, with a working draft considered at the time the WSUD strategy was developed.

Blacktown City Council (BCC) has used WSUD strategy and associated modelling to form the basis of the regional stormwater drainage infrastructure works. Preliminary sizing only was also undertaken by GHD with some amendments by Blacktown City Council. This enabled the preparation of preliminary quantities and estimates by GHD Pty Ltd that were adjusted by BCC to reflect BCC contract rates.

2.3 Consistency with Precinct Planning Documents

The Precinct Planning for the Marsden Park Industrial Precinct has developed since the original exhibition in 2009. The initial Water Cycle Management technical assessment was conducted by GHD. Post exhibition, this work was developed by J. Wyndham Prince. However, the original flood modelling was not updated by J. Wyndham Prince except for the Bells Creek flood modelling. Therefore, the technical reports prepared for the Precinct are as follows:

- GHD *Draft Report for Marsden Park Industrial Precinct – Water Cycle Management Assessment: Flooding, Stormwater and Water Sensitive Urban Design* dated July 2009.
- J. Wyndham Prince *Marsden Park Industrial Precinct Post Exhibition Water Cycle Management Strategy Report Including Consideration of Climate Change Impacts* dated February 2011.
- J. Wyndham Prince *Marsden Park Industrial Precinct Bells Creek Corridor Water Cycle Management Strategy* dated January 2011.

During the Precinct Plan's post exhibition period, the water cycle management strategy was refined to reduce infrastructure costs and the zoning of Bells Creek was changed to enable it to remain in private ownership. Concept designs for trunk drainage channels and basins were prepared by J. Wyndham Prince and checked and amended by Council as required. Where sizing of drainage infrastructure was not provided as part of the J. Wyndham Prince reports, additional sizing was conducted by Council's Asset Design Services staff based on the numerical modelling available.

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

- Department of Planning and Infrastructure *Bells Creek Corridor Indicative Layout Plan* dated 8 December 2010.
- Department of Planning and Infrastructure *Draft Marsden Park Industrial Precinct Indicative Layout Plan* dated 16 December 2010.

- Department of Planning and Infrastructure *Blacktown City Council Precincts Development Control Plan 2010* including Schedule 3 Marsden Park Industrial Precinct.
- Department of Planning and Infrastructure current version of SEPP Maps.
- Department of Planning and Infrastructure *Growth Centres Development Code* dated October 2006.

The sizing and location of the water cycle management infrastructure was generally acceptable. However, there are several areas where changes are required and these are identified by reference to the infrastructure items in Appendix A. There are also some minor items that have been added to facilitate the proposed water cycle management strategy. These include:

Bells Creek Catchment

Item B3.2 The basin concept design was amended to suit Council standards. However, the required land area was the same.

Item B4.1 Was sized by Council as no sizing details were provided. Based on the existing topography, it is possible that the design catchment area will be greater than that allowed for the J. Wyndham Prince reports. Costs are based on Council's sizing.

Marsden Creek Catchment

Items M1.2 and M1.4 trunk drainage channels. The land zoned for drainage purposes is not consistent with the sizing provided as the width tapers from zero to the required width over the length of the channels. It is not physically possible to maintain the channel capacity with this arrangement. Also Council does not accept the location of the drainage channel in the median of the proposed sub-arterial road due to operational grounds. The costs in the Contributions Plan allow for the open channel to run parallel with the sub-arterial road and includes additional land to facilitate this outcome.

Little Creek Catchment

Item 3.2 Detention Basin. The J. Wyndham Prince reports have an option for providing OSD for part of this catchment west of South Street. There is also the potential option to offset these flows in the basin as indicated in previous versions of the J. Wyndham Prince reports. This basin is also located on an area of existing native vegetation to be retained. In order to maintain the existing ground levels in the native vegetation retention area, the concept design provided needed to be amended. The costs included in this Contributions Plan allow for offsetting of flows for the bypass catchment and reconfiguring the basin to suit the existing native vegetation retention area. This includes an allowance for additional land.

2.4 Contribution Catchments

The Marsden Park Industrial Precinct contains three drainage catchments, Bells Creek Catchment, Marsden Creek Catchment and Little Creek Catchment. The areas of the catchments were determined having regard for the natural watershed and the proposed local road layout which will impact upon drainage flows. Generally, the Marsden Park Industrial Precinct drains to the Bells Creek, Marsden Creek or Little Creek catchments. A map showing the location of the drainage contribution catchments is contained in Appendix "A".

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

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

To account for the different demand assigned to different land use types in terms of stormwater quality measures, different contribution rates are required. In this precinct, the only regional stormwater quality facilities that serve low density residential and other land use types are located in the Little Creek Catchment. In this instance the stormwater quality costs have been apportioned over 100% of low density residential land plus 15% of the other developable land zone areas. The 15% represents the future public roads that are not serviced by on lot stormwater treatment.

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

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

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

(\$/HECTARE)

10

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

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

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

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

3 Traffic & Transport Management Facilities

3.1 Nexus (Major Roads)

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

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

3.2 Consistency with Precinct Planning Documents

The overall road network layout has remained similar since the exhibition of the Precinct Planning Documents. The only notable change is the classification of South Street as an arterial road with the RTA as the acquisition authority. The technical reports prepared for the Precinct are as follows:

- Arup *Marsden Park Industrial (Employment) Precinct Transport and Access Study Final Report for ILP Exhibition* dated August 2009 prepared for the Department of Planning and Infrastructure.
- J. Wyndham Prince *Marsden Park Draft S94 Basin Review Road No 1 Plan and Longitudinal Sections* 3 sheets 8955/SK19-A, 8955/SK20-A, 8955/SK21-A dated 08/06/10.

Planning documents are as listed in Section 2.3.

South Street is not included in this Contributions Plan as it is now proposed as a classified road under RTA control.

The realignment and extension of the existing Hollinsworth Road has been included and will form a significant traffic link and facilitate connectivity to South Street and is designated as Road No 1 in the J Wyndham Prince plans. Some minor adjustment of the Road No 1 concept design was undertaken by Council to suit updated drainage basin levels and the north south sub-arterial road.

The north south sub-arterial road was designed and estimated by Council's Asset Design Services to run parallel to the proposed drainage channel on the western side. Having a drainage channel in the centre of the sub-arterial road as shown in the Development Control Plan Schedule 3 is not acceptable to Council.

The Development Control Plan Schedule 3 does not include an industrial sub-arterial road standard without a drainage channel in the median which is required for sections of both Road No 1 (Hollinsworth) and the north south road. The main body of the Development Control Plan does contain a typical sub-arterial road detail. However, this is primarily applicable to residential areas. As industrial roads have a higher proportion of heavy vehicles, additional lane widths are required. The Development Code has a sub-arterial road occupying a 35m reserve and comprising two 3.5m travel lanes and 1.8m on road cycleways in each direction separated by a 7.2m wide median. This width was considered excessive and as part of the Precinct planning process the proposed sub-arterial standard

was modified to dual minimum 7m wide carriageways separated by 4.5m wide median and minimum 2.5m wide off road shared paths within a 27m road reserve.

The transport report also identifies a bus-only connection to the adjoining urban areas to facilitate access to the main western railway line. This item has not been included in this Contributions Plan as it is assumed that it will be provided by state level transport agencies responsible for bus services.

3.3 Contribution Catchment

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

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

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

3.4 Contribution Formula

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

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

(\$/HECTARE)

WHERE:	L1 =	The actual cost to Council to date of land provided for Traffic and Transport Management purposes indexed to current day values.
	L2 =	The estimated cost of land to be provided for Traffic and Transport Management purposes.
	C1 =	The actual cost to Council to date of Traffic and Transport Management Facilities that have been constructed up to the appropriate standard indexed to current day values.
	C2 =	The estimated cost of Traffic and Transport Management Facilities yet to be constructed up to the appropriate standard.
	A =	The total developable area in the contribution catchment (hectares).
	B =	The administrative component. This is 0.5% of the total cost of providing the works.

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

Standards of road construction are:

- Sub-Arterial – 2 x 7m divided carriageway (27m wide reserve)
- Industrial Collector – 15.5m carriageway (23m wide reserve)

- Industrial Road – 13.5m carriageway (20.5m wide reserve)
- Collector - 11m wide carriageway (18m 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 "F".

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

4 Open Space & Recreation Facilities

4.1 Nexus

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

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

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

Planning context for this precinct has occurred via:

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

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

- Blacktown City 2025 – Delivering the Vision (Blacktown City Council 2008)
- Elton Consulting – Community Facilities and Open Space Assessment – Marsden Park Industrial Precinct.(2009)
- Northwest Growth Centres Recreational Framework (Blacktown City Council, 2009)
- Wellness Through Physical Activity Policy (Blacktown City Council, 2008)
- Blacktown City Council Social Plan (2007)
- Recreation and Open Space Strategy (Blacktown City Council, 2009)

The future resident population of 3,205 for the Marsden Park Industrial Precinct (MPIP) will be too small to meet thresholds for most local and district active open space provision and the fragmentation of residential areas across the site will further reduce the feasibility of addressing anything other than local access to open space. The findings of the *Community Facilities and Open Space Assessment - MPIP* assessment is that planning for MPIP needs to take account of future development projections and policies for the Marsden Park Precinct. Together these areas are expected to house more than 34,000 residents in more than 12,100 dwellings.

Due to the largely industrial and business nature of the MPIP, the immediate provision of open space is limited to one open space park area of approximately .68 hectares serving the passive recreational needs of the small residential population within the northern and eastern boundaries. The identification of this local park is contained in Appendix "C".

This park will provide playground, seating, landscaping, picnic area and pathway connections for the local community. It is intended to levy the incoming population for their contribution towards the provision of this passive park.

Due to the nature and size of this Precinct, it is considered unnecessary, impractical and inefficient to attempt to meet all open space and recreation provision levels within the Precinct itself. Notwithstanding this, it is reasonable to assume and plan for the future MPIP population to have access to a full range of open space and recreation opportunities extending to such things as playing fields, aquatic/leisure centre access, cycle and pathways and areas of natural bushland as identified in *Community Facilities and Open Space Assessment - Marsden Park Industrial Precinct (MPIP) (July 2009)*. This principle would also apply to community facilities.

At the time of planning, Marsden Park Industrial Precinct sits alongside the ‘yet-to-be-released’ Marsden Park Precinct. Accordingly, open space and recreation Precinct planning should not be done in isolation and in order to achieve the best planning outcome for all stakeholders and meet the prescribed provision levels, access to amenities in the adjacent Marsden Park Precinct will be required. On this basis it is reasonable to assume that residents in Marsden Park Industrial Precinct will utilise and therefore be required to contribute towards the provision of open space and recreation amenities within the Marsden Park Precinct (off-site). Furthermore, it is supported that the contribution catchment for such amenities includes both precincts and the rate apportioned equally amongst the identified residential lots in the relevant Contributions Plans.

Estimates of open space and recreation needs for the wider Marsden Park Precinct will need to be revised when more detailed planning is undertaken and the dwelling thresholds are confirmed.

For planning purposes, the indicative open space requirements for Marsden Park Industrial Park and Marsden Park are as follows:

Type of facility	Benchmark (Number per population)	MPIP (Population 3,205) (Dwelling 1,121)	Marsden Park Precinct (Population 30,800) (Dwellings 11,000)	Total
Overall Open Space	2.83ha:1,000 people	9.2ha	87.2ha	96.4ha
High quality useable parks within walking distance	1.9ha:1,000 people	6.1 ha	58.5 ha	64.6 ha with minimum park size of 0.3ha each
Local Sports field	1:1,850 people	1.73 fields	16.6 fields	9.3 double playing fields of a minimum 4.5ha each
Netball courts	1:3,500 people	0.9 courts	8.8 courts	9.7 courts
Tennis courts	1:4,000 people	0.8 courts	7.7 courts	8.5 courts

In working with increased land pressures of precincts that have many land constraints and in the absence of any alternatively acceptable industry benchmark, Council has adopted the historical benchmark (outlined in the GCC development code) of 2.83ha of high quality, unconstrained and useable open space. This includes the provision of both active and passive space with all residents being within a 400-500m walking distance from open space.

The benchmarks for the provision of sporting facilities are based on a needs analysis that has examined the Blacktown LGA current provision, participation rates, previous studies, analysis of suburbs with similar demographics to that forecasted in the new release precincts, review of provision

in other new release areas, information provided by peak bodies as well as forecasted trends in sport participation.

4.2 Contribution Catchment

There is one open space & recreation contribution catchment. This corresponds to the boundaries of the Marsden Park Industrial Precinct and the recently released Marsden Park Precinct. 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 and is explained further in Section 7.4.

