Blacktown City Council

contributions plan

No.20

section 94

Riverstone & Alex Avenue Precincts

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1. Introduction and Administration of the Plan

1.1 Name of the Plan

This Contributions Plan is called 'Section 94 Contributions Plan No.20 – Riverstone & Alex Avenue Precincts'.

1.2 Purpose of Plan

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

Within the Riverstone & Alex Avenue Precincts S.94 contributions are levied for the following amenities and services:

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

This Plan has been prepared and reviewed in accordance with:

- The Environmental Planning and Assessment Act, 1979 (EPA Act);
- The Environmental Planning and Assessment Regulation, 2000; (EPA Regulation);
- In conjunction with the Indicative Layout Plans for the Riverstone and Alex Avenue Precincts; and
- Having regard to the Practice Notes issued by the NSW Department of Planning (2005) in Accordance with clause 26(1) of the EPA Regulation.

The initial contributions plan for the Riverstone and Alex Avenue Precincts was approved by Council on 24 November 2010 and came into force on 4 December 2010.

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

This plan was reviewed by Council in June 2014 and assessed by IPART in March 2015 following public exhibition. The revised plan adopts IPART's recommendations from its 2011 assessment. The revised plan came into force on 24 June 2015.

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

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

1.3 Commencement of this Plan

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

1.4 Principles of Section 94

Section 94 permits Council to require persons or entities developing land to pay monetary contributions, provide capital works (works in kind), and/or dedicate land in order to help fund the

increased demand for public amenities and public services (amenities and services) generated through their developments.

The three general principles in applying Section 94 contributions are:

1. A contribution must be for, or relate to, a planning purpose;

2. A contribution must fairly and reasonably relate to the subject development; and

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

Council may either:

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

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

1.5 Aims and Objectives

The aims and objectives of this Plan are to:

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

1.6 Land to Which the Plan Applies

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

Alex Avenue Precinct

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

Riverstone Precinct

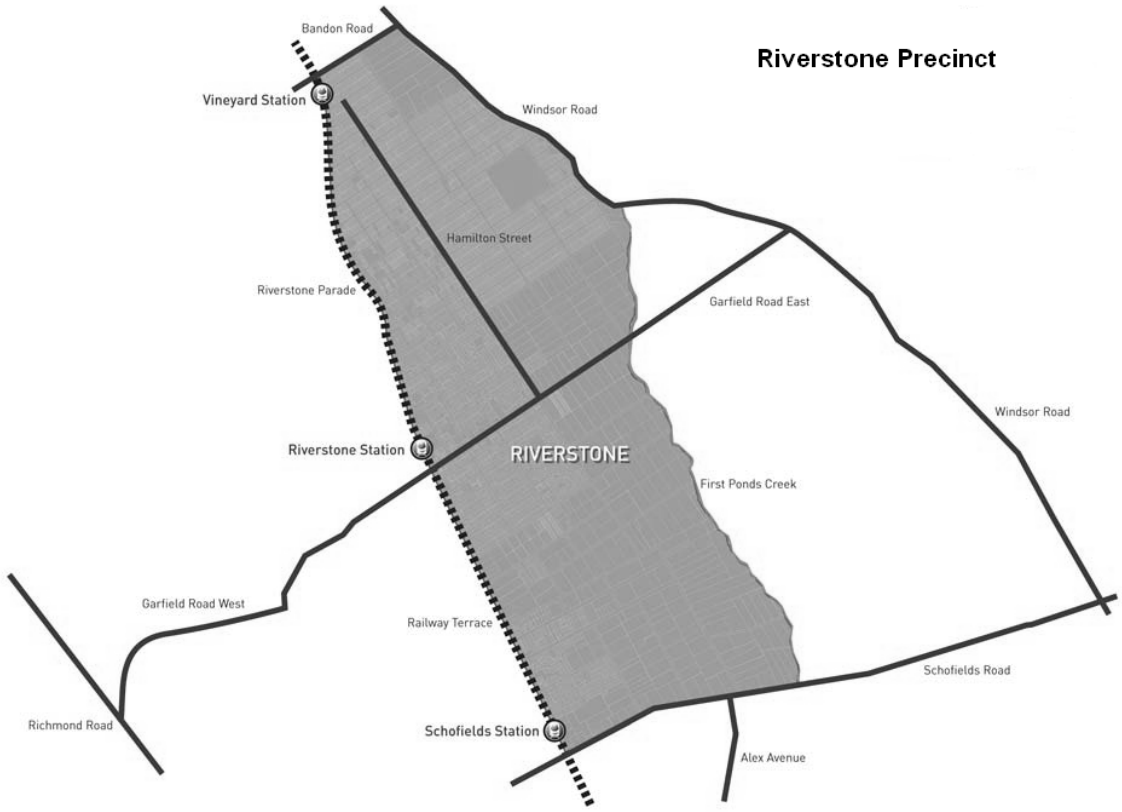
The Riverstone Precinct is bounded by Bandon Road to the north, Schofields Road to the south, Richmond Rail Line to the west and First Ponds Creek and Windsor Road to the east.

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

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

Alex Avenue Precinct

Riverstone Precinct



1.7 Development to which the Plan Applies

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

1.8 Construction Certificates and the Obligation of Accredited Certifiers

In accordance with S94EC of the *EP&A Act* and Clause 146 of the *EP&A Regulation*, a certifying authority must not issue a construction certificate for building work or subdivision under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

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

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

1.9 Complying Development and the Obligation of Accredited Certifiers

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

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

1.10 Relationship to Other Plans

Environmental Planning Instruments and controls apply to the Riverstone and Alex Avenue Precincts. These include:

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

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

1.11 Capacity of Existing Facilities to meet Development Demand

The majority of the Precincts are currently un-serviced except for the existing Riverstone & Schofields townships. The existing facilities do not have the capacity to meet the demand for infrastructure created by the new development. As a predominantly Greenfield area the Riverstone and Alex Avenue Precincts requires new infrastructure, as well as infrastructure upgrades to meet the demand for infrastructure created by the new development.

1.12 Project Mix of Land Uses for the Riverstone and Alex Avenue Precincts

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

Table 1-1: Post Exhibition Planning Report 2010
Summary of planning outcomes for the Alex Avenue and Riverstone Precinct Plans

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

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

1.13 Relationship to Special Infrastructure Contributions

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

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

1.14 The Monitoring and Review of this Plan

This Plan will be subject to regular review by Council. The purpose of any review is to ensure that:

- Contribution levels reflect current land and construction costs;
- The level of provision reflects current planning and engineering practice and likely population trends;
- Work schedules are amended if development levels and income received differ from current expectations; and
- Any change to State Government Policy regarding Development Contributions is addressed.

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

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

1.15 Priority of works and facilities

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

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

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

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

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

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

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

Based on the above priorities:

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

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

1.16 Timing of Provision of Items

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

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

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

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

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

As noted in Section 1.12 above, regular reviews of this plan are undertaken. Development trends are monitored and revenue estimates are revised as part of the review process and as a result, the priority of works can change.

1.17 Pooling of funds

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

1.18 Financial Information

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

1.19 Enquiries regarding this Plan

Enquiries in relation to this or any other Contributions Plan can be made either by phoning Council's Information Centre on 9839 6000 between 8.30 am and 5.30 pm Monday to Friday or by visiting the Information Centre on the Ground Floor of the Civic Centre in Flushcombe Road, Blacktown between 8.00 am to 5.30 pm Monday to Friday.

1.20 Contributions Register

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

2 Water Cycle Management Facilities

2.1 Nexus

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

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

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

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

2.2 Water Sensitive Urban Design (WSUD)

The report by GHD Pty Ltd on "Riverstone and Alex Avenue Precincts – Post Exhibition Flooding and Water Cycle Management (incl. Climate Change impact on Flooding)" dated May 2010, identifies that there are a number of opportunities for management of stormwater quality, quantity and flooding at the Riverstone & Alex Avenue Precinct areas. This management would benefit from the implementation of Water Sensitive Urban Design (WSUD) practices.

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

A WSUD strategy for management of stormwater quality, quantity and flooding has been developed for the Alex Avenue and Riverstone precincts, that nominates vegetated swales and precinct scale co-located detention/bio-retention basins, wetlands, and gross pollutant traps at key locations. These systems would essentially comprise a dry basin (to provide detention function) combined with bio-retention (to provide water quality treatment function) situated in the invert of the basin.

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

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

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

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

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

The GHD report states that numerical modelling was used to test the effectiveness of the WSUD strategy and included modelling of flood peaks and flood levels for the creeks within the Riverstone and Alex Avenue precincts using RAFTS and Mike 11. Volumes of detention that responded as best possible to the Indicative Layout Plans (ILPs) and restricted flood peaks to pre-development levels were calculated using RAFTS. Stormwater quality management and Stream Stability requirements were determined using MUSIC.

The GHD report also states that the proposed WSUD strategy together with the flood plain management can satisfy the requirements of the Growth Centres Development Code (GCC, 2006), Blacktown City Council Engineering Guideline for Development (BCC, 2005), Blacktown Development Control Plan 2006 (BCC, 2006), and the NSW Floodplain Development Manual for management of stormwater quantity, quality and flooding in or at the precincts. Development will also need to comply with Blacktown City Council's WSUD DCP due for adoption in 2010, with a working draft considered at the time the WSUD strategy was developed.

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

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

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

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

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

2.3 Contribution Catchments

The Riverstone & Alex Avenue Precincts contain two drainage catchments, Eastern Creek Catchment and First Ponds Creek Catchment. The areas of both catchments were determined having regard for the natural watershed and the proposed local road layout which will impact upon drainage flows. Generally, the Riverstone and Alex Avenue precincts drain to either the Eastern Creek or First Ponds Creek/Killarney Chain of Ponds Creek catchments (the latter referred to as First Ponds Creek catchment for simplicity). A map showing the location of the drainage contribution catchments is contained in Appendix "A".

When considering the size of contribution catchments for Water Cycle Management Facilities, Council took the approach that the catchments should be of a sufficient size to promote efficiency in the timing of the provision of infrastructure. Generally, the smaller the catchment, the greater the difficulty in accumulating sufficient contributions to enable works to proceed. Additionally, small catchments create the potential for increased complexity in the management of any internal borrowing. This approach is supported by the Department of Planning Practice Notes for Development Contributions (2005). It is proposed in this Contributions Plan to levy stormwater management contributions on the basis of two stormwater catchments, namely Eastern Creek and First Ponds Creek. Additional sub-catchments are introduced for water quality infrastructure to account for the different approach applied to low density residential and other land use types.

In order to determine actual provision levels and, ultimately, contribution rates, the developable area of each drainage catchment are calculated. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 6.4.

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

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

2.4 Contribution Formula

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

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

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

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

C1 = The actual cost to Council to date of works constructed for water cycle management facilities indexed to current day values.

C2 = The estimated cost of future water cycle management facilities.

PA = Plan Administration fee being 1.5% of construction costs.

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

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

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

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

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

3 Traffic & Transport Management Facilities

3.1 Nexus (Half width Local Roads)

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

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

3.2 Nexus (Local Roads)

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

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

3.3 Traffic Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

3.4 Contribution Catchment

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

In order to determine contribution rates, the developable area of the Traffic and Transport Management Facilities contribution catchment has been calculated. The developable area is the area

over which the cost of providing the works has been distributed and is explained further in Section 6.4. The developable area of the contribution catchment is stated in Appendix "E".

3.5 Contribution Formula

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

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

WHERE:

L1 = The credit granted by Council to date of land dedicated for Traffic and Transport Management purposes adjusted to current day values.

L2 = The estimated s.94 credit for land to be dedicated for Traffic and Transport Management purposes.

C1 = The actual cost to Council to date of Traffic and Transport Management Facilities that have been constructed up to the appropriate standard adjusted to current day values.

C2 = The estimated cost of Traffic and Transport Management Facilities yet to be constructed up to the appropriate standard.

PA = Plan Administration fee being 1.5% of construction costs.

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

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

Standards of local road construction are:

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

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

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

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

4 Open Space & Recreation Facilities

4.1 Nexus

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

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

Council has a varied yet vast provision of Open Space areas across the LGA and all future provision is a valued addition to this integrated network where a hierarchical structure reflects the rational provision in an equitable manner. Demand for Open Space is high in Blacktown. This reflects the value placed on this asset by the community and the pressure to meet current demand and provide for future communities.

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

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

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

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

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

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

The resultant provision of open space varies throughout the release area; a reflection in most cases of land constraints, dwelling establishments and drainage functions.

Acknowledging that in the absence of any alternatively acceptable industry benchmark, the standard Open Space provision outlined in the GCC Development Code of 2.83 hectares of usable open space per 1000 persons has been applied. Council has also attempted to meet the identified playing field demand by provision of 1 full field per 1,850 persons.

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

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

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

4.2 Contribution Catchment

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

In order to determine actual provision levels and, ultimately, the contribution rate, the potential population of the open space contribution catchment has been calculated. The potential population is the number of people over which the cost of providing the open space has been distributed. The potential population of the open space contribution catchment is stated in Appendix “E”.

4.3 Contribution Formula

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

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

WHERE: L1 = The actual cost to Council to date of land provided for a open space & recreation public purpose adjusted to current day values.

L2 = The estimated cost of land yet to be provided for a public open space & recreation purpose.

C1 = The actual cost to Council to date of open space embellishments that have been constructed to the appropriate standard adjusted to current day.

C2 = The estimated cost of future open space embellishments.

PA = Plan Administration fee being 1.5% of construction costs.

