

contributions plan

No.24W

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## 1. Introduction and Administration of the Plan

### 1.1 Name of the Plan

This contributions plan is called 'Section 7.11 Contributions Plan No.24W – Schofields Precinct (Works)'.

### 1.2 Purpose of Plan

This contributions plan outlines Council's policy regarding the application of Section 7.11 (S.7.11) of the Environmental Planning and Assessment Act, 1979 in relation to the provision of essential local infrastructure and baseline facilities within the Schofields Precinct.

Within the Schofields Precinct S.7.11 contributions are levied for the following amenities and services:

- Water Cycle Management Facilities
- Traffic & Transport Management Facilities
- Open Space and Recreation Facilities
- Reserve 867, Local Conservation Zone - Riverstone (apportioned).

This plan has been prepared in accordance with:

- The Environmental Planning and Assessment Act, 1979 (EPA Act);
- The Environmental Planning and Assessment Regulation, 2000; (EPA Regulation);
- In conjunction with the Indicative Layout Plan for the Schofields Precinct;
- IPART's assessments of Blacktown City's Contributions Plans No's 20<sup>1</sup>, 21<sup>2</sup>, 22<sup>3</sup>, 24<sup>4</sup> and revised 21<sup>5</sup>
- 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.7.11 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 land to be, or already acquired.

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 land already acquired, the estimated cost of acquiring land required for infrastructure, 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 7.11

Section 7.11 permits a councils 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 7.11 contributions are:

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

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

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

<sup>4</sup> Assessment of Blacktown City Council's Section 94 Contributions Plan No 24 – Schofields Precinct August 2014

<sup>5</sup> Assessment of Blacktown City Council's Section 94 Contributions Plan No 21 – Marsden Park 2017

1. A contribution must be for, or relate to, a planning purpose.
2. A contribution must fairly and reasonably relate to the subject development
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)
- A combination of some or all of the above.

One of the fundamental responsibilities of any Council in imposing S.7.11 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.7.11 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.7.11 contributions levied on development within the Schofields Precinct are reasonable;
- Ensure that the method of levying S.7.11 contributions is practical
- Employ a user pays policy for the funding of infrastructure within the Schofields Precinct so that the existing residents of Blacktown 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
- Make clear Council's intentions regarding the location and timing of infrastructure provision within the Schofields Precinct.

### **1.6 Land to Which the Plan Applies**

This contributions plan applies to land within the Schofields Precinct<sup>6</sup> which is one of the first release precincts in the North West Growth Area.

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

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

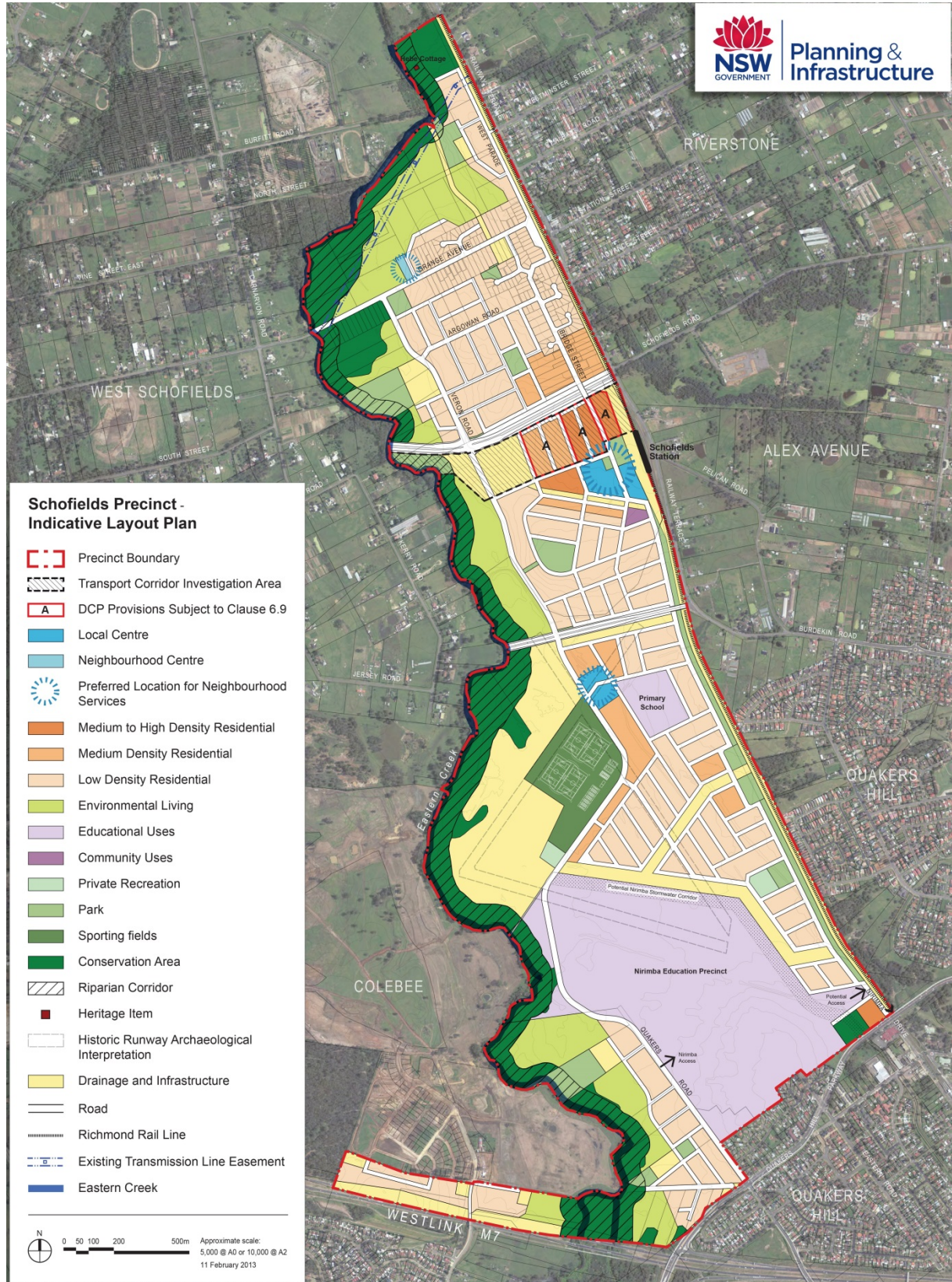
A map showing the location of the Schofields Precinct **is shown on the following page.**

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

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<sup>6</sup> For more information on the Schofields Precinct, go to <http://www.growthcentres.nsw.gov.au/schofields-99.html>

## Schofields Precinct





### **1.7 Development to which the Plan Applies**

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

### **1.8 Secondary dwellings (granny flats)**

A granny flat, or secondary dwelling, is self-contained accommodation within, attached or separate to an individual home. Councils or accredited certifiers can certify granny flats as complying development without the need for a development application, provided they meet the specific development standards in the State Environmental Planning Policy (Affordable Rental Housing) 2009.

To be allowed to build a granny flat as complying development it must be:

- a) Established in conjunction with another dwelling (the principal dwelling),
- b) On the same lot of land as the principal dwelling (and not an individual lot in a strata plan or community title scheme), and
- c) May be within, attached to, or separate from the principal dwelling.

“Granny Flat” is generally defined when assessing development applications as:

- self-contained units of any type which have their own kitchen and bathroom
- self-contained studios
- secondary dwellings under *State Environmental Planning Policy (Affordable Rental Housing) 2009* (AHSEPP)
- fonzie flats
- complying development dual-occupancies.

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.

The above list is a guide only. The assessment of development applications determines whether the type of development is subject to section 7.11 contributions. For avoidance of doubt, secondary dwellings (granny flats) are developments to which this plan applies.

### **1.9 Construction Certificates and the Obligation of Accredited Certifiers**

In accordance with section 7.21 of the *EP&A Act* and Clause 146 of the *EP&A Regulation*, a certifying authority must not issue a construction certificate for building work or subdivision under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

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

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

### **1.10 Complying Development and the Obligation of Accredited Certifiers**

In accordance with S7.21(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 7.11 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 7.11 condition correctly.

### **1.11 Relationship to Other Plans**

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

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix No.7)
- BCC Growth Centre Precincts DCP 2010
- BCC Growth Centre Precincts DCP 2010 (Schedule 5)
- Blacktown Section 7.11 Contributions Plan No. 24L Schofields (Land)

### **1.12 Capacity of Existing Facilities to meet Development Demand**

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

### **1.13 Project Mix of Land Uses for the Schofields Precinct**

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

- 196.9 hectares of residential land
- 77.7 hectares of educational uses
- 4.7 hectares of commercial / retail areas
- 0.45 hectares of community uses
- 31.2 hectares of open space
- 61.3 hectares of conservation land
- 48.2 hectares of drainage basins / infrastructure
- 29.5 hectares of main roads network
- 15.0 hectares of other public infrastructure such as rail corridor, transmission line.

### **1.14 Projected Development Yield**

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

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

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

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

These outcomes have been achieved through the Precinct Planning Process using a combination of rates used stipulated within the Growth Centres Development Code, input by Blacktown City Council and specialist studies. For example, the minimum density controls in the Schofields Precinct are 15 -

20 dwellings per hectare for low density housing and 25 – 45 dwellings per hectare for medium to high density housing.

The projected development yield and land uses in sections 1.13 and 1.14, are a result of the original Precinct Planning Process. These figures are subject to change under planning proposals that are applied for from time to time. The planning proposals are assessed by the Department of Planning and Environment and are subject to Ministerial approval. Planning proposals can proceed (with or without variation) and subject to other matters including further studies being undertaken, public consultation, public hearings, agency consultation and time frames.

### **1.15 Anticipated Population Growth Rates**

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

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

### **1.16 Assumptions Benchmarks and Standards**

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

- **Open Space and Recreation:**
  - Overall open space provision: 2.83ha/1,000 residents
  - Rates for specific uses are based on the rates stipulated in the Growth Centres
  - Development Code 2006, input from Blacktown City Council and specialist studies.
- **Dwelling Yield:** There are density controls for the Precinct, which are:
  - Low Density R2 zone: 15 dwellings/ha
  - Medium Density R3 zone: 25 – 40 dwellings/ha.

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

### **1.17 Relationship to Special Infrastructure Contributions**

This plan does not affect the determination, collection or administration of any special infrastructure contribution (SIC)<sup>7</sup> levied under Section 7.24 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 Environment for details on the application of special infrastructure contributions to the Growth Centres Precincts.

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<sup>7</sup> The *Special Infrastructure Contribution* is a financial payment made by the developer during the development process to help fund regional infrastructure. For more information go to <http://www.gcc.nsw.gov.au/sic-69.html>

### 1.18 The Monitoring and Review of this Plan

This plan will be subject to regular review by Council. Council's Section 7.11 Finance Committee considers the need for reviews of all of Council's contributions plans when they meet monthly. Council generally aims to have contributions plans reviewed annually in fast-growing release areas. The final review timetable is approved by Council's Executive Management Committee

The purpose of any review is to ensure that:

- Contribution levels reflect current land acquisition 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. Planning proposals are also likely to lead to a review of this plan.

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.

### 1.19 Priority of works and facilities

The Minister for Planning issued a direction to Council under S.7.17 of the Environmental Planning and Assessment Act 1979 (**EPA Act**).

The Minister's direction has the effect of preventing Council from making a s7.11 contributions plan that authorises the imposition of conditions of consent requiring monetary s7.11 contributions for certain residential development in excess of the monetary cap specified by or under the Direction. For land within "LIGS Transition Areas", an incremental cap applies per residential lot/dwelling<sup>8</sup>. 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
4. Combined Precinct Facilities (E2 Conservation Zone).

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 E are applicable.

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<sup>8</sup> Refer Minister's Section 94E Direction dated 17 July 2017

The categories of works and facilities for which contributions are sought in accordance with the priorities shall be specified in the s7.11 condition.

### **1.20 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 7.11 works is limited. As such the timing of works is very much dependant on the receipt of adequate S7.11 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 1.18 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.

### **1.21 Pooling of funds**

This Plan authorises monetary Section 7.11 contributions paid for different purposes to be pooled and applied progressively for those purposes. The priorities for the expenditure of pooled monetary section 7.11 contributions under this Plan are the priorities for land acquisitions.

### **1.22 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 Finance Section.

### **1.23 Enquiries regarding this Plan**

Enquiries in relation to this or any other Contributions Plan can be made either by phoning Council's Information Centre on 9839 6000 between 8.30 am and 5.30 pm Monday to Friday or by visiting the Information Centre on the Ground Floor of the Civic Centre in Flushcombe Road, Blacktown between 8.30 am to 5.30 pm Monday to Friday.

### **1.24 Contributions Register**

A copy of the Contributions Register is also available for inspection free of charge, and can be viewed at the Information Centre. As this register spans many years, persons wishing to view the whole register (rather than details in relation to a particular property) will need to contact Council's Section 94 Officers 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.7.11 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.

Areas of existing development that are not expected to redevelop or areas with no development potential are excluded from the S7.11 contributions and infrastructure sizing. The precinct water cycle management report includes catchment plans showing the areas for which new infrastructure will be provided.

### 2.2 Water Sensitive Urban Design (WSUD)

The report by J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report May 2012<sup>9</sup> identifies that there are a number of opportunities for management of stormwater quality, quantity and flooding at the Schofields Precinct areas. This management would benefit from the implementation of Water Sensitive Urban Design (WSUD) practices.

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

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

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<sup>9</sup> J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 page 3.

Rainwater tanks are to be provided in accordance with BASIX requirements<sup>10</sup> as a minimum as part of development. The sizing of S7.11 stormwater management works accounts for rainwater tanks being provided. Additional measure such as swales within the local road network may also be incorporated into development. These measures are not included in this contributions plan as they will be provided as part of individual developments to meet their individual treatment requirements for areas other than low density residential land.