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

4.3 Contribution Formula

As mentioned in 4.1 above, Open Space & Recreation facilities for the recently released Marsden Park Precinct have not yet been master-planned. Initial cost estimates for the Marsden Park and Marsden Park Industrial Precincts Open Space and Recreation facilities revealed a significant quantum per person in the Base Contribution Rates when compared to the first release Precincts of Riverstone and Alex Avenue.

In the absence of any detailed information on the future Marsden Park Precinct that can be used to estimate an Open Space & Recreation Contribution Rate, Council considers that the assumption of using the indexed Base Contribution Rate for Open Space in *Contributions Plan No.20 – Riverstone & Alex Avenue Precincts* to be reasonable.

Estimates of Open Space and Recreation costs for the wider Marsden Park Precinct will need to be revised when more detailed planning is undertaken and the dwelling thresholds are confirmed. This will result in the requirement to review the Open Space and Recreation Base Rates for the Marsden Park Industrial Precinct.

This Open Space & Recreation Contribution Rate is contained in Appendix "G".

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. (Marsden Park Industrial Precinct only)

5 Land for Community Facilities

5.1 Nexus

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

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

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

- Elton Consulting – Community Facilities and Open Space Assessment – Marsden Park Industrial Precinct. (2009)
- Blacktown City 2025 – Delivering the Vision (*Blacktown City Council 2008*)
- Northwest Growth Centres Recreational Framework (*Blacktown City Council, 2009*)
- Wellness Through Physical Activity Policy (*Blacktown City Council, 2008*)
- Blacktown City Council Social Plan (2007)
- Recreation and Open Space Strategy (*Blacktown City Council, 2009*)
- Northwest Growth Centres Recreation Planning Framework (*Blacktown City Council, 2009*)
- The Section 94 Community Facilities Report (May 2008)

The *Community Facilities and Open Space Assessment - Marsden Park Industrial Precinct (MPIP)* (April 2009) outlined the nexus for community, recreation and open space facilities required for the Precinct.

These studies identified that Council's role in the development of community and recreation services and facilities in the MPIP and Marsden Park Precincts encompasses the provision of a range of activities and functions. Resulting from this work the following facilities were recommended:

- Community Resource & Recreation Hub (including the activities and functions of the following)
 - Neighbourhood centre, community and cultural development facilities
 - Youth Centre
 - Arts Centre
 - Active Centre encompassing aquatics, recreation, health and fitness
- Library
- Children and Family Services and Facilities
- 2nd Community Resource Hub
 - Neighbourhood centre

The *Community Facilities and Open Space Assessment - MPIP* found no existing social or recreation infrastructure within MPIP itself, and limited facilities in the adjacent Marsden Park Precinct, to meet the needs generated by a new residential and workforce population. In addition the capacity of existing services and facilities in adjacent areas to meet the needs of the future MPIP population was examined. It was concluded that services are not easily accessible and are full to capacity. There is no district or regional level social infrastructure with capacity to cater for those living in the MPIP or Marsden Park Precinct.

The provision of appropriate community and recreation facilities is an important requirement to ensuring MPIP is developed appropriately. The future resident population of 3,205 for MPIP will be too small to meet thresholds for most local and district facilities and the fragmentation of residential areas across the site will further reduce the size of neighbourhood populations. The findings of the *Community Facilities and Open Space Assessment - MPIP* assessment is that planning for MPIP needs to take account of future development projections and policies for the Marsden Park Precinct. Together these areas are expected to house more than 34,000 residents in more than 12,100 dwellings.

The Assessment examines what community and recreation facilities would be required to service the new population of MPIP and Marsden Park Precinct and refers to the Growth Centres Commission (2006) Structure Plan - Community Infrastructure Standards as well as Council's Community Resource Hub model. The table below indicates the community facilities required to meet the needs of MPIP, the larger Marsden Park Precinct and the combined populations.

Table **: Local / District Community Facility Requirements, MPIP and Marsden Park

Type of facility	Benchmark (Number per population)	MPIP (Population 3,205) (Dwelling 1,121)	Marsden Park Precinct (Population 30,800) (Dwellings 11,000)	Total
Youth Centres	1:20,000 people	0.2	1.5	1.7
Community Service Centre	1:60,000	0.1	0.5	0.6
Childcare facility	1 place:5 children 0-4 years	58	554	612 places
After school care facility	1 place:25 children 5-12 years	17	148	165
Branch library	1:33,000 people	0.1	0.9	1.0
District Library	1:40,000 people	0.1	0.8	0.9
Performing Arts/Cultural Centre	1:30,000 people	0.1	1.0	1.1
Community Services Local	1:6,000 people	0.5	5.1	5.6
Community Services District	1:20,000 people	0.2	1.5	1.7
Community Aquatic Facility	1: 10,000 (Local) 1:40,000 (District)	0.32	0.77	1.09
Indoor sports court (Co-located at the aquatic centre)	1:25,500 people	0.12 court	1.21 courts	1.3 courts (rounded up: 2)

Source: *Community Facilities and Open Space Assessment - Marsden Park Industrial Precinct July 2009, Elton Consulting*

The *Section 94 Community Facilities Report (May 2009)*, identified a new model for delivery of community facilities – the Community Resource Hub Model (CRHs). CRHs will be local, multipurpose community facilities. They will provide a focus for local communities to come together for social, life-long learning and human service activities and services.

Further research and development of this concept has resulted in a more efficient, cost effective and innovative model that provides greater opportunities for community engagement and outcomes proposed for these precincts. This model encompasses an Active recreation component that includes community water areas, health and fitness facilities and indoor recreation space.

5.2 Community Resource & Recreation Hub (Land only)

A Community Resource & Recreation Hub (CRRH) is proposed to have a larger building form than existing neighbourhood / community centres. This increased critical mass (size) will provide opportunities for increased co-location of agencies (and thus improved delivery of services and programs).

A CRRH located in the Marsden Park Precinct would enable the range of services and community facility requirements identified above to be co-located to meet the needs of the future MPIP and Marsden Park Precinct residents. This would include, but not be limited, to the following defined functions.

- **Library**

As Council is responsible for the provision of district public library services, indicative requirements are that a district library is to be provided in the Marsden Park Precinct to meet the needs of the future MPIP and Marsden Park Precinct residents. The library is to be centrally located within the Marsden Park Precinct Community Resource & Recreation Hub site so as to ensure optimal access.

- **Children and Family Services and Facilities**

The provision of child and family service facilities based on detailed modelling to establish specific or generic needs including co-location with Community Resource & Recreation Hub. Services could include:

- Child care facility
- After school care facility

- **Active Centre encompassing aquatics, recreation, health and fitness**

The provision of Active Centre including the following key recreational facilities:

- Aquatics: Recreational water spaces designed for structured as well as general and informal recreation use by the community.
- Health and Fitness: The provision of indoor recreational components inclusive of gymnasium area, program room and indoor sports courts.

5.3 Site Location

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

Possible locations for the identification of the land required for community facilities are contained in Appendix "D". However, it is noted that no locations associated with Marsden Park are possible at this stage pending further detailed planning.

The types of community facilities and the number of items required by the incoming population in the release area were identified in the *Community Facilities and Open Space Assessment - Marsden Park Industrial Precinct April 2009* undertaken by Elton Consulting for APP as well as the *Section 94 Community Facilities Report May 2008*, undertaken by Council.

However, as Community Facilities are not listed by the State Government as “Essential Infrastructure” only the land acquisition for these facilities will be levied under this Plan.

There is one community facilities contribution catchment and this corresponds to the boundaries of the MPIP and Marsden Park 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 7.4.

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

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

WHERE:

L1 = The actual cost to Council to date of land provided for public community facilities purposes indexed to current day values.

L2 = The estimated cost of land yet to be provided for public community facilities purposes.

P = The estimated eventual population in the contribution catchment.

B = The administrative component. This is 0.5% of the total cost of providing the community facilities.

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

A map of the catchment indicating possible locations of the Community Facilities is provided in Appendix "D".

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

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

6 Combined Precinct Facility

6.1 Nexus

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

The total costs for the Conservation Zone have been apportioned amongst all residential precincts within the Blacktown LGA component of the North West Growth Centre. 2.8% of these costs are attributed to the MPIP.

Precinct	Expected Population	% Apportioned
Riverstone	26,229	23.0%
Alex Avenue	17,999	15.8%
Riverstone East	7,800	6.8%
Area 20	6,400	5.6%
Marsden Park Industrial	3,205	2.8%
Marsden Park	30,800	27.0%
Future Release Precincts	21,830	19.1%
Total	114,263	100.0%

6.2 Contribution Formula

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

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

(\$/PERSON)

- WHERE:
- L1 = The actual cost to Council to date of land provided for public combined precinct facilities purposes indexed to current day values.
 - L2 = The estimated cost of land yet to be provided for public combined precinct facilities purposes.
 - C1 = The actual cost to Council to date of constructing combined precinct facilities to the appropriate standard indexed to current day values.
 - C2 = The estimated cost of constructing future combined precinct facilities.
 - P = The estimated eventual population in the contribution catchment.
 - B = The administrative component. This is 0.5% of the total cost of providing the combined precinct facilities.

6.3 Combined Precinct Facility Costs and Works Schedules

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

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

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

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

7 Explanation of Contribution Formula Components

7.1 Introduction

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

7.2 Explanation of the Land Components

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

In the contribution formulae:

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

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

7.3 Explanation of the Capital Components

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

In the contribution formula:

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

7.4 Explanation of the Catchment Areas

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

7.5 Explanation of the Administrative Component

The administration of S.94 is an expensive task. Council employs a number of staff that work on planning, designing and constructing works to be funded from S.94 contributions. In addition, consultant studies are often commissioned in order to determine design and costings of S.94 funded works. These may require revision on a regular basis. Also reviews of the demand for services and amenities, particularly the population based items, are conducted approximately every five years.

Council considers that the costs involved with administering S.94 are an integral and essential component of the efficient provision of amenities and services in the MPIP and Marsden Park Precincts. Therefore, some of the costs of full-time staff and studies should be recouped from S.94 contributions.

"B" in the contribution formulae is the administrative component. It represents 0.5% of the cost of acquiring land and constructing works. Council considers that this small on-cost to recover part of the costs involved in administering S.94 is not unreasonable.

7.6 Indexation

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

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

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

7.7 Assumed Occupancy Rates

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

Dwelling houses	2.9 Persons / Dwelling
Dual Occupancy	
1 Bedroom	1.2 Persons / Dwelling

2 Bedroom	1.9 Persons / Dwelling
-----------	------------------------

3+ Bedroom	2.9 Persons / Dwelling
------------	------------------------

Integrated Housing

1 Bedroom	1.2 Persons / Dwelling
-----------	------------------------

2 Bedroom	1.9 Persons / Dwelling
-----------	------------------------

3+ Bedroom	2.9 Persons / Dwelling
------------	------------------------

Other Medium density

1 Bedroom Dwelling	1.2 Persons / Dwelling
--------------------	------------------------

2 Bedroom Dwelling	1.9 Persons / Dwelling
--------------------	------------------------

3 Bedroom Dwelling	2.7 Persons / Dwelling
--------------------	------------------------

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

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

8 Payment of Contributions

8.1 Methods of payment

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

Monetary Contribution

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

Dedication of Land

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

If consent is issued for a development, and it requires the creation of the S.94 public zoned land then the applicant needs to negotiate the value of the S.94 public zoned land with Council. Upon agreement being formally reached as to the land's value, Council will offset the value of the land against the monetary contribution payable.

It should be noted that Council will not release the final (linen) plan of subdivision which creates the land to be dedicated until a contract for the sale of the land (which confirms the purchase price/amount of compensation) has been entered into.

Works-in-kind Agreements

Council may accept the construction of works listed in the schedules to this plan to offset the monetary contribution payable. The applicant will need to initiate this option by providing Council with full details of the work proposed to be undertaken. Council will then consider the request and advise the applicant accordingly.

The applicant will need to provide Council with suitable financial guarantees (normally by way of a Bank Guarantee) for 1.25 times the amount of the works in addition to a maintenance allowance and any GST amounts applicable. Upon completion of the works to Council's satisfaction the guarantee will be discharged by Council.

Approval of any Works-In-Kind is conditional upon the developer paying all Council's legal costs incurred in the preparation of the Works-In-Kind (Deed of) Agreement. Cost estimates for works include a component for supervision (equivalent to 3% of the cost of the works being undertaken). Where Works In Kind are undertaken Council requires that the supervision fee be in the form of a cash payment. Thus this particular part of the cost of the works is included as an offset against contributions.

8.2 Timing of Payment

Council's policy regarding the timing of payment of S.94 contributions is as follows:

Approved under the EP & A Act as it existed pre July 1998 -

- Development Applications involving subdivisions

Prior to the release of the "linen plan" of subdivision.

