

draft contributions plan

No.22

section 94

Area 20 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.22 – Area 20 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 Area 20 Precinct.

Within the Area 20 Precinct S.94 contributions are levied for the following amenities and services:

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

This Plan has been prepared in accordance with:

- The Environmental Planning and Assessment Act, 1979 (EPA Act);
- The Environmental Planning and Assessment Regulation, 2000; (EPA Regulation);
- In conjunction with the Indicative Layout Plan for the Area 20 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 Area 20 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 Area 20 Precinct;
- Employ a user pays policy for the funding of infrastructure within the Area 20 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 Area 20 Precinct.

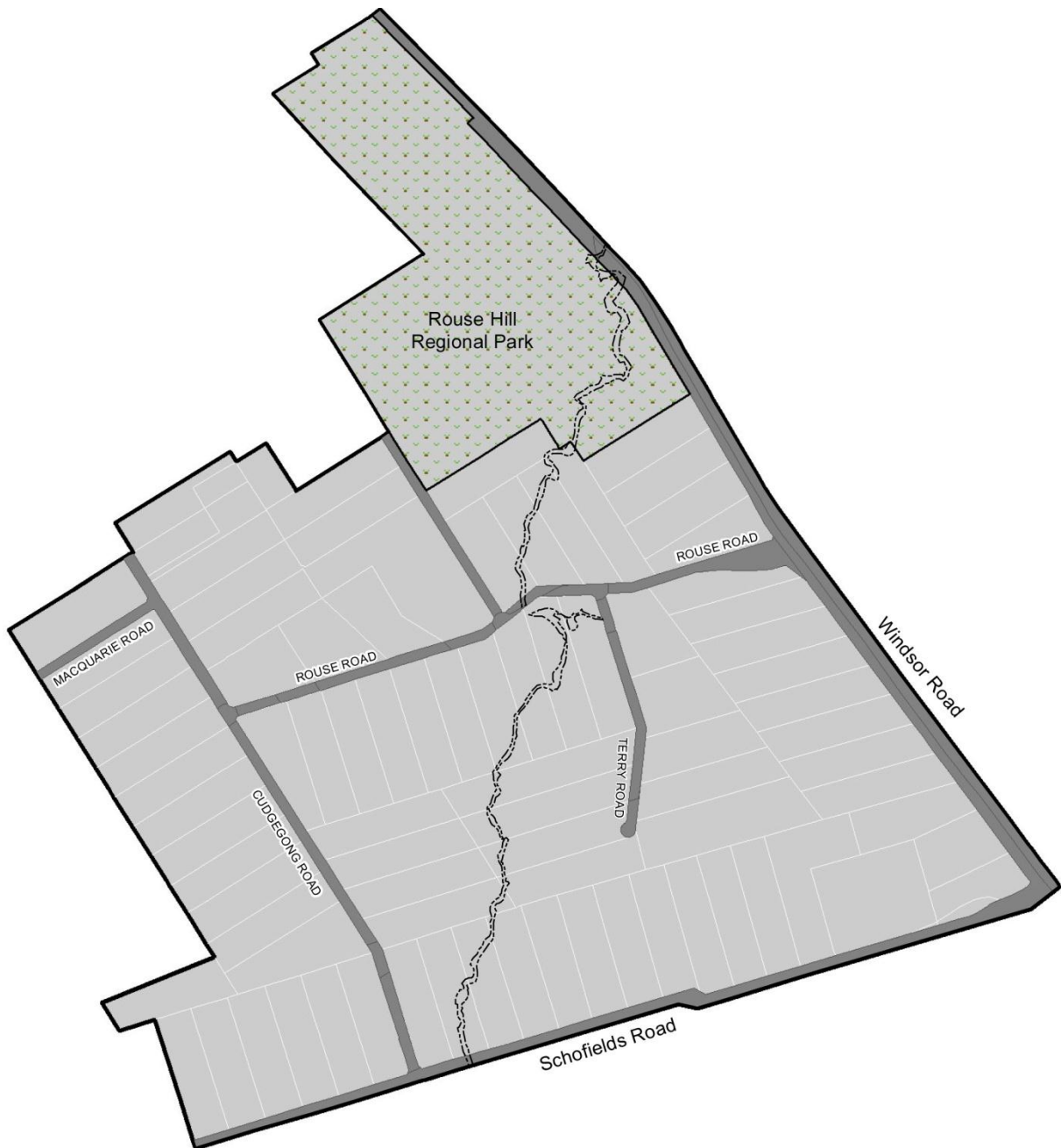
1.6 Land to Which the Plan Applies

This Contributions Plan applies to land within the Area 20 Precinct which is one of the first release precincts in the North West Growth Centre.

The Area 20 Precinct is bounded by Windsor Road to the east, Schofields Road to the south, and the ridge line to the west. A map showing the location of the Area 20 Precinct **is shown on the following page**.

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

Area 20 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 Area 20 Precinct. These include:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix No.6);
- BCC Growth Centre Precincts DCP 2010; and
- BCC Growth Centre Precincts DCP 2010 (Schedule 4).

1.11 Capacity of Existing Facilities to meet Development Demand

Existing facilities generally do not have the capacity to meet the demand for infrastructure created by the new development. As a Greenfield area the Area 20 Precinct required new infrastructure, as well as infrastructure upgrades to meet the demand for infrastructure created by the new development, including:

- Upgrade of various roads, such as Schofields Road, Cudgegong Road, Tallawong Road, Rouse Road and Terry Road.
- 19ha of local open space, in addition to the existing Rouse Hill Regional Park & Rouse Hill House Estate.
- New drainage infrastructure (including wastewater and trunk drainage infrastructure).

1.12 Project Mix of Land Uses for the Area 20 Precinct

The Area 20 Precinct, through its new land use zones and the Indicative Layout Plan, will provide for a range of land uses in the Precinct to support the incoming population. These land uses include:

- 41 hectares of regional open space (Rouse Hill Regional Park and Rouse Hill House Estate)
- 19 hectares of open space and conservation areas
- 5 hectares of drainage
- 98 hectares of developable residential land
- 4 hectares of village centre and mixed use zones
- 12,500sqm of retail floor space
- 6 hectares of employment land

- 24 hectares of other public infrastructure such as rail corridor, water reservoir, schools, switching station.
- 69 hectares of other non-residential development, which includes the North West Rail Link corridor, station and car parks; schools; switching station; water reservoir; Feeder 9JA electrical easement; proposed s94 and collector roads, existing local and classified roads.