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

Numerical modelling was used to test the effectiveness of the WSUD strategy and included modelling of flood peaks and flood levels for the creeks within the Schofields Precinct using RAFTS and TUFLOW. Volumes of detention that responded as best possible to the Indicative Layout Plan (ILP) and restricted flood peaks to pre-development levels were calculated using RAFTS. Stormwater quality management and Stream Stability requirements were determined using MUSIC.<sup>11</sup>

The results of the numerical modelling has shown that the proposed WSUD strategy together with the flood plain management can satisfy the requirements of the Growth Centres Development Code (GCC, 2006) Blacktown City Council Engineering Guideline for Development (BCC, 2005), Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (DPI, 2010) and the NSW Floodplain Development Manual for management of stormwater quantity, quality and flooding in or at the Precinct.<sup>12</sup> Development will also need to consider where appropriate Blacktown City Council DCP 2006 Part R - Water Sensitive Urban Development and Integrated Water Cycle Management.

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

### 2.3 Consistency with Precinct Planning Documents

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

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

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

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

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<sup>10</sup> J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 page 8

<sup>11</sup> J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 sections 7, 8, 9 and 10

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

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

<sup>13</sup>Council engaged Opus International Consultants to conduct a review of the overall Precinct modelling. The results of this review are presented in Appendix I. The sizing and location of the water cycle management infrastructure was generally acceptable. However, there are several areas where changes and or further investigations are recommended. Council ADS staff subsequently undertook a more detailed review of the concept designs and made adjustments as required to deliver practical infrastructure outcomes. This review also incorporates current information provided by RMS and Sydney Water in relation to their infrastructure works in this Precinct. These main changes include:

#### **General Water Quality modelling**

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

#### **Specific Water Quality changes<sup>14</sup>**

##### **JWP Raingardens RG6A to RG6D:**

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

##### **JWP Raingarden RGE:**

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

#### **General Water Quantity modelling**

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

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<sup>13</sup> SCHOFIELDS PRECINCT REVIEW OF WATER CYCLE MANAGEMENT STRATEGY T-13414.00 09 November 2012 – Opus International Consultants

<sup>14</sup> J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 (layout of the proposed strategy is shown on Figure 4 and concept plans are provided in Attachment G of the report)

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

#### **Specific Water Quantity changes<sup>15</sup>**

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

#### **JWP Detention Basin DB1:**

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

#### **JWP Detention Basin DB2:**

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

#### **JWP Channel 2:**

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

#### **JWP Channel 3:**

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

#### **JWP Channel 5 and Detention Basin DB6:**

The JWP sizing and modelling of Channel TC5 assumes that this channel will be combined with an existing channel currently running through the Nirimba Education Precinct (NEP). This was a concept discussed as an option during the Precinct planning process. However, as the NEP is excluded from the Section 7.11 CP, there is no nexus with development to support this concept under Section 7.11. Therefore, this channel and consequently the associate Basin DB6 have been reconfigured to only will convey flows associated with the development of the Precinct and only upstream catchment flows that currently pass through the Precinct.

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<sup>15</sup> J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 (layout of the proposed strategy is shown on Figure 4 and concept plans are provided in Attachment G of the report)

JWP Plan 8980/SK01 shows an item Wetland 1 (not part of Section 7.11) in vicinity of Basin DB6. However this area has been included on the SEPP acquisition map even though it is not required for water treatment or on site detention. It's primary purpose is compensatory excavation area to maintain flood storage volumes as a result of the Precinct proposal to fill land within the current flood extents. Compensatory cut and fill is not considered essential infrastructure as usually only benefits the affected landowner and therefore should be removed from the acquisition and zoning maps. With the removal of the Nirimba channel, an extension of the culvert under the northern extension of Quakers Road is required to convey flows past the zoned private open space land and is included as item SE7.4. A culvert is also provided under the existing runway as item SE7.2 and the channel extended to Eastern Creek as item SE7.1.

#### **JWP Detention Basin DB7:**

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

#### **JWP Detention Basin DB8:**

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

#### **JWP Detention Basin DB9:**

The concept design for this basin is fully below the existing flood levels in Eastern Creek and will therefore not work hydraulically. It is also located on a major oil and gas pipeline easement and is not considered practical in this location as it is unlikely that approvals would be given from the pipeline authority. Therefore this basin and associated treatment measures will need to be relocated and reconfigured. It has been included and costed at its current location as Council is the acquisition authority. When a practical location and design is finalised, this plan will be reviewed and updated as required.

#### **JWP Detention Basin DB10 and 11:**

This area is generally self-contained and it should be undertaken as part of developer works and not included in the Section 7.11 plan. It has been included at this stage as Council is currently shown as the acquisition authority.

### **2.4 Contribution Catchments**

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

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

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

For **stormwater quality** management, there are two different approaches depending on land use. For low density residential land use, it is proposed to provide treatment measures on a regional scale particularly for nutrient removal as it is not practical to provide on individual lots. For higher density residential, commercial and industrial land uses, it is proposed that stormwater treatment measures are provided on lot with minor additional regional measures to treat stormwater from Precinct roads. To account for the different demand assigned to different land use types in terms of stormwater quality measures, the stormwater quality costs have been apportioned over 100% of low density residential land plus 25% of the other developable land zone areas. The 25% represents the future public roads that are not serviced by on lot stormwater treatment.

### **R2 Low Density Residential zones that include a special provision ‘G’**

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

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

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

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

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

In order to determine actual provision levels and, ultimately, contribution rates, the developable area of each drainage catchment are calculated. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 6.3.

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

## **2.5 Contribution Formula**

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

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

### Water Quantity

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

(\$/HECTARE)

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WHERE: 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)

Water Quality

$$\text{CONTRIBUTION RATE} = \frac{(\text{C1} + \text{C2} + \text{PA}) \times \%}{\text{A}} \text{ (\$/HECTARE)}$$

WHERE: 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)  
% = Percentage of the total cost apportioned to either R2 Residential or other development

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

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

The values of the components of the contribution formula are contained in the Schedule being Appendix E

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

### 3 Traffic & Transport Management Facilities

#### 3.1 Nexus (Major Roads)

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

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

#### **CP17 – Quakers Hill Commercial Precinct (apportionment)**

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

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

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

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

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

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

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

#### 3.2 Consistency with Precinct Planning Documents

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

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



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

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

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

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

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

The Precinct transport and access strategy also identifies Veron Road from Schofields Road to Grange Avenue as a sub-arterial road, however, the traffic volumes presented in the report do not support this classification as shown on Figure 3.2<sup>16</sup>, and therefore the cost of providing a collector road only has been included. This collector road has been included as it fronts significant public land, requires realignment and is in generally fragmented ownership area.

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

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

Council is required to make a contributions plan as affordable as possible. The inclusion of “Half width and full width roads” has been very selective in order to keep the Section 7.11 costs at a minimum. Half width and or full width road costs have been included for existing roads fronting public or environmental land or for new roads that have no potential of a developer constructing a section of road.

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

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

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

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<sup>16</sup> Table 3.3 on page 6 of Aecom report list single lane hourly capacity at 900 which is limit for collector road and forecast traffic volumes in Appendix A are less than this threshold for all modelled cases. Figure 3.2 is on page 12 of the Aecom report.

### 3.3 Contribution Catchment

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

In order to determine contribution rates, the developable area of the Traffic and Transport Management Facilities contribution catchments has been calculated. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 6.3.

The developable area (Size of Catchment) of the contribution catchments are stated in Appendix E

### 3.4 Contribution Formula

#### Residential

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

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

(\$/PERSON)

- WHERE:
- 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
  - P = The estimated eventual population in the contribution catchment

#### Non-residential

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

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

(\$/HECTARE)

- WHERE:
- 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 6.

Standards of road construction adopted are:

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

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

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

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

## 4 Open Space & Recreation Facilities

### 4.1 Nexus

The provision of adequate open space and recreational areas by Council is an integral component of Council's framework that contributes to the long term wellbeing of the community. 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:

- Our Blacktown 2036 – Our Vision Our Plan (Blacktown City Council, 2017)
- Elton Consulting – Demographic and Social Infrastructure Report – Schofields (2010)
- Northwest Growth Centres Recreational Framework (Blacktown City Council, 2009)
- Wellness Through Physical Activity Policy (Blacktown City Council, 2008)
- Blacktown City Council Social Profile (2016)
- Recreation and Open Space Strategy (Blacktown City Council, 2017)

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<sup>17</sup>.

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<sup>18</sup>.

As outlined within the objectives of the Growth Centres Development Code<sup>19</sup>, integration of stormwater management and water sensitive urban design with networked open space is supported. Further, the Development Code outlines the objective to provide a balance of useable and accessible open space with neighbourhood and district stormwater management. Accordingly, where land has a dual drainage and open space function, separate costings associated with reserve embellishments have been outlined. These costings are identified within the respective sections of the plan and have been calculated to provide optimal community outcome without unnecessary duplication.

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

#### **4.2 Contribution Catchment**

There is one open space & recreation contribution catchment. This corresponds to the boundaries of the Schofields 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 6.3.

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

#### **4.3 Contribution Formula**

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

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

(\$/PERSON)

WHERE:

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. This is 1.5% of the construction cost.

<sup>17</sup> Growth Centres Commission Development Code 2006 – Page A-11

<sup>18</sup> Elton Consulting – Demographic and Social Infrastructure Report - Page 48 and Northwest Growth Centres Recreational Framework - Page 48.

<sup>19</sup> Growth Centres Commission Development Code 2006 – Page B-16.

P = The estimated eventual population in the contribution catchment

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

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

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

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

## 5 Combined Precinct Facilities

### 5.1 Nexus – E2 Conservation Zone

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

The total costs for the Conservation Zone have been apportioned amongst all residential Precincts within the Blacktown LGA component of the North West Growth Area. 5.6% of these costs are to the Schofields Precinct.

Precinct	expected Population	%
Riverstone	26,229	19.4%
Alex Avenue	17,999	13.3%
<b>CP20</b>	<b>44,228</b>	<b>32.8%</b>
Area 20	13,420	9.9%
Riverstone East	17,817	13.2%
<b>CP22</b>	<b>31,237</b>	<b>23.2%</b>
Marsden Park Industrial	3,504	2.6%
Marsden Park	30,238	22.4%
<b>CP21</b>	<b>33,742</b>	<b>25.0%</b>
Schofields	7,513	5.6%
Marsden Park North	11,200	8.3%
West Schofield	5,600	4.2%
Shanes Park	1,400	1.0%
	<b>134,920</b>	<b>100.00%</b>

### 5.2 Contribution Formula

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

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

(\$/PERSON)

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

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

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

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

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



## 6 Explanation of Contribution Formula Components

### 6.1 Introduction

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

### 6.2 Explanation of the Capital Components

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

In the contribution 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.

### 6.3 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 7.11 items, but not subdivisional roads, land zoned for open space or drainage purposes, zoned education uses and uses which existed prior to the land being rezoned for urban development and which are unlikely to be redeveloped. The purpose of identifying these exclusions is to ensure that only the new development (which is generating the need for the amenities and services) pays for their provision.

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

### 6.4 Explanation of the Plan Administration Component

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

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

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

### 6.5 Indexation

In the formulae, previous capital expenditure (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 Environment.

## 6.6 Assumed Occupancy Rates

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

**Dwelling houses** 2.9 Persons / Dwelling

### Dual Occupancy

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

### Integrated Housing

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

### Other Medium density

1 Bedroom Dwelling 1.2 Persons / Dwelling  
2 Bedroom Dwelling 1.9 Persons / Dwelling  
3 Bedroom Dwelling 2.7 Persons / Dwelling

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

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

## 6.7 Indicative Contribution Rates (Residential)

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

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

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

Indicative Contributions Per Dwelling						
Density (Dwellings Per Ha)	12.5	15	25	30	40	45
Occupancy (No. Persons Per Dwelling)	2.9	2.9	2.7	2.7	2.7	2.7
Eastern Catchment	\$56,732	\$50,105	\$32,112	\$29,364	\$25,960	\$24,811
Western Catchment 1		\$46,046				
Western Catchment 2		\$29,548				

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## 7 Payment of Contributions

### 7.1 Methods of payment

There are 3 possible methods of payment of S.7.11 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.7.11 contribution, it contains a condition outlining the amount payable in monetary terms subject to indexation by the CPI. See section 8.6 for more details on indexation.

#### **Dedication of Land**

Where appropriate Council will permit S.7.11 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.7.11 public zoned land then the applicant needs to negotiate the value of the S.7.11 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 any 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). Upon completion of the works to Council's satisfaction the guarantee will be discharged by Council.

All applications will be considered against Council's adopted Works-In-kind Policy.

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### 7.2 Timing of Payment

Council's policy regarding the timing of payment of S.7.11 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.

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

- Development Applications involving subdivisions  
Prior to release of the Subdivision Certificate or installation approval for a manufactured / relocatable / moveable dwelling or building under section 68 of the Local Government Act 1993 (as applicable).
- Development Applications involving building work  
Prior to release of Building Construction Certificate.
- Development Applications where no building approval is required  
Prior to occupation or use of the development.

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

### **7.3 Credits for Existing Development (Schofields Township only)**

As Section 7.11 contributions can only be levied where development will result in increased demand, contributions are not sought in relation to demand for urban facilities generated by existing authorised development. Thus “credits” are granted in relation to urban demand generated by existing authorised development.

In the Schofields Precinct, it has been determined that a contribution credit of 450 square metres and 2.9 persons will apply to all existing lots previously zoned 2 (a) Residential under BLEP 1988 in the existing Schofields township. Therefore:

- as at the date of Council adoption of this contributions plan, a credit of 450m<sup>2</sup> and 2.9 persons is applied for existing authorised dwellings in the Schofields Township that are to be demolished in residential zones
- In other instances a credit relating to the actual area occupied and retained for use by the existing development is generally applied. The credit granted is determined having regard for the individual circumstances
- The area occupied is determined having regard to both the current and previous applications, aerial photos, the area occupied by existing authorised buildings and authorised activities on site
- Residue lots are not levied until they are further developed. In residential zones Council places an 88B restriction on residue lots to deny any further development of the lot until it is further subdivided, consolidated or has a separate development application approval. Contributions are levied upon further subdivision, consolidation or separate development approval.

### **7.4 Indexation of Contributions**

Contribution rates are indexed quarterly in accordance with the Consumer Price Index – All Groups Sydney (CPI).