- Development Applications involving building work -
Prior to release of the Building Permit.

Note: Applications for combined building and subdivision approval are required to pay contributions upon whichever of these events occurs first.

- Development Applications where no building approval is required -
Prior to occupation.

Approved under the EP & A Act as amended on and from July 1 1998 -

- Development Applications involving subdivisions
Prior to release of the Subdivision Certificate
- Development Applications involving building work
Prior to release of Building Construction Certificate.
- Development Applications where no building approval is required
Prior to occupation or use of the development.

Note: Applications for combined building and subdivision approval are required to pay contributions upon whichever of these events occurs first.

8.3 Indexation of Contributions

Contribution rates are indexed quarterly in accordance with the Consumer Price Index - Sydney - Housing (CPI).

The method of indexing the contribution rates is to multiply the base contribution rate by the most recently published CPI at the time of payment and in the case of this version of the Plan, divide it by the March 2011 CPI (171.9). **At all times the contributions payable will not fall below the base rates listed at Appendix G.**

8.4 Discounting of Contributions

Council does not discount contributions both for equity and financial reasons, as it would be inequitable to recoup a discount from remaining development. Discounting would also compromise Council's ability to provide the facilities and would place an additional burden on existing residents to subsidise new development.

8.5 Deferred Payment of Contributions

Council has a policy for the deferred payment of S.94 contributions as follows:

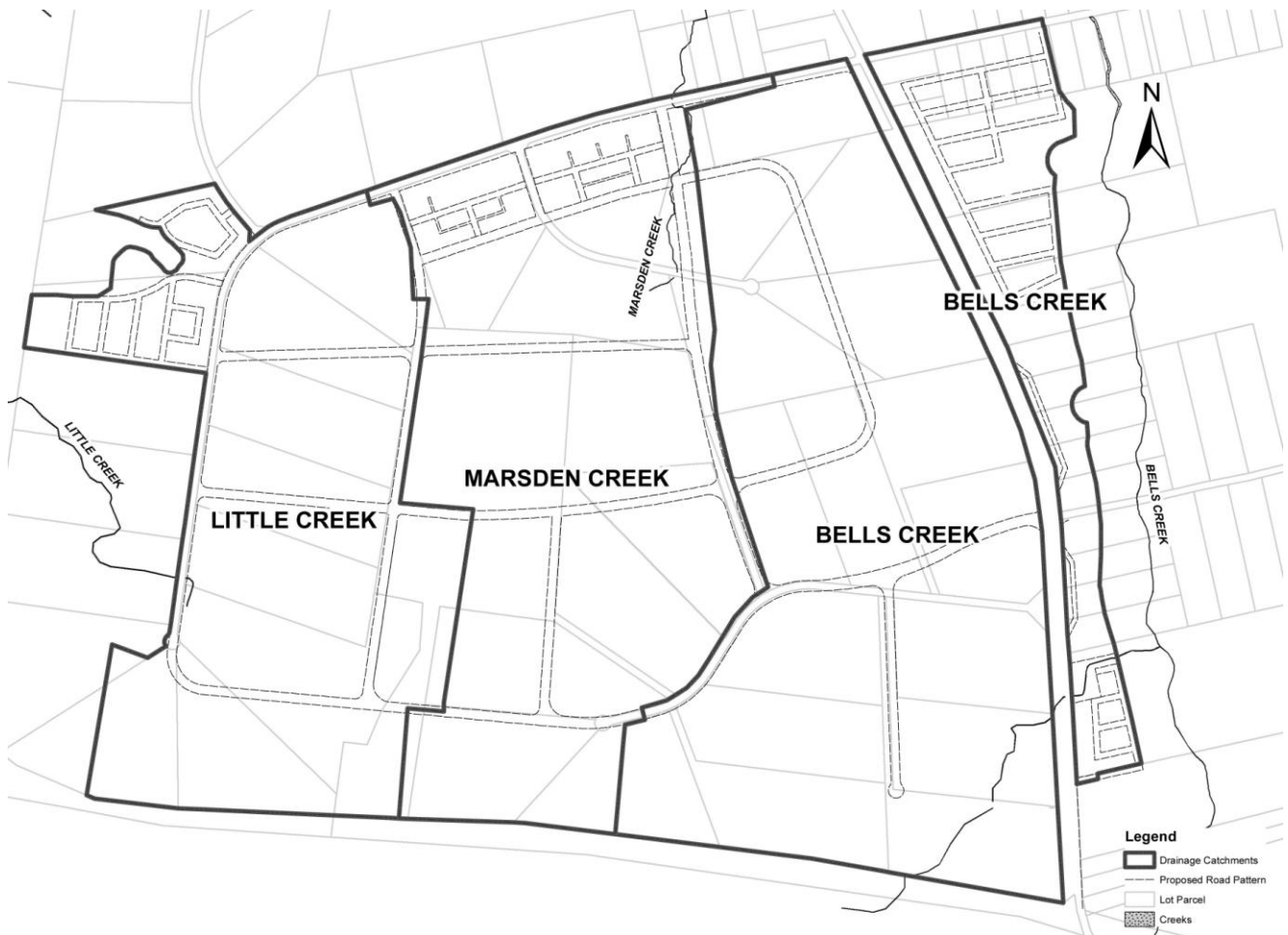
- An applicant requesting deferred payment needs to apply in writing to Council. All requests are considered on their merits having regard to (but not exclusively) the type of work for which the contribution is sought, the rate of development occurring within the area and the impending need to construct 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 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES**



Catchment Areas indicative only

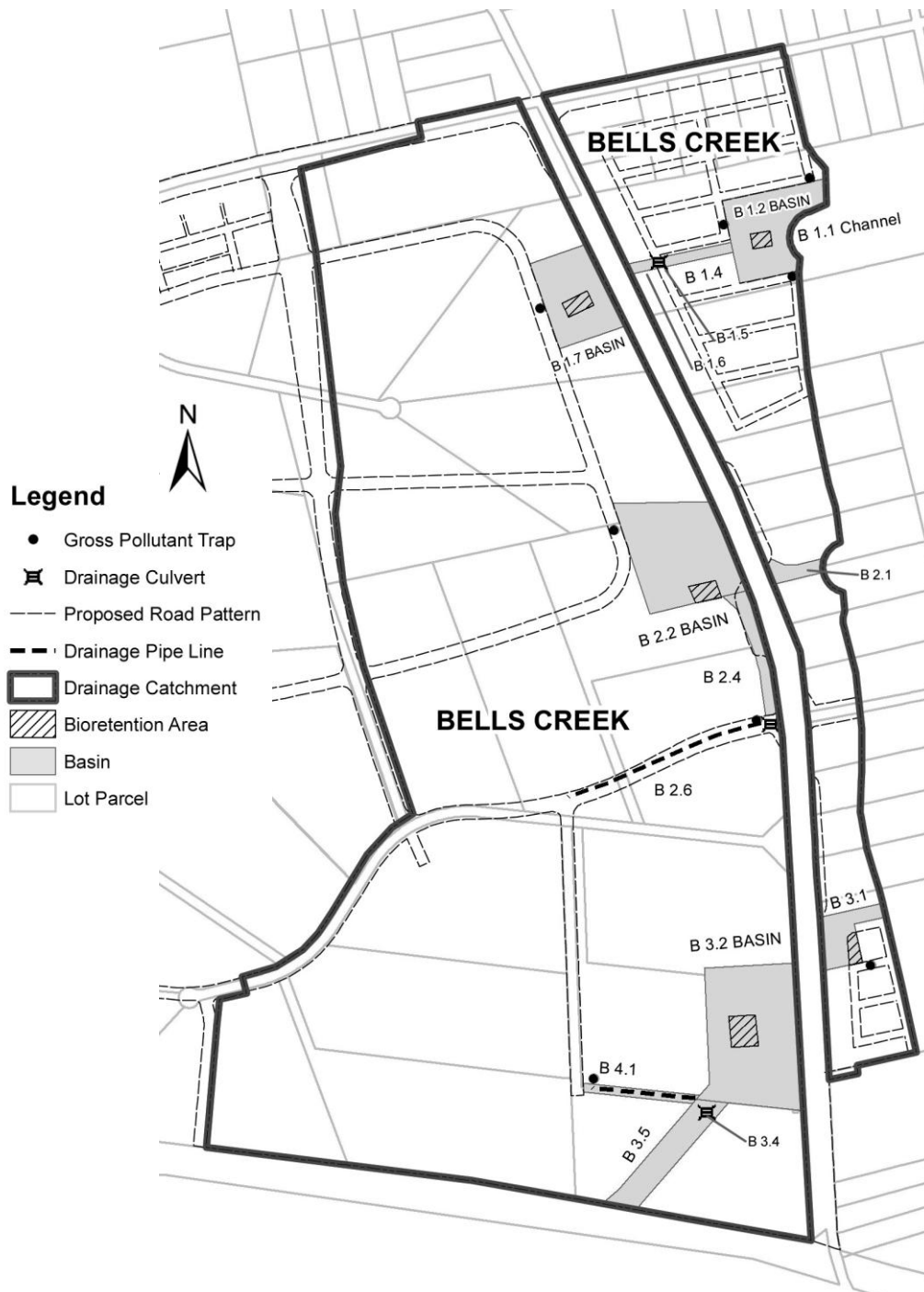
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
**Water Cycle
Management**

CATCHMENT AREA
**Marsden Park Industrial
Precinct**

APPENDIX A 2 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
BELLS CREEK STORMWATER QUANTITY**



Catchment Areas indicative only

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

CONTRIBUTION ITEM
**Stormwater Quantity
Management**

CATCHMENT AREA
Bells Creek

APPENDIX A 3 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
BELLS CREEK STORMWATER QUANTITY**

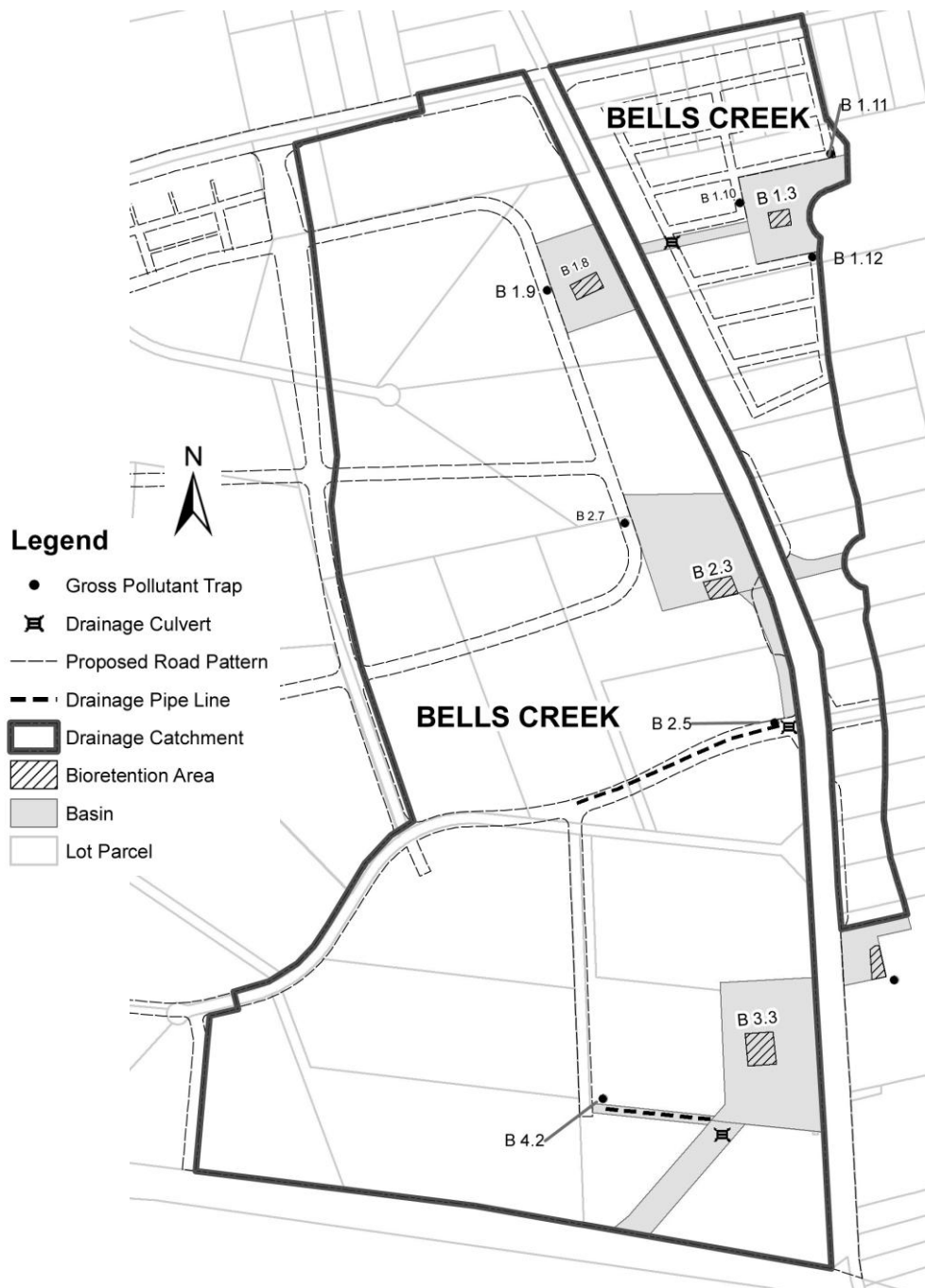
Site No.	Description of Works	Land Area (ha)	Estimated Cost		Total
			July 2013 to June 2018	July 2018 to June 2023	
Bells Creek Catchment - Quantity					
B1.1	Landscaped tail out drain, variable width		\$446,000		\$446,000
B1.2	Detention basin	2.3960	\$892,000		\$892,000
B1.4	20.5m Wide landscaped open channel	0.4080	\$412,000		\$412,000
B1.5	4200x1200 Culvert under future road		\$156,000		\$156,000
B1.6	20.5m Wide landscaped open channel	Included in B1.4	\$300,000		\$300,000
B1.7	Detention basin	2.1860	\$1,668,000		\$1,668,000
B2.1	26.6m Wide landscaped open channel	0.3320	\$466,000		\$466,000
B2.2	Detention basin	3.8250	\$4,843,000		\$4,843,000
B2.4	26.6m Wide landscaped open channel	0.7140	\$1,447,000		\$1,447,000
B2.6	1350mm Trunk drainage line		\$917,000		\$917,000
B3.1	Variable width channel stabilisation	0.8990	\$1,194,000		\$1,194,000
B3.2	Detention basin	4.7960	\$6,606,000		\$6,606,000
B3.4	5x3900x1200 Culvert under existing access		\$333,000		\$333,000
B3.5	52.5m Wide landscaped open channel	1.3860	\$5,978,000		\$5,978,000
B4.1	1x3600x900 Culvert and 16.5m overland flow path	0.3710	\$1,432,000		\$1,432,000
		17.3130	\$27,090,000	\$0	\$27,090,000