P = The estimated eventual population in the Riverstone & Alex Avenue Precincts.

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

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

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

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

5 Community Facilities & Combined Precinct Facilities

5.1 Nexus

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

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

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

5.2 Community Resource Hub (Land only)

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

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

5.3 Library

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

5.4 Children and Family Services and Facilities

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

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

5.5 Levels of Provision

The types of community facilities were identified in the Community Infrastructure Report (Riverstone and Alex Avenue Precincts Demographic Profile & Community Infrastructure Report 2007),

undertaken by the Growth Centres Commission, The Informal Indoor Recreation Needs Assessment and the Section 94 Community Facilities Report, undertaken by Council.

5.6 Contribution Catchment

There is one community facilities contribution catchment and this corresponds to the boundaries of the Riverstone & Alex Avenue Precincts. A map showing the location of the community facilities contribution catchment is contained in Appendix "D".

In order to determine actual provision levels and, ultimately, the contribution rate, the potential population of the community facilities contribution catchment has been calculated. The potential population is the number of people over which the cost of providing the works has been distributed and is explained further in Section 6.4. The population of the community facilities catchment is stated in Appendix “E”.

5.7 Combined Precinct Facilities

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

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

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

Precinct	Expected Population	% Apportioned
Riverstone	26,229	40
Alex Avenue	17,999	27.4
Riverstone East	15,000	22.9
Area 20	6,400	9.7
Total	**65,628**	**100**

The total costs for the Conservation Zone have been apportioned amongst all residential precincts within the Blacktown LGA component of the North West Growth Centre. 35.4% of these costs are attributed to the Riverstone and Alex Avenue Precincts as shown below:

Precinct	Expected Population	% Apportioned
Riverstone	26,229	21.0%
Alex Avenue	17,999	14.4%
Riverstone East	15,000	12.0%
Area 20	6,400	5.1%
Marsden Park Industrial	3,504	2.8%
Schofields	7,440	6.0%
Marsden Park	30,238	24.2%
Marsden Park North	11,200	9.0%
Schofields West	5,600	4.5%
Shanes Park	1,400	1.1%
Total	**125,010**	**100.0%**

5.8 Contribution Formula

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

Community Facilities (CRH land)

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

Combined Precinct Facilities (Conservation Zone)

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

WHERE:

L1 = The actual cost to Council to date of land provided for a public community facilities & combined precinct facilities purpose, adjusted to current day values.

L2 = The estimated cost of land yet to be provided for a public community facilities & combined precinct facilities purpose.

C1 = The actual cost to Council to date of constructing community facilities & combined precinct facilities that have been constructed to the appropriate standard adjusted to current day values.

C2 = The estimated cost of constructing future community facilities & combined precinct facilities.

PA = Plan Administration fee being 1.5% of construction costs.

P = The estimated eventual population in the contribution catchment.

5.9 Community Facilities & Combined Precinct Facilities Costs and Works Schedules

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

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

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

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

6 Explanation of Contribution Formula Components

6.1 Introduction

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

6.2 Explanation of the Land Components

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

In the contribution formulae:

L1 - Represents land that has previously been provided by Council for the purpose of providing the particular works. This amount reflects the actual cost to Council of acquiring these parcels (including valuation and conveyancing charges), indexed to current day $ values using the Consumer Price Index.

L2 - Represents the estimated average cost to Council of providing the lands required for the purpose of providing works. As this figure is an estimated average total cost of acquisition, the amount adopted does not necessarily reflect the value of any individual property. Each parcel of land to be acquired is subject to detailed valuation at the time of its acquisition. The "L2" figure is supplied by Council's Valuer and takes into account the following matters:

- Acquisitions are undertaken in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991, which requires that land is to be acquired for an amount not less than its market value (unaffected by the proposal) at the date of acquisition.
- That one of Council's objectives is to ensure that the funds Council receives for land acquisition from Section 94 Contributions in a particular catchment are equivalent to the amount required to fund the purchase of all land Council must acquire in that catchment. Therefore, valuation and conveyancing charges incurred by Council when acquiring land are taken into account.

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

6.3 Explanation of the Capital Components

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

In the contribution formulae:

C1 - Represents the actual cost to Council of constructing works already provided in the catchment indexed to current day values using the Consumer Price Index (CPI).

C2 - Represents the estimated cost to Council of constructing works, which have yet to be provided in the catchment and are based on the most detailed designs that were available at the time of preparing the estimates.

6.4 Explanation of the Catchment Areas

The area of the catchment is the total "developable area" in the catchment. In calculating the "developable area", land, which will never be required to pay a contribution, has been excluded. These "exclusions" include, amongst others, existing roads and roads which are themselves Section 94 items, but not subdivisional roads, land zoned for open space or drainage purposes and uses which existed prior to the land being rezoned for urban development and which are unlikely to be redeveloped. The purpose of identifying these exclusions is to ensure that only the new development (which is generating the need for the amenities and services) pays for their provision.

The catchment area for Open Space, Recreation and Community Facilities are based on the estimated potential populations of the Riverstone and Alex Avenue Precincts.

6.5 Explanation of the Plan Administration Component

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

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

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

6.6 Indexation

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

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

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

6.7 Assumed Occupancy Rates

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

Dwelling houses	2.9 Persons / Dwelling
Dual Occupancy	
1 Bedroom	1.2 Persons / Dwelling
2 Bedroom	1.9 Persons / Dwelling
3+ Bedroom	2.9 Persons / Dwelling

Integrated Housing

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

Other Medium density

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

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

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

6.8 Indicative Contribution Rates (Residential)

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

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

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

Density (Dwellings Per Ha)	Occupancy) (No. Persons Per Dwelling	Indicative Contributions Per Dwelling
12.5	2.9	**$96,274**
15	2.9	**$83,821**
20	2.9	**$68,256**
25	2.9	**$55,693**
40	2.9	**$41,407**
45	2.7	**$39,036**

7 Payment of Contributions

7.1 Methods of payment

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

Monetary Contribution

This is the usual method of payment. When a development consent is issued that involves the payment of a S.94 contribution, it contains a condition outlining the amount payable in monetary terms subject to indexation by the CPI. Council applies the latest quarterly CPI (Sydney All Groups) when payment is made. See section 7.4 for more details on indexation.

Dedication of Land

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

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

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

Works-in-kind Agreements

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

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

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

7.2 Timing of Payment

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

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

- Development Applications involving subdivisions
  Prior to the release of the "linen plan" of subdivision.

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

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

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

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

- Development Applications involving subdivisions
  Prior to release of the Subdivision Certificate

- Development Applications involving building work
  Prior to release of Building Construction Certificate or installation approval for a manufactured / relocatable / moveable dwelling or building under section 68 of the Local Government Act 1993 (as applicable).

- Development Applications where no building approval is required
  Prior to occupation or use of the development.

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

7.3 Credits for Existing Development

(Riverstone Scheduled Lands only)
As Section 94 contributions can only be levied where development will result in increased demand, contributions are not sought in relation to demand for urban facilities generated by existing authorised development. Thus “credits” are granted in relation to urban demand generated by existing authorised development.

- As at the date of Council adoption of this contributions plan, a credit of 450m^2 and 2.9 persons is applied for existing authorised dwellings in the Riverstone Scheduled Lands that are to be demolished in residential zones.

- In other instances a credit relating to the actual area occupied and retained for use by the existing development is generally applied. The credit granted is determined having regard for the individual circumstances.

- The area occupied is determined having regard to both the current and previous applications, aerial photos, the area occupied by existing authorised buildings and authorised activities on site.

- Residue lots are not levied until they are further developed. In residential zones Council places an 88B restriction on residue lots to deny any further development of the lot until it is further subdivided, consolidated or has a separate development application approval. Contributions are levied upon further subdivision, consolidation or separate development approval.

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

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

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

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

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

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

7.4 Indexation of Contributions

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

The method of indexing the contribution rates is to multiply the base contribution rate by the most recently published CPI at the time of payment and in the case of this version of the Plan, divide it by the June 2015 CPI (108.3).

7.5 Discounting of Contributions

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

7.6 Deferred Payment of Contributions

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

- An applicant requesting deferred payment needs to apply in writing to Council. All requests are considered on their merits having regard to (but not exclusively) the type of work for which the contribution is sought, the rate of development occurring within the area and the impending need to construct the works for which S.94 Contributions are being levied.

- Where deferred payment is approved by Council the period of time for deferring payment will generally be limited to 12 months.

- If Council approves of the request for deferred payment it is conditional upon the applicant providing a suitable Bank Guarantee and Deed of Agreement.

- Interest is charged on deferred contributions. Council also charges an administrative fee for deferred payment. The interest rate and administrative fee levied for the deferred payment of contributions are reviewed annually and appear in Council's

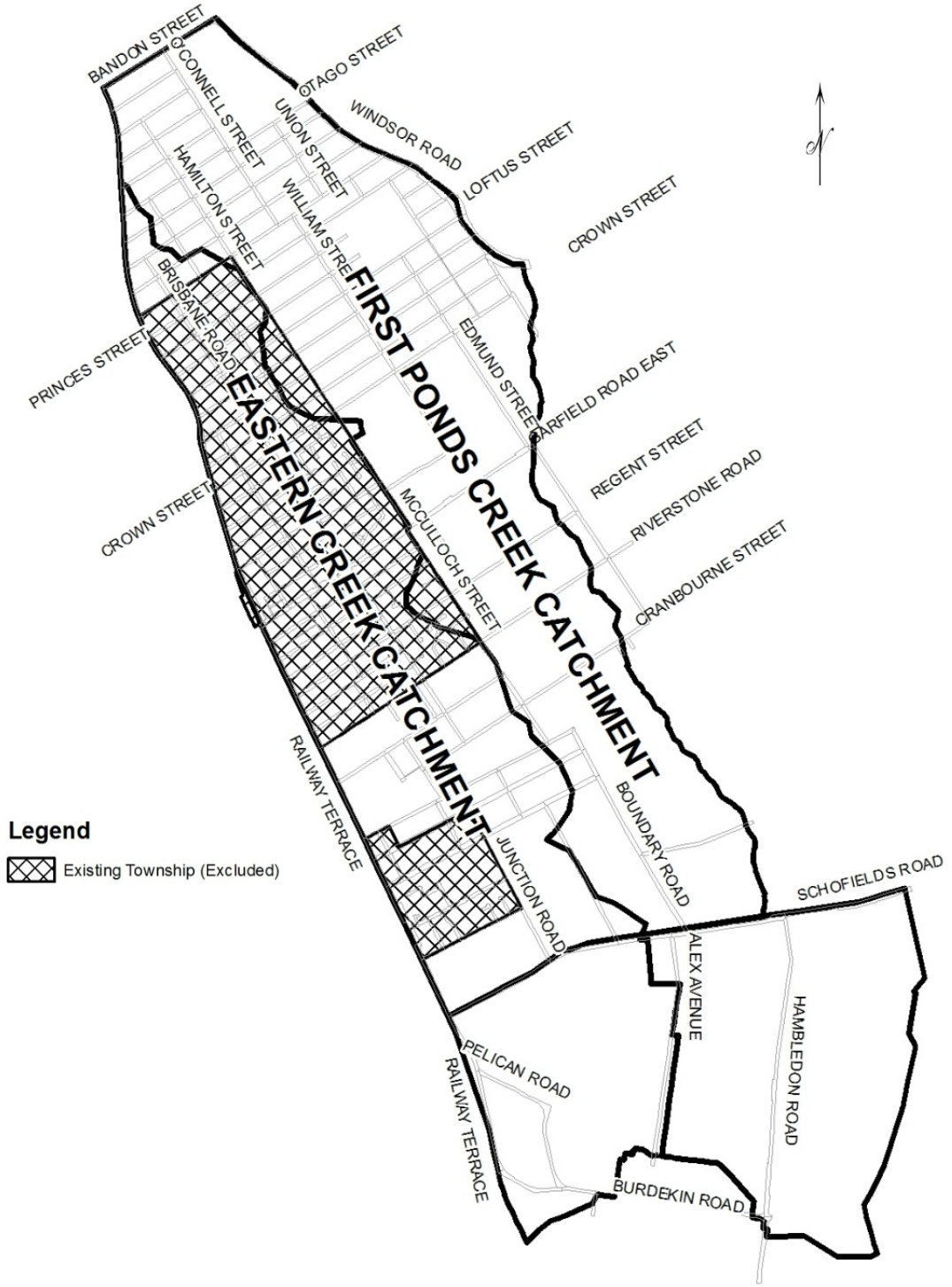
Schedule of Fees. A copy of this Schedule is available from Council's Development Services Unit.

- The amount of the bank guarantee shall be the sum of the amount of contributions outstanding at the time of deferring payment plus the expected "interest" accrued over the deferral period. This amount will also represent the amount payable at the end of the deferral period.
- The Deed of Agreement is to be prepared by one of Council's Solicitors at full cost to the applicant. In this regard the applicant is to pay Council's Solicitor's costs direct to the Solicitor and not through Council.
- Should contributions not be paid by the due date, the bank guarantee will be called up by Council.
- Council has a separate deferral policy specifically for dual occupancies, which are to be occupied by elderly and/or disabled persons (i.e. traditional granny flats).
- Enquiries regarding deferred payment can be made through contacting the relevant Council office dealing with the application.