1.13 Projected Development Yield

The Area 20 Precinct has a net development yield of approximately 2,500 dwellings to cater for a population of approximately 6,400 residents. Non-residential floor space includes 4 hectares of village centre and mixed use zones, as well as 12,500sqm of retail floor space and 6 hectares of employment land.

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

Retail analysis undertaken for Precinct Planning indicates that demand for neighbourhood level retail is likely to be limited, which has meant that the floor space in the Area 20 Precinct has been capped at 12,500sqm. Some employment land uses are proposed along the Schofields Road Corridor, but only along adjacent to the proposed new train station on Cudgegong Road and stabling yard where demand exists.

1.14 Anticipated Population Growth Rates

The Area 20 Precinct has fragmented land ownership which means that no single developer will be responsible for the progressive servicing and development of the Precinct. As a result, development can only occur once the relevant service providers such as Sydney Water have completed the necessary works to enable development to begin. Therefore, in the absence of a development staging plan, it is difficult to determine the anticipated population growth rates for the precinct overtime.

However, based on the planning undertaken for the precinct, the Area 20 Precinct has a dwelling yield of approximately 2,500 dwellings (based on density controls) for a population of approximately 6,400 residents (based on average occupancy rates for various residential developments) once development in the Precinct is complete.

1.15 Assumptions Benchmarks and Standards

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

- **Open Space and Recreation:**
 - Overall open space provision: 2.83ha/1,000 residents
 - Rates for specific uses are based on the rates stipulated in the Growth Centres Development Code 2006, input from Blacktown City Council and specialist studies.
 -
- **Dwelling Yield:** There are density controls for the Precinct, which are:
 - Low Density R2 zone: 15 – 20 dwellings/ha
 - Medium Density R3 zone: 25 – 45 dwellings/ha.

The information above in paragraphs 1.11 to 1.15 was sourced from the *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Area 20 Precinct) 2011* Post-Exhibition Planning Report SEPTEMBER 2011.

1.16 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.

1.17 The Monitoring and Review of this Plan

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

The purpose of any review is to ensure that:

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

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

1.18 Priority of works and facilities

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

1.19 Timing of Provision of Items

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

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

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

As noted in Section 1.12 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.

1.20 Pooling of funds

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

1.21 Financial Information

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

1.22 Enquiries regarding this Plan

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

1.23 Contributions Register

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

2 Water Cycle Management Facilities

2.1 Nexus

In order to levy S.94 contributions Council must be satisfied that development, the subject of a Development Application, 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 Cycle Management including Water Sensitive Urban Design (WCM WSUD)

The report by J. Wyndham Prince on “Area 20 Precinct, Rouse Hill – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques” dated July 2011, identifies that there are a number of opportunities for management of stormwater quality, quantity and flooding in the Area 20 Precinct area. This management would benefit from the implementation of Water Sensitive Urban Design (WSUD) practices.

WCM 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 stormwater management strategy was also prepared for the Area 20 Precinct as part of the wider Rouse Hill Infrastructure Consortium (RHIC) development area. This scheme developed a stormwater management strategy that addressed stormwater quantity and quality management. The responsibility for this scheme now rests with Sydney Water as the trunk drainage authority. A review of the RHIC scheme indicated that the overall stormwater detention strategy is generally consistent with current standards. However, the water quality standards are not in accordance with current standards. Therefore, the strategy developed for Area 20 Precinct primarily addresses water quality management, local trunk drainage and water way stability required to satisfy the current standards.

A WSUD strategy for management of stormwater quality, quantity and flooding has been developed for the Area 20 precinct, that nominates vegetated swales, bio-retention basins, and gross pollutant traps at key locations.

The use of rainwater tanks is recommended. However, in areas where reticulated recycled water is provided, these would not be feasible. The use of additional swales within the local road network is recommended together with minimising the extent of impervious area directly connected to the subdivision pipe systems. These measures are not included in this Contributions Plan as they will be provided as part of individual developments.

In keeping with WSUD principles of at source control, while not unduly placing financial imposts on individual lots, regional stormwater treatment measures are generally only provided for low density

residential areas. Medium and high density residential and commercial and industrial areas are 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. Costs 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 are provided where catchments generally exceed 15 hectares.

Sydney Water is the agency responsible for regional stormwater detention basins and for flood information on Second Ponds Creek. Sydney Water levies for the construction and management of the regional trunk drainage measures.

The J. Wyndham Prince report states that the proposed WCM 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 IWCM & WSUD DCP Part R - IWCM & WSUD 2011.

Blacktown City Council (BCC) has used the WCM WSUD strategy and current available information to form the basis of the Area 20 precinct stormwater drainage infrastructure works. Concept designs for drainage basins and channels have been prepared by J. Wyndham Prince on behalf of the Department of Planning & Infrastructure. These concept designs have generally been used as the basis for the stormwater infrastructure cost estimates with some amendment by Council to suit local site conditions and engineering standards.

There is generally no allowance within this Contributions Plan for rehabilitation and management of riparian land other than that directly impacted by the proposed drainage works. Acquisition of riparian land has, however, been included as per the gazetted land acquisition maps. The majority of riparian land will remain under Sydney Water ownership and control.

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 this Contributions 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 Catchment

The Area 20 Precinct contains one Contributions Catchment. The Precinct has one primary drainage catchment of Second Ponds Creek. There are some small areas of land on the eastern and western fringes of the Precinct that do not drain to Second Ponds Creek. The area to the east is included in the catchment as precinct scale water quality measures are provided. The area on the western fringe is excluded as full on lot treatment and On Site Detention will be required or this area could be included in the future Riverstone East Precinct scheme. A map showing the location of the drainage contribution catchment 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 a single catchment namely Second 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 7.4.

There is a small catchment 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 “F”.

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 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 cost
 - A = The total developable area the contribution catchment (hectares)

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

A schedule of works for the contribution catchments is provided in Appendix "A" together with a map of the 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 rates are contained in the Schedule being Appendix “G”.

3 Traffic & Transport Management Facilities

3.1 Nexus (Local Roads)

Generally local roads are provided by the developments that front them when subdivision occurs. Under the environmental planning instrument for the Precinct, 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 this Contributions Plan to facilitate the ILP road network.

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.

3.2 Traffic Requirements

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 SIC is currently under review.

Within the Area 20 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 Area 20 Precinct 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. The Area 20 Transport & Access Study (2010) by Urbanhorizon Pty Ltd 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 this Contributions Plan is that of a local collector standard commensurate with the Precinct traffic volume generation.