The method of indexing the contribution rates is to multiply the base contribution rate by the most recently published CPI at the time of payment and in the case of this version of the Plan, divide it by the March 2018 CPI (113.6).

### **7.5 Discounting of Contributions**

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

## **7.6 Deferred Payment of Contributions**

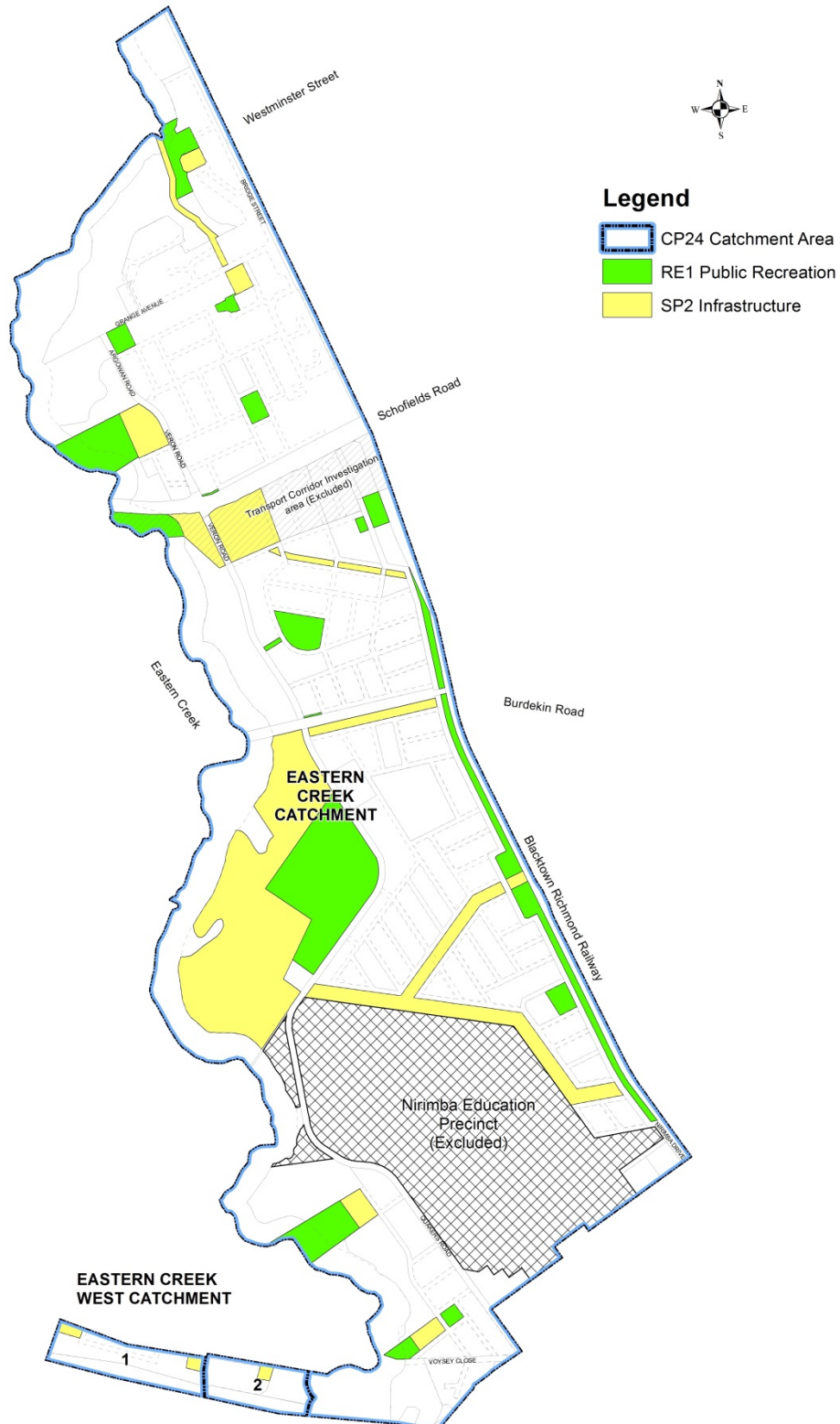
Council has a policy for the deferred payment of S.7.11 contributions as follows:

- 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.7.11 Contributions are being levied.
- Where deferred payment is approved by Council the period of time for deferring payment will generally be limited to 12 months.
- If Council approves of the request for deferred payment it is conditional upon the applicant providing a suitable Bank Guarantee and Deed of Agreement.
- Interest is charged on deferred contributions. Council also charges an administrative fee for deferred payment. The interest rate and administrative fee levied for the deferred payment of contributions are reviewed annually and appear in Council's Schedule of Fees. A copy of this Schedule is available from Council's Development Services Unit.
- The amount of the bank guarantee shall be the sum of the amount of contributions outstanding at the time of deferring payment plus the expected "interest" accrued over the deferral period. This amount will also represent the amount payable at the end of the deferral period.
- The Deed of Agreement is to be prepared by one of Council's Solicitors at full cost to the applicant. In this regard the applicant is to pay Council's Solicitor's costs direct to the Solicitor and not through Council.
- Should contributions not be paid by the due date, the bank guarantee will be called up by Council.
- Council has a separate deferral policy specifically for dual occupancies, which are to be occupied by elderly and/or disabled persons (i.e. traditional granny flats).
- Enquiries regarding deferred payment can be made through contacting the relevant Council office dealing with the application.

# Appendices

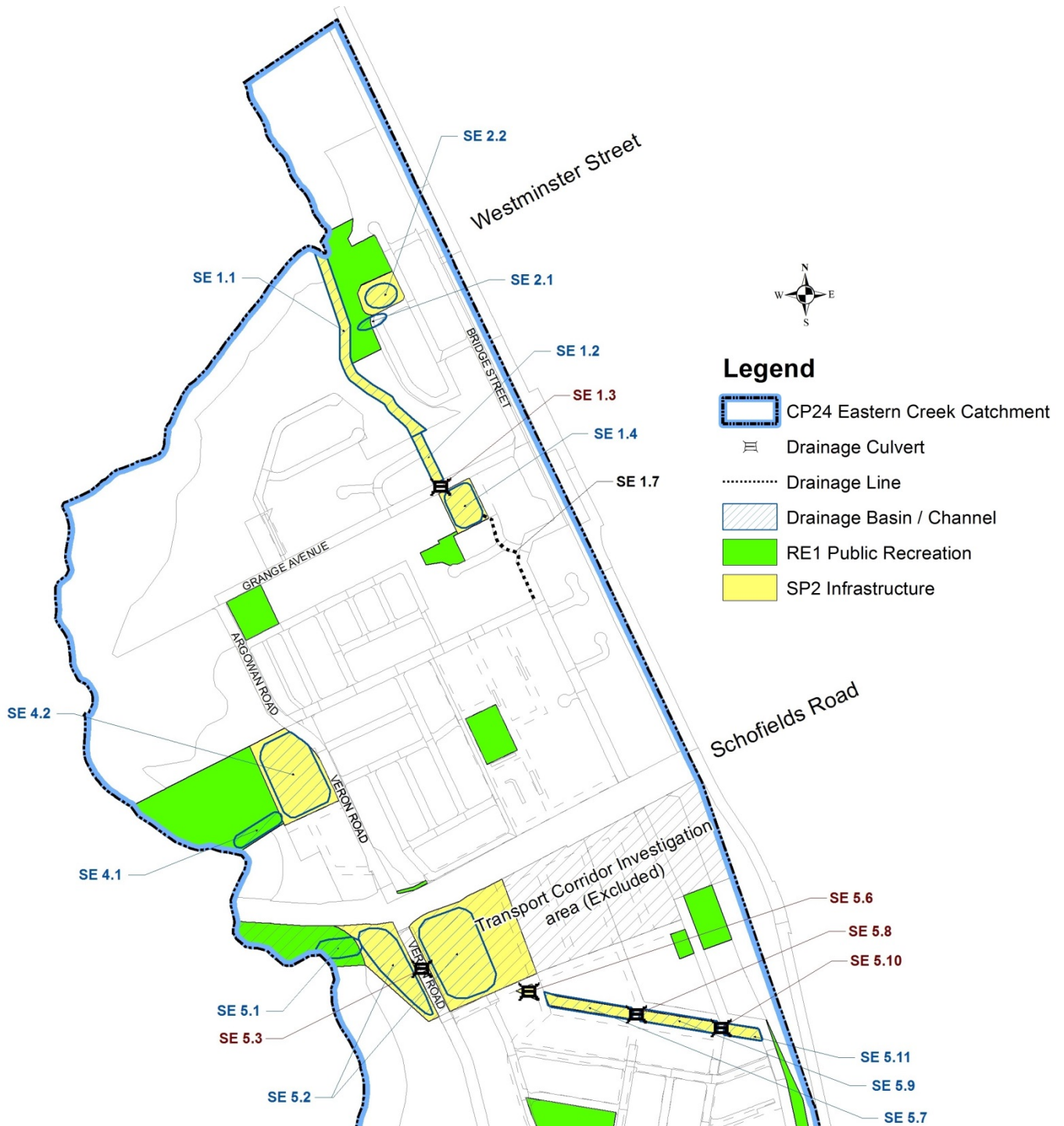
## APPENDIX A

## SCHOFIELDS PRECINCT WATER CYCLE MANAGEMENT FACILITIES Catchment Areas



**APPENDIX A 1 of 11**

**SCHOFIELDS PRECINCT  
WATER CYCLE MANAGEMENT FACILITIES  
EASTERN CREEK CONTRIBUTIONS CATCHMENT**



**Catchment Area indicative only**

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

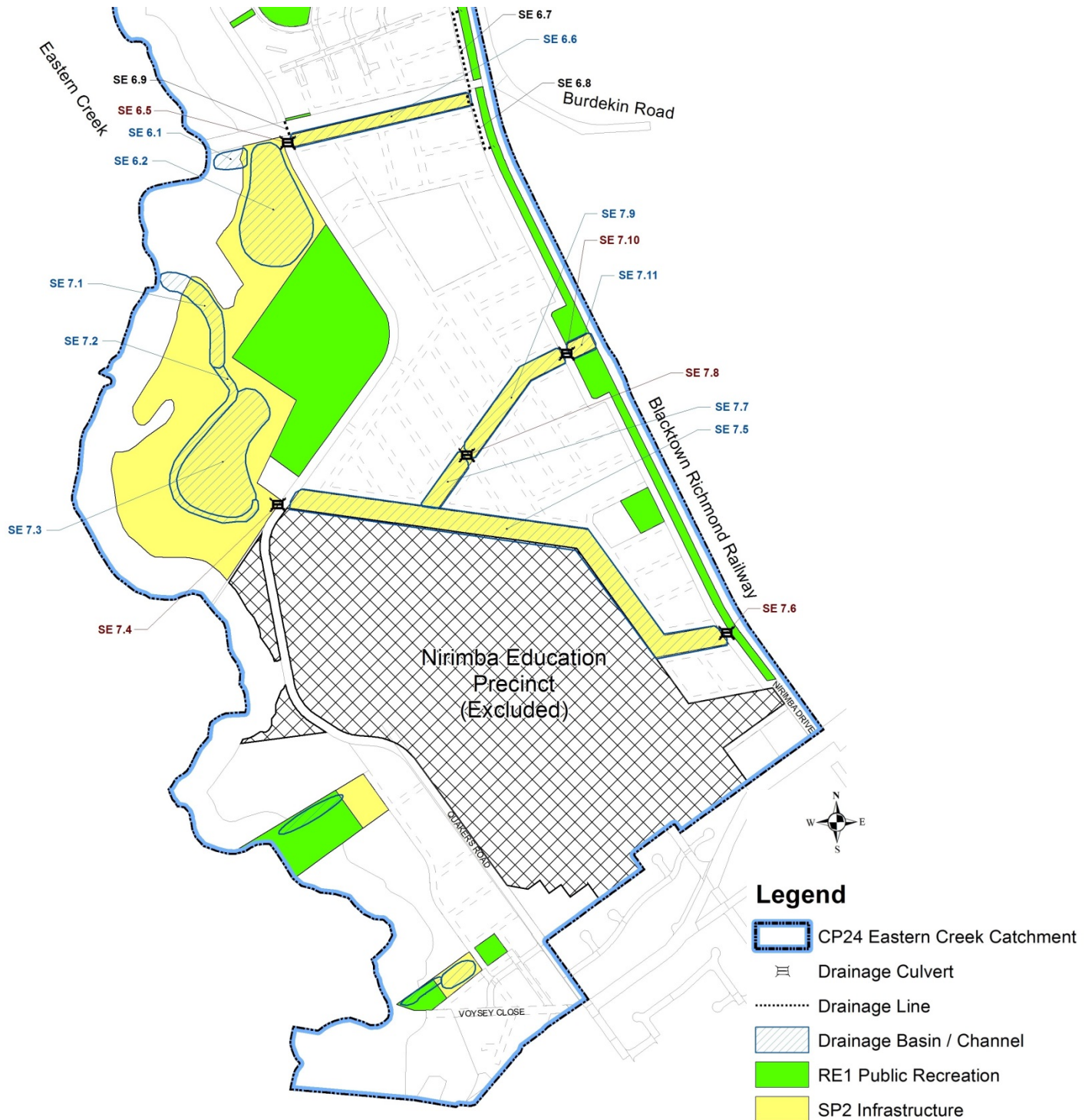
CONTRIBUTION ITEM  
**Stormwater Quantity  
Management**

CATCHMENT AREA  
**Eastern Creek**



**APPENDIX A 2 of 11**

**SCHOFIELDS PRECINCT  
WATER CYCLE MANAGEMENT FACILITIES  
EASTERN CREEK CONTRIBUTIONS CATCHMENT**



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CONTRIBUTION ITEM  
**Stormwater Quantity  
Management**