Appendices

APPENDIX A 1 of 19

RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES



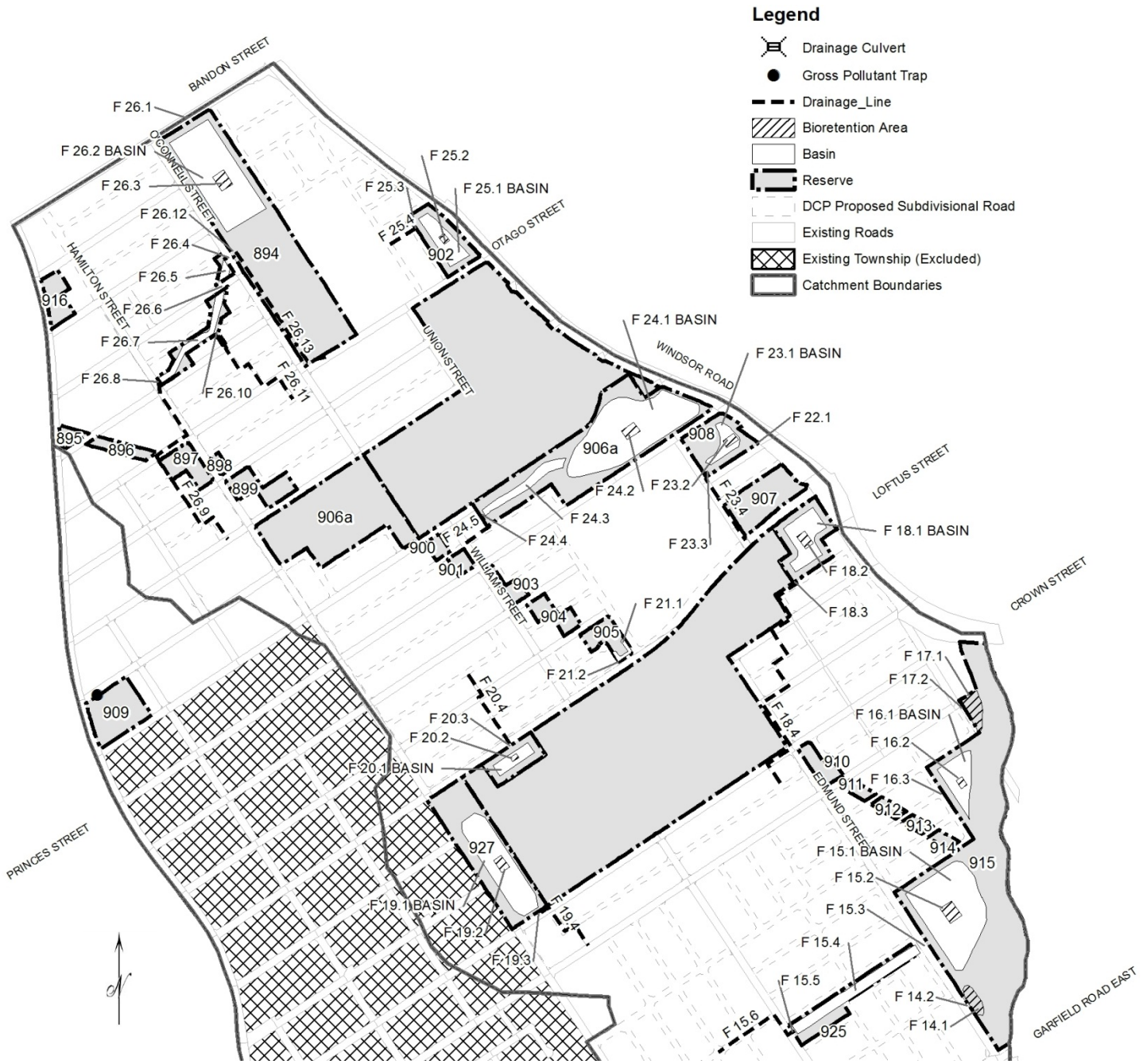
Catchment Areas indicative only

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

CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**Riverstone & Alex Avenue Precincts**

APPENDIX A 2 of 19

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



Catchment Areas indicative only

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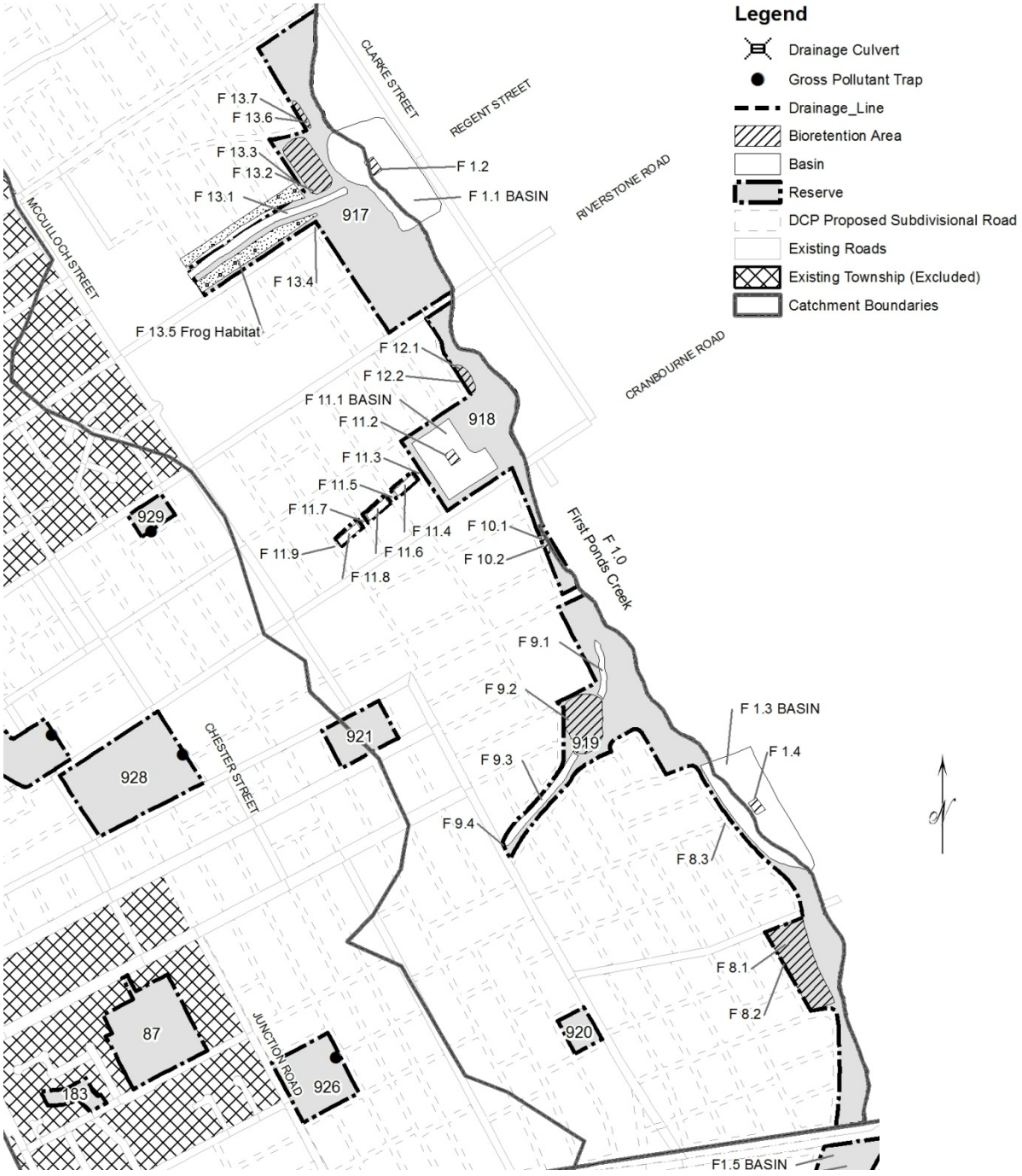
CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 1 of 3**

APPENDIX A 3 of 19

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



Catchment Areas indicative only

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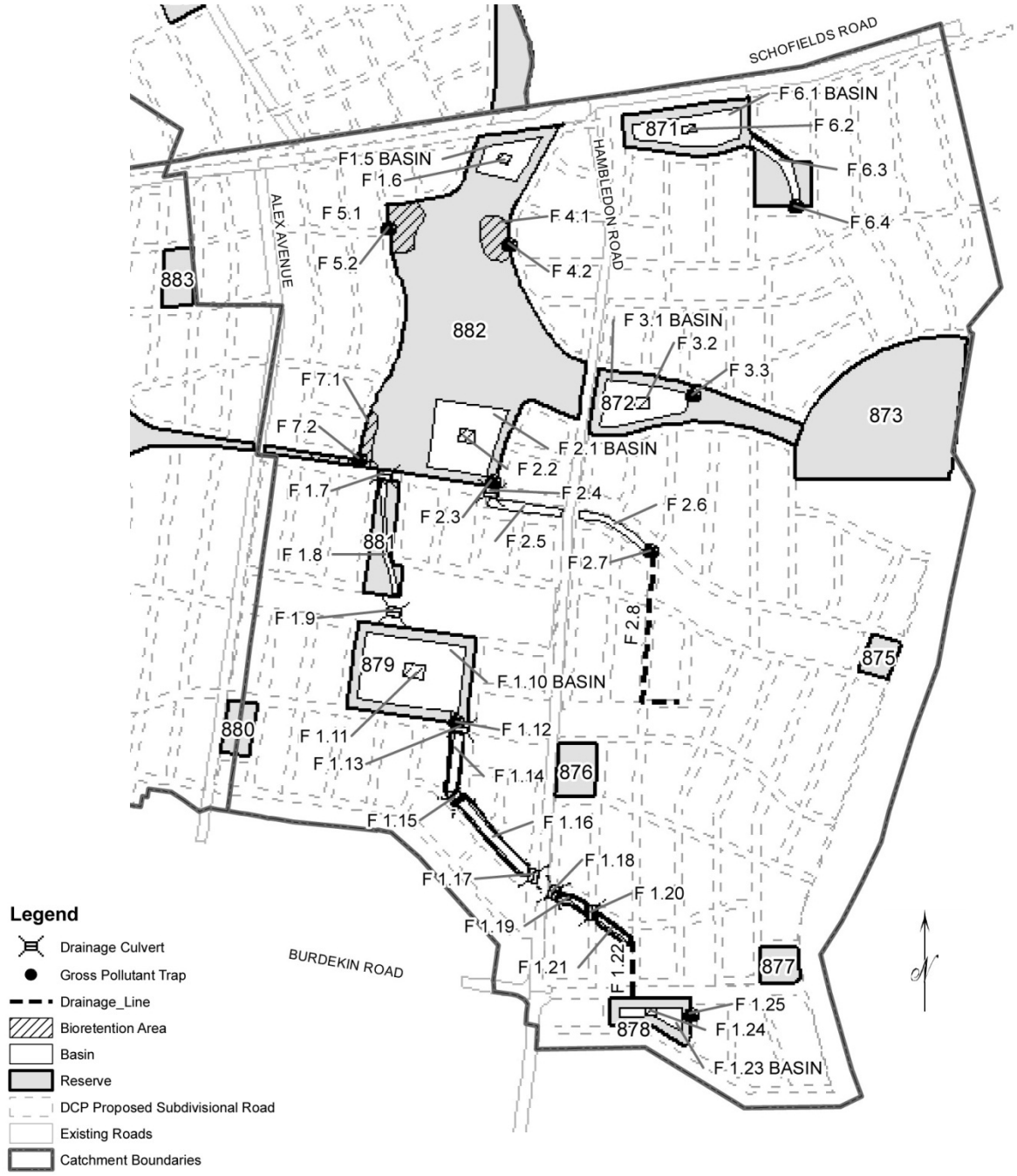
CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 2 of 3**

APPENDIX A 4 of 19

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



Catchment Areas indicative only

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

CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 3 of 3**

APPENDIX A 5 of 19

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
First Ponds Creek Catchment - Quantity						
F1.0	First Ponds Creek - acquisition only, no construction or rehabilitation allowed for	$0				
F1.1	Online Detention basin	$0		$4,190,000		**$4,190,000**
F1.3	Online Detention basin	$0		$6,705,000		**$6,705,000**
F1.5	Online Detention basin	$258,853	$2,583,000			**$2,841,853**
F1.7	3x4200x1200mm Culvert	$0		$479,000		**$479,000**
F1.8	Riparian corridor, acquisition only, no works	$0				
F1.9	1x4200x1200mm Culvert under future road	$0	$658,000			**$658,000**
F1.10	Online Detention basin	$0	$5,735,000			**$5,735,000**
F1.13	4x4200x1200mm Culvert under future road	$0	$626,000			**$626,000**
F1.14	26m Wide landscaped open channel	$0		$1,703,000		**$1,703,000**
F1.15	3x4200x1200mm Culvert under future road	$0		$393,000		**$393,000**
F1.16	26m Wide landscaped open channel	$0		$2,610,000		**$2,610,000**
F1.17	3x4200x1200mm Culvert under future road	$0		$391,000		**$391,000**
F1.18	3x4200x1200mm Culvert under future road	$0		$391,000		**$391,000**
F1.19	20m Wide landscaped open channel	$0		$896,000		**$896,000**
F1.20	1x4200x1200mm Culvert under future road	$0		$157,000		**$157,000**
F1.21	20m Wide landscaped open channel	$0		$1,168,000		**$1,168,000**
F1.22	1x1800x1200mm Drainage line from Channel F1.21 to Basin F1.23	$0		$939,000		**$939,000**
F1.23	Detention basin	$0	$1,625,000			**$1,625,000**