CONTRIBUTION ITEM
Stormwater Quantity
Management

CATCHMENT AREA
Bells Creek

APPENDIX A 4 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
BELLS CREEK STORMWATER QUALITY**



Catchment Areas indicative only

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CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
Bells Creek SWQ1

APPENDIX A 5 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
BELLS CREEK STORMWATER QUALITY**

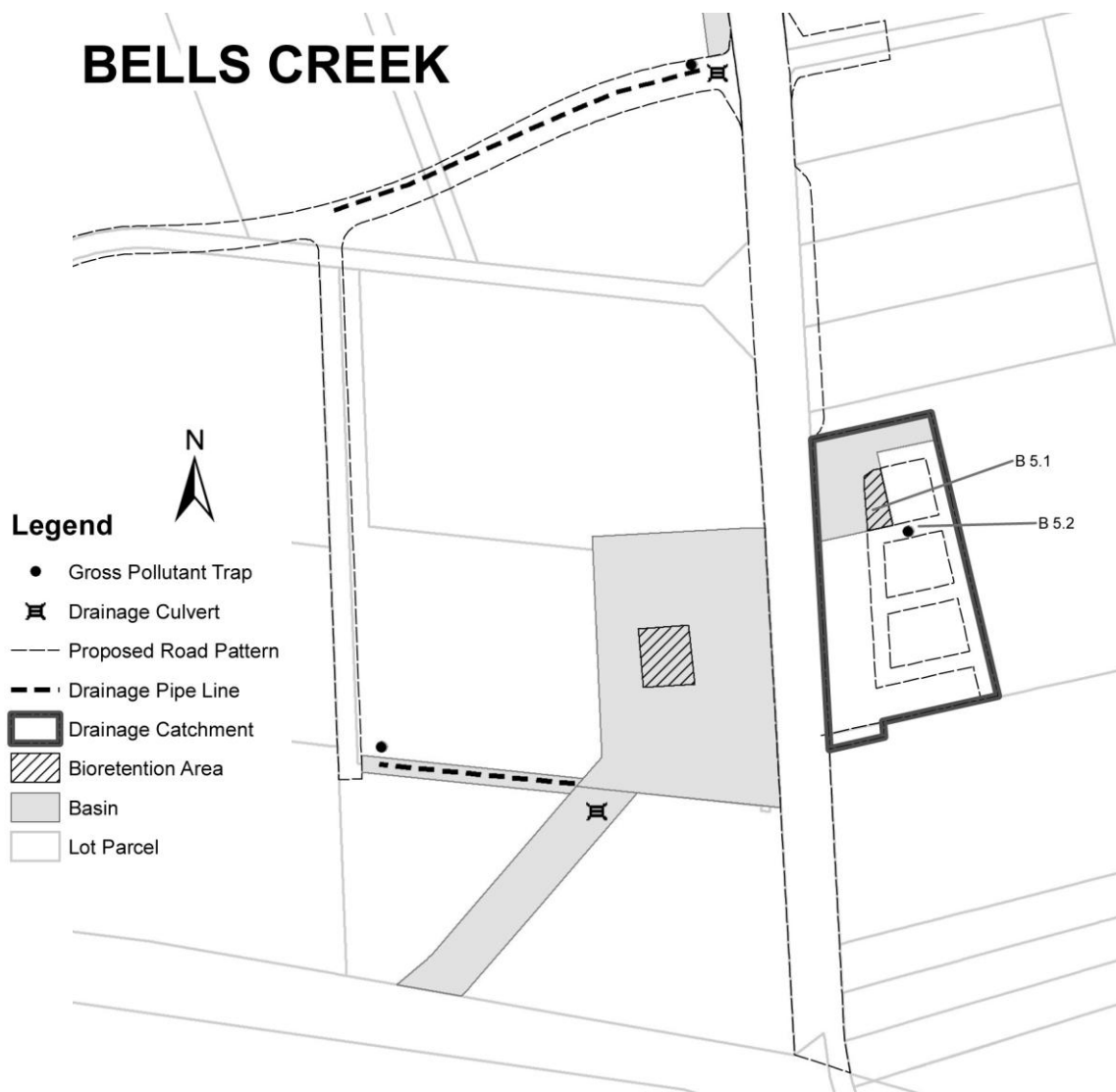
Site No.	Description of Works	Land Area (ha)	Estimated Cost		Total
			July 2013 to June 2018	July 2018 to June 2023	
Bells Creek Catchment - Quality SWQ1					
B1.3	Bio-retention located in detention basin		\$1,315,000		\$1,315,000
B1.8	Bio-retention located in detention basin		\$1,295,000		\$1,295,000
B1.9	Gross pollutant trap at inlet to basin		\$120,000		\$120,000
B1.10	Gross pollutant trap at inlet to basin		\$120,000		\$120,000
B1.11	Gross pollutant trap		\$65,000		\$65,000
B1.12	Gross pollutant trap		\$65,000		\$65,000
B2.3	Bio-retention located in detention basin		\$2,148,000		\$2,148,000
B2.5	Gross pollutant trap at inlet to channel		\$150,000		\$150,000
B2.7	Gross pollutant trap at inlet to basin		\$150,000		\$150,000
B3.3	Bio-retention located in detention basin		\$2,530,000		\$2,530,000
B4.2	Gross pollutant trap at inlet to basin		\$120,000		\$120,000
			\$8,078,000	\$0	\$8,078,000

CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
Bells Creek SWQ1

APPENDIX A 6 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
BELLS CREEK STORMWATER QUALITY**



Catchment Areas indicative only

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CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
Bells Creek SWQ2

APPENDIX A 7 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
BELLS CREEK STORMWATER QUALITY**

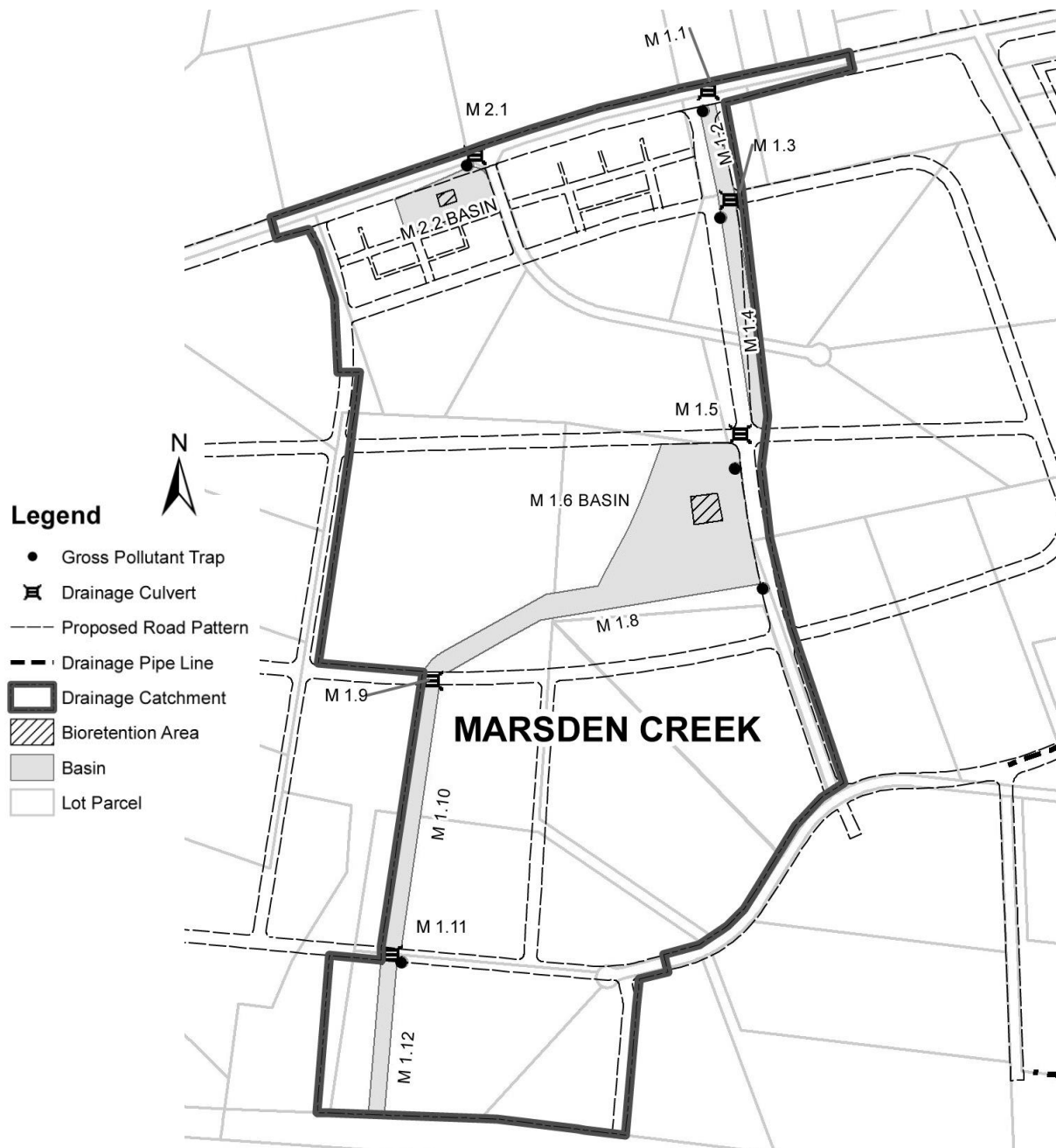
Site No.	Description of Works	Land Area (ha)	Estimated Cost		Total
			July 2013 to June 2018	July 2018 to June 2023	
Bells Creek Catchment - Quality SWQ2					
B5.1	Stand alone Bio-retention		\$594,000		\$594,000
B5.2	Gross pollutant trap at inlet to bio-retention		\$65,000		\$65,000
			\$659,000	\$0	\$659,000

CONTRIBUTION ITEM
Stormwater Quality
Management

CATCHMENT AREA
Bells Creek SWQ2

APPENDIX A 8 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
MARSDEN CREEK STORMWATER QUANTITY**



Catchment Areas indicative only

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CONTRIBUTION ITEM
**Stormwater Quantity
Management**