CATCHMENT AREA  
**Eastern Creek**

**APPENDIX A 3 of 11**

## SCHOFIELDS PRECINCT WATER CYCLE MANAGEMENT FACILITIES EASTERN CREEK STORMWATER QUANTITY

Site No.	Description of Works	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2019 - 2023	2024 -2034	
Eastern Creek Catchment - Quantity						
SE1.1	Open channel variable width, land acquisition only	\$0				\$0
SE1.2	20m Wide landscaped open channel	\$27,001	\$7,999	\$317,000		\$352,000
SE1.3	1200mm Diameter Culvert under Grange Avenue	\$0	\$19,000	\$174,000		\$193,000
SE1.4	Detention basin	\$0	\$212,000	\$2,307,000		\$2,519,000
SE1.7	1500mm Diameter Trunk drainage line 100 year ARI capacity	\$0	\$72,000	\$666,000		\$738,000
SE2.1	Detention basin outlet low flow pipe and overland flow path	\$71,972				\$71,972
SE2.2	Detention basin	\$647,750				\$647,750
SE4.1	Detention basin outlet low flow pipe and overland flow path	\$151,096	\$43,904			\$195,000
SE4.2	Detention basin	\$83,330	\$1,164,050			\$1,247,380
SE5.1	Detention basin outlet low flow pipe and overland flow path	\$0		\$395,000		\$395,000
SE5.2	Detention basin	\$517,655		\$2,771,000		\$3,288,655
SE5.3	3x2700x1500mm Culvert under future road	\$315,194				\$315,194
SE5.6	3x1800x1200mm Culvert under future roads	\$3,081	\$99,610	\$945,000		\$1,047,691
SE5.7	20m Wide landscaped open channel	\$0		\$662,000		\$662,000
SE5.8	1x3600x1200mm Culvert under future road	\$0		\$254,000		\$254,000
SE5.9	20m Wide landscaped open channel	\$0		\$596,000		\$596,000
SE5.10	1x2400x1200mm Culvert under future road	\$0		\$229,000		\$229,000
SE5.11	20m Wide landscaped open channel	\$0		\$266,000		\$266,000
SE6.1	Detention basin outlet low flow pipe and overland flow path	\$0		\$509,000		\$509,000
SE6.2	Detention basin	\$0		\$2,998,000		\$2,998,000
SE6.5	3x2700x1200mm Culvert under future road	\$0		\$651,000		\$651,000
SE6.6	30m Wide landscaped open channel	\$0		\$1,459,000		\$1,459,000

CONTRIBUTION ITEM  
**Stormwater Quantity  
Management**

CATCHMENT AREA  
**Eastern Creek**

**APPENDIX A 4 of 11**

## SCHOFIELDS PRECINCT WATER CYCLE MANAGEMENT FACILITIES EASTERN CREEK STORMWATER QUANTITY

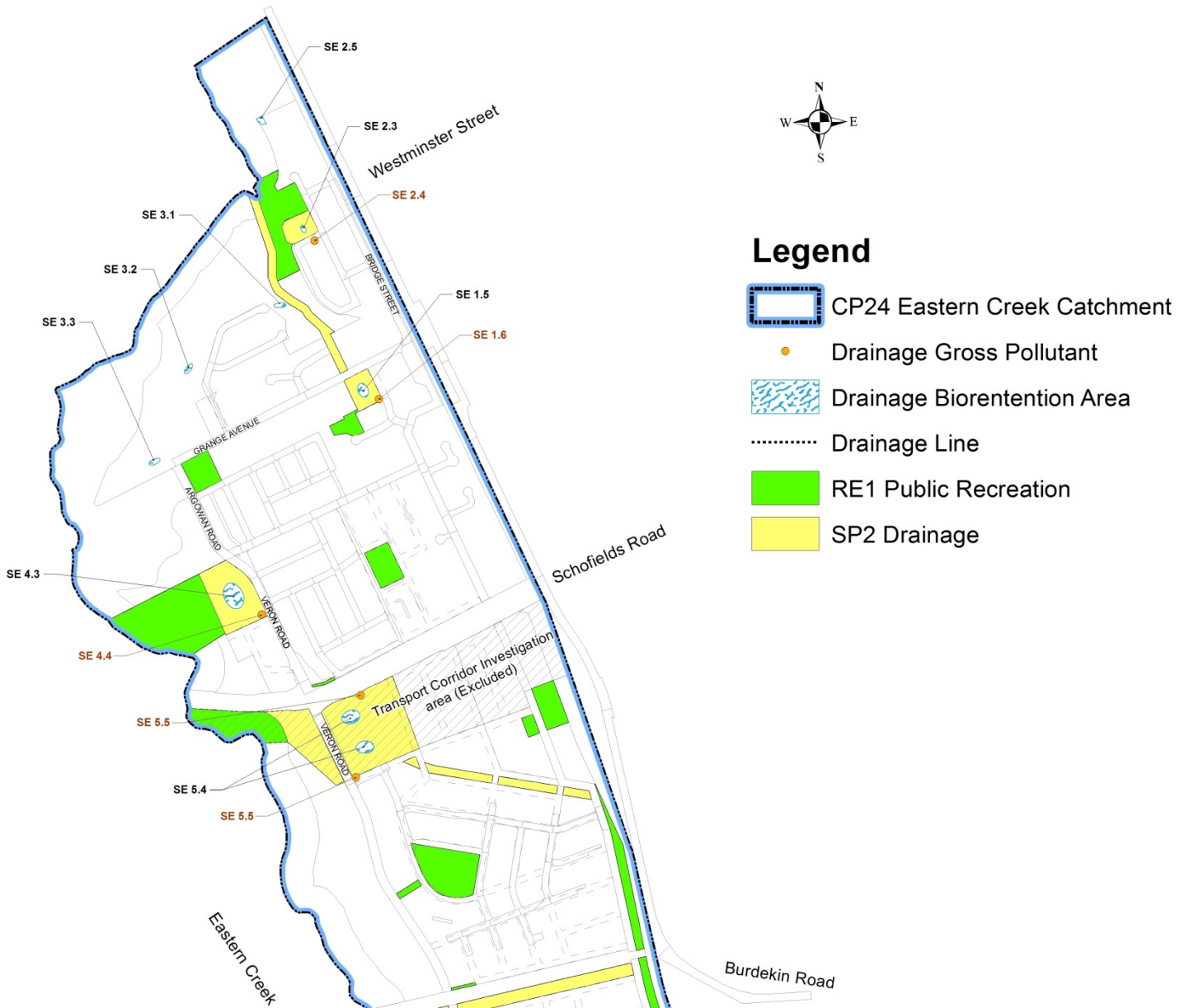
Site No.	Description of Works	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2019 - 2023	2024 -2034	
Eastern Creek Catchment - Quantity						
SE6.7	1200mm Diameter Trunk drainage line	\$0		\$361,000		\$361,000
SE6.8	1650mm Diameter Trunk drainage line	\$0		\$360,000		\$360,000
SE6.9	3x1800x1200mm Diameter Trunk drainage line	\$0			\$711,000	\$711,000
SE7.1	Basin Outlet Channel 51m wide	\$0		\$3,519,000		\$3,519,000
SE7.2	51m Wide landscaped open channel	\$0			\$3,442,000	\$3,442,000
SE7.3	Detention basin	\$0			\$4,503,000	\$4,503,000
SE7.4	3x3600x2100+2x3600x1500mm Culvert under future road	\$0			\$2,036,000	\$2,036,000
SE7.5	50m Wide landscaped open channel	\$0			\$11,924,000	\$11,924,000
SE7.6	7x3300x1500mm Culvert under future road	\$0			\$1,176,000	\$1,176,000
SE7.7	40m Wide landscaped open channel	\$0			\$670,000	\$670,000
SE7.8	5x3000x1200mm Culvert under future road	\$0			\$650,000	\$650,000
SE7.9	40m Wide landscaped open channel	\$0			\$1,540,000	\$1,540,000
SE7.10	3x3000x1200mm Culvert under future road	\$0			\$491,000	\$491,000
SE7.11	40m Wide landscaped open channel	\$0			\$290,000	\$290,000
		\$1,817,079	\$1,618,563	\$19,439,000	\$27,433,000	\$50,307,642

CONTRIBUTION ITEM  
Stormwater Quantity  
Management

CATCHMENT AREA  
Eastern Creek

**APPENDIX A 5 of 11**

**SCHOFIELDS PRECINCT  
WATER CYCLE MANAGEMENT FACILITIES  
EASTERN CREEK CONTRIBUTIONS CATCHMENT**



**Catchment Areas indicative only**

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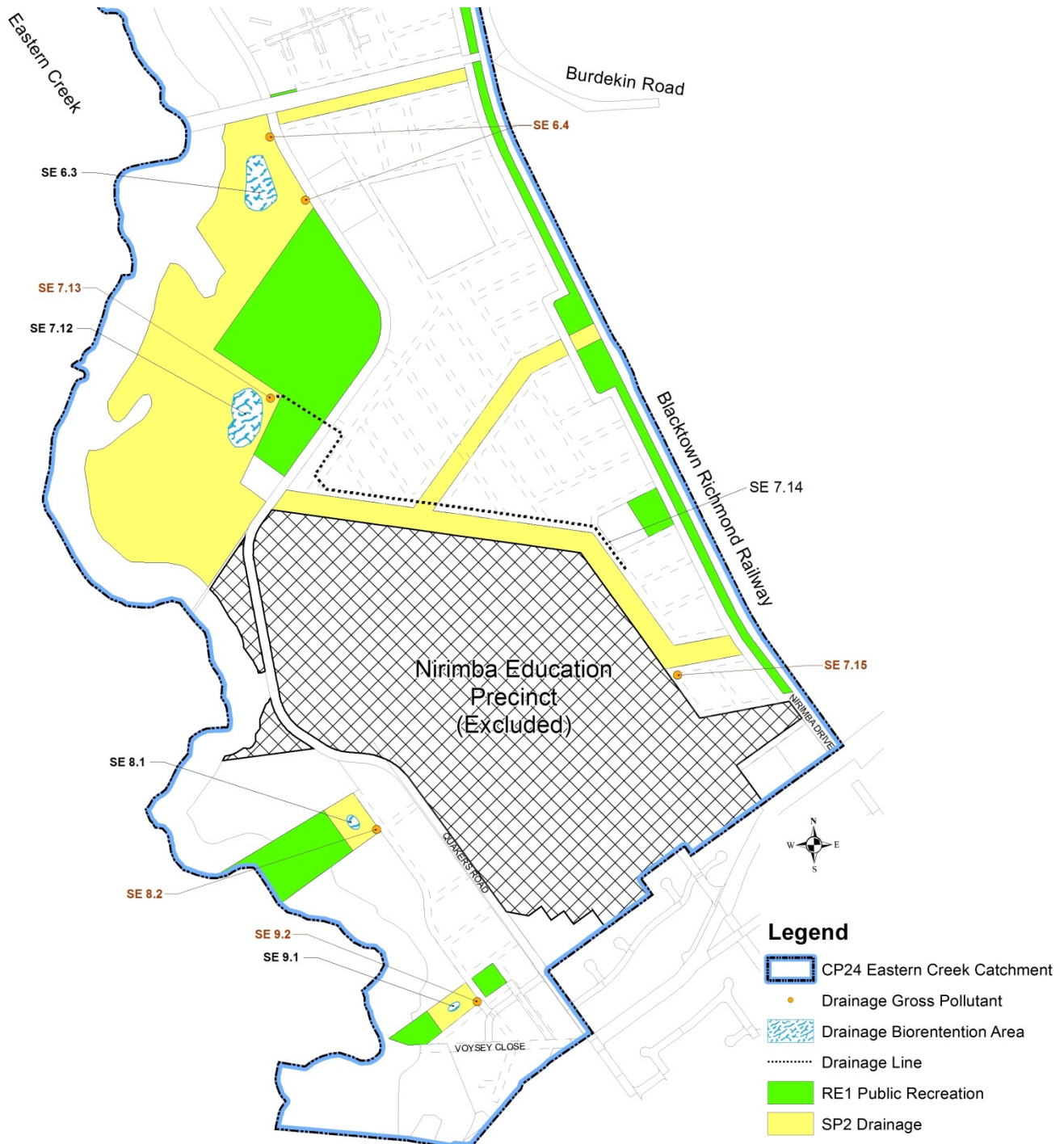
CONTRIBUTION ITEM  
**Stormwater Quality  
Management**

CATCHMENT AREA  
**Eastern Creek**



**APPENDIX A 6 of 11**

**SCHOFIELDS PRECINCT  
WATER CYCLE MANAGEMENT FACILITIES  
EASTERN CREEK CONTRIBUTIONS CATCHMENT**



**Catchment Areas indicative only**

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CONTRIBUTION ITEM  
**Stormwater Quality  
Management**

