Blacktown City Council

contributions plan

No.24

section 94

Schofields Precinct

CONTENTS

LIST OF APPENDICES

1. Introduction and Administration of the Plan

1.1 Name of the Plan

This contributions plan is called 'Section 94 Contributions Plan No.24 – Schofields Precinct'.

1.2 Purpose of Plan

This contributions plan outlines Council's policy regarding the application of Section 94 (S.94) of the Environmental Planning and Assessment Act, 1979 in relation to the provision of essential local infrastructure and baseline facilities within the Schofields Precinct.

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

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

This plan has been prepared in accordance with:

- The Environmental Planning and Assessment Act, 1979 (EPA Act);
- The Environmental Planning and Assessment Regulation, 2000; (EPA Regulation);
- In conjunction with the Indicative Layout Plan for the Schofields Precinct;
- IPART's assessments of Blacktown City's Contributions Plans No's 20[1],21[2] and 22[3];and
- Having regard to the Practice Notes issued by the NSW Department of Planning (2005) in accordance with clause 26(1) of the EPA Regulation.

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

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

1.3 Commencement of this Plan

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

1.4 Principles of Section 94

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

The three general principles in applying Section 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.

[1] *Assessment of Blacktown City Council's Section 94 Contributions Plan No 20 – Riverstone and Alex Avenue Precincts October 2011*
[2] *Assessment of Blacktown City Council's Section 94 Contributions Plan No 21 – Marsden Park Industrial Precinct September 2012*
[3] *Assessment of Blacktown City Council's Section 94 Contributions Plan No 22 – Area 20 Precinct September 2012*

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

This contributions plan applies to land within the Schofields Precinct[4] which is one of the first release precincts in the North West Growth Centre.

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

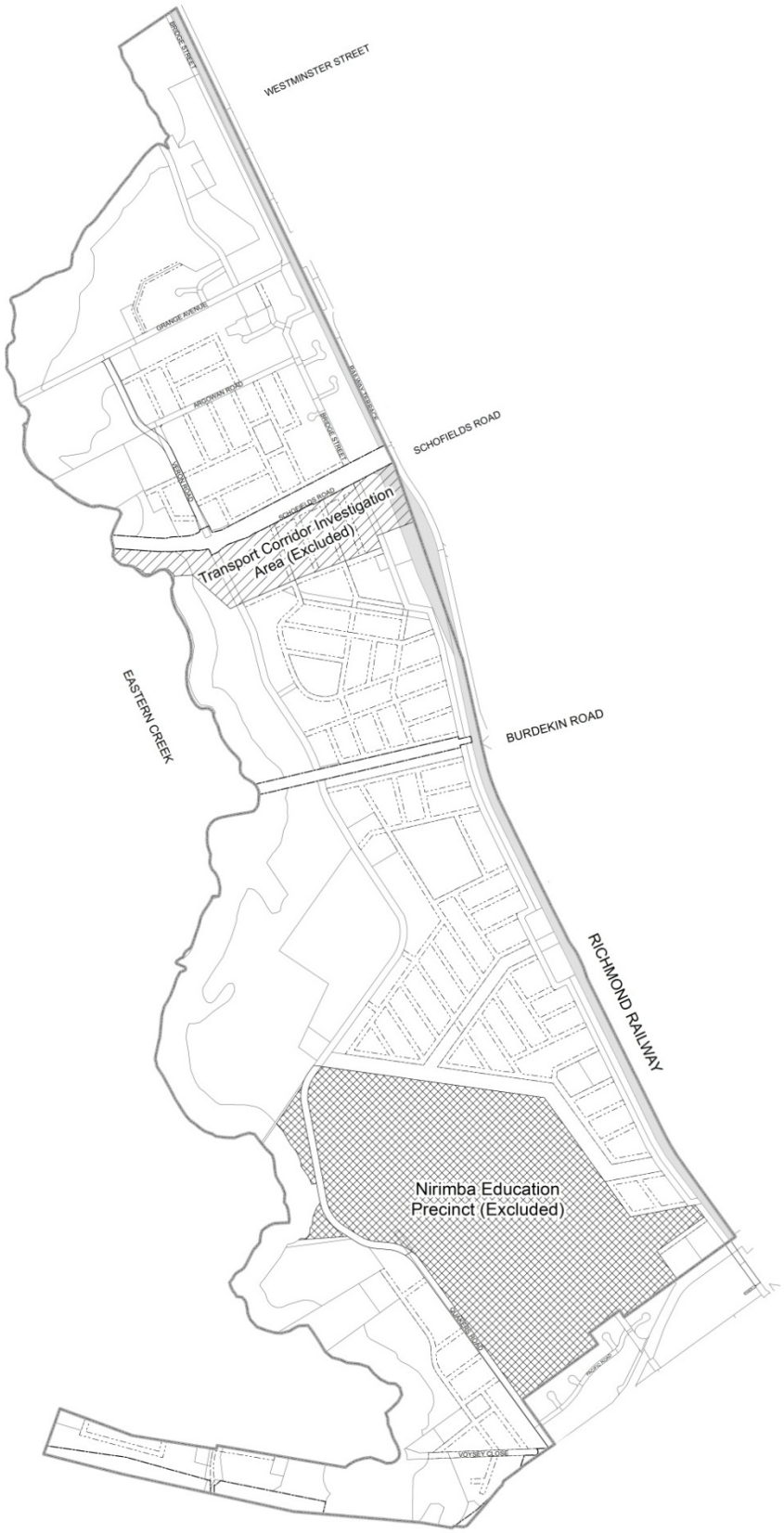
The Schofields Precinct currently consists of a mix of urban and non-urban areas, farming lands, the former Schofields Aerodrome site and Nirimba Education Precinct.