CATCHMENT AREA
Marsden Park Creek

APPENDIX A 9 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
MARSDEN CREEK STORMWATER QUANTITY**

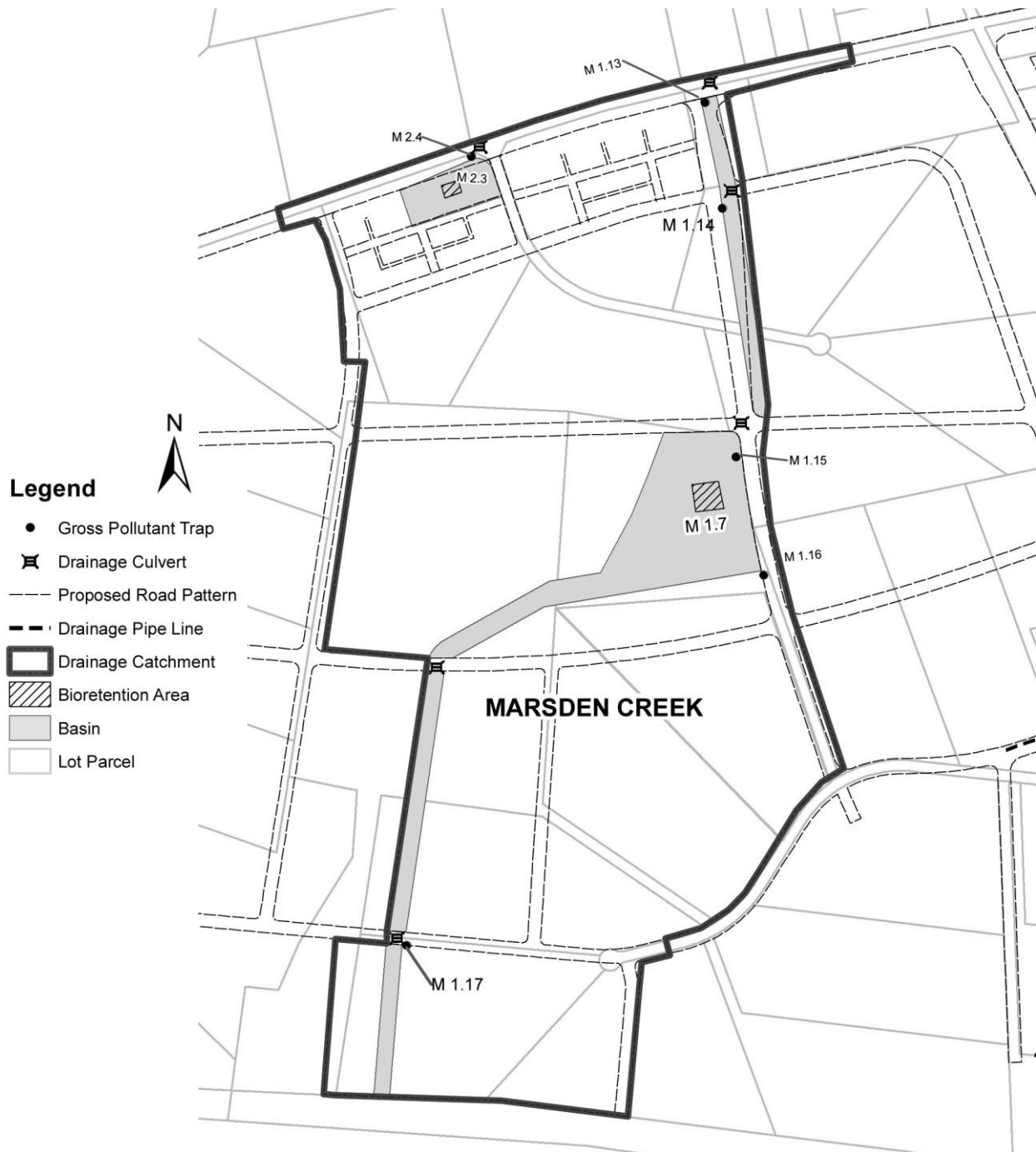
Site No.	Description of Works	Land Area (ha)	Estimated Cost		Total
			July 2013 to June 2018	July 2018 to June 2023	
Marsden Creek Catchment - Quantity					
M1.1	3x2700x1200 Culvert under future road		\$605,000		\$605,000
M1.2	30.5m Wide landscaped open channel	1.7810	\$647,000		\$647,000
M1.3	3x2700x1200 Culvert under future road		\$346,000		\$346,000
M1.4	30.5m Wide landscaped open channel	Included in M1.2	\$2,271,000		\$2,271,000
M1.5	3x2700x1200 Culvert under future road		\$967,000		\$967,000
M1.6	Detention basin	7.3700	\$4,869,000		\$4,869,000
M1.8	36.5m Wide landscaped open channel	Included in M1.6	\$1,562,000		\$1,562,000
M1.9	3x3600x1200 Culvert under future road		\$455,000		\$455,000
M1.10	35m Wide landscaped open channel	1.6950	\$2,067,000		\$2,067,000
M1.11	2x2700x1200 Culvert under future road		\$318,000		\$318,000
M1.12	29m Wide landscaped open channel	0.8160	\$3,195,000		\$3,195,000
M2.1	900mm Drainage line		\$37,000		\$37,000
M2.2	Detention Basin	1.3300	\$1,661,000		\$1,661,000
		12.9920	\$19,000,000	\$0	\$19,000,000

CONTRIBUTION ITEM
Stormwater Quantity
Management

CATCHMENT AREA
Marsden Park Creek

APPENDIX A 10 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
MARSDEN CREEK STORMWATER QUALITY**



Catchment Areas indicative only

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CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
Marsden Park Creek SWQ3

APPENDIX A 11 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
MARSDEN CREEK STORMWATER QUALITY**

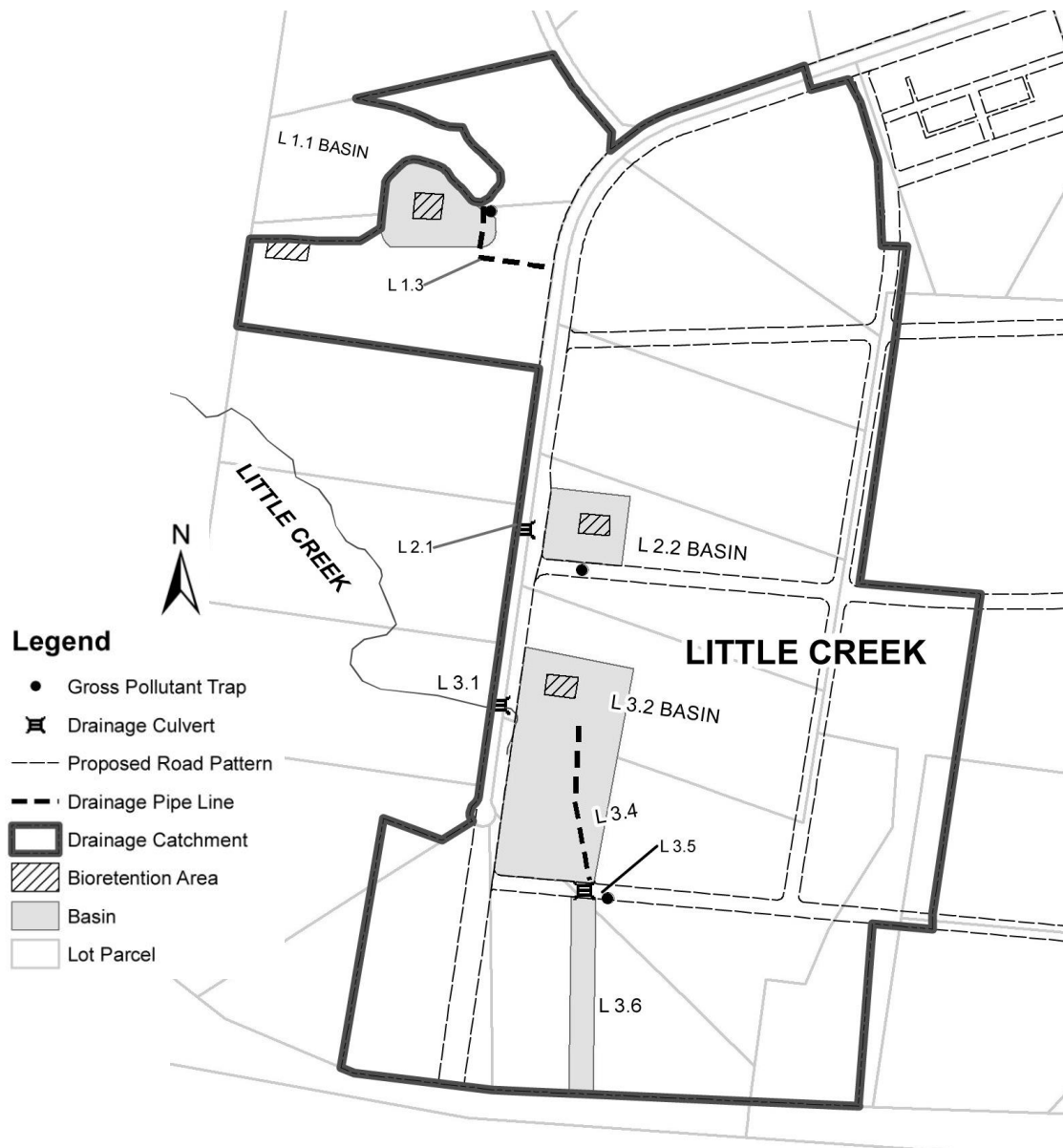
Site No.	Description of Works	Land Area (ha)	Estimated Cost		Total
			July 2013 to June 2018	July 2018 to June 2023	
Marsden Creek Catchment - Quality SWQ3					
M1.7	Bio-retention located in detention basin		\$3,095,000		\$3,095,000
M1.13	Gross pollutant trap at inlet to channel		\$65,000		\$65,000
M1.14	Gross pollutant trap at inlet to channel		\$65,000		\$65,000
M1.15	Gross pollutant trap at inlet to channel		\$65,000		\$65,000
M1.16	Gross pollutant trap at inlet to basin		\$120,000		\$120,000
M1.17	Gross pollutant trap at inlet to channel		\$120,000		\$120,000
M2.3	Bio-retention located in detention basin		\$614,000		\$614,000
M2.4	Gross pollutant trap at inlet to basin		\$65,000		\$65,000
			\$4,209,000	\$0	\$4,209,000

CONTRIBUTION ITEM
Stormwater Quality
Management

CATCHMENT AREA
Marsden Park Creek SWQ3

APPENDIX A 12 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
LITTLE CREEK STORMWATER QUANTITY**



Catchment Areas indicative only

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CONTRIBUTION ITEM
**Stormwater Quantity
Management**