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

CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 1 of 4**

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
First Ponds Creek Catchment - Quantity						
F2.1	Detention basin	$0	$3,430,000			**$3,430,000**
F2.4	4x4200x1200mm Culvert under future road	$0	$626,000			**$626,000**
F2.5	28m Wide landscaped open channel	$0	$1,796,000			**$1,796,000**
F2.6	28m Wide landscaped open channel	$0		$1,925,000		**$1,925,000**
F2.8	1x2400x1800mm Drainage line from Channel F2.6 to trapped low point	$0		$1,825,000		**$1,825,000**
F3.1	Detention basin	$0	$1,847,000			**$1,847,000**
F6.1	Detention basin	$0	$2,933,000			**$2,933,000**
F6.3	26m Wide landscaped open channel and swale	$0	$2,019,000			**$2,019,000**
F9.1	32m Wide landscaped open channel	$0	$2,284,000			**$2,284,000**
F9.3	32m Wide landscaped open channel	$0	$3,116,000			**$3,116,000**
F11.1	Detention basin	$151,745	$2,144,000			**$2,295,745**
F11.3	4x4200x1200mm Culvert under future road	$0		$568,000		**$568,000**
F11.4	26m Wide landscaped open channel	$0		$626,000		**$626,000**
F11.5	3x4200x1200mm Culvert under future road	$0		$425,000		**$425,000**
F11.6	26m Wide landscaped open channel	$0		$658,000		**$658,000**
F11.7	3x4200x1200mm Culvert under future road	$0		$394,000		**$394,000**
F11.8	26m Wide landscaped open channel	$0		$658,000		**$658,000**
F13.1	30m Wide landscaped open channel	$0		$3,778,000		**$3,778,000**
F13.5	Frog Habitat construction works	$0		$1,216,000		**$1,216,000**

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CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 2 of 4**

APPENDIX A 7 of 19

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
First Ponds Creek Catchment - Quantity						
F15.1	Detention basin	$0		$12,940,000		**$12,940,000**
F15.3	6x4200x1200mm Culvert under Edmund Street	$0		$1,030,000		**$1,030,000**
F15.4	32m Wide landscaped open channel	$0		$3,467,000		**$3,467,000**
F15.6	1x3600x1200mm Drainage line from Channel F15.4 to trapped low point	$0		$1,946,000		**$1,946,000**
F16.1	Detention basin	$149,082	$1,181,000			**$1,330,082**
F18.1	Detention basin	$0	$3,540,000			**$3,540,000**
F18.4	1x1800x1200mm to 1x3300x1200mm Drainage line to service drainage reserves	$0			$4,368,000	**$4,368,000**
F19.1	Detention basin	$15,883			$14,678,000	**$14,693,883**
F19.4	1050mm Drainage line to service drainage reserves	$0			$353,000	**$353,000**
F20.1	Detention basin	$0			$871,000	**$871,000**
F20.4	1050mm Drainage line to service drainage reserves	$0			$414,000	**$414,000**
F23.1	Detention basin	$0	$1,311,000			**$1,311,000**
F23.4	1x3600x1200mm Drainage line to service trapped low point	$0	$1,808,000			**$1,808,000**
F24.1	Detention basin	$17,701			$3,045,000	**$3,062,701**
F24.3	26m Wide landscaped open channel	$0			$5,685,000	**$5,685,000**
F24.5	1x2400x1200mm Drainage line to service trapped low point	$0			$638,000	**$638,000**
F25.1	Detention basin	$0			$1,965,000	**$1,965,000**
F25.4	1050mm Drainage line to service trapped low point	$0			$153,000	**$153,000**

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

CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 3 of 4**

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
First Ponds Creek Catchment - Quantity						
F26.1	3x3600x1200mm Culvert under Bandon Road	$0	$465,000			**$465,000**
F26.2	Detention basin	$0	$7,983,000			**$7,983,000**
F26.4	5x3600x1200mm Culvert under O'Connell Street	$0			$1,048,000	**$1,048,000**
F26.5	28m Wide landscaped open channel	$0			$726,000	**$726,000**
F26.6	5x3600x1200mm Culvert under future road	$0			$554,000	**$554,000**
F26.7	28m Wide landscaped open channel	$0			$5,324,000	**$5,324,000**
F26.9	1200mm to 1x2400x1200mm Drainage line to service drainage reserves	$0			$2,487,000	**$2,487,000**
F26.11	1200mm Drainage line to service drainage reserves	$0			$745,000	**$745,000**
F26.13	1200mm Drainage line to service drainage reserves	$0			$776,000	**$776,000**
		$593,264	**$47,710,000**	**$51,478,000**	**$43,830,000**	**$143,611,264**

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CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 4 of 4**

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
First Ponds Creek Catchment - Quality						
F1.2	Bio-retention located in detention basin	$0		$268,000		**$268,000**
F1.4	Bio-retention located in detention basin	$0		$268,000		**$268,000**
F1.6	Bio-retention located in detention basin	$0		$125,000		**$125,000**
F1.11	Bio-retention located in detention basin	$0	$1,559,000			**$1,559,000**
F1.12	Gross pollutant trap at inlet to basin	$0		$228,000		**$228,000**
F1.24	Bio-retention located in detention basin	$0	$699,000			**$699,000**
F1.25	Gross pollutant trap at inlet to basin	$0	$115,000			**$115,000**
F2.2	Bio-retention located in detention basin	$0		$2,718,000		**$2,718,000**
F2.3	Gross pollutant trap at inlet to basin	$0		$228,000		**$228,000**
F2.7	Gross pollutant trap at inlet to channel	$0		$228,000		**$228,000**
F3.2	Bio-retention located in detention basin	$0	$2,255,000			**$2,255,000**
F3.3	Gross pollutant trap at inlet to basin	$0	$228,000			**$228,000**
F4.1	Bio-retention system - stand alone	$0	$1,372,000			**$1,372,000**
F4.2	Gross pollutant trap at inlet to bio-retention	$0	$115,000			**$115,000**
F5.1	Bio-retention system - stand alone	$0	$2,325,000			**$2,325,000**
F5.2	Gross pollutant trap at inlet to bio-retention	$0	$228,000			**$228,000**
F6.2	Bio-retention located in detention basin	$0	$2,222,000			**$2,222,000**
F6.4	Gross pollutant trap at inlet to channel	$0	$228,000			**$228,000**

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CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 1 of 4**

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
First Ponds Creek Catchment - Quality						
F7.1	Bio-retention system - stand alone	$0		$1,580,000		**$1,580,000**
F7.2	Gross pollutant trap at inlet to bio-retention	$0		$228,000		**$228,000**
F8.1	Bio-retention system - stand alone	$0	$2,474,000			**$2,474,000**
F8.2	Gross pollutant trap at inlet to bio-retention	$0	$115,000			**$115,000**
F8.3	Gross pollutant trap	$0		$115,000		**$115,000**
F9.2	Bio-retention system - stand alone	$0	$5,887,000			**$5,887,000**
F9.4	Gross pollutant trap at inlet to channel	$0	$228,000			**$228,000**
F10.1	Bio-retention system - stand alone	$0		$296,000		**$296,000**
F10.2	Gross pollutant trap at inlet to bio-retention	$0		$115,000		**$115,000**
F11.2	Bio-retention located in detention basin	$0	$2,657,000			**$2,657,000**
F11.9	Gross pollutant trap at inlet to open channel	$0		$228,000		**$228,000**
F12.1	Bio-retention system - stand alone	$0		$907,000		**$907,000**
F12.2	Gross pollutant trap at inlet to bio-retention	$0		$115,000		**$115,000**
F13.2	Bio-retention system - stand alone	$0		$2,323,000		**$2,323,000**
F13.3	Gross pollutant trap at inlet to bio-retention	$0		$115,000		**$115,000**
F13.4	Gross pollutant trap at inlet to bio-retention	$0		$115,000		**$115,000**
F13.6	Bio-retention system - stand alone	$0		$1,286,000		**$1,286,000**
F13.7	Gross pollutant trap at inlet to bio-retention	$0		$115,000		**$115,000**

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CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 2 of 4**

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
First Ponds Creek Catchment - Quality						
F14.1	Bio-retention system - stand alone	$0		$1,740,000		**$1,740,000**
F14.2	Gross pollutant trap at inlet to bio-retention	$0		$115,000		**$115,000**
F15.2	Bio-retention located in detention basin	$0		$3,986,000		**$3,986,000**
F15.5	Gross pollutant trap at inlet to open channel	$0		$228,000		**$228,000**
F16.2	Bio-retention located in detention basin	$0	$1,331,000			**$1,331,000**
F16.3	Gross pollutant trap at inlet to basin	$0		$115,000		**$115,000**
F17.1	Bio-retention system - stand alone	$126,193	$1,582,000			**$1,708,193**
F17.2	Gross pollutant trap at inlet to bio-retention	$5,000	$110,000			**$115,000**
F18.2	Bio-retention located in detention basin	$0	$1,398,000			**$1,398,000**
F18.3	Gross pollutant trap at inlet to basin	$0	$228,000			**$228,000**
F19.2	Bio-retention located in detention basin	$0			$932,000	**$932,000**
F19.3	Gross pollutant trap at inlet to basin	$0			$115,000	**$115,000**
F20.2	Bio-retention located in detention basin	$0			$468,000	**$468,000**
F20.3	Gross pollutant trap at inlet to basin	$0			$115,000	**$115,000**
F21.1	Bio-retention system - stand alone	$0			$457,000	**$457,000**
F21.2	Gross pollutant trap at inlet to bio-retention	$0			$115,000	**$115,000**
F22.1	Gross pollutant trap	$0			$58,000	**$58,000**
F23.2	Bio-retention located in detention basin	$0	$932,000			**$932,000**
F23.3	Gross pollutant trap at inlet to basin	$0	$115,000			**$115,000**

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

CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 3 of 4**

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
First Ponds Creek Catchment - Quality						
F24.2	Bio-retention located in detention basin	$0			$1,994,000	**$1,994,000**
F24.4	Gross pollutant trap at inlet to open channel	$0			$228,000	**$228,000**
F25.2	Bio-retention located in detention basin	$0			$419,000	**$419,000**
F25.3	Gross pollutant trap at inlet to basin	$0			$115,000	**$115,000**
F26.3	Bio-retention located in detention basin	$0	$2,326,000			**$2,326,000**
F26.8	Gross pollutant trap at inlet to open channel	$0			$228,000	**$228,000**
F26.10	Gross pollutant trap at inlet to open channel	$0			$115,000	**$115,000**
F26.12	Gross pollutant trap at inlet to open channel	$0			$115,000	**$115,000**
		$131,193	**$30,729,000**	**$17,785,000**	**$5,474,000**	**$54,119,193**

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CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**First Ponds Creek** **Sheet 4 of 4**

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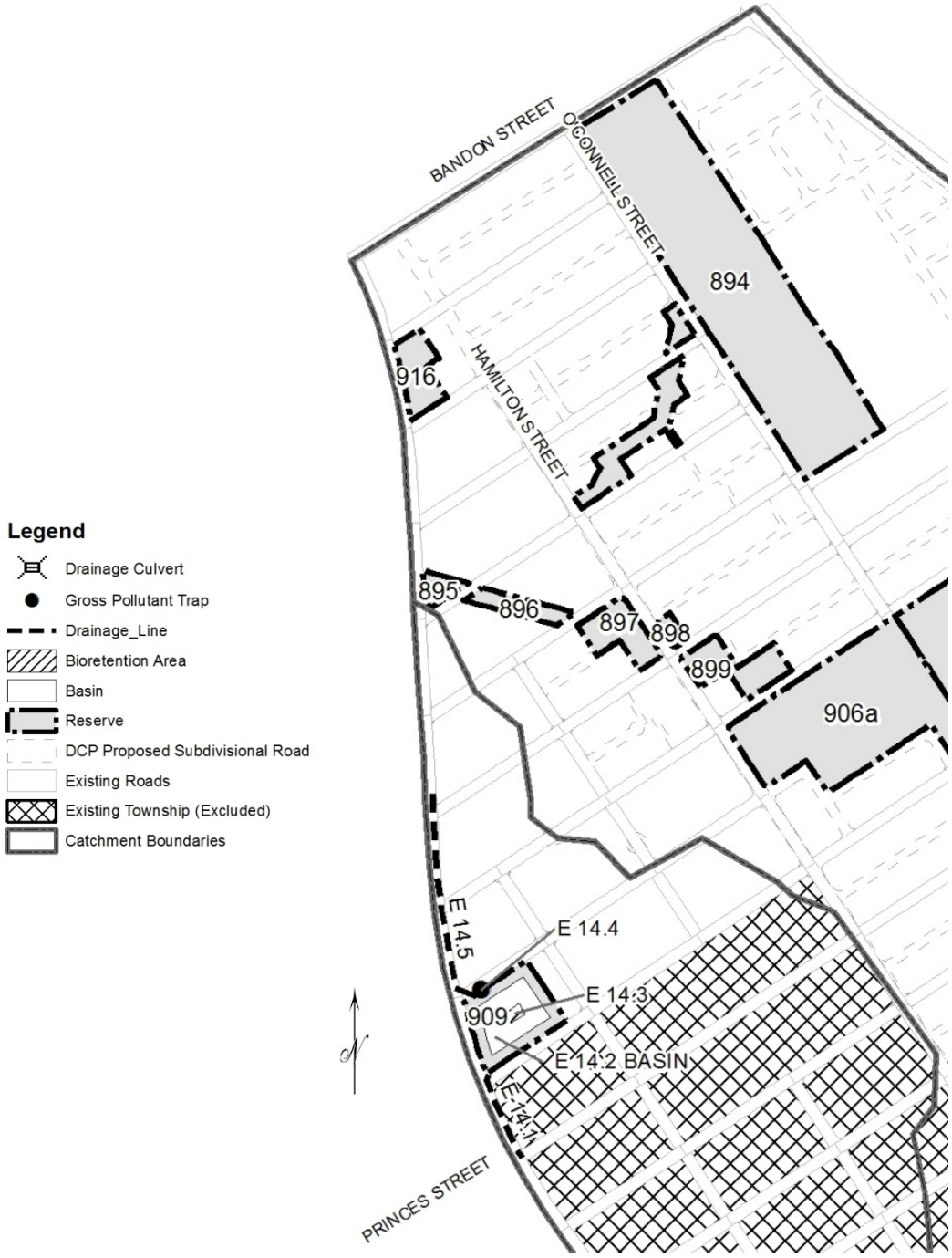
RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
Eastern Creek Catchment