CATCHMENT AREA  
**Eastern Creek**

**APPENDIX A 7 of 11**

## SCHOFIELDS PRECINCT WATER CYCLE MANAGEMENT FACILITIES EASTERN CREEK STORMWATER QUALITY

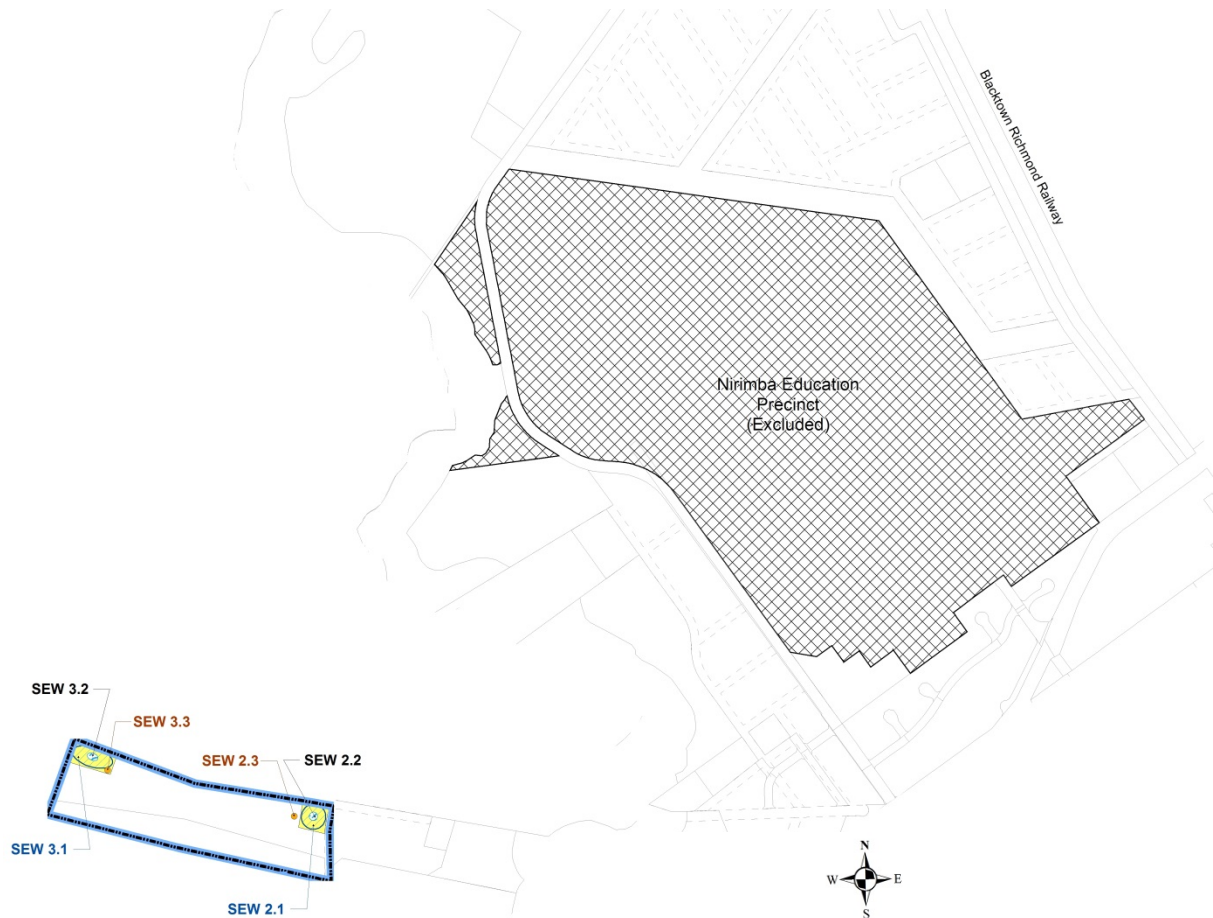
Site No.	Description of Works	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2019 - 2023	2024 -2034	
Eastern Creek Catchment - Quality						
SE1.5	Bio-retention located in detention basin	\$5,472	\$39,528	\$521,000		\$566,000
SE1.6	Gross pollutant trap at inlet to basin	\$0	\$23,500	\$220,000		\$243,500
SE2.3	Bio-retention located in detention basin	\$166,999				\$166,999
SE2.4	Gross pollutant trap at inlet to basin	\$89,594				\$89,594
SE2.5	Stand alone Bio-retention including GPT	\$0			\$379,000	\$379,000
SE3.1	Stand alone Bio-retention including GPT	\$340,949				\$340,949
SE3.2	Stand alone Bio-retention including GPT	\$292,983		\$59,000		\$351,983
SE3.3	Stand alone Bio-retention including GPT	\$0			\$869,000	\$869,000
SE4.3	Bio-retention located in detention basin	\$82,945	\$357,055	\$492,000		\$932,000
SE4.4	Gross pollutant trap at inlet to basin	\$0	\$216,000			\$216,000
SE5.4	Bio-retention located in detention basin	\$0		\$1,393,000		\$1,393,000
SE5.5	Gross pollutant traps at inlet to basin	\$0		\$378,000		\$378,000
SE6.3	Bio-retention located in detention basin	\$0		\$1,254,000		\$1,254,000
SE6.4	Gross pollutant traps at inlet to basin	\$0			\$408,000	\$408,000
SE7.12	Bio-retention located in detention basin	\$0			\$1,435,000	\$1,435,000
SE7.13	Gross pollutant traps at inlet to basin	\$0			\$276,000	\$276,000
SE7.14	1200mm diameter treatable flow diversion line	\$0			\$2,032,000	\$2,032,000
SE7.15	Gross pollutant traps at inlet to channel	\$0			\$101,000	\$101,000
SE8.1	Stand alone Bio-retention	\$19,061	\$31,253	\$983,000		\$1,033,314
SE8.2	Gross pollutant trap at inlet to Bio-retention	\$19,961	\$40,048	\$35,000		\$95,009
SE9.1	Stand alone Bio-retention	\$62,542	\$168,175	\$2,005,000		\$2,235,717
SE9.2	Gross pollutant trap at inlet to Bio-retention	\$0		\$132,000		\$132,000
		\$1,080,506	\$875,559	\$7,472,000	\$5,500,000	\$14,928,065

CONTRIBUTION ITEM  
Stormwater Quality  
Management

CATCHMENT AREA  
Eastern Creek

**APPENDIX A 8 of 11**

**SCHOFIELDS PRECINCT  
WATER CYCLE MANAGEMENT FACILITIES  
EASTERN CREEK WEST 1**



**Legend**

-  CP24 Eastern Creek West 1 Catchment
-  Drainage Gross Pollutant
-  Drainage Bioretention Area
-  Drainage Basin / Channel
-  RE1 Public Recreation
-  SP2 Drainage

**Catchment Areas indicative only**

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CONTRIBUTION ITEM  
**Stormwater  
Management**

CATCHMENT AREA  
**Eastern Creek  
ECW1**

**APPENDIX A 9 of 11**

## SCHOFIELDS PRECINCT WATER CYCLE MANAGEMENT FACILITIES EASTERN CREEK WEST 1

Site No.	Description of Works	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2019 - 2023	2024 -2034	
Sub-Catchment Eastern Creek West 1						
SEW2.1	Nominal Detention basin to be provided as part of development	\$380,498				\$380,498
SEW2.2	Nominal bio-retention in basin to be provided by development	\$69,684				\$69,684
SEW2.3	Nominal gross pollutant trap at inlet to basin to be provided by development	\$77,427				\$77,427
SEW3.1	Nominal Detention basin to be provided as part of development	\$1,197,906				\$1,197,906
SEW3.2	Nominal bio-retention in basin to be provided by development	\$69,684				\$69,684
SEW3.3	Nominal gross pollutant trap at inlet to basin to be provided by development	\$77,427				\$77,427
		\$1,872,626	\$0	\$0	\$0	\$1,872,626

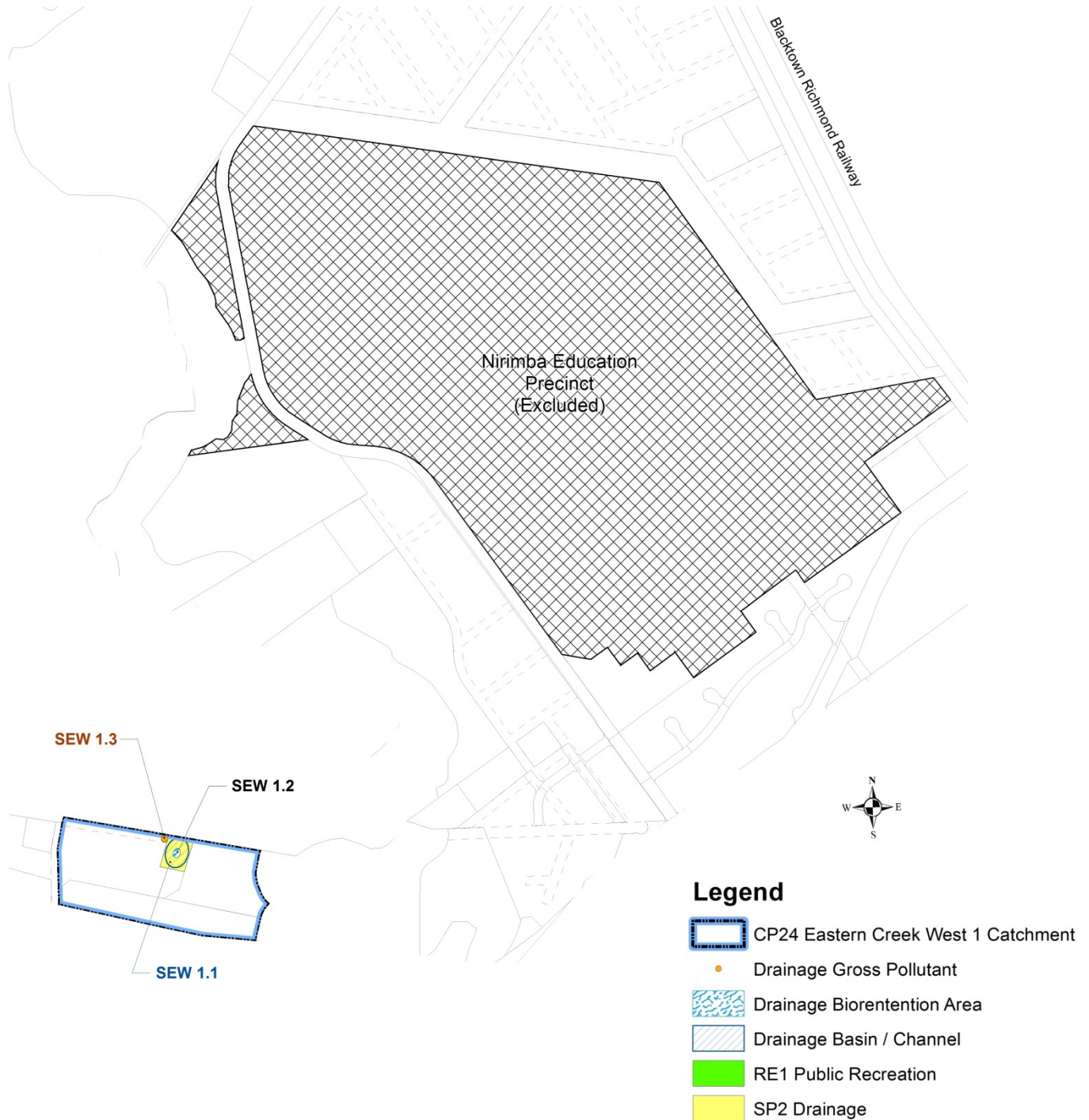
CONTRIBUTION ITEM  
Stormwater Quality  
Management

CATCHMENT AREA  
Eastern Creek  
ECW1



**APPENDIX A 10 of 11**

**SCHOFIELDS PRECINCT  
WATER CYCLE MANAGEMENT FACILITIES  
EASTERN CREEK WEST 2**



**Catchment Areas indicative only**

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CONTRIBUTION ITEM  
**Stormwater Quality  
Management**

CATCHMENT AREA  
**Eastern Creek  
ECW2**

**APPENDIX A 11 of 11**

**SCHOFIELDS PRECINCT  
WATER CYCLE MANAGEMENT FACILITIES  
EASTERN CREEK WEST 2 CONTRIBUTIONS CATCHMENT**

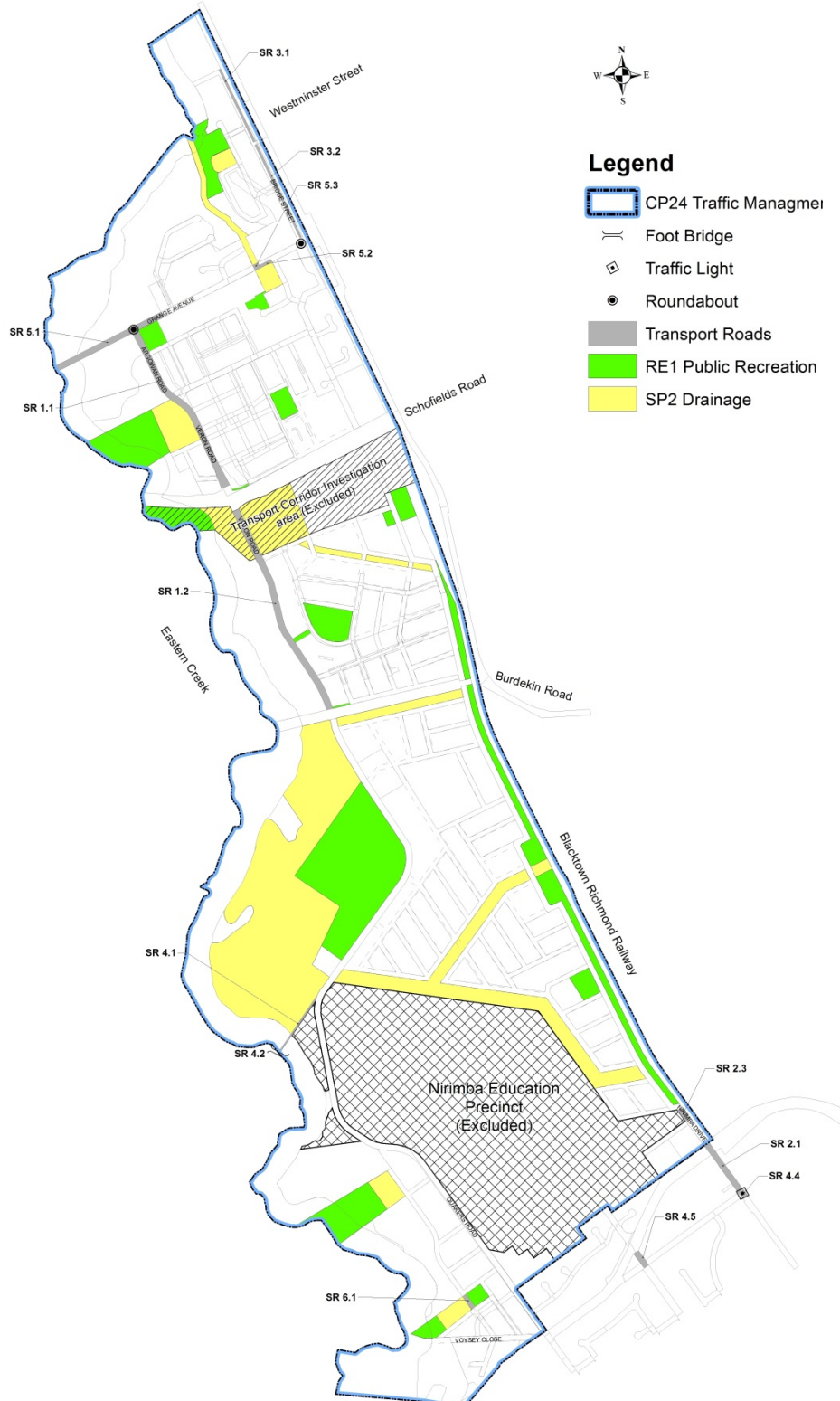
Site No.	Description of Works	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2019 - 2023	2024 -2034	
Sub-Catchment Eastern Creek West 2						
SEW1.1	Nominal Detention basin to be provided as part of development	\$0		\$520,000		\$520,000
SEW1.2	Nominal bio-retention in basin to be provided by development	\$0		\$91,000		\$91,000
SEW1.3	Nominal gross pollutant trap at inlet to basin to be provided by development	\$0		\$78,000		\$78,000
		\$0	\$0	\$689,000	\$0	\$689,000