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.

In relation to roads crossing the proposed railway corridor, the approach adopted is that for existing roads bridges will be provided as part of the railway project. However, for new roads the bridge cost is included in the local road S.94 contributions.

3.3 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 7.4. The developable area of the contribution catchment is stated in Appendix "F".

3.4 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 cost

A = The total developable area in the contribution catchment (hectares).

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

Standards of 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)
- Major Collector – 12m carriageway (20m 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 catchment 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".

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 – Social Infrastructure and Open Space Report – Area 20 (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)

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

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

The resultant provision of open space varies throughout the release area; a reflection in most cases of land constraints, dwelling establishments and drainage functions. Acknowledging that in the absence of any alternatively acceptable industry benchmark, the standard Open Space provision outlined in the GCC Development Code of 2.83 hectares of usable open space per 1,000 persons has been applied. The spread and distribution of passive parks ensures that residents are within a 400-500 metre walking distance from open space. The open space network reflects a hierarchy of provision and allows for character and diversity in provision while also incorporating the natural features of the area.

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

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 Aquatic Facilities

Riverstone Swimming Centre is the only swimming pool situated within the North West Growth Centre. It is a small rural outdoor pool and will not be able to accommodate the leisure needs of the incoming population of the North West Precincts. Funds are required to develop the existing site to provide a modern leisure / aquatic facility to an acceptable standard to meet the recreational demands of the incoming population.

The full cost to develop this facility was apportioned between the anticipated precinct populations of Alex Avenue, Riverstone, Riverstone East and Area 20. However, as this facility is not included in the scope of the Department of Planning & Infrastructure's "Essential Infrastructure List" it has not been included in this Contributions Plan.

4.3 Contribution Catchment

There is one open space & recreation contribution catchment. This corresponds to the boundaries of the Area 20 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".

4.4 Contribution Formula

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

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

(\$/PERSON)

WHERE: L1 = The actual cost to Council to date of land provided for a 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 cost.

P = The estimated eventual population in the Area 20 Precinct.

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

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

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

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

5 Land for Community Facilities

5.1 Nexus

A Community Infrastructure Report (Social Infrastructure and Open Space Report Area 20 Precinct 2010 and 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 Alex Avenue, Riverstone, Riverstone East and Area 20 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 Reports (Social Infrastructure and Open Space Report Area 20 Precinct 2010 and 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 Essential Infrastructure

However, as Community Facilities are not listed by the State Government as “Essential Infrastructure” only the land acquisition for the Community Resource Hub in the Riverstone Precinct will be levied under this Plan.

5.7 Contribution Catchment

There is one community facilities contribution catchment and this corresponds to the boundaries of the Area 20 Precinct. A map showing the location of the community facilities contribution catchment is contained in Appendix "D".

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

5.8 Land for Community Facilities (apportioned)

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:

- Community Resource Hub (Located in the Riverstone Precinct)
- Upgrade to Riverstone Aquatic Facility (Located in the Riverstone Precinct) (refer Section 4.2)

The total costs for the Community Resource Hub and the Riverstone Aquatic Facility have been apportioned over the four precincts of Area 20, Riverstone, Alex Avenue and Riverstone East. 11% of these costs are attributed to the Area 20 Precinct as shown below:

Precinct	Expected Population	% Apportioned
Riverstone	26,229	44.9%
Alex Avenue	17,999	30.8%
Riverstone East	7,800	13.3%
Area 20	6,400	11.0%
Total	58,428	100.0%

5.9 Contribution Formula

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

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

(\$/PERSON)

- WHERE:
- L1 = The actual cost to Council to date of land provided for a public community 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.
 - P = The estimated eventual population in the contribution catchment.

5.10 Community Facilities Costs and Works Schedules

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

A map indicating the location of the Aquatic Facility (not funded under this Plan) and Community Resource Hub (land only) 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”.

5.11 Indicative Timing for the Acquisition of Land for Community Facilities

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

6 Combined Precinct Facilities

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 to the Area 20 Precinct.

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	3,504	3.1%
Schofields	2,567	2.2%
Marsden Park	30,800	27.0%
Future Release Precincts	18,964	16.6%
Total	114,263	100.0%

6.2 Contribution Formula

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

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

(\$/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.
 - PA = Plan Administration fee being 1.5% of construction cost.
 - P = The estimated eventual population in the contribution catchment.

6.3 Combined Precinct Facilities Costs and Works Schedules

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

A schedule of works for the 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, Community and Combined Precinct Facilities, are based on the estimated potential population of the Area 20 Precinct.

7.5 Explanation of the Plan Administration Component

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

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

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

7.6 Indexation

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

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

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

7.7 Assumed Occupancy Rates

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

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

Dual Occupancy

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

Integrated Housing

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

Other Medium density

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

3 Bedroom Dwelling

2.7 Persons / Dwelling

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

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

7.8 Indicative Contribution Rates (Residential)

IPART's review of CP 22 recommended that Council should provide **indicative** contributions per lot for various types of development and dwelling types.

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	\$73,159
15	2.9	\$64,463
20	2.9	\$53,589
25	2.9	\$37,246
45	1.2	\$17,719
45	1.9	\$22,781
45	2.7	\$28,565

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 – 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 December 2012 CPI (102.3).

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:

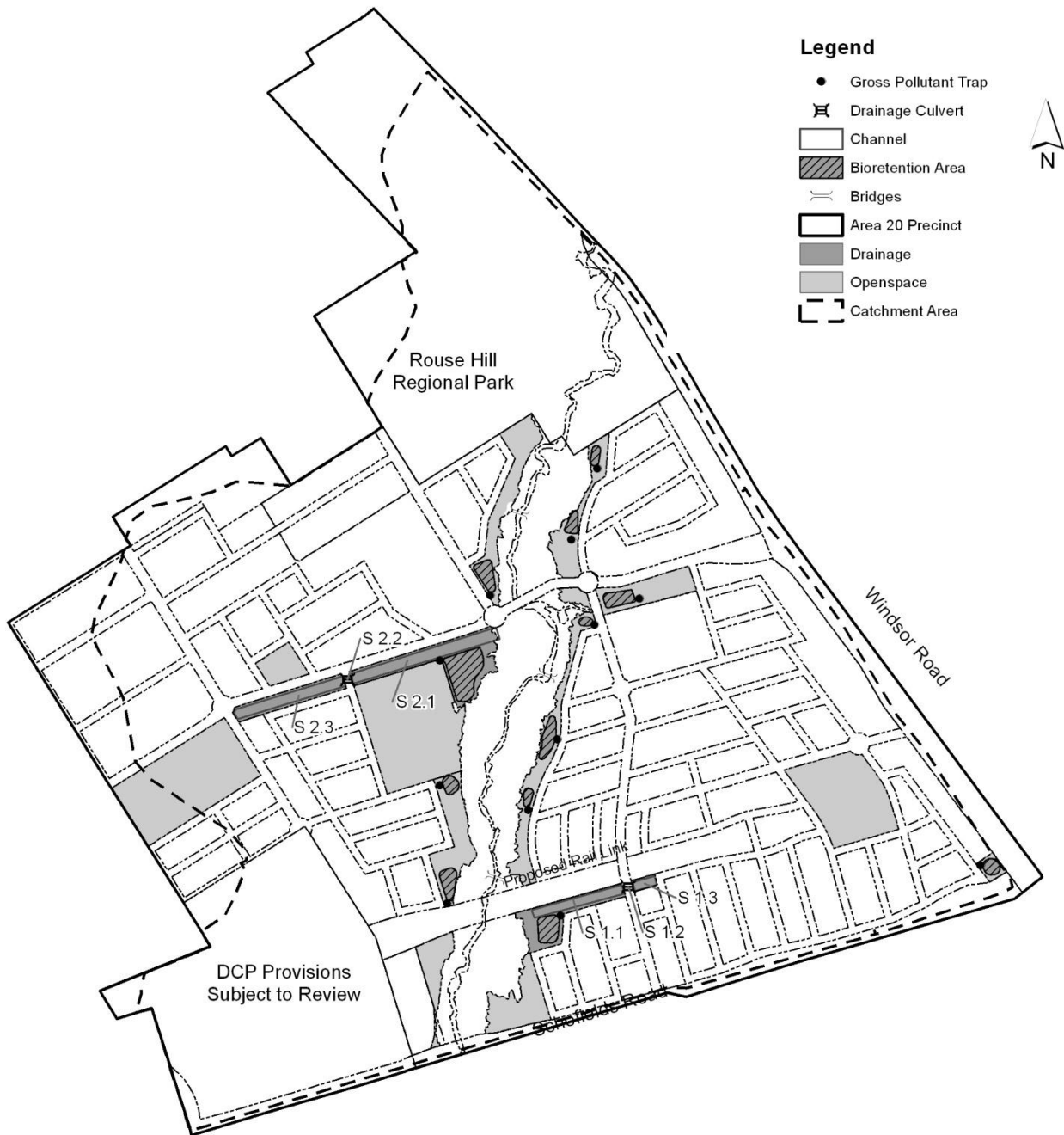
- An applicant requesting deferred payment needs to apply in writing to Council. All requests are considered on their merits having regard to (but not exclusively) the type of work for which the contribution is sought, the rate of development occurring within the area and the impending need to construct 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 4

**AREA 20 PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
SECOND PONDS CREEK CONTRIBUTIONS CATCHMENT**



Catchment Area indicative only

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

CONTRIBUTION ITEM
**Stormwater Quantity
Management**

CATCHMENT AREA
Second Ponds Creek

APPENDIX A 2 of 4

**AREA 20 PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
SECOND PONDS CREEK STORMWATER QUANTITY**

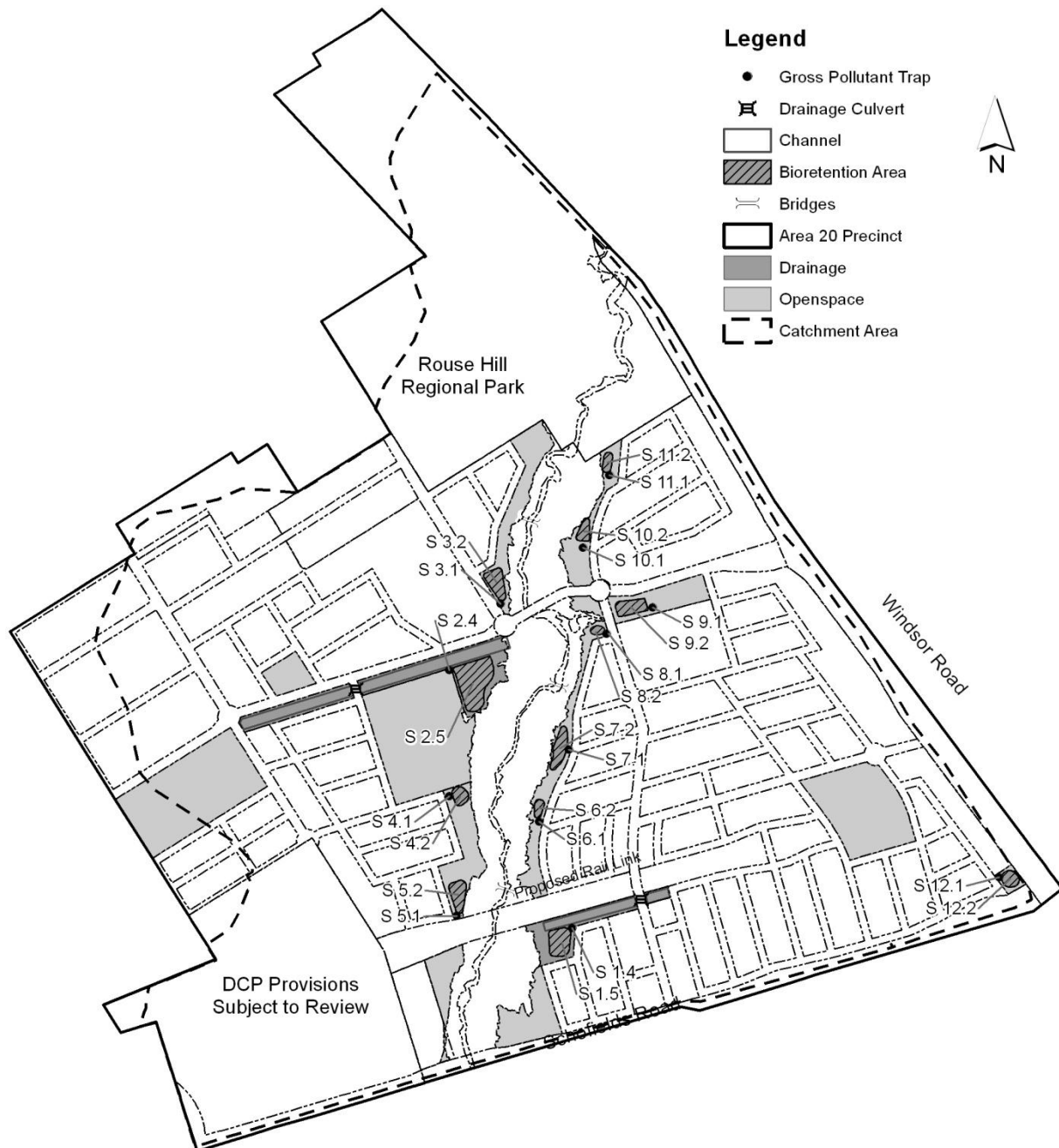
Site No.	Land Area (ha)	Description of Works	Completed cost Indexed to December 2012	Estimated Cost & Indicative Timing of Delivery			Total
				2013 - 2018	2019 - 2024	2025 -2030	
S1.1	1.2950	28m Wide landscaped open channel	\$0	\$945,000			\$945,000
S1.2		2x2100x1200 Culvert under future road	\$0	\$128,800			\$128,800
S1.3		20m Wide landscaped open channel	\$0	\$584,000			\$584,000
S2.1	2.5741	34m Wide landscaped open channel	\$0		\$2,303,000		\$2,303,000
S2.2		3x3600x900 Culvert under future road	\$0		\$278,600		\$278,600
S2.3		34m Wide landscaped open channel	\$0		\$2,058,000		\$2,058,000
	3.8691		\$0	\$1,657,800	\$4,639,600	\$0	\$6,297,400