Catchment Areas indicative only

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

CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**Eastern Creek** **Sheet 1 of 3**

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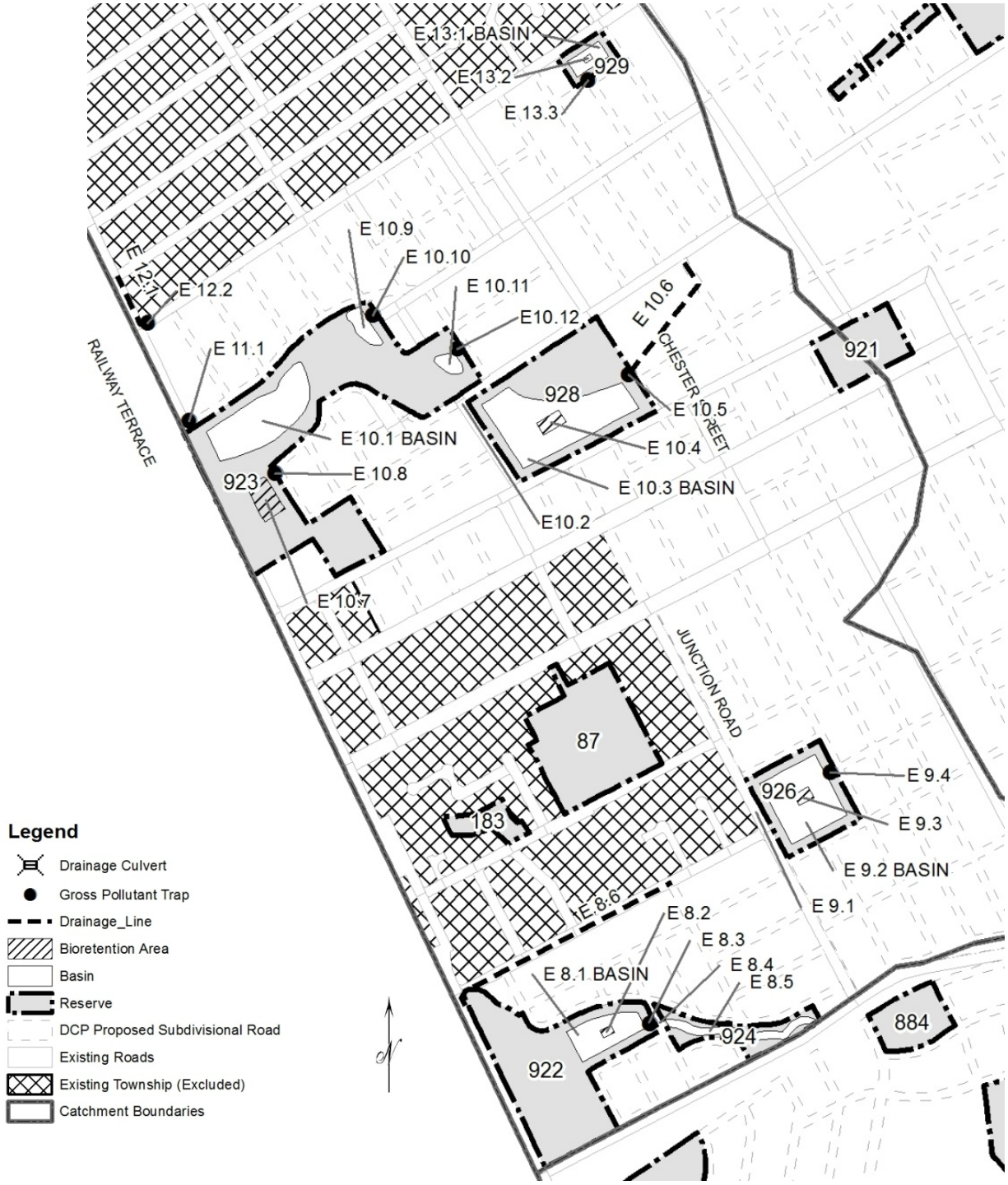
RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
Eastern Creek Catchment



Catchment Areas indicative only

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CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**Eastern Creek** **Sheet 2 of 3**

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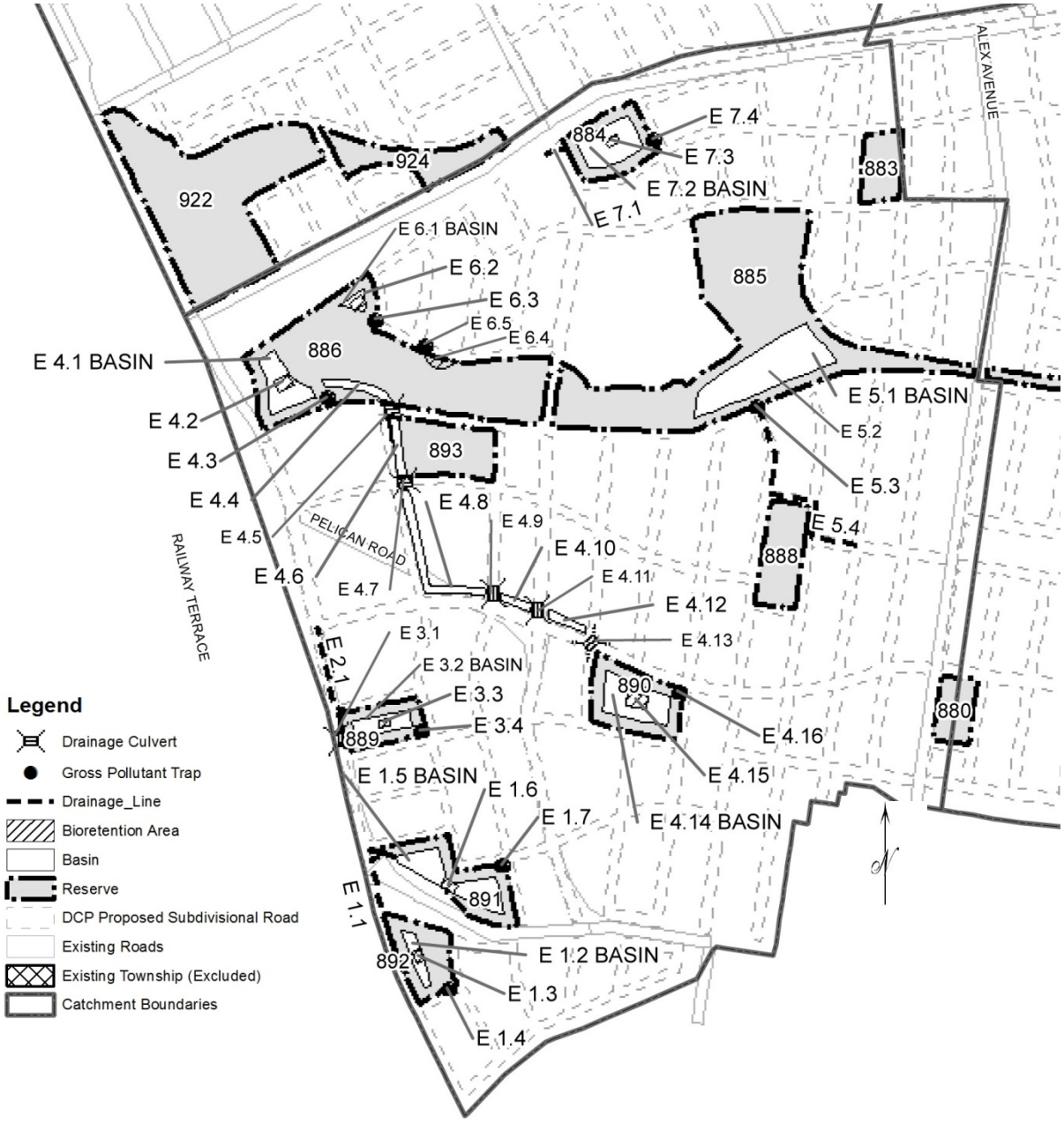
RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
Eastern Creek Catchment



Catchment Areas indicative only

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CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**Eastern Creek** **Sheet 3 of 3**

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RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
Eastern Creek Quantity

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
Eastern Creek Catchment - Quantity						
E1.1	1050-1200mm Drainage line from Railway culvert to Basin E1.5 outlet	$0	$531,000			**$531,000**
E1.2	Detention basin	$0	$777,000			**$777,000**
E1.5	Detention basin	$0	$3,090,000			**$3,090,000**
E2.1	1050mm Pipe culvert along Railway Terrace	$0	$701,000			**$701,000**
E3.1	1x1800x1200mm Culvert under Railway Terrace	$0	$205,000			**$205,000**
E3.2	Detention basin	$0	$1,550,000			**$1,550,000**
E4.1	Detention basin	$302,658	$4,038,000			**$4,340,658**
E4.4	20m Wide landscaped open channel	$0	$1,065,000			**$1,065,000**
E4.5	3x3600x1200mm Culvert under future road	$0	$650,000			**$650,000**
E4.6	20m Wide landscaped open channel	$0	$827,000			**$827,000**
E4.7	3x3600x1200mm Culvert under future road	$0	$419,000			**$419,000**
E4.8	20m Wide landscaped open channel	$204,581	$1,981,000			**$2,185,581**
E4.9	2x3600x1200mm Culvert under future road	$0	$299,000			**$299,000**
E4.10	20m Wide landscaped open channel	$5,320	$479,000			**$484,320**
E4.11	1x3600x1200mm Culvert under future road	$16,000	$344,000			**$360,000**
E4.12	20m Wide landscaped open channel	$0	$601,000			**$601,000**
E4.13	1x1800x1200mm Culvert under future road	$0	$217,000			**$217,000**
E4.14	Detention basin	$0	$4,863,000			**$4,863,000**
E5.1	Detention basin	$0	$10,738,000			**$10,738,000**

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CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**Eastern Creek**
	Sheet 1 of 2

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RIVERSTONE & ALEX AVENUE
WATER CYCLE MANAGEMENT FACILITIES
Eastern Creek Quantity

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
Eastern Creek Catchment - Quantity						
E5.4	1350mm Drainage line from Basin E5.1 to trapped low point	$0	$912,000			**$912,000**
E6.1	Detention basin	$0	$851,000			**$851,000**
E7.1	1x1800x1200mm Drainage line from Schofields Rd to Basin E7.2	$0	$273,000			**$273,000**
E7.2	Detention basin	$0	$3,104,000			**$3,104,000**
E8.1	Detention basin	$0	$1,330,000			**$1,330,000**
E8.4	3x4200x1200mm Culvert under future road	$0	$411,000			**$411,000**
E8.5	Riparian corridor, acquisition only, no works	$0	$0			
E8.6	900mm Drainage line from Gill Place to Railway Terrace	$0	$1,294,000			**$1,294,000**
E9.1	1x3600x1200mm Culvert under Junction Road	$0	$195,000			**$195,000**
E9.2	Detention basin	$0	$5,655,000			**$5,655,000**
E10.1	Detention basin	$0	$2,666,000			**$2,666,000**
E10.2	2x3600x1200mm Culvert under Bligh Street	$0	$722,000			**$722,000**
E10.3	Detention basin	$1,151,616	$1,094,000			**$2,245,616**
E10.6	1500mm Drainage line from Basin E10.3 to trapped low point	$7,073	$797,000			**$804,073**
E12.1	900mm Drainage line from Riverstone Road to Railway outlet	$0	$500,000			**$500,000**
E13.1	Detention basin	$0	$307,000			**$307,000**
E14.1	1350mm Drainage line from Princes St to Basin E14.2	$0			$361,000	**$361,000**
E14.2	Detention basin	$0			$6,535,000	**$6,535,000**
E14.5	1350mm Drainage line from Basin E14.2 to Clyde St low point	$0			$1,046,000	**$1,046,000**
		$1,687,248	**$53,486,000**	**$0**	**$7,942,000**	**$63,115,248**

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

CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**Eastern Creek** **Sheet 2 of 2**