CONTRIBUTION ITEM  
**Stormwater Quality Management**

CATCHMENT AREA  
**Eastern Creek ECW2**

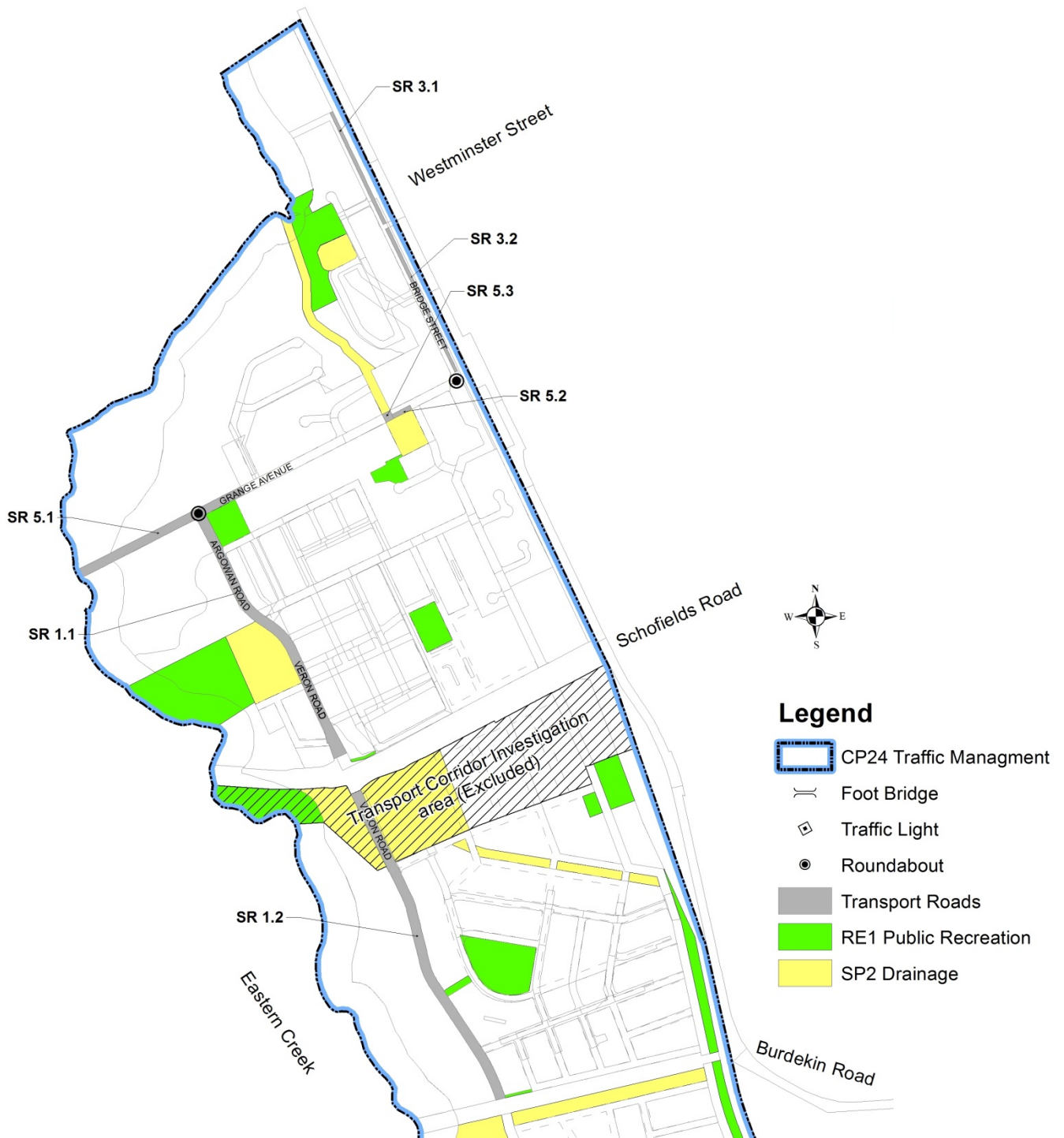
**APPENDIX B**

**SCHOFIELDS PRECINCT  
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES  
Catchment Area**



**APPENDIX B 1 of 3**

**SCHOFIELDS PRECINCT  
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES**



**Catchment Areas indicative only**

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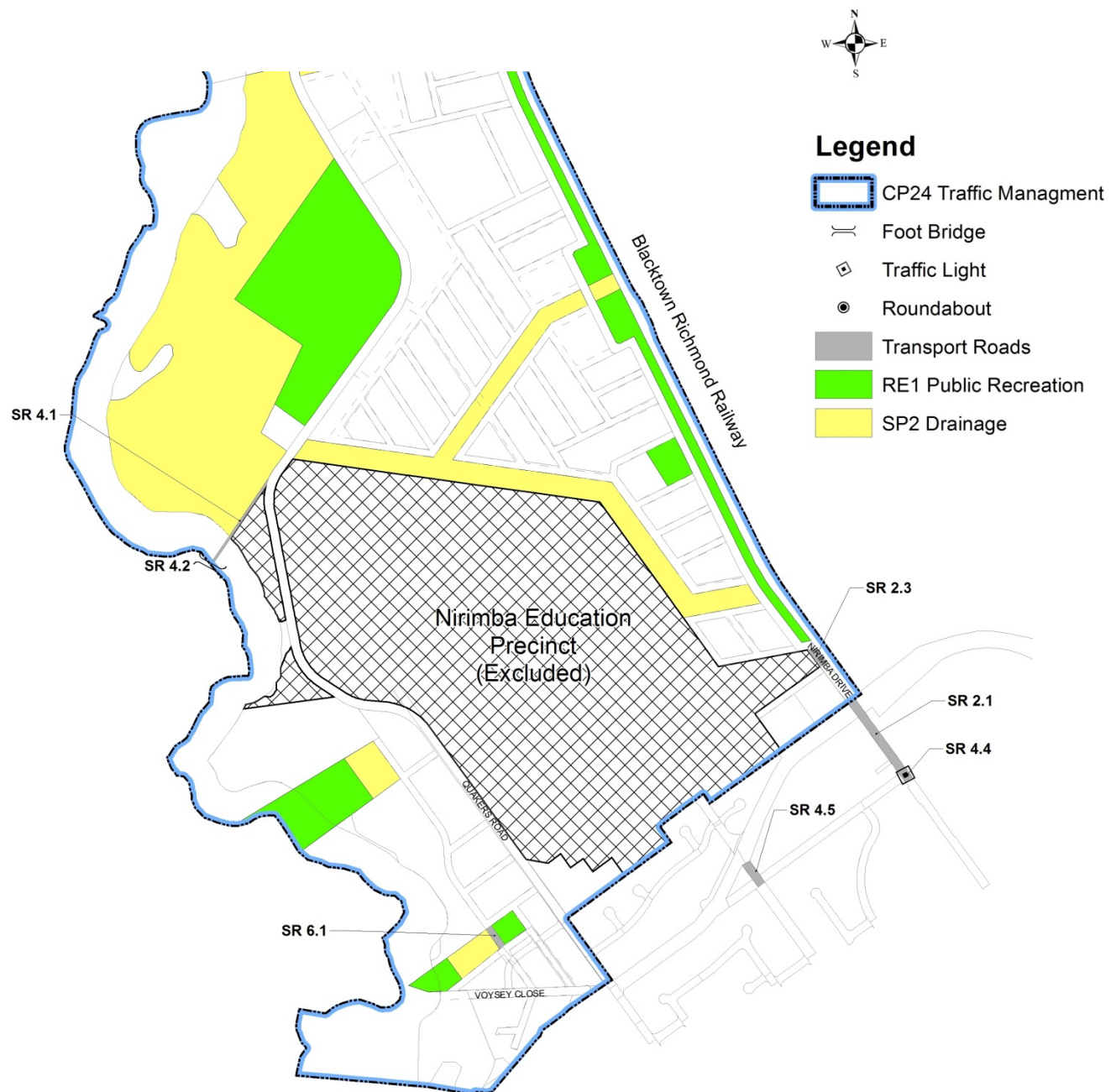
CONTRIBUTION ITEM  
**Traffic & Transport  
Management**

CATCHMENT AREA  
**Schofields Precinct**



**APPENDIX B 2 of 3**

**SCHOFIELDS PRECINCT  
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES**



**Catchment Areas indicative only**

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CONTRIBUTION ITEM  
**Traffic & Transport  
Management**

CATCHMENT AREA  
**Schofields Precinct**

**APPENDIX B 4 of 3**

## SCHOFIELDS PRECINCT TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

Site No.	Location	Description of Works	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
				Current Funding	2019 - 2023	2024 -2034	
SR1.1	ARGOWAN & VERON ROAD	Collector road. Grange Avenue to Schofields Road Extension, roundabout at Grange Avenue	\$2,709,400	\$136,037	\$227,000		\$3,072,437
SR1.2	VERON ROAD	Major collector road. Schofields Road extension to Burdekin Road extension	\$2,188,770		\$1,332,000		\$3,520,770
SR2.1	NIRIMBA DRIVE	Collector road. Douglas Road to Quakers Hill Parkway.	\$0			\$972,000	\$972,000
SR2.3	NIRIMBA DRIVE	Collector road. Nirimba Education Precinct	\$0			\$712,000	\$712,000
SR3.1	WEST PARADE	Local road half width, north of Westminster Street Railway overbridge	\$0		\$373,000		\$373,000
SR3.2	BRIDGE STREET	Collector road half width, Grange Avenue to Westminster Street Railway overbridge	\$639,326		\$423,000		\$1,062,326
SR5.1	GRANGE AVENUE	Collector road, Eastern Creek to east of Argowan Road	\$76,033	\$181,369	\$2,618,000		\$2,875,402
SR5.2	GRANGE AVENUE	Collector road half width, southern side of Grange Avenue fronting basin SE1.4	\$39,126		\$156,000		\$195,126
SR5.3	GRANGE AVENUE	Collector road half width, northern side of Grange Avenue fronting channel SE1.2	\$1,131	\$4,277	\$54,000		\$59,408
SR6.1	FUTURE LOCAL ROAD	Full width local road between drainage item SE9.1 and open space	\$0		\$139,000		\$139,000
Miscellaneous							
	BUS SHELTERS	Allow for shelters at 8 location nominated in DCP schedule	\$0		\$133,000		\$133,000
	LOCAL TRAFFIC MANAGEMENT ROUNDABOUTS	Additional roundabout at Bridge Street and Grange Avenue	\$0		\$277,000		\$277,000
SR4.1	SHARED PATHWAYS	Construction of shared path 2.5m wide to Eastern Creek north of Nirimba Education Precinct	\$0		\$97,000		\$97,000
SR4.2	FOOT BRIDGE	Eastern Creek north of Nirimba Education Precinct half cost only	\$0		\$96,000		\$96,000
SR4.4	LOCAL TRAFFIC MANAGEMENT TRAFFIC SIGNALS	Traffic Signal at intersection of Nirimba Drive and Douglas Road	\$0			\$536,000	\$536,000
SR4.5	PROVIDE A LEFTHAND SLIP LANE INTO EASTERN ROAD FROM QUAKERS HILL PARKWAY	50% of costs have been apportioned between CP 17 & CP 24 (Total Cost \$468,000)	\$0		\$243,000		\$243,000
	PROVIDE A LEFTHAND SLIP LANE FROM EASTERN ROAD INTO QUAKERS HILL PARKWAY						
	REMOVE TRAFFIC LIGHTS AT DOUGLAS ROAD AND EASTERN ROAD, QUAKERS HILL						
			\$5,653,786	\$321,683	\$6,168,000	\$2,220,000	\$14,363,469