CONTRIBUTION ITEM
Stormwater Quantity Management

CATCHMENT AREA
Second Ponds Creek

APPENDIX A 3 of 4

**AREA 20 PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
SECOND PONDS CREEK CONTRIBUTIONS CATCHMENT**



Catchment Areas indicative only

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

CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
Second Ponds Creek

APPENDIX A 4 of 4

**AREA 20 PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
SECOND PONDS CREEK STORMWATER QUALITY**

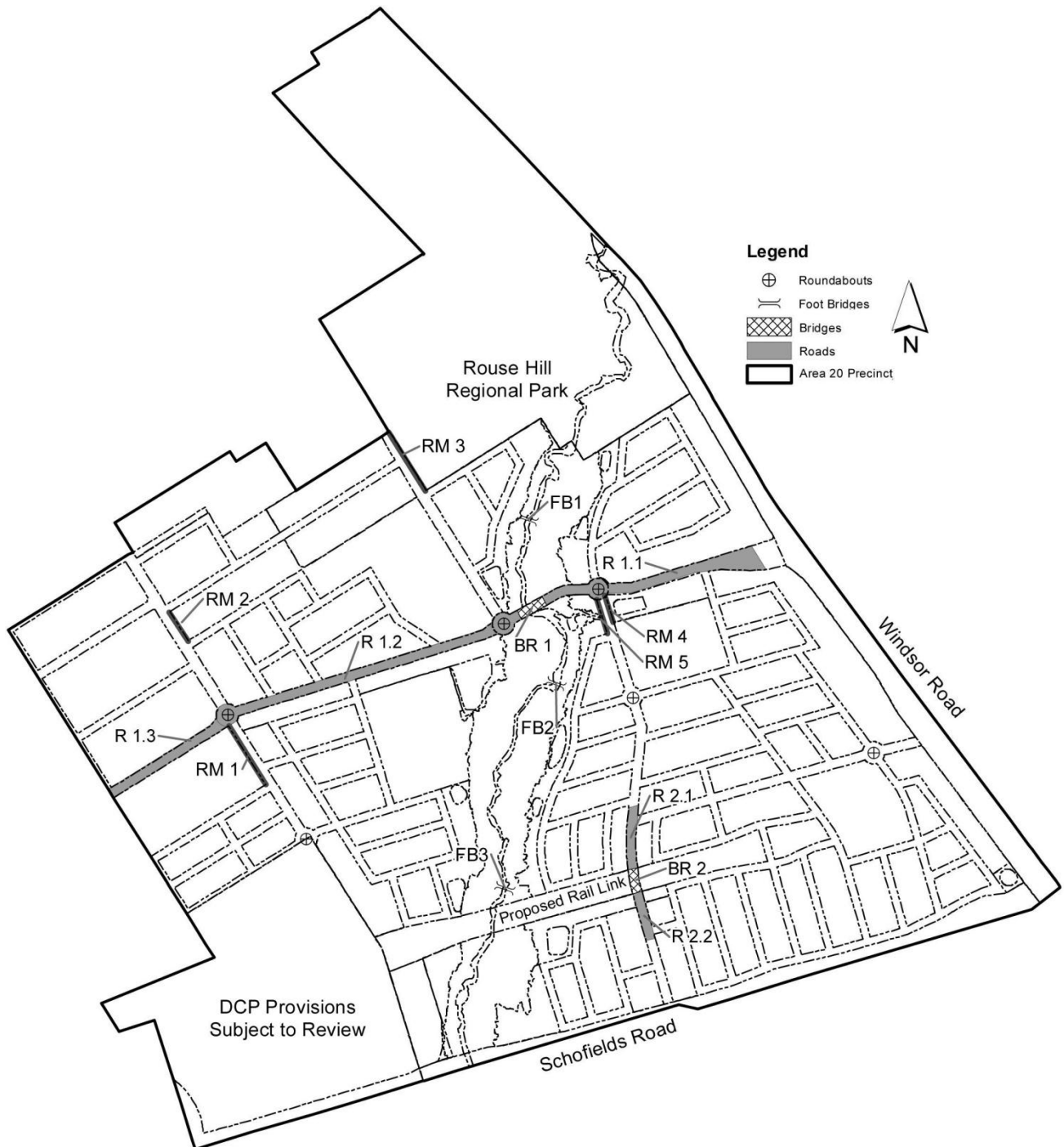
Site No.	Land Area (ha)	Description of Works	Completed cost Indexed to December 2012	Estimated Cost & Indicative Timing of Delivery			Total
				2013 - 2018	2019 - 2024	2025 -2030	
S1.4	Included in Stormwater Quantity	Gross pollutant trap at inlet to bio-retention	\$0	\$120,000			\$120,000
S1.5		Stand alone Bio-retention	\$0	\$1,260,000			\$1,260,000
S2.4	Included in Stormwater Quantity	Gross pollutant trap at inlet to bio-retention	\$0		\$150,000		\$150,000
S2.5		Stand alone Bio-retention	\$0		\$2,589,000		\$2,589,000
S3.1	0.1800	Gross pollutant trap at inlet to bio-retention	\$0	\$65,000			\$65,000
S3.2		Stand alone Bio-retention	\$0	\$999,000			\$999,000
S4.1	0.1000	Gross pollutant trap at inlet to bio-retention	\$0		\$65,000		\$65,000
S4.2		Stand alone Bio-retention	\$0		\$301,000		\$301,000
S5.1	0.1700	Gross pollutant trap at inlet to bio-retention	\$0		\$65,000		\$65,000
S5.2		Stand alone Bio-retention	\$0		\$481,000		\$481,000
S6.1	0.0600	Gross pollutant trap at inlet to bio-retention	\$0		\$65,000		\$65,000
S6.2		Stand alone Bio-retention	\$0		\$281,000		\$281,000
S7.1	0.1900	Gross pollutant trap at inlet to bio-retention	\$0		\$120,000		\$120,000
S7.2		Stand alone Bio-retention	\$0		\$894,000		\$894,000
S8.1	0.0600	Gross pollutant trap at inlet to bio-retention	\$0	\$65,000			\$65,000
S8.2		Stand alone Bio-retention	\$0	\$250,000			\$250,000
S9.1	0.1800	Gross pollutant trap at inlet to bio-retention	\$0		\$120,000		\$120,000
S9.2		Stand alone Bio-retention	\$0		\$653,000		\$653,000
S10.1	0.1000	Gross pollutant trap at inlet to bio-retention	\$0		\$65,000		\$65,000
S10.2		Stand alone Bio-retention	\$0		\$675,000		\$675,000
S11.1	0.0700	Gross pollutant trap at inlet to bio-retention	\$0			\$65,000	\$65,000
S11.2		Stand alone Bio-retention	\$0			\$188,000	\$188,000
S12.1	0.2035	Gross pollutant trap at inlet to bio-retention	\$0			\$65,000	\$65,000
S12.2		Stand alone Bio-retention	\$0			\$164,000	\$164,000
	1.3135		\$0	\$2,759,000	\$6,524,000	\$482,000	\$9,765,000