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

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

[4] For more information on the Schofields Precinct, go to http://www.growthcentres.nsw.gov.au/schofields-99.html

Schofields Precinct



1.7 Development to which the Plan Applies

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

1.8 Construction Certificates and the Obligation of Accredited Certifiers

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

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

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

1.9 Complying Development and the Obligation of Accredited Certifiers

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

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

1.10 Relationship to Other Plans

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

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix No.7);
- BCC Growth Centre Precincts DCP 2010; and
- BCC Growth Centre Precincts DCP 2010 (Schedule 5).
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1.11 Capacity of Existing Facilities to meet Development Demand

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

1.12 Project Mix of Land Uses for the Schofields Precinct

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

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

1.13 Projected Development Yield

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

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

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

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

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

1.14 Anticipated Population Growth Rates

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

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

1.15 Assumptions Benchmarks and Standards

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

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

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

1.16 Relationship to Special Infrastructure Contributions

This plan does not affect the determination, collection or administration of any special infrastructure contribution (SIC)[5] levied under Section 94EF of the EPA Act in respect to development on land to which this Plan applies.

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

1.17 The Monitoring and Review of this Plan

This plan will be subject to regular review by Council. Council's Section 94 Finance Committee considers the need for reviews of all of Council's contributions plans when they meet monthly. Council generally aims to have contributions plans reviewed annually in fast-growing release areas. The final review timetable is approved by Council's Executive Management Committee

The purpose of any review is to ensure that:

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

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

1.18 Priority of works and facilities

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

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

- 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 H are applicable.

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

1.19 Timing of Provision of Items

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

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

- Existing development trends. For example, the provision of parks in faster growing residential areas will have a higher priority than slower growing areas.

- Anticipated revenue. Council's ability to forward fund Section 94 works is limited. As such the timing of works is very much dependant on the receipt of adequate S94 funds. The work schedules in the appendices of this plan have been formulated having regard for existing funds available to each of the catchment areas and projected income.

As noted in Section 1.17 above, regular reviews of this plan are undertaken. Development trends are monitored and revenue estimates are revised as part of the review process and as a result, the priority of works can change.

1.20 Pooling of funds

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

1.21 Financial Information

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

1.22 Enquiries regarding this Plan

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

1.23 Contributions Register

A copy of the Contributions Register is also available for inspection free of charge, and can be viewed at the Information Centre. As this register spans many years, persons wishing to view the whole register (rather than details in relation to a particular property) will need to contact Council's Co-ordinator Contributions or 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 or application for a Complying Development Certificate, will or is likely to require the provision of, or increase the demand for amenities and services within the area. This relationship or means of connection is referred to as the nexus.

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

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

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

Areas of existing development that are not expected to redevelop or areas with no development potential are excluded from the S94 contributions and infrastructure sizing. The precinct water cycle management report includes catchment plans showing the areas for which new infrastructure will be provided.

2.2 Water Sensitive Urban Design (WSUD)

The report by J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report May 2012[6] identifies that there are a number of opportunities for management of stormwater quality, quantity and flooding at the Schofields Precinct areas. This management would benefit from the implementation of Water Sensitive Urban Design (WSUD) practices.