APPENDIX A 18 of 19

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
Eastern Creek Catchment - Quality						
E1.3	Bio-retention located in detention basin		$715,000			**$715,000**
E1.4	Gross pollutant trap at inlet to basin		$115,000			**$115,000**
E1.6	Bio-retention located in detention basin		$700,000			**$700,000**
E1.7	Gross pollutant trap at inlet to basin		$228,000			**$228,000**
E3.3	Bio-retention located in detention basin		$249,000			**$249,000**
E3.4	Gross pollutant trap at inlet to basin		$115,000			**$115,000**
E4.2	Bio-retention located in detention basin		$449,000			**$449,000**
E4.3	Gross pollutant trap at inlet to basin		$115,000			**$115,000**
E4.15	Bio-retention located in detention basin		$662,000			**$662,000**
E4.16	Gross pollutant trap at inlet to basin		$228,000			**$228,000**
E5.2	Bio-retention located in detention basin		$1,508,000			**$1,508,000**
E5.3	Gross pollutant trap at inlet to basin		$343,000			**$343,000**
E6.2	Bio-retention located in detention basin		$92,000			**$92,000**
E6.3	Gross pollutant trap at inlet to basin		$58,000			**$58,000**
E6.4	Bio-retention system - stand alone		$355,000			**$355,000**
E6.5	Gross pollutant trap at inlet to bio-retention		$58,000			**$58,000**
E7.3	Bio-retention located in detention basin		$315,000			**$315,000**
E7.4	Gross pollutant trap at inlet to basin		$115,000			**$115,000**

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CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**Eastern Creek** **Sheet 1 of 2**

APPENDIX A 19 of 19

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

Site No.	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
			2015-2020	2021-2026	2027-2032	
Eastern Creek Catchment - Quality						
E8.2	Bio-retention located in detention basin		$336,000			**$336,000**
E8.3	Gross pollutant trap at inlet to basin		$115,000			**$115,000**
E9.3	Bio-retention located in detention basin		$1,332,000			**$1,332,000**
E9.4	Gross pollutant trap at inlet to basin		$228,000			**$228,000**
E10.4	Bio-retention located in detention basin			$2,989,000		**$2,989,000**
E10.5	Gross pollutant trap at inlet to basin			$228,000		**$228,000**
E10.7	Bio-retention system - stand alone		$2,572,000			**$2,572,000**
E10.8	Gross pollutant trap at inlet to bio-retention		$228,000			**$228,000**
E10.9	Bio-retention system - stand alone		$1,258,000			**$1,258,000**
E10.10	Gross pollutant trap at inlet to bio-retention		$115,000			**$115,000**
E10.11	Bio-retention system - stand alone		$1,258,000			**$1,258,000**
E10.12	Gross pollutant trap at inlet to bio-retention		$115,000			**$115,000**
E11.1	Gross pollutant trap			$115,000		**$115,000**
E12.2	Gross pollutant trap			$58,000		**$58,000**
E13.2	Bio-retention located in detention basin		$203,000			**$203,000**
E13.3	Gross pollutant trap at inlet to basin		$115,000			**$115,000**
E14.3	Bio-retention located in detention basin				$203,000	**$203,000**
E14.4	Gross pollutant trap at inlet to basin				$228,000	**$228,000**
		$0	**$14,295,000**	**$3,390,000**	**$431,000**	**$18,116,000**

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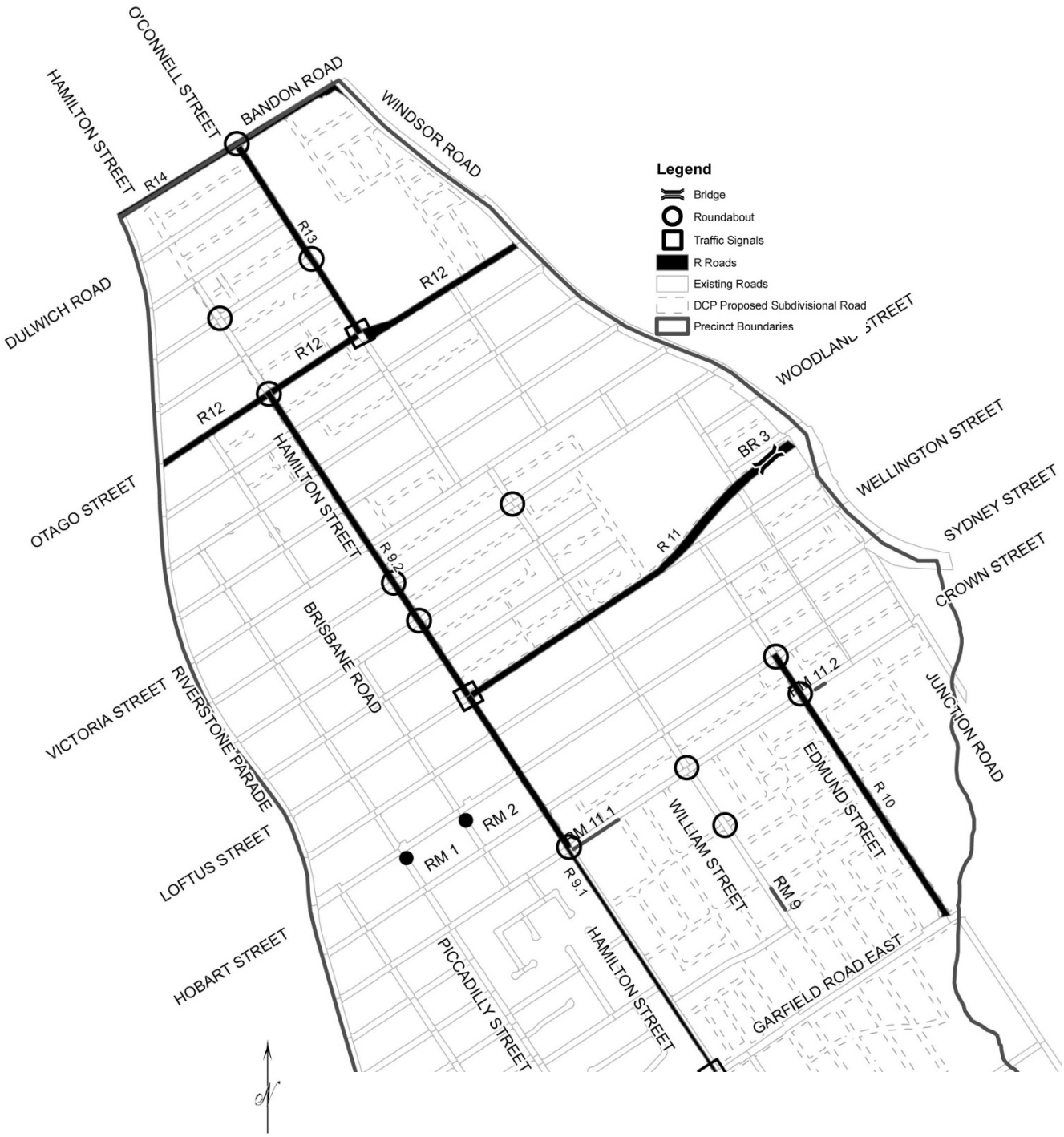
CONTRIBUTION ITEM	CATCHMENT AREA
Water Cycle Management	**Eastern Creek** **Sheet 2 of 2**

APPENDIX B 1 of 6

RIVERSTONE & ALEX AVENUE
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES



Catchment Areas indicative only

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CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	**Riverstone & Alex Avenue Precincts** **Sheet 1 of 3**

APPENDIX B 2 of 6

RIVERSTONE & ALEX AVENUE
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

Catchment Areas indicative only

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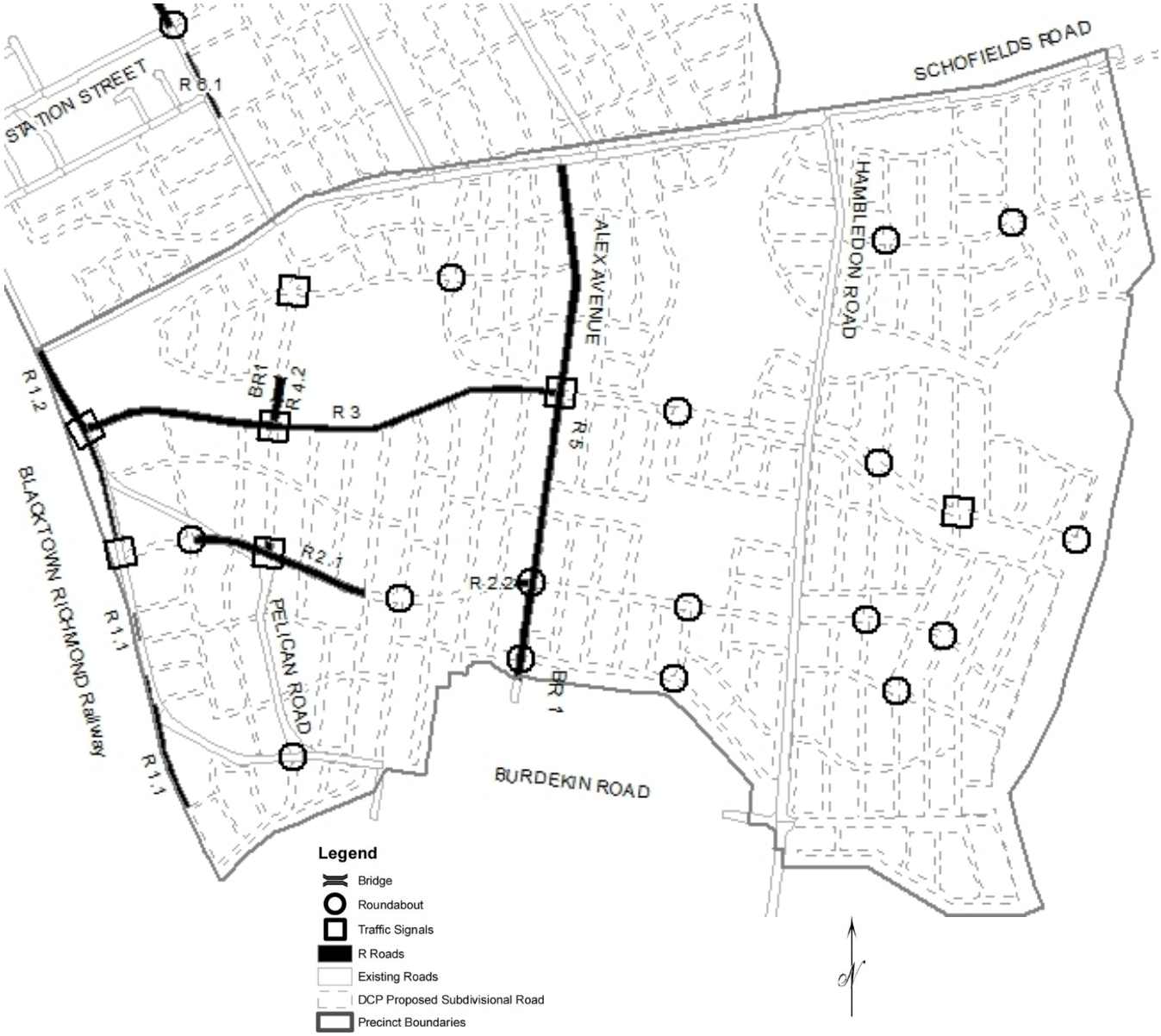
CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	**Riverstone & Alex Avenue Precincts** **Sheet 2 of 3**

APPENDIX B 3 of 6

RIVERSTONE & ALEX AVENUE
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES



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CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	**Riverstone & Alex Avenue Precincts** **Sheet 3 of 3**

APPENDIX B 4 of 6

RIVERSTONE & ALEX AVENUE
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

Site No.	Location	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
				2015-2020	2021-2026	2027-2032	
R1.1	RAILWAY TERRACE	Local road. South of Burdekin Road & Half width fronting reserve 889.	$0	$1,793,000			**$1,793,000**
R1.2	RAILWAY TERRACE	Collector and town centre collector. Southern East West Road to Schofields Road. Excludes half width fronting developable areas. Traffic Signals at Northern East West Road and Southern East West Road.	$81,722	$3,246,000			**$3,327,722**
R2.1	SOUTHERN EAST-WEST ROAD	Railway Terrrace to Alex Avenue. Full width along drainage channel and basin. Traffic signals at Pelican Rd and roundabout at town centre end	$141,493	$2,434,000			**$2,575,493**
R2.2	SOUTHERN EAST-WEST ROAD	Railway Terrrace to Alex Avenue. Full width approach to Alex Avenue	$0	$456,000			**$456,000**
R3	NORTHERN EAST-WEST ROAD	Collector Road. Full width Railway Terrace to Alex Avenue. Traffic signals at Pelican Road	$113,460	$5,882,000			**$5,995,460**
R4.1	PELICAN ROAD	Collector Road. Full width at channel crossings and basin. At southern east west road	$18,000	$185,000			**$203,000**
R4.2	PELICAN ROAD	Collector Road. Full width at channel crossings and basin. At northern east west road	$0	$1,110,000			**$1,110,000**
R5	ALEX AVENUE	Collector Road. Full width from existing urban area north of Burdekin Road to Schofields Road. Roundabout at Southern East West Road. Traffic Signals at Northern East West Road. Additional roundabout at proposed local road	$116,747	$10,568,000			**$10,684,747**
R6.1	JUNCTION ROAD (SCHOFIELDS)	Collector Road. Half width fronting drainage.	$0		$439,000		**$439,000**
R6.2	JUNCTION ROAD (SCHOFIELDS)	Collector Road. Full width Station Street to Kensington Park Road. Traffic signals at St Albans Road. Roundabout at Station Street and Kensington Park Road	$31,085	$5,628,000			**$5,659,085**
R7	KENSINGTON PARK ROAD	Collector Road. Full width Boundary Road to First Ponds Creek.	$0			$3,243,000	**$3,243,000**
R8	RIVERSTONE ROAD	Cul-de-sac just west of McCulloch Street.	$0		$116,000		**$116,000**
R9.1	HAMILTON STREET	Collector Road. Half width Garfield Road East to Crown Street.	$0		$1,490,000		**$1,490,000**
R9.2	HAMILTON STREET	Collector Road. Full width Crown Street to Otago Street. Roundabouts at Princes, Crown Streets and Melbourne Road.	$0		$13,407,000		**$13,407,000**

CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	**Riverstone & Alex Avenue Precincts** **Sheet 1 of 4**

APPENDIX B 5 of 6

RIVERSTONE & ALEX AVENUE
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

Site No.	Location	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
				2015-2020	2021-2026	2027-2032	
R10	EDMUND STREET	Collector Road. Full width Garfield Road East to Sydney Street. Roundabouts at Sydney and Crown Streets.	$0			$8,519,000	**$8,519,000**
R11	LOFTUS STREET	Cost for Collector Road. Full width Hamilton Road to Windsor Road. Traffic Signals at Hamilton Street. Adjust existing traffic signals at Windsor Road.	$0			$6,172,000	**$6,172,000**
R12	OTAGO STREET	Collector Road. Full width Riverstone Parade to Windsor Road. Traffic Signals at O''Connell Street. Roundabout at Hamilton Street	$0		$6,278,000		**$6,278,000**
R13	O'CONNELL STREET	Collector Road. Full width Otago Street to Bandon Road. Roundabout at proposed local road	$0		$3,832,000		**$3,832,000**
R14	BANDON ROAD	Collector Road. Full width Riverstone Parade to Windsor Road. Roundabout at O''Connell Street.	$0		$4,109,000		**$4,109,000**
MISCELLANEOUS							
RM1 & RM2	HOBART STREET	Load limits and entry treatment at Brisbane Street and Piccadilly Streets	$0		$115,000		**$115,000**
M1	BUS SHELTERS	Allow for shelters near schools, neighbourhood centres and transport hubs (approx 20)	$0		$348,000		**$348,000**
M2	LOCAL TRAFFIC MANAGEMENT SIGNALS	2 x Additional traffic signals for local area traffic managment	$0		$501,000		**$501,000**
M3	LOCAL TRAFFIC MANAGEMENT ROUNDABOUTS	20 x Additional roundabouts for local area traffic managment	$0		$4,557,000		**$4,557,000**
RM3	GORDON ROAD	Existing Road half width construction at reserves, drainage or schools	$0			$134,000	**$134,000**
RM4	WESTMINSTER STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$211,000		**$211,000**
RM5	BLIGH STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$240,000		**$240,000**
RM6.1	CRANBOURNE STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0			$256,000	**$256,000**
RM6.2	CRANBOURNE STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$386,000		**$386,000**
RM6.3	CRANBOURNE STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$64,000		**$64,000**
RM7.1	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	$0			$129,000	**$129,000**
RM7.2	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$248,000		**$248,000**
RM7.3	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$390,000		**$390,000**
RM7.4	RIVERSTONE ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$140,000		**$140,000**

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

APPENDIX B 6 of 6

RIVERSTONE & ALEX AVENUE
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

Site No.	Location	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
				2015-2020	2021-2026	2027-2032	
MISCELLANEOUS							
RM8.1	REGENT STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0			$436,000	**$436,000**
RM8.2	REGENT STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0			$385,000	**$385,000**
RM8.3	REGENT STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0			$336,000	**$336,000**
RM9	WILLIAM STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$104,000		**$104,000**
RM10	ADVANCE STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0	$38,000			**$38,000**
RM11.1	CROWN STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$215,000		**$215,000**
RM11.2	CROWN STREET	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$45,000		**$45,000**
RM12.1	KENSINGTON PARK ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$268,000		**$268,000**
RM12.2	KENSINGTON PARK ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$760,000		**$760,000**
RM12.3	KENSINGTON PARK ROAD	Existing Road - Half width construction fronting reserves, drainage or schools	$0		$209,000		**$209,000**
Bridges							
BR 1	PELICAN ROAD	Near Schofield Rd	$0	$6,053,000			**$6,053,000**
BR 2	KENSINGTON PARK ROAD	First Ponds Creek	$0			$8,992,000	**$8,992,000**
BR 3	LOFTUS STREET	Near Windsor Road	$0		$14,612,000		**$14,612,000**
			$502,507	**$37,393,000**	**$53,084,000**	**$28,602,000**	**$119,581,507**

CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	**Riverstone & Alex Avenue Precincts**
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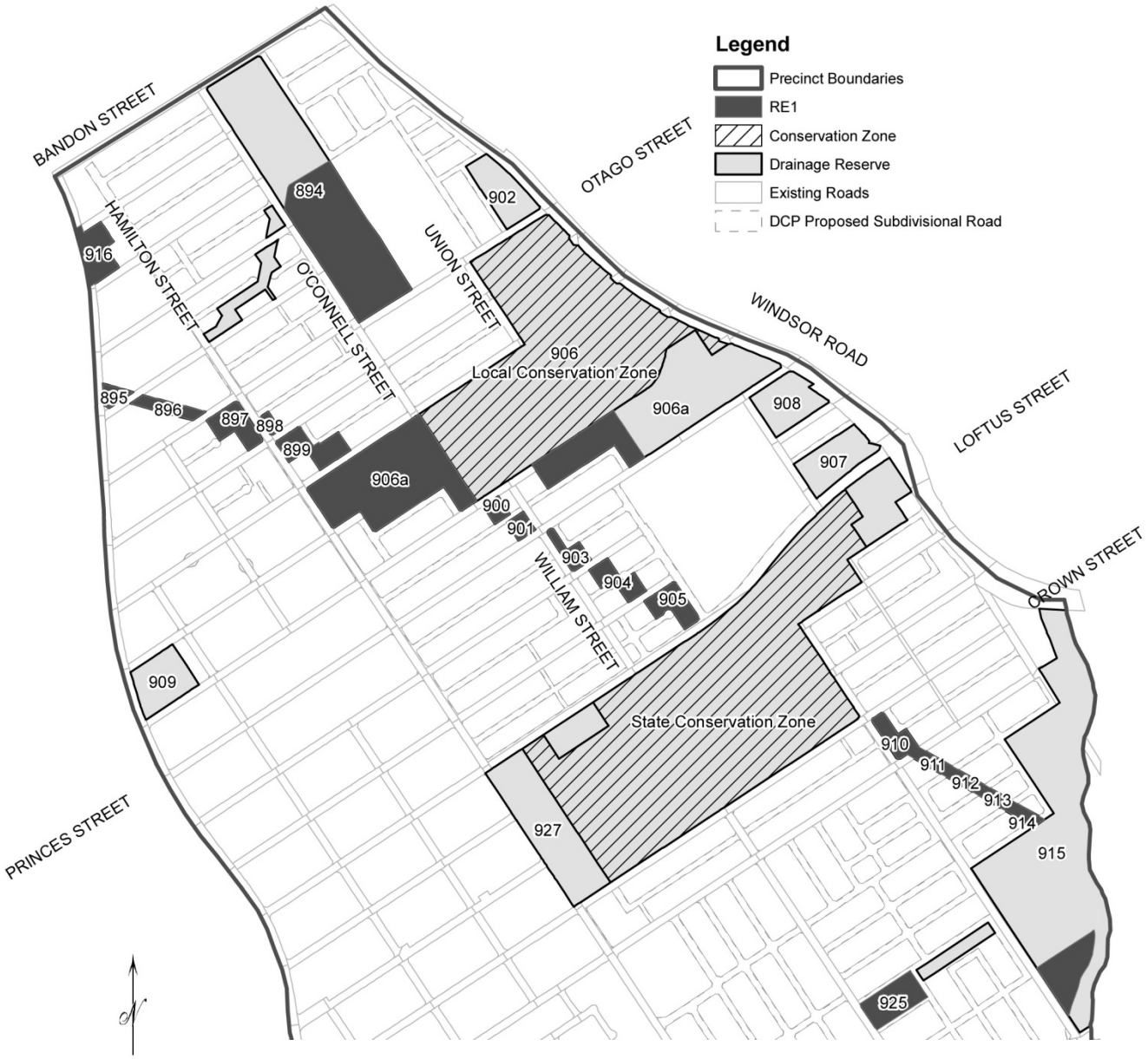
APPENDIX C 1 of 6

RIVERSTONE & ALEX AVENUE
OPEN SPACE & RECREATION FACILITIES



Catchment Areas indicative only

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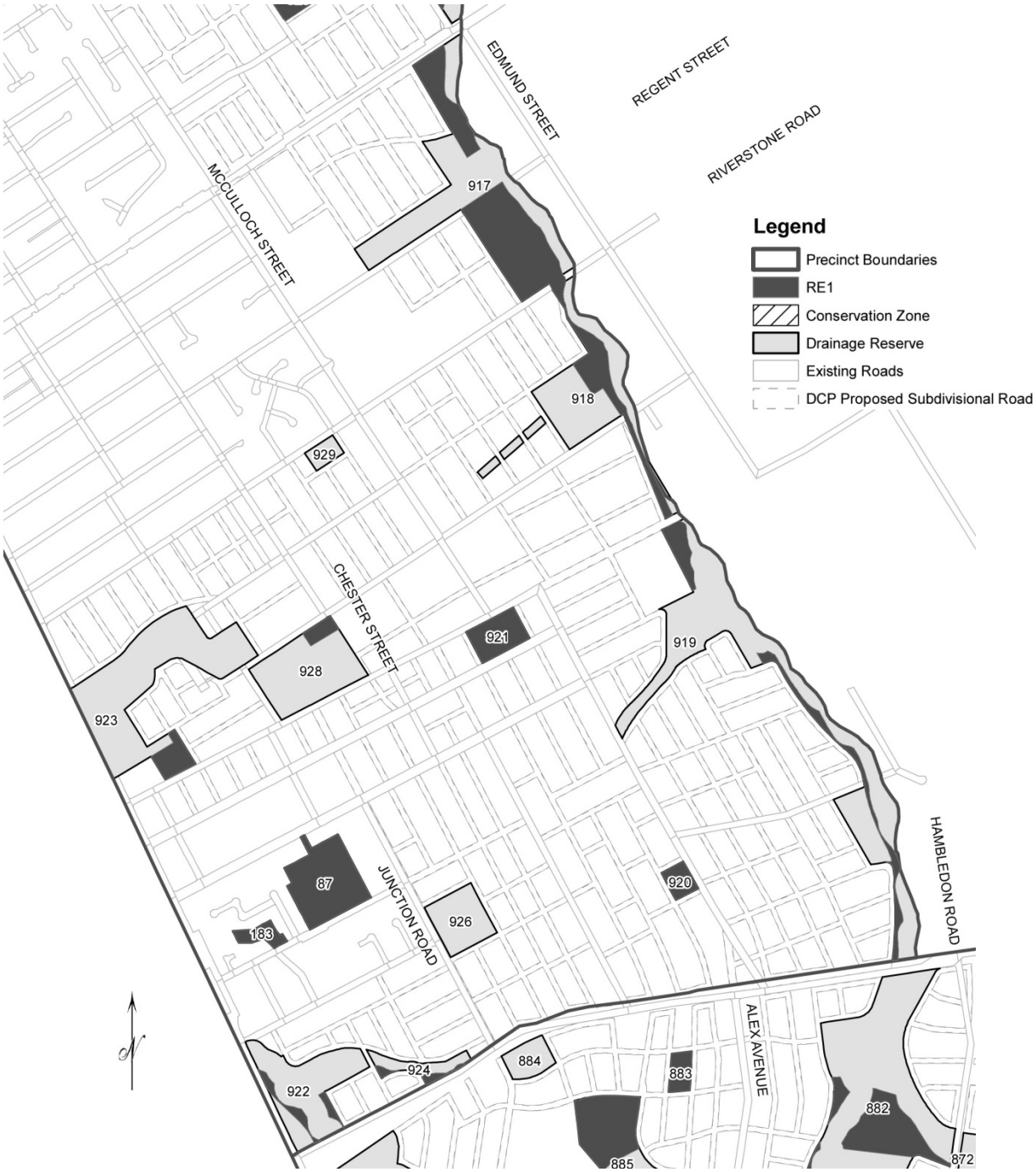
CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Riverstone & Alex Avenue Precincts** **Sheet 1 of 3**