CONTRIBUTION ITEM
Stormwater Quality
Management

CATCHMENT AREA
Second Ponds Creek

APPENDIX B 1 of 2

**AREA 20 PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES**



Catchment Areas indicative only

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

CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
Area 20 Precinct

APPENDIX B 2 of 2

AREA 20 PRECINCT TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

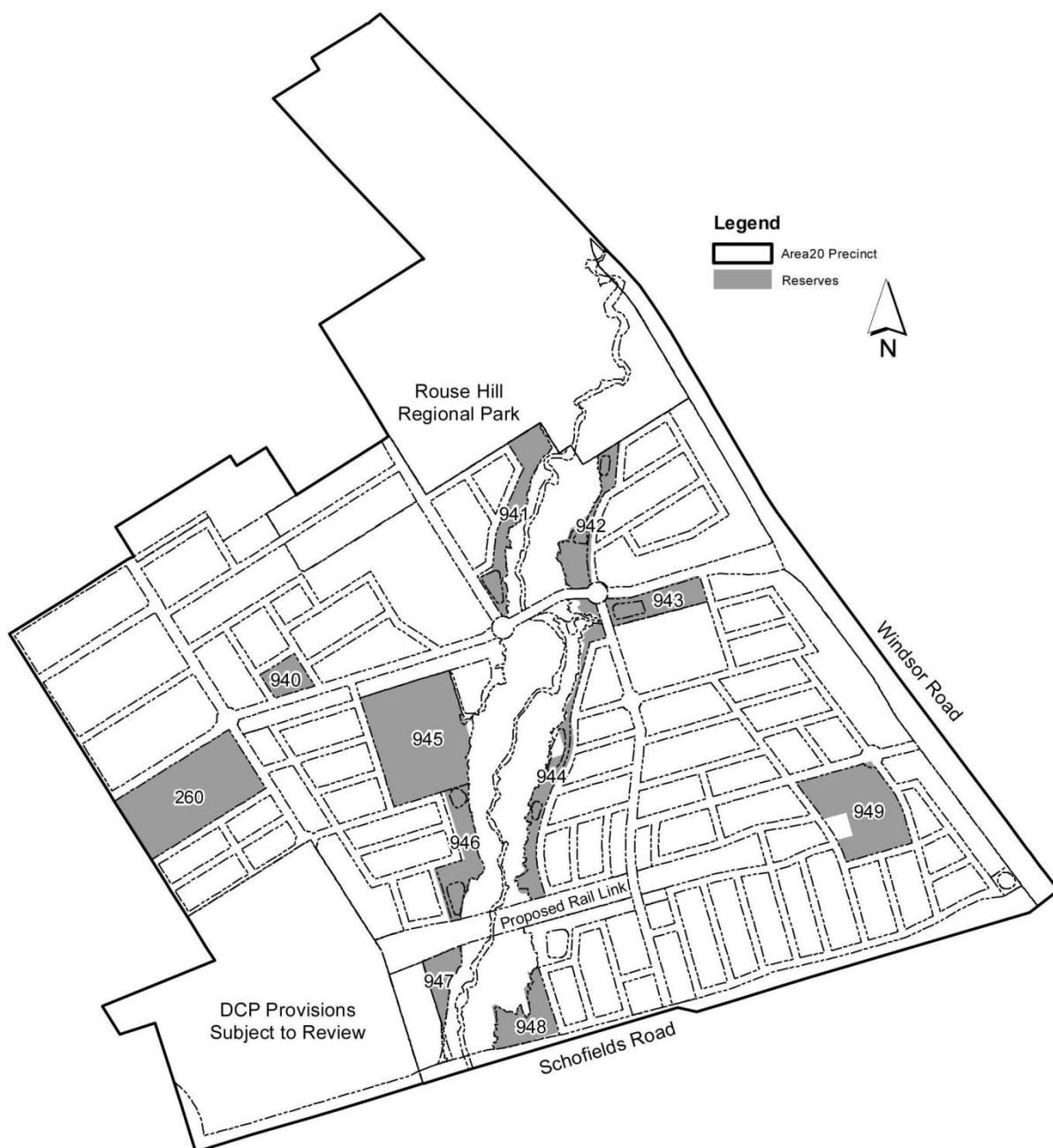
Site No.	Location	Land Area (ha)	Description of Works	Completed cost Indexed to December 2012	Estimated Cost & Indicative Timing of Delivery			Total
					2013 - 2018	2019 - 2024	2025 -2030	
R1.1	ROUSE ROAD	0.0523	Major collector road. Second Ponds Creek to Windsor Road. Roundabout at Terry Road	\$0	\$2,039,000			\$2,039,000
R1.2	ROUSE ROAD	0.1299	Major collector road. Second Ponds Creek to Cudgegong Road. Roundabouts at Worcester and Cudgegong Roads	\$0		\$3,746,000		\$3,746,000
R1.3	ROUSE ROAD	0.6111	Major collector road. West of Cudgegong road	\$0			\$1,483,000	\$1,483,000
R2.1	TERRY ROAD	0.2340	Collector road, Northern Railway bridge approach	\$0			\$1,290,000	\$1,290,000
R2.2	TERRY ROAD	0.1800	Collector road, Southern Railway bridge approach	\$0			\$994,000	\$994,000
Miscellaneous								
	BUS SHELTERS		Allow for shelters near schools, neighbourhood centres and transport hubs (approx 6)	\$0		\$90,000		\$90,000
	LOCAL TRAFFIC MANAGEMENT ROUNDABOUTS		3 x Additional roundabouts for local area traffic management	\$0		\$600,000		\$600,000
Bridges								
BR 1	ROUSE ROAD		Second Ponds Creek	\$0	\$3,040,000			\$3,040,000
BR 2	TERRY ROAD		Proposed Railway Corridor	\$0			\$3,967,000	\$3,967,000
FB 1	FOOT BRIDGE		Second Ponds Creek North of Rouse Road	\$0			\$216,000	\$216,000
FB 2	FOOT BRIDGE		Second Ponds Creek South of Rouse Road	\$0			\$216,000	\$216,000
FB 3	FOOT BRIDGE		Second Ponds Creek North of Railway corridor	\$0			\$360,000	\$360,000
				\$0	\$5,079,000	\$4,436,000	\$8,526,000	\$18,041,000