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

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

Rainwater tanks are to be provided in accordance with BASIX requirements[7] as a minimum as part of development. The sizing of S94 stormwater management works accounts for rainwater tanks being

[6] J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 page 3.
[7] J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 page 8

provided. Additional measure such as swales within the local road network may also be incorporated into development. These measures are not included in this contributions plan as they will be provided as part of individual developments to meet their individual treatment requirements for areas other than low density residential land.

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

Numerical modelling was used to test the effectiveness of the WSUD strategy and included modelling of flood peaks and flood levels for the creeks within the Schofields Precinct using RAFTS and TUFLOW. Volumes of detention that responded as best possible to the Indicative Layout Plan (ILP) and restricted flood peaks to pre-development levels were calculated using RAFTS. Stormwater quality management and Stream Stability requirements were determined using MUSIC.[8]

The results of the numerical modelling has shown that the proposed WSUD strategy together with the flood plain management can satisfy the requirements of the Growth Centres Development Code (GCC, 2006) Blacktown City Council Engineering Guideline for Development (BCC, 2005), Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (DPI, 2010) and the NSW Floodplain Development Manual for management of stormwater quantity, quality and flooding in or at the Precinct.[9] Development will also need to consider where appropriate Blacktown City Council DCP 2006 Part R - Water Sensitive Urban Development and Integrated Water Cycle Management.

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

2.3 Consistency with Precinct Planning Documents

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

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

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

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

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

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

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

- Department of Planning and Environment *Growth Centres Development Code* dated October 2006.

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

General Water Quality modelling

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

Specific Water Quality changes[11]

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

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

General Water Quantity modelling

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

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

Specific Water Quantity changes[12]

[10] SCHOFIELDS PRECINCT REVIEW OF WATER CYCLE MANAGEMENT STRATEGY T-13414.00 09 November 2012 – Opus International Consultants
[11] J. Wyndham Prince (JWP) for Schofields Precinct – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques Post Exhibition Report 8980Rpt1C.doc dated May 2012 (layout of the proposed strategy is shown on Figure 4 and concept plans are provided in Attachment G of the report)

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

JWP Detention Basin DB1:

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

JWP Detention Basin DB2:

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

JWP Channel 2:

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

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

JWP Channel 5 and Detention Basin DB6:

The JWP sizing and modelling of Channel TC5 assumes that this channel will be combined with an existing channel currently running through the Nirimba Education Precinct (NEP). This was a concept discussed as an option during the Precinct planning process. However, as the NEP is excluded from the Section 94 CP, there is no nexus with development to support this concept under Section 94. Therefore, this channel and consequently the associate Basin DB6 have been reconfigured to only will convey flows associated with the development of the Precinct and only upstream catchment flows that currently pass through the Precinct.

JWP Plan 8980/SK01 shows an item Wetland 1 (not part of Section 94) in vicinity of Basin DB6. However this area has been included on the SEPP acquisition map even though it is not required for water treatment or on site detention. It's primary purpose is compensatory excavation area to maintain flood storage volumes as a result of the Precinct proposal to fill land within the current flood extents. Compensatory cut and fill is not considered essential infrastructure as usually only benefits the affected landowner and therefore should be removed from the acquisition and zoning maps.

With the removal of the Nirimba channel, an extension of the culvert under the northern extension of Quakers Road is required to convey flows past the zoned private open space land and is included as

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

item SE7.4. A culvert is also provided under the existing runway as item SE7.2 and the channel extended to Eastern Creek as item SE7.1.

JWP Detention Basin DB7:

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

JWP Detention Basin DB8:

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

JWP Detention Basin DB9:

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

JWP Detention Basin DB10 and 11:

This area is generally self-contained and it should be undertaken as part of developer works and not included in the Section 94 plan. It has been included at this stage as Council is currently shown as the acquisition authority.

2.4 Contribution Catchments

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

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

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

For **stormwater quality** management, there are two different approaches depending on land use. For low density residential land use, it is proposed to provide treatment measures on a regional scale particularly for nutrient removal as it is not practical to provide on individual lots. For higher density residential, commercial and industrial land uses, it is proposed that stormwater treatment measures are provided on lot with minor additional regional measures to treat stormwater from Precinct roads.

To account for the different demand assigned to different land use types in terms of stormwater quality measures, the stormwater quality costs have been apportioned over 100% of low density residential land plus 25% of the other developable land zone areas. The 25% represents the future public roads that are not serviced by on lot stormwater treatment.