CATCHMENT AREA
Little Creek

APPENDIX A 13 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
LITTLE CREEK STORMWATER QUANTITY**

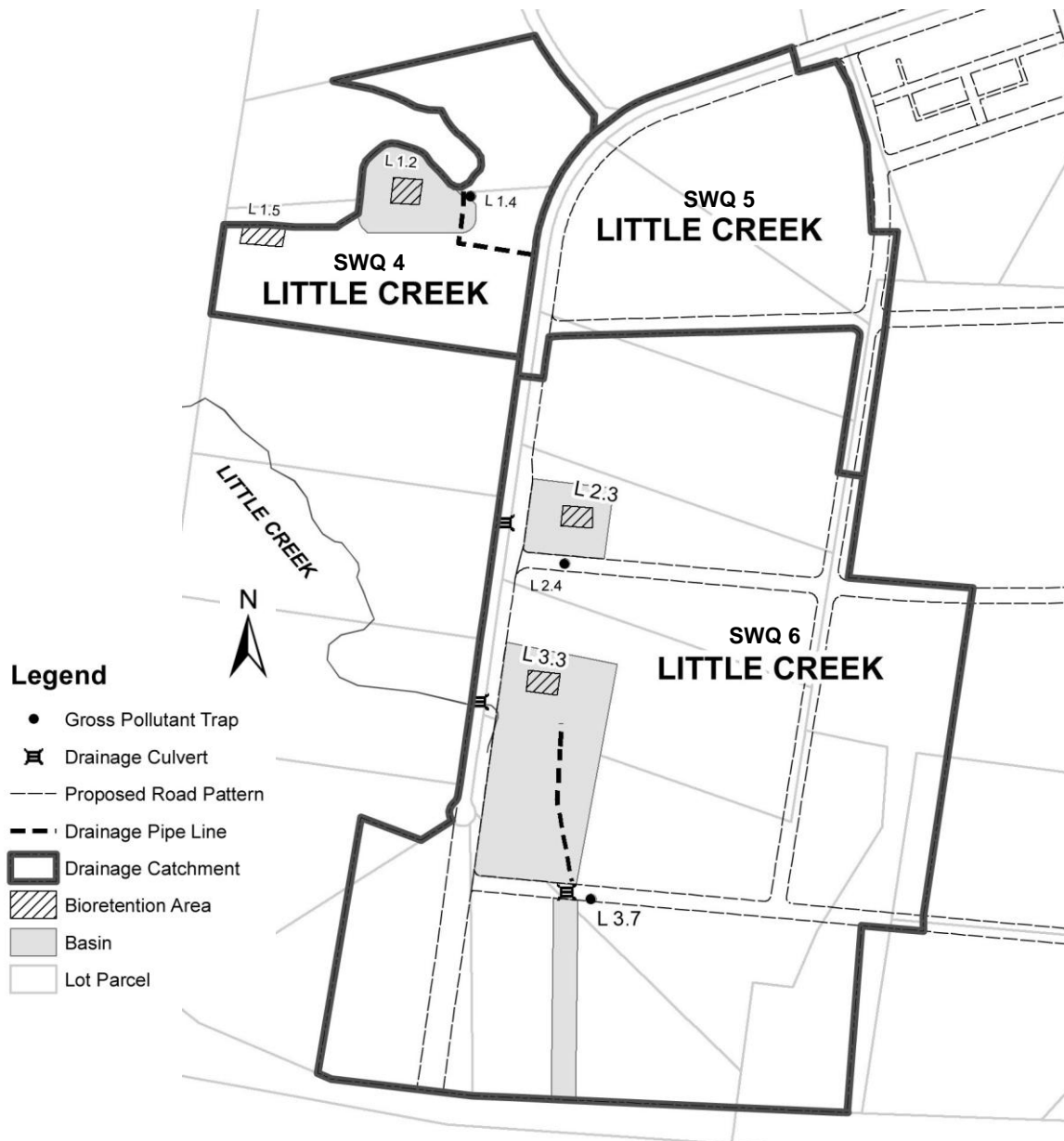
Site No.	Description of Works	Land Area (ha)	Estimated Cost		Total
			July 2013 to June 2018	July 2018 to June 2023	
Little Creek Catchment - Quantity					
L1.1	Detention basin	1.8440	\$3,408,000		\$3,408,000
L1.3	3000x900mm Drainage line from South St to Basin L1.1		\$794,000		\$794,000
L2.1	1800x900 Culvert under South Street		\$175,000		\$175,000
L2.2	Detention basin	1.3840	\$5,440,000		\$5,440,000
L3.1	4x3300x1200 Culvert under South Street		\$706,000		\$706,000
L3.2	Detention basin	5.7950	\$14,049,000		\$14,049,000
L3.4	900mm Drainage line		\$162,000		\$162,000
L3.5	4x3000x1200 Culvert under future road		\$822,000		\$822,000
L3.6	37.5m Wide landscaped open channel	1.1530	\$1,281,000		\$1,281,000
		10.1760	\$26,837,000	\$0	\$26,837,000

CONTRIBUTION ITEM
Stormwater Quantity
Management

CATCHMENT AREA
Little Creek

APPENDIX A 14 of 17

**MARSDEN PARK INDUSTRIAL PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
LITTLE CREEK STORMWATER QUALITY**



Catchment Areas indicative only

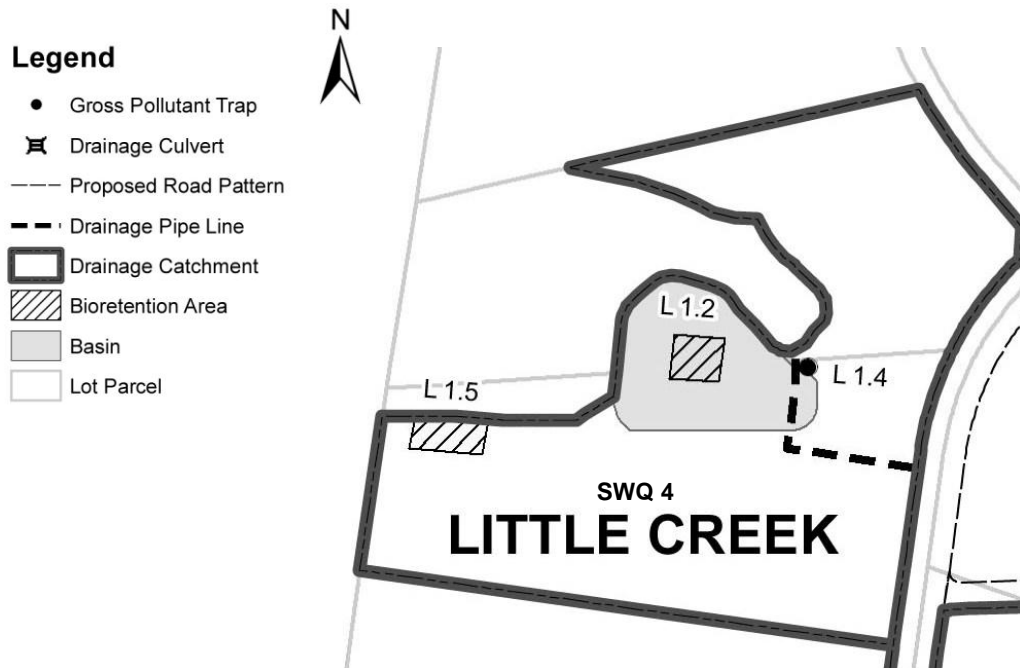
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CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
Little Creek

APPENDIX A 15 of 17

MARSDEN PARK INDUSTRIAL PRECINCT WATER CYCLE MANAGEMENT FACILITIES LITTLE CREEK STORMWATER QUALITY



Site No.	Description of Works	Land Area (ha)	Estimated Cost		Total
			July 2013 to June 2018	July 2018 to June 2023	
Little Creek Catchment - Quality SWQ4					
L1.2	Bio-retention located in detention basin (83% of total cost)		\$914,660		\$914,660
L1.4	Gross pollutant trap at inlet to basin (83% of total costs)		\$124,500		\$124,500
L1.5	Stand alone Bio-retention		\$656,000		\$656,000
			\$1,695,160	\$0	\$1,695,160

Catchment Areas indicative only

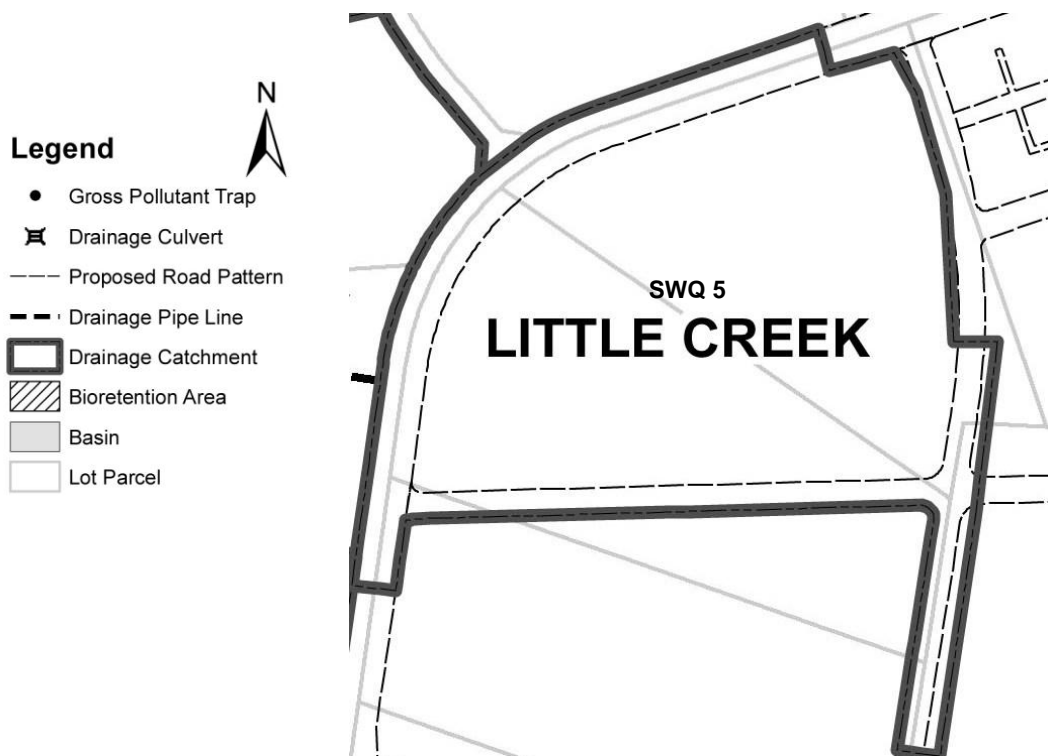
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CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
Little Creek SWQ4

APPENDIX A 16 of 17

MARSDEN PARK INDUSTRIAL PRECINCT WATER CYCLE MANAGEMENT FACILITIES LITTLE CREEK STORMWATER QUALITY



Site No.	Description of Works	Land Area (ha)	Estimated Cost		Total
			July 2013 to June 2018	July 2018 to June 2023	
Little Creek Catchment - Quality SWQ5					
L1.2	Bio-retention located in detention basin (17% of total cost)		\$187,340		\$187,340
L1.4	Gross pollutant trap at inlet to basin (17% of total cost)		\$25,500		\$25,500
			\$212,840	\$0	\$212,840

Catchment Areas indicative only

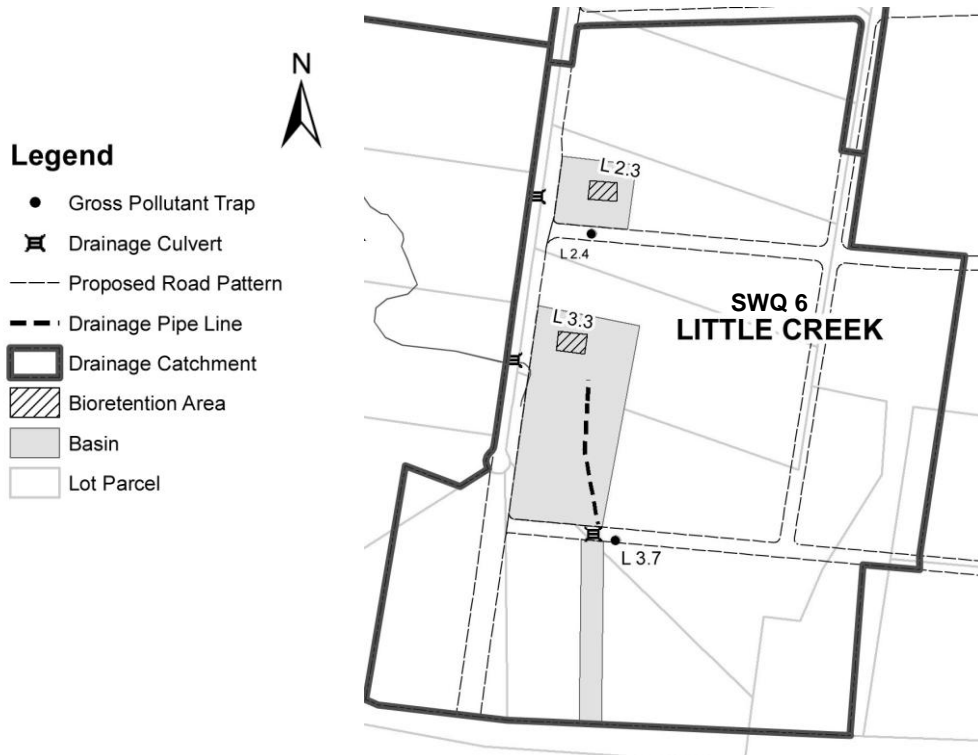
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CONTRIBUTION ITEM
Stormwater Quality Management

CATCHMENT AREA
Little Creek SWQ5

APPENDIX A 17 of 17

MARSDEN PARK INDUSTRIAL PRECINCT WATER CYCLE MANAGEMENT FACILITIES LITTLE CREEK STORMWATER QUALITY



Site No.	Description of Works	Land Area (ha)	Estimated Cost		Total
			July 2013 to June 2018	July 2018 to June 2023	
Little Creek Catchment - Quality SWQ6 (Residential)					
L2.3	Bio-retention located in detention basin		\$486,000		\$486,000
L2.4	Gross pollutant trap at inlet to basin		\$65,000		\$65,000
L3.3	Bio-retention located in detention basin		\$894,000		\$894,000
L3.7	Gross pollutant trap at inlet to basin		\$120,000		\$120,000
			\$1,565,000	\$0	\$1,565,000