CONTRIBUTION ITEM
Traffic & Transport
Management

CATCHMENT AREA
Area 20 Precinct

APPENDIX C 1 of 2

**AREA 20 PRECINCT
OPEN SPACE & RECREATION FACILITIES**



Catchment Areas indicative only

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CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
Area 20 Precinct

APPENDIX C 2 of 2

AREA 20 PRECINCT OPEN SPACE & RECREATION FACILITIES

Site No.	Land Area (ha)	Description of Works	Completed cost Indexed to December 2012	Estimated Cost & Indicative Timing of Delivery			Total
				2013 - 2018	2019 - 2024	2025 -2030	
940	0.3914	Local Park including playground and landscaping	\$0	\$447,000			\$447,000
941	1.5061	Corridor Park including playground, cycleway and landscaping	\$0		\$1,265,000		\$1,265,000
942	1.1860	Corridor Park including playground, cycleway and landscaping	\$0		\$1,178,000		\$1,178,000
943	0.9549	Neighbourhood Park including playground,pathway and landscaping	\$0	\$940,000			\$940,000
944	1.6426	Corridor Park including playground,cycleway and landscaping	\$0		\$1,732,000		\$1,732,000
945	4.4373	Neighbourhood Park including playing field, amenities, lighting,car park,playground, pathway, fencing and landscaping	\$0		\$9,303,000		\$9,303,000
946	1.3216	Corridor park including pathway, cycleway and landscaping	\$0	\$731,000			\$731,000
947	0.6576	Landscaping works and fencing	\$0			\$200,000	\$200,000
948	1.1490	Corridor Park including playground,cycleway and landscaping	\$0	\$714,000			\$714,000
949	2.6856	Neighbourhood park including playgrounds, pathway,fencing and landscaping works	\$0			\$1,329,000	\$1,329,000
260	4.0460	Cudgong Reserve including cycleway, fencing and landscaping	\$0			\$815,000	\$815,000
	19.9781		\$0	\$2,832,000	\$13,478,000	\$2,344,000	\$18,654,000

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
Area 20 Precinct

APPENDIX D 1 of 1

**AREA 20 PRECINCT
LAND FOR COMMUNITY FACILITIES
(Riverstone Precinct)**



Catchment Areas indicative only

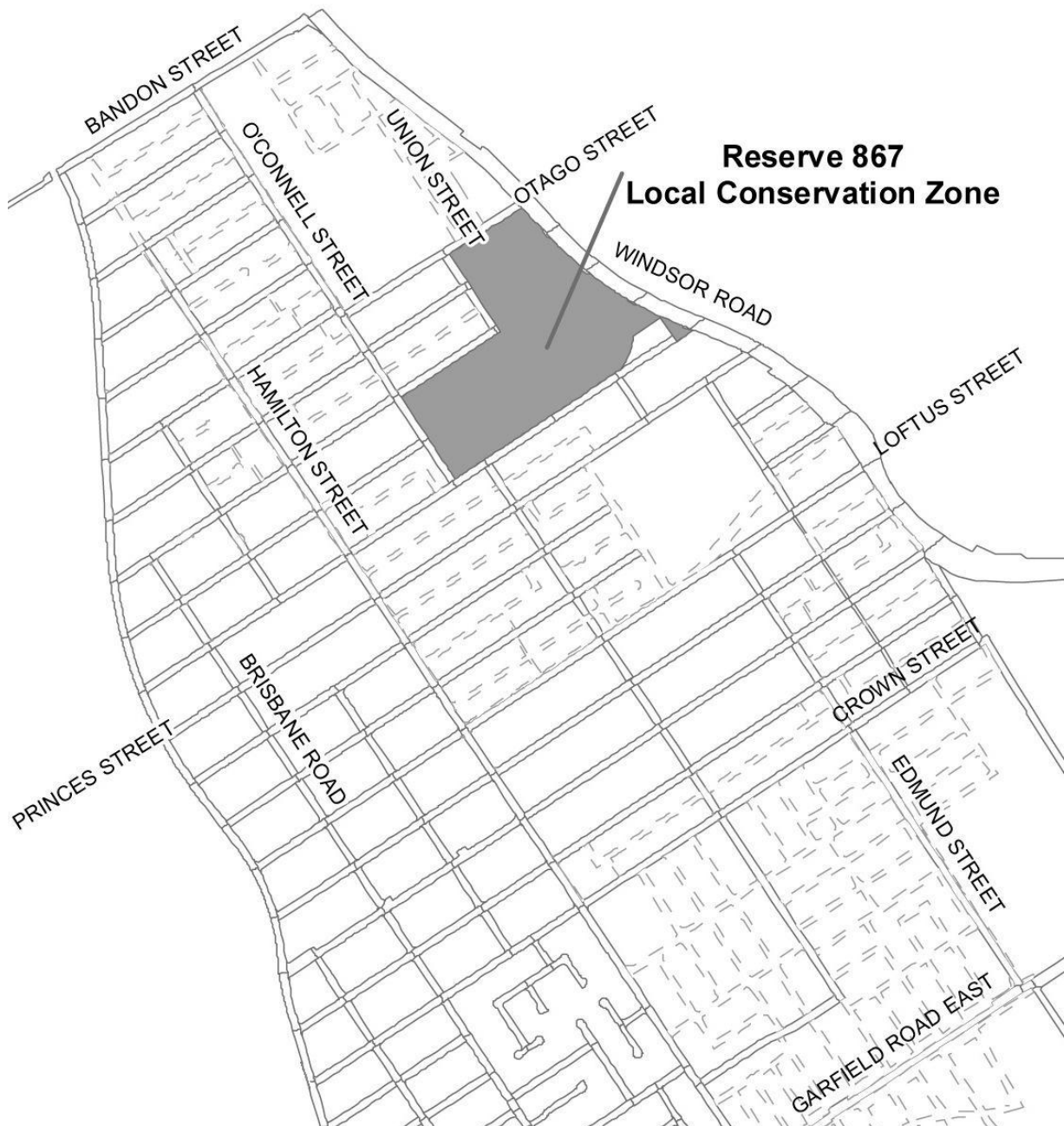
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM
Community Facilities
(CRH land only)