R2 Low Density Residential zones that include a special provision 'G'
At the time of preparing the Contributions Plan it is not possible to determine the eventual mix of development types that will be developed in each land use zone. Therefore the approach to stormwater quantity management is based on the land use zones and not on what permissible development form could be provided.

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

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

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

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

In order to determine actual provision levels and, ultimately, contribution rates, the developable area of each drainage catchment are calculated. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 7.4.

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

2.5 Contribution Formula

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

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

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

WHERE:

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

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

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 7.

A schedule of works for the contribution catchments is provided in Appendix "A" together with a map of the catchments indicating the location of the works.
The values of the components of the contribution formula are contained in the Schedule being Appendix "G".

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

3 Traffic & Transport Management Facilities

3.1 Nexus (Major Roads)

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

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

CP17 – Quakers Hill Commercial Precinct (apportionment)

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

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

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

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

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

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

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

3.2 Consistency with Precinct Planning Documents

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

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

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

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

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

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

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

The Precinct transport and access strategy also identifies Veron Road from Schofields Road to Grange Avenue as a sub-arterial road, however, the traffic volumes presented in the report do not support this classification as shown on Figure 3.2[13], and therefore the cost of providing a collector road only has been included. This collector road has been included as it fronts significant public land, requires realignment and is in generally fragmented ownership area.

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

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

Council is required to make a contributions plan as affordable as possible. The inclusion of "Half width and full width roads" has been very selective in order to keep the Section 94 costs at a minimum. Half width and or full width road costs have been included for existing roads fronting public or environmental land or for new roads that have no potential of a developer constructing a section of road.

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

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

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

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

3.3 Contribution Catchment

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

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

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

3.4 Contribution Formula

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

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

WHERE:

L1 = The actual cost to Council to date of land provided for Traffic and Transport Management purposes indexed to current day values.

L2 = The estimated cost of land to be provided for Traffic and Transport Management purposes.

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

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

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 7.

Standards of road construction adopted are:

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

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

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

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

4 Open Space & Recreation Facilities

4.1 Nexus

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

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

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

Planning context for this Precinct has occurred via:

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

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

- Blacktown City 2025 – Delivering the Vision (Blacktown City Council, 2008)
- Elton Consulting – Demographic and Social Infrastructure Report – Schofields (2010)
- Northwest Growth Centres Recreational Framework (Blacktown City Council, 2009)
- Wellness Through Physical Activity Policy (Blacktown City Council, 2008)
- Blacktown City Council Social Plan (2007)
- Recreation and Open Space Strategy (Blacktown City Council, 2009)

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

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

The resultant provision of open space varies throughout the release area; a reflection in most cases of land constraints, dwelling establishments and drainage functions. Acknowledging that in the absence of any alternatively acceptable industry benchmark, the standard Open Space provision outlined in the GCC Development Code of 2.83 hectares of usable open space per 1,000 persons has been applied[14].

[14] *Growth Centres Commission Development Code 2006* – Page A-11

The spread and distribution of passive parks ensures that residents are within a 400-500 metre walking distance from open space. The open space network reflects a hierarchy of provision and allows for character and diversity in provision while also incorporating the natural features of the area.

Council has also attempted to meet the identified playing field demand by provision of 1 full field per 1,850 persons which has been established via a needs analysis that has examined the Blacktown LGA current provision, participation rates, previous studies, analysis of suburbs with similar demographics to that forecasted in the new release Precincts, review of provision in other new release areas, information provided by peak bodies as well as forecasted trends in sport participation[15].

As outlined within the objectives of the Growth Centres Development Code[16], 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 Land for Aquatic Facilities

Riverstone Swimming Centre is the only swimming pool situated within the North West Growth Centre. It is a small rural outdoor pool and will not be able to accommodate the leisure needs of the incoming population of the North West Precincts[17].

As such, land has been planned within the Marsden Park Precinct for a new aquatic/leisure facility to cater for the needs of the Marsden Park, Shanes Park, Marsden Park Industrial, Marsden Park North, West Schofields and the Schofields Precinct. However, as this facility is not included in the scope of the Department of Planning & Environment's "Essential Infrastructure List" it has not been included in this Contributions Plan. Refer to "Section 6 Combined Precinct Facilities" for details on the contribution formula for the Aquatic Facility.

It is also noted that a redevelopment of Riverstone Swimming Centre is proposed to meet the anticipated Precinct populations and associated demand from Alex Avenue, Riverstone, Riverstone East and Area 20. However, as this facility is not included in the scope of the Department of Planning & Environment's "Essential Infrastructure List" it has not been included in this Contributions Plan.