Catchment Areas indicative only

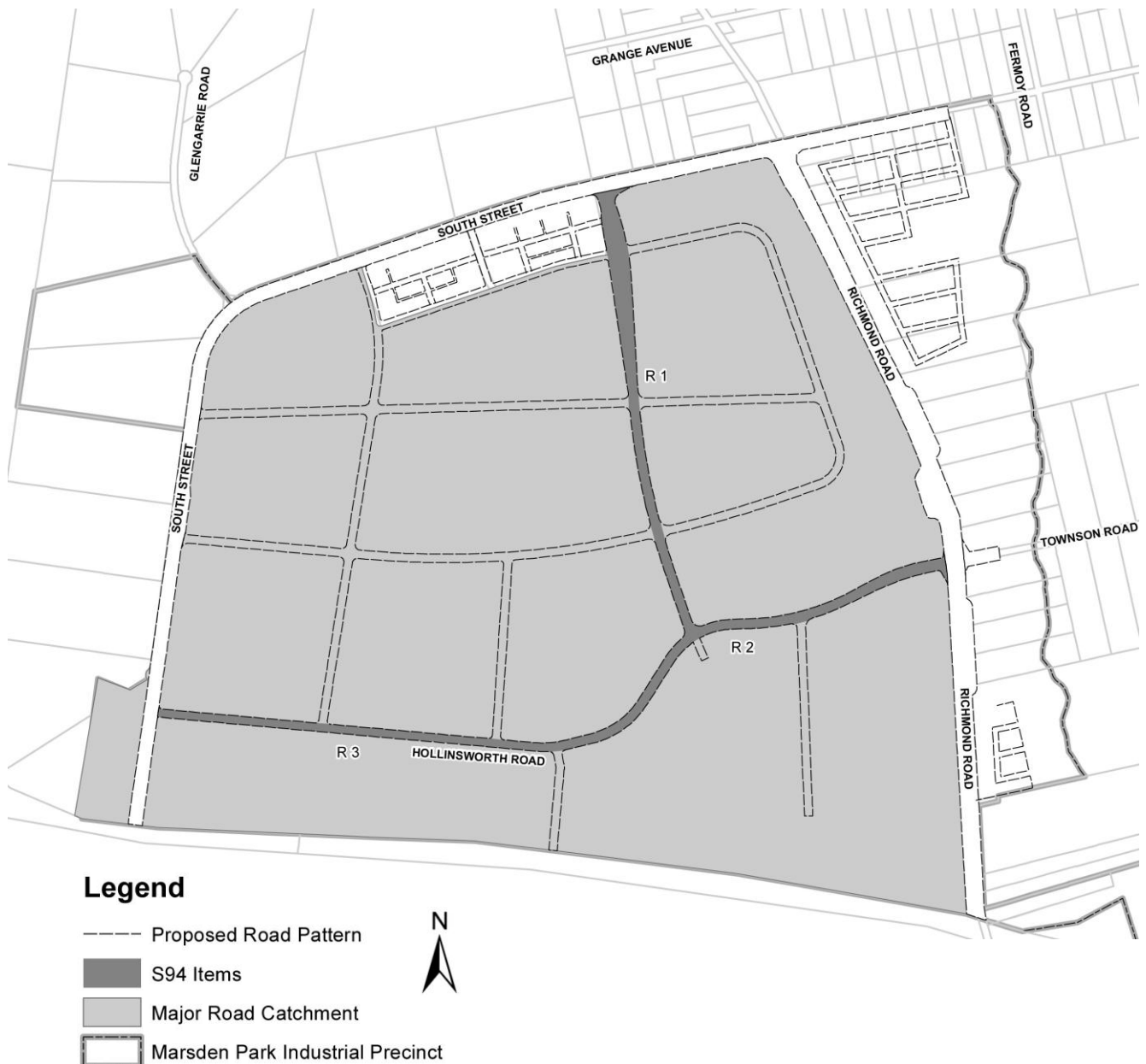
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CONTRIBUTION ITEM
Stormwater Quality Management

CATCHMENT AREA
Little Creek SWQ5

APPENDIX B 1 of 2

**MARSDEN PARK INDUSTRIAL PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES
MAJOR ROADS**



CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
**Major Roads
Marsden Park Industrial
Precinct**

APPENDIX B 2 of 2

**MARSDEN PARK INDUSTRIAL PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES
MAJOR ROADS**

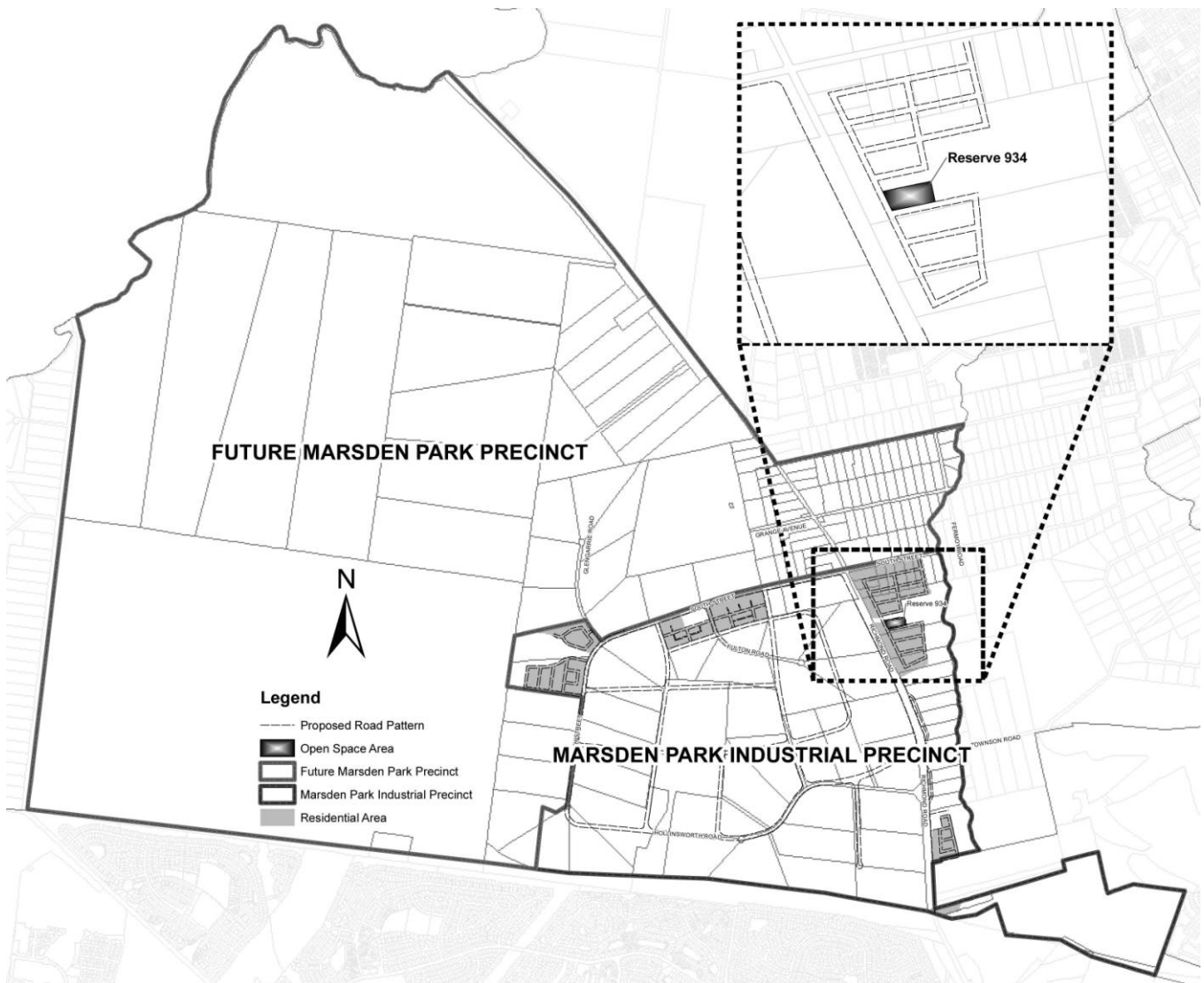
Site No.	Location	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2013-2017	2018-2022	2023-2027	
R1	MAIN NORTH SOUTH ROAD	Industrial Sub-arterial road full width from South Street to Hollinsworth Road.	\$8,108,000			\$8,108,000
R2	HOLLINSWORTH ROAD	Industrial Sub-arterial road full width from Richmond Road	\$11,404,000			\$11,404,000
R3	HOLLINSWORTH ROAD EXTENSION	Industrial collector full width from end of existing Hollinsworth Road to South Street		\$6,124,000		\$6,124,000
MISCELLANEOUS						
	BUS SHELTERS	Allow for shelters near locations designated in DCP Schedule 3 (approx 6)		\$90,000		\$90,000
	LOCAL TRAFFIC MANAGEMENT ROUNDABOUTS	3 x Additional roundabouts for local area traffic management		\$750,000		\$750,000
			\$19,512,000	\$6,964,000	\$0	\$26,476,000

CONTRIBUTION ITEM
Traffic & Transport
Management

CATCHMENT AREA
Major Roads
Marsden Park Industrial
Precinct

APPENDIX C 1 of 2

**MARSDEN PARK INDUSTRIAL PRECINCT
& FUTURE MARSDEN PARK PRECINCT
OPEN SPACE & RECREATION FACILITIES**



Catchment Areas indicative only

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CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
**Marsden Park Industrial &
Future Marsden Park Precinct**

APPENDIX C 2 of 2

MARSDEN PARK INDUSTRIAL PRECINCT & FUTURE MARSDEN PARK PRECINCT OPEN SPACE & RECREATION FACILITIES

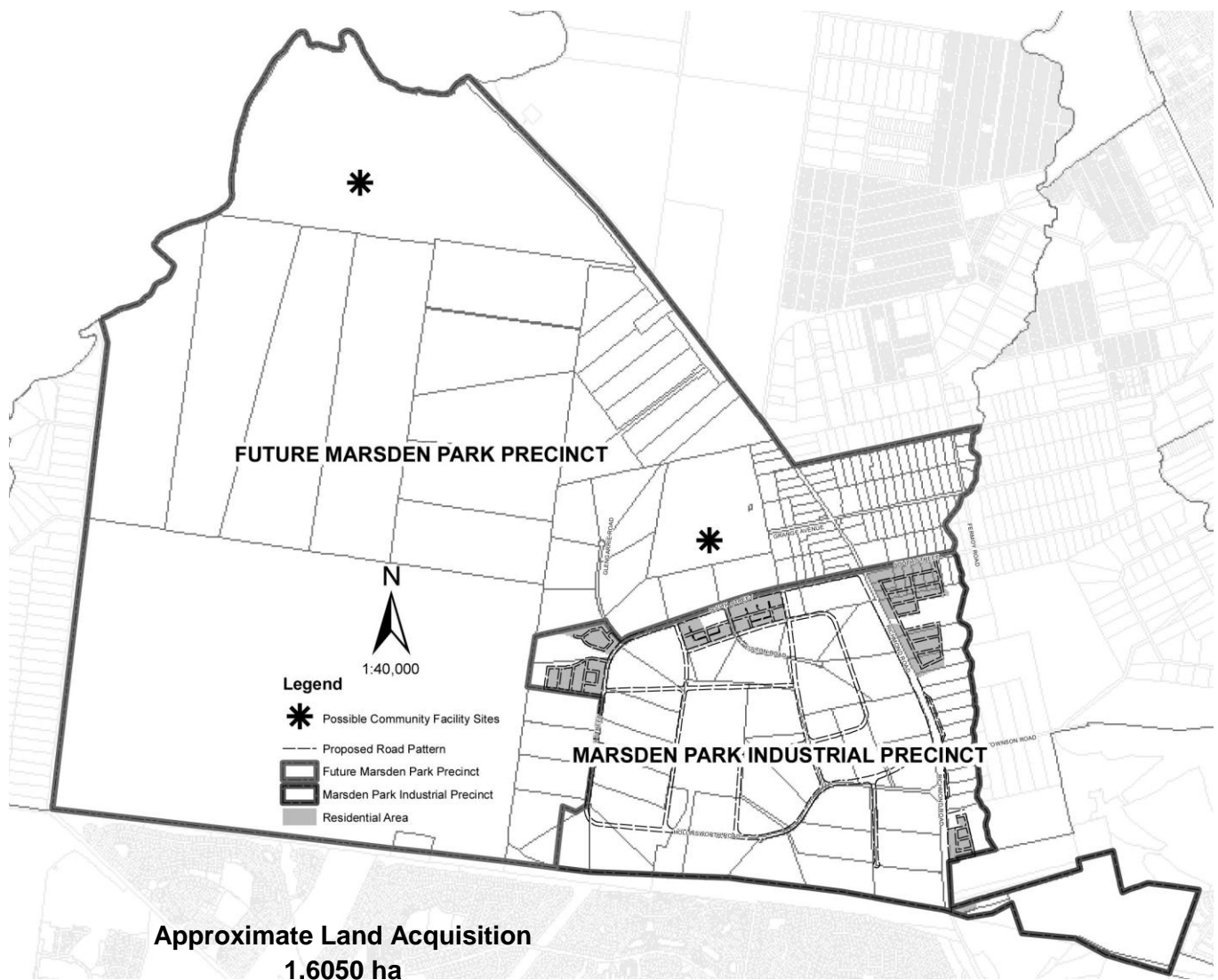
Number of Proposed Reserves	Description	Area (hectares)	Estimated Cost	Total
			Timing of Infrastructure to be Determined	
1	Reserve 934 - MPIP Local Park including playground and landscaping	0.6840	\$551,000	\$551,000
INDICATIVE OPEN SPACE REQUIREMENTS FOR MARSDEN PARK PRECINCT (Refer section 4 for further explanation)				
1	Precinct wide sportsground, 3 illuminated multipurpose double playing fields with changeroom amenities, complimentary playgrounds, picnic facilities and all weather pedestrian access	12.0000	\$75,374,684	\$75,374,684
2	Neighbourhood sportsground A, 2 illuminated multipurpose double playing fields with changeroom amenities, complimentary playgrounds, picnic facilities and all weather pedestrian access	16.0000		
2	Neighbourhood sportsground B, illuminated multipurpose double playing field with changeroom amenities, complimentary playgrounds, picnic facilities and all weather pedestrian access	8.0000		
1	Precinct wide park, including amenities, complimentary playground, picnic facilities and all weather pedestrian access	4.5000		
8	Neighbourhood parks, including complimentary playgrounds, all weather pedestrian access and landscaping	12.0000		
34	Local parks, providing informal recreational opportunities	34.0000		
1	Tennis facility, including 9 courts with amenities and playground	4.5000		
1	Netball facility, including 10 courts with amenities and playground	5.0000		
		96.6840	\$75,925,684	\$75,925,684