CONTRIBUTION ITEM  
Traffic & Transport  
Management

CATCHMENT AREA  
Schofields Precinct

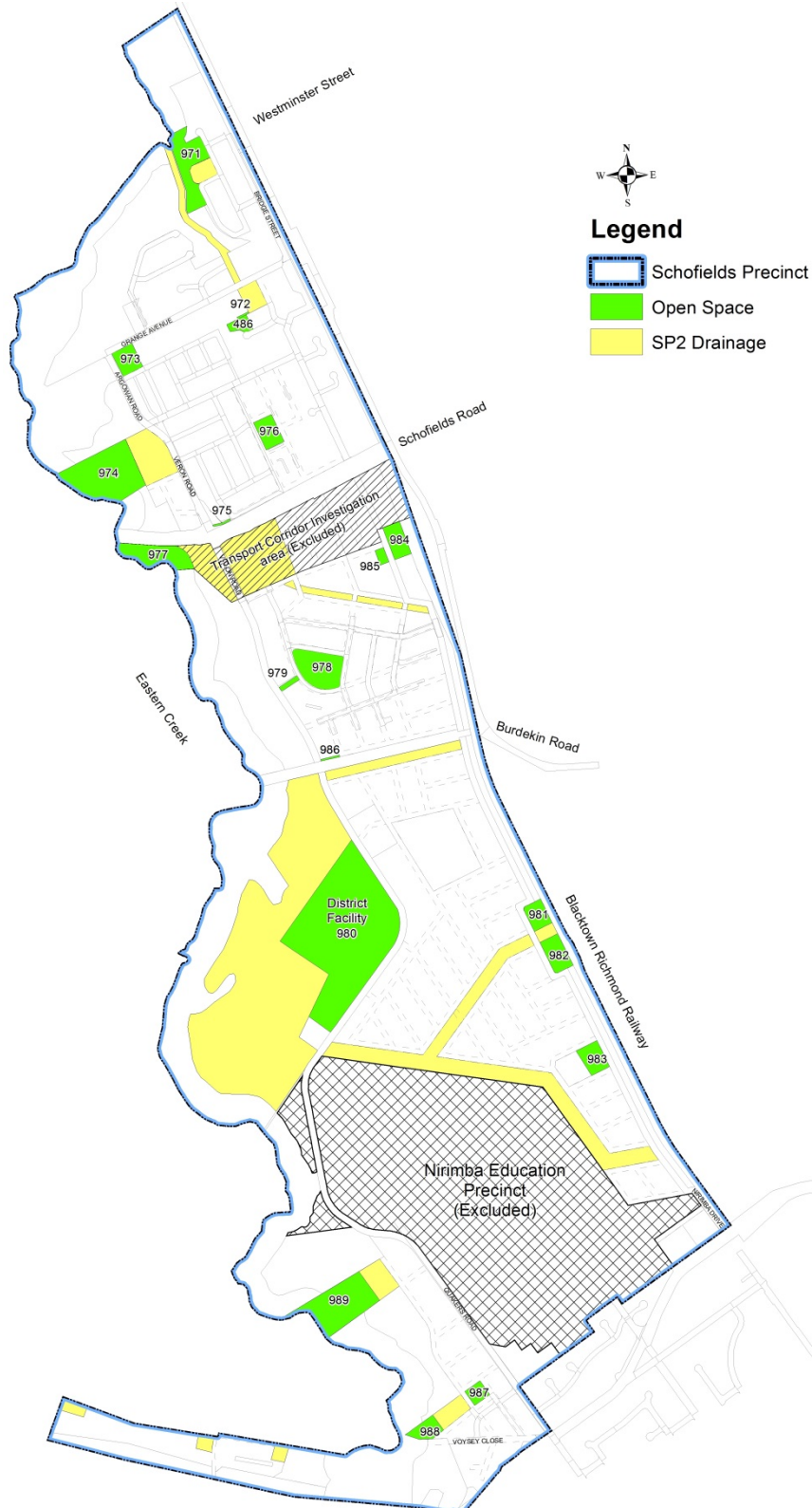
**APPENDIX C 1 of 6**

**SCHOFIELDS PRECINCT  
OPEN SPACE & RECREATION FACILITIES  
Eastern Catchment Area**



**APPENDIX C 2 of 6**

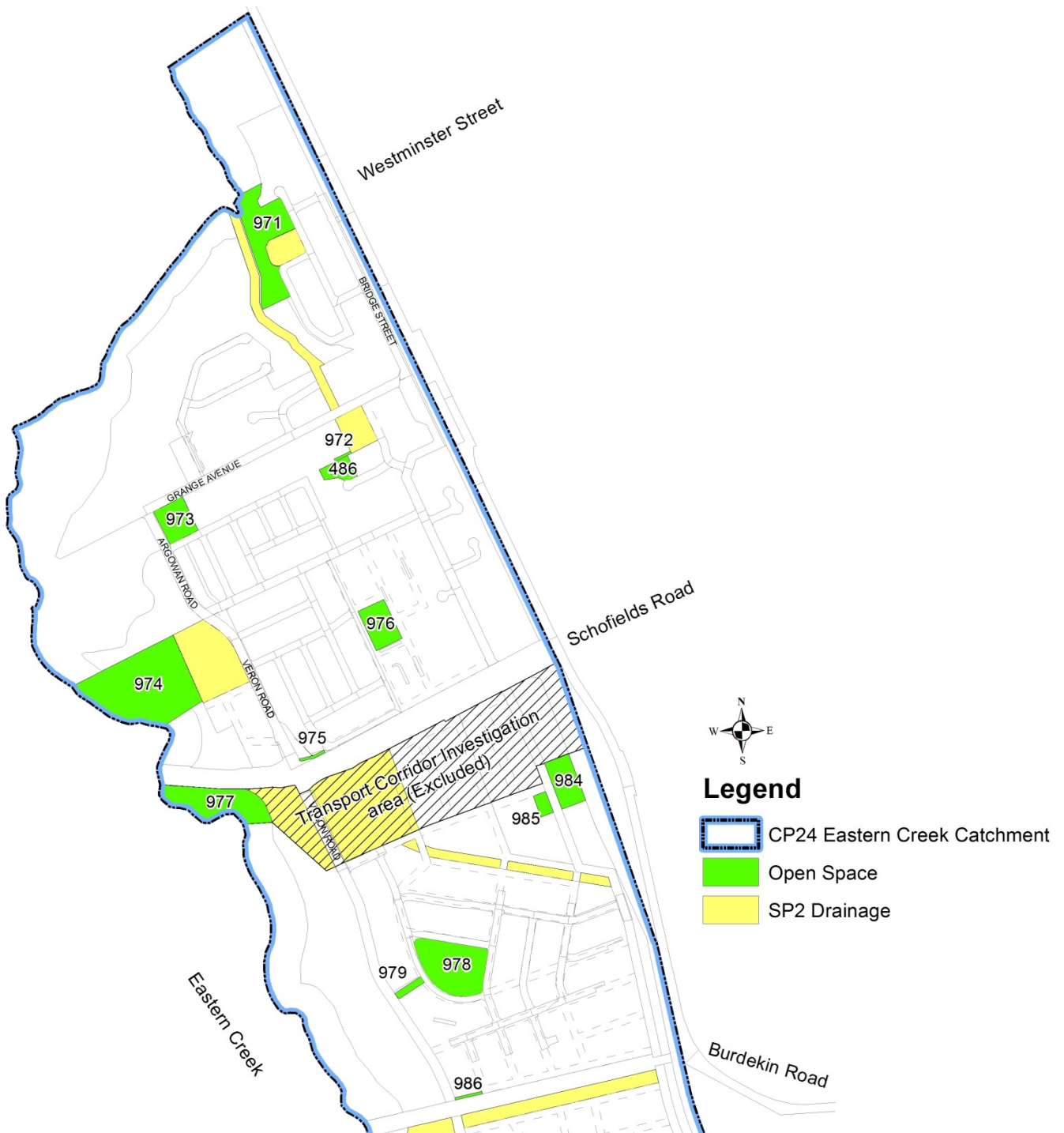
**SCHOFIELDS PRECINCT  
OPEN SPACE & RECREATION FACILITIES  
District Facility Catchment Area**





**APPENDIX C 3 of 6**

**SCHOFIELDS PRECINCT  
OPEN SPACE & RECREATION FACILITIES**



**Catchment Areas indicative only**

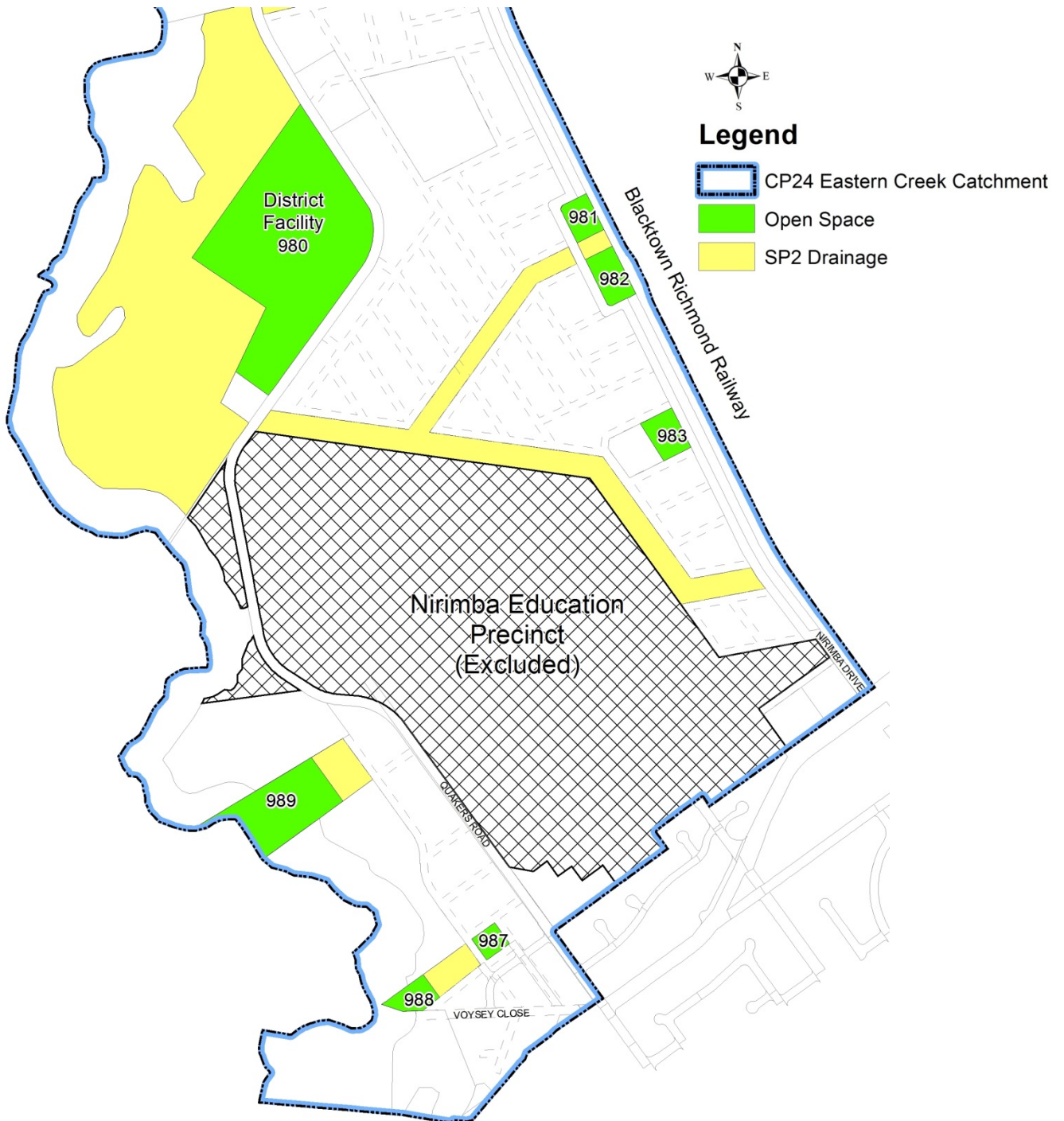
Map information is not necessarily up-to-date or correct and Blacktown City Council accepts no responsibility in that regard. As such no reliance on these maps should be made without reference to Council's GIS mapping of catchment zones.

CONTRIBUTION ITEM  
**Open Space &  
Recreation**

CATCHMENT AREA  
**Schofields Precinct**

**APPENDIX C 4 of 6**

**SCHOFIELDS PRECINCT  
OPEN SPACE & RECREATION FACILITIES**



**Catchment Areas indicative only**

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CONTRIBUTION ITEM  
**Open Space &  
Recreation**

CATCHMENT AREA  
**Schofields Precinct**

**APPENDIX C 5 of 6**

## SCHOFIELDS PRECINCT OPEN SPACE & RECREATION FACILITIES Eastern Catchment

Reserve Number	Description	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2019 - 2023	2024 -2034	
971	Local park including playground and landscaping	\$0	\$40,600	\$800,000		<b>\$840,600</b>
972	Linear park including landscaping	\$0			\$56,000	<b>\$56,000</b>
973	Local park with landscaping	\$0		\$469,000		<b>\$469,000</b>
974	Basin park with landscaping (3.3835ha)	\$0		\$1,005,000		<b>\$1,005,000</b>
975	Linear park including landscaping	\$0			\$56,000	<b>\$56,000</b>
976	Local park with playground and landscaping	\$0		\$581,000		<b>\$581,000</b>
977	Basin park with landscaping (1.4513ha)	\$0			\$783,000	<b>\$783,000</b>
978	Neighbourhood park including playground and landscaping	\$1,189,667				<b>\$1,189,667</b>
979	Linear park including landscaping	\$83,615				<b>\$83,615</b>
981	Local park including playground and landscaping	\$0			\$498,000	<b>\$498,000</b>
982	Local park adjoining Reserve 981 including landscaping	\$0			\$398,000	<b>\$398,000</b>
983	Local park including playground and Landscaping	\$0			\$469,000	<b>\$469,000</b>
984	Village park-Local park including landscaping	\$0		\$284,000		<b>\$284,000</b>
985	Village park-Local park including landscaping	\$0		\$172,000		<b>\$172,000</b>

CONTRIBUTION ITEM  
**Open Space &  
Recreation**

CATCHMENT AREA  
**Schofields Precinct**

**APPENDIX C 6 of 6**

## SCHOFIELDS PRECINCT OPEN SPACE & RECREATION FACILITIES Eastern Catchment

Reserve Number	Description	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2019 - 2023	2024 -2034	
986	Linear park including landscaping	\$0			\$89,000	<b>\$89,000</b>
987	Local park with playground and landscaping	\$0			\$368,000	<b>\$368,000</b>
988	Basin park with landscaping	\$0			\$603,000	<b>\$603,000</b>
989	Basin park with landscaping (2.8402ha)	\$0			\$956,000	<b>\$956,000</b>
486	Existing park (Oban Street, Schofields) with fencing and landscaping	\$0			\$89,000	<b>\$89,000</b>
		<b>\$1,273,282</b>	<b>\$40,600</b>	<b>\$3,311,000</b>	<b>\$4,365,000</b>	<b>\$8,989,882</b>