APPENDIX C 2 of 6

RIVERSTONE & ALEX AVENUE
OPEN SPACE & RECREATION FACILITIES



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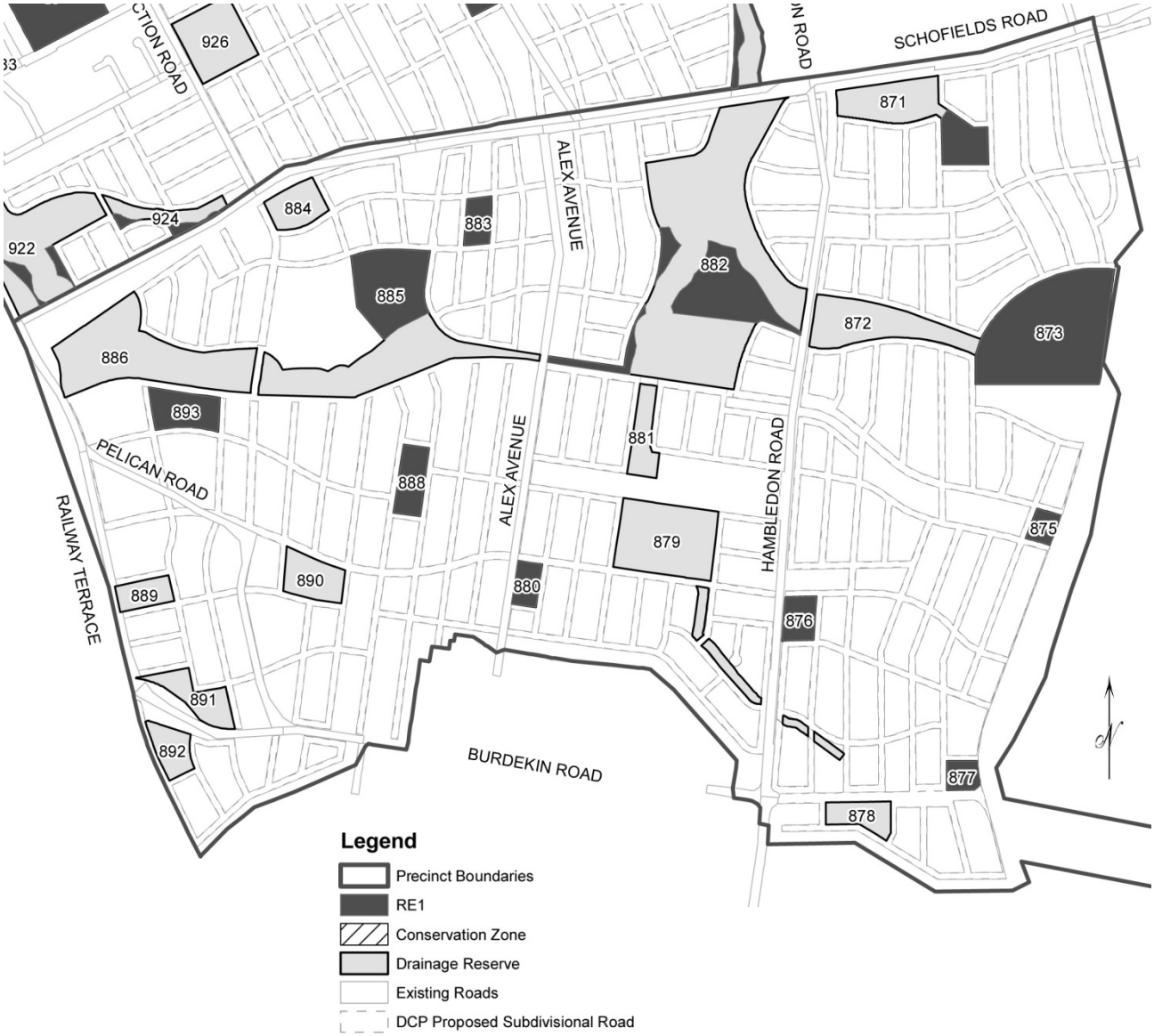
CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Riverstone & Alex Avenue Precincts** **Sheet 2 of 3**

APPENDIX C 3 of 6

RIVERSTONE & ALEX AVENUE
OPEN SPACE & RECREATION FACILITIES



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CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Riverstone & Alex Avenue Precincts** **Sheet 3 of 3**

APPENDIX C 4 of 6

RIVERSTONE & ALEX AVENUE
OPEN SPACE & RECREATION FACILITIES

Site No.	Approximate Area of Embellishment (Ha)	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
				2015-2020	2021-2026	2027-2032	
871	3.8632	Local park including playground and landscaping	$0	$674,000			**$674,000**
872	3.9865	Riparian corridor park including cycleway	$0		$654,000		**$654,000**
873	8.2254	Neighbourhood park including playground, picnic area, conservation works and cycleway	$0	$1,783,000			**$1,783,000**
875	0.5306	Local park including landscaping and fencing	$0	$144,000			**$144,000**
876	0.9025	Local park including landscaping and fencing	$0		$2,203,000		**$2,203,000**
877	0.6190	Local park including playground and landscaping	$0	$326,000			**$326,000**
878	1.1515	Local park including landscaping and fencing	$0	$178,000			**$178,000**
879	4.5243	Neighbourhood park including double playing field, amenities, playground, car park and landscaping	$0		$6,180,000		**$6,180,000**
880	0.7038	Local park including landscaping and fencing	$0	$298,000			**$298,000**
881	1.2761	Riparian corridor park	$0		$195,000		**$195,000**
882	20.2438	District park including 1 x double playing field, amenities, playgrounds, car parking, landscaping, and cycleway	$0		$11,132,000		**$11,132,000**
883	0.7758	Local park including landscaping and fencing	$0			$268,000	**$268,000**
884	1.4068	Local park including landscaping and fencing	$0		$203,000		**$203,000**
885	8.8860	Neighbourhood park (colocated with school grounds) including double playing field, amenities, playground, car park, landscaping, and cycleway	$0			$6,956,000	**$6,956,000**
886	6.7795	Local park including picnic area, landscaping and cycleway	$0		$909,000		**$909,000**
888	1.1934	Local park including playground and landscaping	$0	$414,000			**$414,000**
889	0.9285	Local park including landscaping and fencing	$0	$196,000			**$196,000**
890	1.5658	Local park including landscaping and fencing	$0		$206,000		**$206,000**
891	1.8181	Local park including landscaping and fencing	$0		$234,000		**$234,000**
892	1.1203	Local park including playground and landscaping	$0		$337,000		**$337,000**

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CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Riverstone & Alex Avenue Precincts**
	Sheet 1 of 4

APPENDIX C 5 of 6

RIVERSTONE & ALEX AVENUE
OPEN SPACE & RECREATION FACILITIES

Site No.	Approximate Area of Embellishment (Ha)	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
				2015-2020	2021-2026	2027-2032	
893	1.5647	Town centre park including neighbourhood playground	$0		$959,000		**$959,000**
894	11.2684	Neighbourhood park with 2 double playing fields, amenities, playground, picnic areas, landscaping and car parking	$32,858			$10,271,000	**$10,303,858**
895-899	2.7968	Corridor parkland including cycleway	$0		$1,200,000		**$1,200,000**
900-901	0.5892	Corridor parkland including cycleway	$0		$307,000		**$307,000**
902	1.6310	Landscaping works and fencing	$0		$170,000		**$170,000**
903-905	1.9363	Corridor parkland including cycleway	$0		$875,000		**$875,000**
906a	12.5094	Neighbourhood park adjoining conservation area, including hard courts, amenities, carpark and playground	$0		$6,226,000		**$6,226,000**
907	1.4457	Riparian corridor park including playground, pathways, landscaping	$0		$382,000		**$382,000**
908	1.7723	Landscaping works and fencing	$0		$259,000		**$259,000**
909	1.7899	Landscaping works and fencing	$0		$203,000		**$203,000**
910-914	1.4627	Corridor parkland including cycleway	$0		$761,000		**$761,000**
915	16.4825	Riparian corridor park including pathways, landscaping	$0		$1,679,000		**$1,679,000**
916	0.7406	Local park including Playground and Landscaping	$0			$349,000	**$349,000**
917	15.9015	Riparian corridor park including playing fields, amenities, playground, pathways, landscaping	$0			$10,608,000	**$10,608,000**
918	9.1980	Riparian corridor park including pathways, landscaping	$0		$1,432,000		**$1,432,000**
919	15.6277	Riparian corridor park including playground, pathways and landscaping	$0		$2,421,000		**$2,421,000**
920	0.7432	Local park including playground and Landscaping	$0			$349,000	**$349,000**
921	1.7814	Local park including playground and Landscaping	$0		$762,000		**$762,000**
922	6.1492	Riparian corridor park including pathways, landscaping	$0		$998,000		**$998,000**
923	11.6969	Local park including playground and Landscaping	$0		$1,159,000		**$1,159,000**

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CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Riverstone & Alex Avenue Precincts**

APPENDIX C 6 of 6

RIVERSTONE & ALEX AVENUE
OPEN SPACE & RECREATION FACILITIES

Site No.	Approximate Area of Embellishment (Ha)	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
				2015-2020	2021-2026	2027-2032	
924	1.3095	Riparian corridor park including pathways, landscaping	$0		$327,000		**$327,000**
925	2.1071	Local park including playground and Landscaping	$0		$558,000		**$558,000**
926	2.8673	Landscaping works and fencing	$0		$358,000		**$358,000**
927	3.3565	Landscaping works and fencing	$0		$485,000		**$485,000**
928	3.7460	Landscaping works and fencing	$0	$589,000			**$589,000**
929	0.7236	Landscaping works and fencing	$0		$147,000		**$147,000**
87	4.5162	Schofields park sporting facilities	$0		$1,893,000		**$1,893,000**
183	0.6845	Carman park pathways and landscaping	$0		$182,000		**$182,000**
	17.5000	5 Double Playing fields to be provided off site	$0		$9,790,000	$14,685,000	**$24,475,000**
		Tennis courts to be provided off site	$0		$2,082,000		**$2,082,000**
980	11.9452	Riverstone & Alex Ave approtionment of centralised netball competition venue located in the Schofields Precinct	$0		$2,071,000		**$2,071,000**
			$32,858	**$4,602,000**	**$59,939,000**	**$43,486,000**	**$108,059,858**

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

CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Riverstone & Alex Avenue Precincts** **Sheet 3 of 4**

APPENDIX D 1 of 2

COMMUNITY FACILITIES LAND & COMBINED PRECINCT FACILITIES

Catchment Areas indicative only

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

CONTRIBUTION ITEM	CATCHMENT AREA
Community Facilities & Combined Precinct Facilities	**Riverstone & Alex Avenue Precincts**

APPENDIX D 2 of 2

COMMUNITY FACILITIES & COMBINED PRECINCT FACILITIES
FULL FACILITY CONSTRUCTION COSTS

Reserve No.	Land Area (sqm)	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
				2015-2020	2021-2026	2027-2032	
867	20.3719	Conservation Zone	$0		$9,772,000		$9,772,000
			$0	**$0**	**$9,772,000**	**$0**	**$9,772,000**

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

Reserve No.	Land Area (sqm)	Description of Works	Completed cost Indexed to June 2015	Estimated Cost & Indicative Timing of Delivery			Total
				2015-2020	2021-2026	2027-2032	
867	20.3719	Conservation Zone	$0		$3,457,291		$3,457,291
			$0	**$0**	**$3,457,291**	**$0**	**$3,457,291**

CONTRIBUTION ITEM	CATCHMENT AREA
Community Facilities & Combined Precinct Facilities	**Riverstone & Alex Avenue Precincts**

APPENDIX E

SCHEDULE OF VALUES IN THE CONTRIBUTION FORMULAE

CATCHMENT	SIZE OF CATCHMENT	LAND ACQUIRED L1 ($)	YET TO ACQUIRE L2 ($)	ITEMS CONSTRUCTED C1 ($)	YET TO CONSTRUCT C2 ($)	PLAN ADMINISTRATION (PA) ($)	TOTAL L1+L2+C1+C2+PA ($)
WATER MANAGEMENT	**Hectares**						
STORMWATER QUANTITY							
FIRST PONDS CREEK	528.3301	$20,840,324	$186,575,000	$593,264	$143,018,000	$2,154,169	$353,180,757
EASTERN CREEK	251.2402	$30,055,666	$62,444,000	$1,687,248	$61,428,000	$946,729	$156,561,643
STORMWATER QUALITY							
FIRST PONDS CREEK	505.6676			$131,193	$53,988,000	$811,788	$54,930,981
EASTERN CREEK	172.8712			$0	$18,116,000	$271,740	$18,387,740
TRAFFIC MANAGEMENT	**Hectares**						
RIVERSTONE / ALEX AVENUE	818.6450	$2,090,608	$24,384,000	$502,507	$119,079,000	$1,793,723	$147,849,838
OPEN SPACE	**Population**						
RIVERSTONE / ALEX AVENUE	44228	$13,577,538	$187,780,000	$32,858	$108,027,000	$1,620,898	$311,038,294
COMBINED PRECINCT FACILITIES	**Population**						
COMMUNITY RESOURCE HUB (Land Only - Riverstone)	44228		$4,191,000				$4,191,000
CONSERVATION ZONE (Riverstone)	44228	$5,559,452	$4,328,000	$0	$3,457,291	$51,859	$13,396,602
TOTAL		**$72,123,588**	**$469,702,000**	**$2,947,070**	**$507,113,291**	**$7,650,906**	**$1,059,536,855**

APPENDIX F

BASE CONTRIBUTION RATES

(Base CPI All Groups Sydney - June 2015 - 108.3)

CATCHMENT	CONTRIBUTION RATE ($)
WATER MANAGEMENT	**$ Per Ha**
STORMWATER QUANTITY	
FIRST PONDS CREEK	$668,486
EASTERN CREEK	$623,156
STORMWATER QUALITY	
FIRST PONDS CREEK	$108,631
EASTERN CREEK	$106,367
TRAFFIC MANAGEMENT	**$ Per Ha**
RIVERSTONE / ALEX AVENUE	$180,604
OPEN SPACE	**$ Per Person**
RIVERSTONE / ALEX AVENUE	$7,033
COMBINED PRECINCT FACILITIES	**$ Per Person**
COMMUNITY RESOURCE HUB (Land Only - Riverstone)	$95
CONSERVATION ZONE (Riverstone)	$303

INDEXATION METHOD

The method of indexing the base contribution rate is to multiply the most recently published CPI at the time of payment and divide it by the June 2015 CPI.

APPENDIX G

SUPPORTING TECHNICAL DOCUMENTS AND REPORTS

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

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