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
**Marsden Park Industrial &
Future Marsden Park Precinct**

APPENDIX D 1 of 1

**MARSDEN PARK INDUSTRIAL PRECINCT
& FUTURE MARSDEN PARK PRECINCT
LAND FOR COMMUNITY FACILITIES**



Catchment Areas indicative only

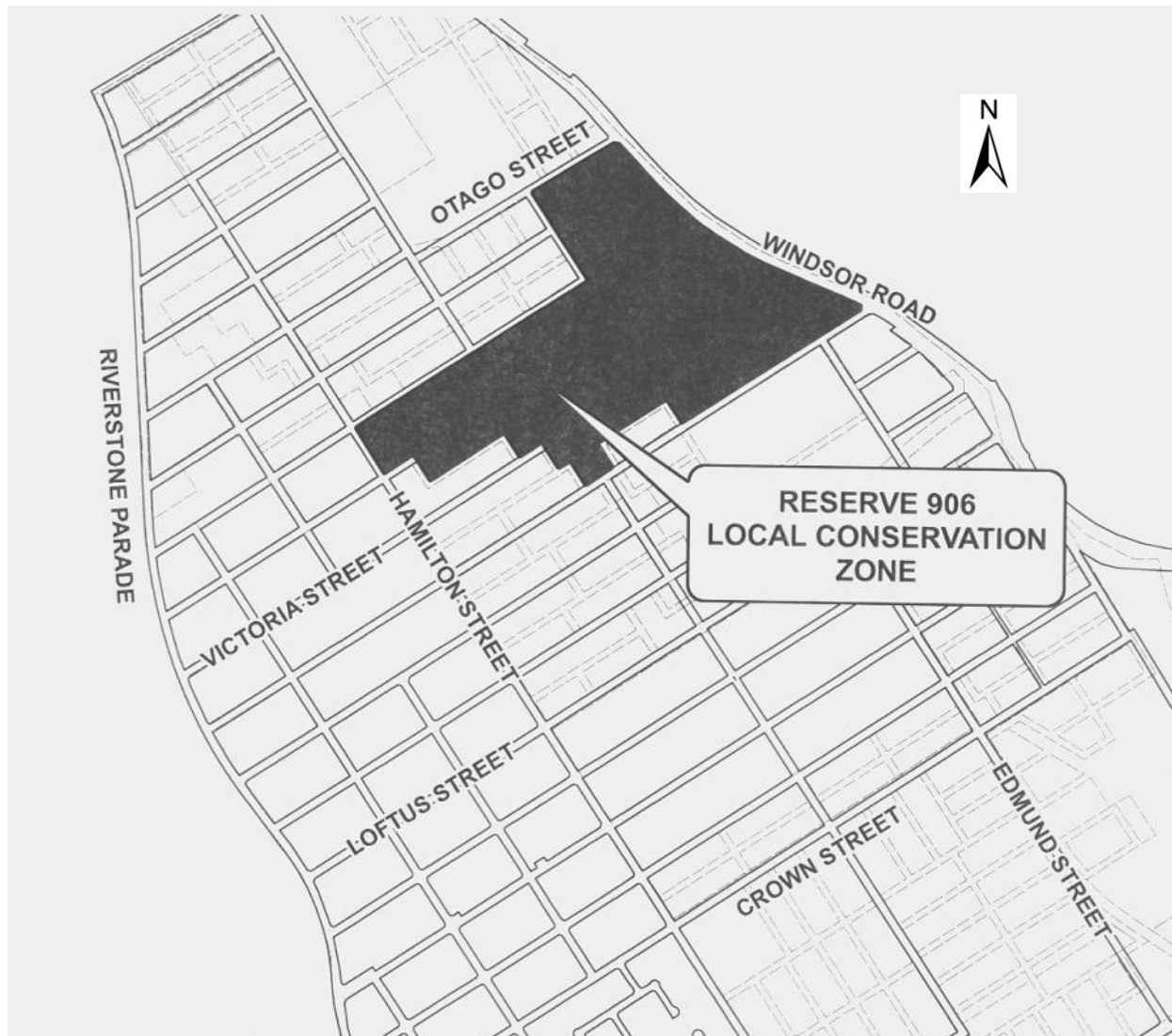
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CONTRIBUTION ITEM
**Land for Community
Facilities**

CATCHMENT AREA
**Marsden Park Industrial &
Future Marsden Park Precinct**

APPENDIX E 1 of 2

**MARSDEN PARK INDUSTRIAL PRECINCT
COMBINED PRECINCT FACILITY
(Servicing Blacktown’s Residential Growth Centre Precincts)**



Catchment Areas indicative only

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CONTRIBUTION ITEM
**Combined Precinct
Facility**

CATCHMENT AREA
Marsden Park Industrial

APPENDIX E 2 of 2

**COMBINED PRECINCT FACILITY
FULL FACILITY CONSTRUCTION COSTS**

Reserve No.	Area (hectares)	Description of Works	Estimated Cost	Total
906	20.3719	Conservation Zone	\$9,749,000	\$9,749,000
			\$9,749,000	\$9,749,000

**COMBINED PRECINCT FACILITY
APPORTIONED FACILITY CONSTRUCTION COSTS FOR THE
MARSDEN PARK INDUSTRIAL PRECINCT**

Reserve No.	Area (hectares)	Description of Works	Estimated Cost	Total
906	20.3719	Conservation Zone	\$273,000	\$273,000
			\$273,000	\$273,000

CONTRIBUTION ITEM
**Combined Precinct
Facility**

CATCHMENT AREA
Marsden Park Industrial

APPENDIX F

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 (\$)	TOTAL L1+L2+C1+C2 (\$)
WATER MANAGEMENT	Hectares					
STORMWATER QUANTITY						
BELLS CREEK	171.8079		\$14,196,000		\$27,090,000	\$41,286,000
MARSDEN CREEK	93.0417		\$12,540,000		\$19,000,000	\$31,540,000
LITTLE CREEK	98.3235		\$9,871,000		\$26,837,000	\$36,708,000
STORMWATER QUALITY						
BELLS CREEK - SWQ1	168.2830				\$8,078,000	\$8,078,000
BELLS CREEK - SWQ2	3.5249				\$659,000	\$659,000
MARSDEN CREEK - SWQ3	93.0417				\$4,209,000	\$4,209,000
LITTLE CREEK - SWQ4	13.0860				\$1,695,160	\$1,695,160
LITTLE CREEK - SWQ5	17.1847				\$212,840	\$212,840
LITTLE CREEK - SWQ6	68.0528				\$1,565,000	\$1,565,000
TRAFFIC MANAGEMENT	Hectares					
MAJOR ROADS						
MARSDEN PARK INDUSTRIAL PRECINCT	316.0123		\$12,445,000		\$26,476,000	\$38,921,000
OPEN SPACE	Population					
MARSDEN PARK INDUSTRIAL PRECINCT & FUTURE MARSDEN PARK PRECINCT	34005		\$72,948,206		\$75,925,684	\$148,873,890
COMMUNITY FACILITIES (Land only)	Population					
MARSDEN PARK INDUSTRIAL PRECINCT & FUTURE MARSDEN PARK PRECINCT	34005		\$2,408,000			\$2,408,000
COMBINED PRECINCT FACILITY	Population					
MARSDEN PARK INDUSTRIAL PRECINCT	3205	\$7,837	\$579,000		\$273,000	\$859,837
TOTAL		\$7,837	\$124,987,206	\$0	\$192,020,684	\$317,015,727

APPENDIX G
BASE CONTRIBUTION RATES
(Base CPI June 2011 - 173.4)

CATCHMENT	CONTRIBUTION RATE (\$)
WATER MANAGEMENT	\$ Per Ha
<i>STORMWATER QUANTITY</i>	
BELLS CREEK	\$241,505
MARSDEN CREEK	\$340,683
LITTLE CREEK	\$375,206
<i>STORMWATER QUALITY</i>	
BELLS CREEK - SWQ1	\$48,242
BELLS CREEK - SWQ2	\$187,890
MARSDEN CREEK - SWQ3	\$45,464
LITTLE CREEK - SWQ4	\$130,188
LITTLE CREEK - SWQ5	\$12,447
LITTLE CREEK - SWQ6	\$23,112
TRAFFIC MANAGEMENT	\$ Per Ha
<i>MAJOR ROADS</i>	
MARSDEN PARK INDUSTRIAL PRECINCT	\$123,779
OPEN SPACE	\$ Per Person
MARSDEN PARK INDUSTRIAL PRECINCT & FUTURE MARSDEN PARK PRECINCT	\$4,400
COMMUNITY FACILITIES (Land only)	\$ Per Person
MARSDEN PARK INDUSTRIAL PRECINCT & FUTURE MARSDEN PARK PRECINCT	\$71
COMBINED PRECINCT FACILITY	\$ Per Person
MARSDEN PARK INDUSTRIAL PRECINCT	\$270

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 2011 CPI. At all times the contributions payable will not fall below the base rates listed in the table.

APPENDIX H**SUPPORTING TECHNICAL DOCUMENTS AND REPORTS**

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

- GHD (2009) *Marsden Park Developments Report for Marsden park Industrial Development Watercycle Management Assessment: Flooding, Stormwater and Water Sensitive Urban Design* (July 2009) prepared for Department of Planning.
- J. Wyndham Prince *Marsden Park Industrial Precinct Post Exhibition Water Cycle Management Strategy Report Including Consideration of Climate Change Impacts* dated February 2011.
- J. Wyndham Prince *Marsden Park Industrial Precinct Bells Creek Corridor Water Cycle Management Strategy* dated January 2011.
- Arup (2009) *Marsden Park Industrial (Employment) Precinct Transport and Access Study Final* report for ILP Exhibition, August 2009 prepared for the Department of Planning and Infrastructure.
- J. Wyndham Prince *Marsden Park Draft S94 Basin Review Road No 1 Plan and Longitudinal Sections* 3 sheets 8955/SK19-A, 8955/SK20-A, 8955/SK21-A dated 08/06/10
- Elton Pty Ltd (2009) *Community Facilities and Open Space Assessment – Marsden Park Industrial Precinct*, 27 July 2009 prepared for the Department of Planning and Infrastructure.
- Blacktown City 2025 – Delivering the Vision (*Blacktown City Council* 2008).
- Wellness Through Physical Activity Policy (*Blacktown City Council*, 2007).
- Blacktown City Council Social Plan (2007).
- Recreation and Open Space Strategy (*Blacktown City Council*, 2009).
- Northwest Growth Centres Recreation Planning Framework (*Blacktown City Council*, 2009).
- Section 94 Community Facilities Report (*Blacktown City Council May* 2008).
- Department of Planning and Infrastructure *Blacktown City Council Precincts Development Control Plan 2010* including Schedule 3 Marsden Park Industrial Precinct.
- Department of Planning and Infrastructure current version of SEPP Maps.
- Department of Planning and Infrastructure *Growth Centres Development Code* dated October 2006.