CATCHMENT AREA
Area 20

APPENDIX E 1 of 2

**AREA 20 PRECINCT
COMBINED PRECINCT FACILITIES
(Servicing Blacktown's Residential Growth Centre Precincts)**



Catchment Areas indicative only

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

CONTRIBUTION ITEM
**Combined Precinct
Facilities**

CATCHMENT AREA
Area 20

APPENDIX E 2 of 2

COMBINED PRECINCT FACILITIES FULL FACILITY CONSTRUCTION COSTS

Reserve No.	Land Area (ha)	Description of Works	Completed cost Indexed to December 2012	Estimated Cost & Indicative Timing of Delivery			Total
				2013 - 2018	2019 - 2024	2025 -2030	
867	20.3719	Conservation Zone	\$0		\$9,333,000		\$9,333,000
			\$0	\$0	\$9,333,000	\$0	\$9,333,000

COMBINED PRECINCT FACILITIES APPORTIONED FACILITY CONSTRUCTION COSTS FOR THE AREA 20 PRECINCT

Reserve No.	Land Area (ha)	Description of Works	Completed cost Indexed to December 2012	Estimated Cost & Indicative Timing of Delivery			Total
				2013 - 2018	2019 - 2024	2025 -2030	
867	20.3719	Conservation Zone	\$0		\$523,000		\$523,000
			\$0	\$0	\$523,000	\$0	\$523,000

CONTRIBUTION ITEM
Combined Precinct
Facilities

CATCHMENT AREA
Area 20

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 (\$)	PLAN ADMINISTRATIO N (PA) (\$)	TOTAL L1+L2+C1+C2+PA (\$)
WATER MANAGEMENT	Hectares						
STORMWATER QUANTITY							
SECOND PONDS CREEK	99.8513		\$23,799,000		\$6,297,400	\$94,461	\$30,190,861
STORMWATER QUALITY							
SECOND PONDS CREEK	36.9558		\$2,315,000		\$9,765,000	\$146,475	\$12,226,475
TRAFFIC MANAGEMENT	Hectares						
AREA 20	103.3315		\$3,208,000		\$18,041,000	\$270,615	\$21,519,615
OPEN SPACE	Population						
AREA 20	6400		\$36,747,000		\$18,654,000	\$279,810	\$55,680,810
COMMUNITY FACILITIES	Population						
AREA 20	6400		\$349,000				\$349,000
COMBINED PRECINCT FACILITIES	Population						
AREA 20	6400	\$55,460	\$1,138,000		\$523,000	\$7,845	\$1,724,305
TOTAL		\$55,460	\$67,556,000	\$0	\$53,280,400		\$121,691,066

APPENDIX G
BASE CONTRIBUTION RATES

(Base CPI All Groups Sydney - Dec 2012 - 102.3)

CATCHMENT	CONTRIBUTION RATE (\$)
WATER MANAGEMENT	\$ Per Ha
<i>STORMWATER QUANTITY</i>	
SECOND PONDS CREEK	\$302,358
<i>STORMWATER QUALITY</i>	
SECOND PONDS CREEK	\$330,840
TRAFFIC MANAGEMENT	\$ Per Ha
AREA 20	\$208,258
OPEN SPACE	\$ Per Person
AREA 20	\$8,700
COMMUNITY FACILITIES	\$ Per Person
AREA 20	\$55
COMBINED PRECINCT FACILITIES	\$ Per Person
AREA 20	\$269

INDEXATION METHOD

The method of indexing the base contribution rate is to multiply the most recently published All Groups Sydney CPI at the time of payment and divide it by the December 2012 All Groups Sydney CPI.

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:

- J. Wyndham Prince Area 20 Precinct, Rouse Hill – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques dated July 2011.
- The Area 20 Transport & Access Study (2010) by Urbanhorizon Pty Ltd.
- Blacktown City 2025 – Delivering the Vision (Blacktown City Council, 2008).
- Elton Consulting – Social Infrastructure and Open Space Report – Area 20 (2010), undertaken by the Growth Centres Commission.
- Northwest Growth Centres Recreational Framework (Blacktown City Council, 2009).
- Wellness Through Physical Activity Policy (Blacktown City Council, 2008).
- Blacktown City Council Social Plan (2007).
- Recreation and Open Space Strategy (Blacktown City Council, 2009).
- Community Infrastructure Report (Social Infrastructure and Open Space Report Area 20 Precinct 2010, undertaken by the Growth Centres Commission.
- Riverstone and Alex Avenue Precincts Demographic Profile & Community Infrastructure Report 2007), undertaken by the Growth Centres Commission.
- The Informal Indoor Recreation Needs Assessment and the Section 94 Community Facilities Report, undertaken by Council.
- *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Area 20 Precinct) 2011* Post-Exhibition Planning Report SEPTEMBER 2011.