## SCHOFIELDS PRECINCT OPEN SPACE & RECREATION FACILITIES District Facility

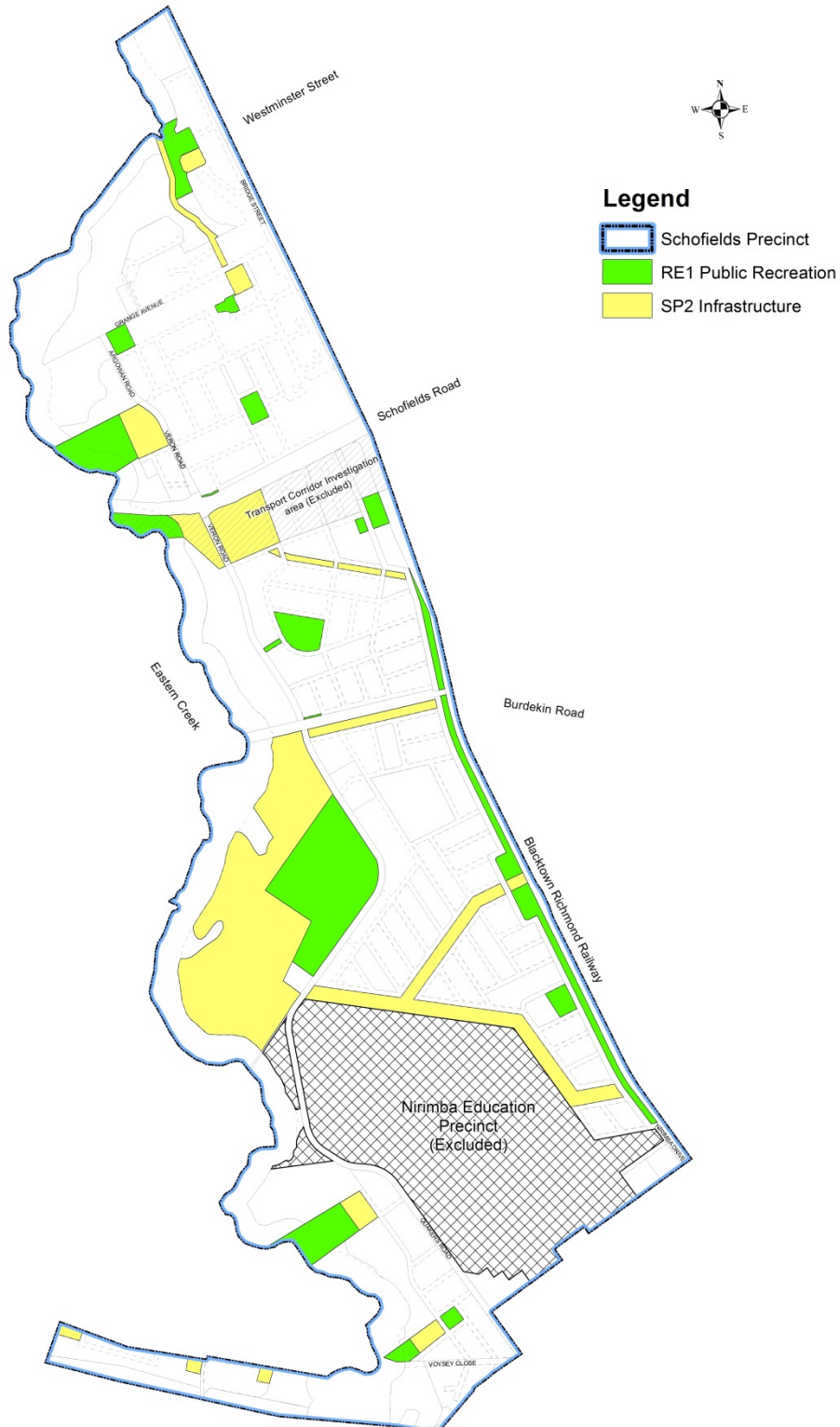
Reserve Number	Description	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2019 - 2023	2024 -2034	
980	District Park including playing fields, amenities, lighting, car park, playground, pathway, fencing and landscaping	\$0		\$18,344,000		<b>\$18,344,000</b>
		<b>\$0</b>		<b>\$18,344,000</b>	<b>\$0</b>	<b>\$18,344,000</b>

CONTRIBUTION ITEM  
**Open Space & Recreation**

CATCHMENT AREA  
**Schofields Precinct**

**APPENDIX D**

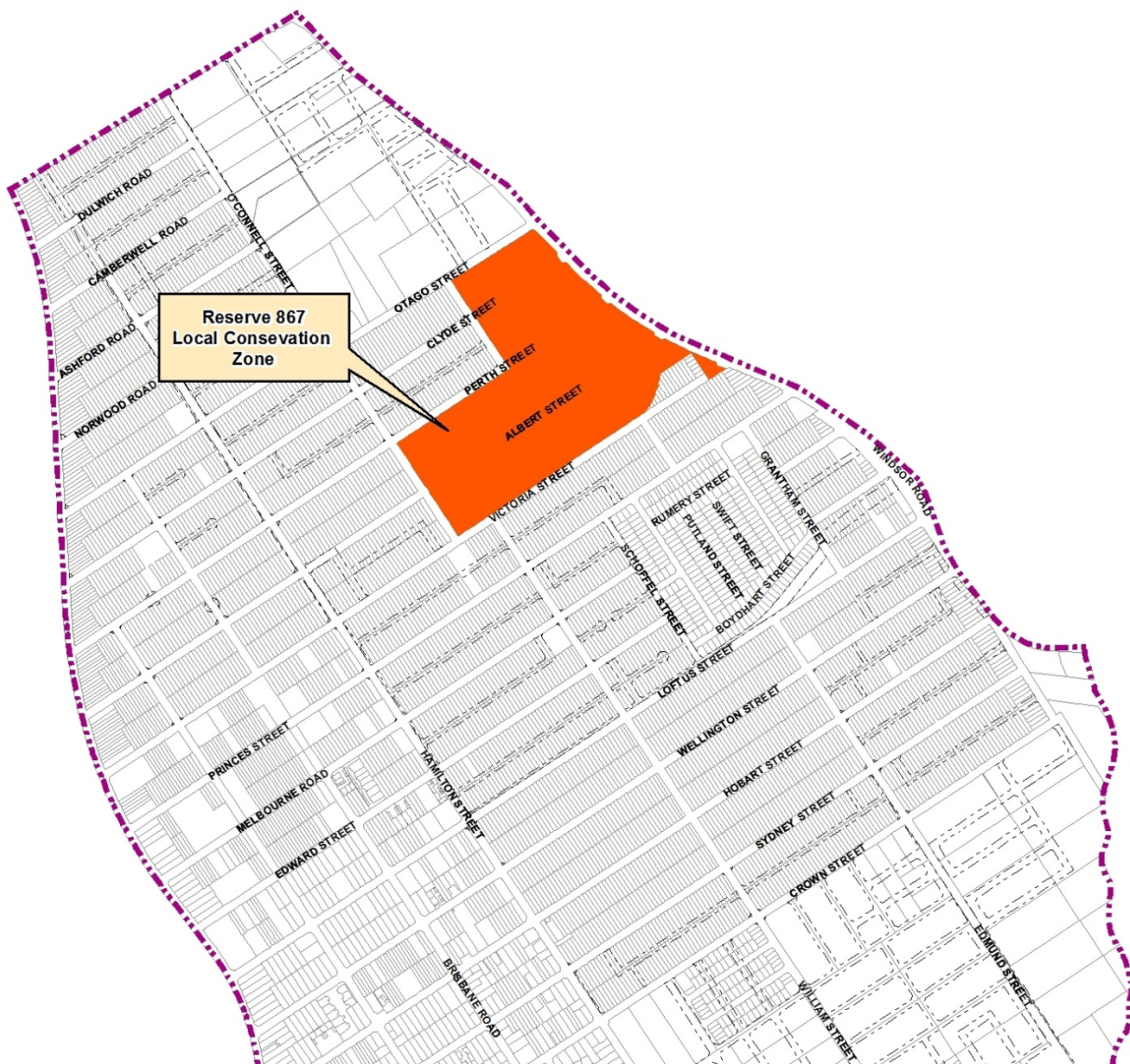
**SCHOFIELDS PRECINCT  
COMBINED PRECINCT FACILITIES  
Catchment Area**





**APPENDIX D 1 of 2**

**SCHOFIELDS PRECINCT  
COMBINED PRECINCT FACILITIES  
E2 CONSERVATION ZONE  
(Servicing Blacktown's Residential Growth Centre Precincts)**



**Catchment Areas indicative only**

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

CONTRIBUTION ITEM  
**Combined Precinct  
Facilities  
E2 Conservation Zone**

CATCHMENT AREA  
**Schofields**

**APPENDIX D 2 of 2**

**COMBINED PRECINCT FACILITIES  
FULL FACILITY CONSTRUCTION COSTS  
E2 CONSERVATION ZONE**

Reserve No.	Land Area (sqm)	Description of Works	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
				Current Funding	2019 - 2023	2024 -2034	
867	20.37121	Conservation Zone	\$0			\$10,779,000	\$10,779,000
			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,779,000</b>	<b>\$10,779,000</b>

**COMBINED PRECINCT FACILITIES  
E2 CONSERVATION ZONE  
APPORTIONED FACILITY CONSTRUCTION COSTS FOR THE  
SCHOFIELDS PRECINCT**

Reserve No.	Land Area (sqm)	Description of Works	Completed cost Indexed to March 2018	Estimated Cost & Indicative Timing of Delivery			Total
				Current Funding	2019 - 2023	2024 -2034	
867	20.37121	Conservation Zone	\$0			\$600,227	\$600,227
			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,227</b>	<b>\$600,227</b>

CONTRIBUTION ITEM  
**Combined Precinct  
Facilities  
E2 Conservation Zone**

CATCHMENT AREA  
**Schofields**

**APPENDIX E**
**SCHEDULE OF VALUES IN THE CONTRIBUTION FORMULAE**

CATCHMENT	SIZE OF CATCHMENT	ITEMS CONSTRUCTED C1 (\$)	YET TO CONSTRUCT C2 (\$)	PLAN ADMINISTRATION C2 (\$)	TOTAL C1+C2+PA (\$)
<b>WATER MANAGEMENT</b>	<b>Hectares</b>				
<b>STORMWATER QUANTITY</b>					
EASTERN CREEK	134.1227	\$1,817,079	\$48,490,563	\$754,615	\$51,062,257
<b>STORMWATER QUALITY</b>					
EASTERN CREEK	134.1227	\$1,080,506	\$13,847,559	\$223,921	\$15,151,986
<b>STORMWATER - Sub Catchments</b>	<b>Hectares</b>				
EASTERN CREEK - WEST 1	3.2823	\$1,872,626	\$0	\$28,089	\$1,900,715
EASTERN CREEK - WEST 2	2.1081	\$0	\$689,000	\$10,335	\$699,335
<b>TRAFFIC MANAGEMENT</b>	<b>Hectares</b>				
SCHOFIELDS	134.1227	\$5,653,786	\$8,709,683	\$215,452	\$14,578,921
<b>OPEN SPACE</b>	<b>Population</b>				
EASTERN CATCHMENT	7275	\$1,273,282	\$7,716,600	\$134,848	\$9,124,730
SCHOFIELDS (District Facility)	7513	\$0	\$18,344,000	\$275,160	\$18,619,160
<b>COMBINED PRECINCT FACILITY</b>	<b>Population</b>				
CONSERVATION ZONE (Riverstone)	7513	\$0	\$600,227	\$9,003	\$609,230
<b>TOTAL</b>		<b>\$11,697,279</b>	<b>\$98,397,632</b>	<b>\$1,651,423</b>	<b>\$111,746,334</b>



**APPENDIX F**
**BASE CONTRIBUTION RATES**

Base CPI All Groups Sydney -March 2018 - 113.6

CATCHMENT	CONTRIBUTION RATE \$ Per Hectre	CONTRIBUTION RATE \$ Per Person
<b>WATER MANAGEMENT</b>	<b>All Development</b>	
<b>STORMWATER QUANTITY</b>		
EASTERN CREEK	\$380,713	
<b>STORMWATER QUALITY</b>		
EASTERN CREEK R2 Residential & Environmental Living	\$117,560	
EASTERN CREEK All Other Development	\$29,390	
<b>STORMWATER - Sub Catchments</b>	<b>All Development</b>	
EASTERN CREEK - WEST 1	\$579,084	
EASTERN CREEK - WEST 2	\$331,740	
<b>TRAFFIC MANAGEMENT</b>	<b>Non-Residential</b>	<b>Residential</b>
SCHOFIELDS	\$108,699	\$2,004
<b>OPEN SPACE</b>		
EASTERN CATCHMENT		\$1,254
SCHOFIELDS (District Facility)		\$2,478
<b>COMBINED PRECINCT FACILITY</b>		
CONSERVATION ZONE (Riverstone)		\$81

**INDEXATION METHOD**

The method of indexing the base contribution rate is to multiply the most recently published All Groups Sydney CPI at the time of payment and divide it by the March 2018 All Groups Sydney CPI.

**APPENDIX G****SUPPORTING TECHNICAL DOCUMENTS AND REPORTS**

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

- J. Wyndham Prince Schofields Precinct, Rouse Hill – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques dated July 2011.
- Opus International Consultants Schofields Precinct Review of Water Cycle Management Strategy 09 November 2012.
- The Schofields Transport & Access Study (2010) by Urbanhorizon Pty Ltd.
- Our Blacktown 2036 – Our Vision Our Plan (Blacktown City Council, 2017).
- Elton Consulting – Social Infrastructure and Open Space Report – Schofields (2010), undertaken by the Growth Centres Commission.
- Northwest Growth Centres Recreational Framework (Blacktown City Council, 2009).
- Wellness Through Physical Activity Policy (Blacktown City Council, 2008).
- Blacktown City Council Social Profile (2016).
- Recreation and Open Space Strategy (Blacktown City Council, 2017).
- Community Infrastructure Report (Social Infrastructure and Open Space Report Schofields Precinct 2010, undertaken by the Growth Centres Commission.
- Riverstone and Alex Avenue Precincts Demographic Profile & Community Infrastructure Report 2007), undertaken by the Growth Centres Commission.
- The Informal Indoor Recreation Needs Assessment and the Section 94 Community Facilities Report, undertaken by Council.
- State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Schofields Precinct) Post-Exhibition Planning Report MAY 2012.
- State Environmental Planning Policy (Sydney Region Growth Centres) Schofields Amendment 1 Post-Exhibition Planning Report JANUARY 2013.
- Nirimba Education Precinct Planning Proposal JBA December 2015