4.3 Contribution Catchment

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

In order to determine actual provision levels and, ultimately, the contribution rate, the potential population of the open space contribution catchment has been calculated. The potential population is the number of people over which the cost of providing the open space has been distributed and is explained further in Section 7.4.

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

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[15] *Elton Consulting – Demographic and Social Infrastructure Report* - Page 48 and *Northwest Growth Centres Recreational Framework* - Page 48.

[16] *Growth Centres Commission Development Code 2006* – Page B-16.

[17] *Elton Consulting – Demographic and Social Infrastructure Report* - Page 29, 48.

4.4 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 Schofields Precinct.

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

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

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

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

5 Land for Community Facilities

5.1 Nexus

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

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

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

- Elton Consulting – Demographic and Social Infrastructure Assessment- Schofields Precinct.(2011)
- Blacktown City 2025 – Delivering the Vision *(Blacktown City Council 2008)*
- Blacktown City Council Social Plan *(2007)*
- The *Section 94 Community Facilities Report (May 2008).*

The *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011)* outlined the nexus for community, recreation and open space facilities required for the Precinct.

These studies above identified that Council's role in the development of community facilities in the Schofields Precinct encompasses the provision of a range of activities and functions. Resulting from this work the following facilities were recommended:

- Local Community Neighbourhood Centre (Multipurpose including the activities and functions of the following)
    - Neighbourhood centre, community and cultural development facilities
    - Children and family services and facilities

The *Demographic and Social Infrastructure Assessment - Schofields Precinct (2011)*[18] found there was not adequate existing district or regional level social infrastructure within Schofields and its neighbouring Precincts to meet the needs generated by a new residential population.

The provision of appropriate community and recreation facilities is an important requirement to ensuring the Schofields Precinct is developed appropriately. The future projected resident population of 8,567 for Schofields meets the threshold for a local facility.

The findings of the *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011)*[19] examines what community and recreation facilities would be required to service the new population of Schofields and refers to the Growth Centres Commission (2006) Structure Plan - Community Infrastructure Standards as well as Council's Community Resource Hub model. The table below indicates the community facilities required to meet the needs of Schofields.

[18] *Demographic and Social Infrastructure Assessment - Schofields Precinct (2011) (5.1.11 – Page 24)*

[19] *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011) (6 – Pages 30-34)*

Table **: Community Infrastructure Estimates, Schofields Precinct[20]

Type of facility	**Benchmark (Number per population)**	**Estimated requirements Schofields (Population 9,560 Dwellings 3,300)**
Youth Centres	1:20,000 people	0.5
Community Service Centre	1:60,000	0.2
Childcare facility	1 place:5 children 0-4 years	172
After school care facility	1 place:25 children 5-12 years	54
Branch library	1:33,000 people	0.3
District Library	1:40,000 people	0.2
Performing Arts/Cultural Centre	1:30,000 people	0.3
Community Services Local	1:6,000 people	1
Community Services District	1:20,000 people	0.5

The *Section 94 Community Facilities Report (May 2008),* identified a new model for delivery of community facilities – the Community Resource Hub Model (CRH). CRHs are local, multipurpose community facilities. They provide a focus for local communities to come together for social, life-long learning and human service activities and services.

Further research and development of this concept has resulted in a more efficient, cost effective and innovative model that provides greater opportunities for community engagement and outcomes proposed for this Precinct.

5.2 Local Community Neighbourhood Centre (Land only)

The Local Community Neighbourhood Centre is proposed to include the principles of a Community Resource Hub and provide opportunities for increased co-location of agencies (and thus improved delivery of services and programs).

A Local Community Neighbourhood Centre located in the Schofields Precinct will enable the range of services and community facility requirements identified above to be co-located to meet the needs of the future Schofields Precinct residents. This would include, but not be limited, to the following defined functions.

- Neighbourhood centre, community and cultural development facilities
- Children and family services and facilities

[20] *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011) (6.1 – Pages 31)*

5.3 Site Location

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

The location of Local Community Neighbourhood Centre land required for community facilities is contained in Appendix "D".

5.4 Levels of Provision

The types of community facilities and the number of items required by the incoming population in the release area were identified in the *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011)*[21] undertaken by Elton Consulting as well as the *Section 94 Community Facilities Report May 2008*, undertaken by Council.

5.5 Essential Infrastructure

However, as Community Facilities are not currently listed by the State Government as "Essential Infrastructure" for new Contributions Plans assessed by IPART, only the land acquisition for these facilities will be levied under this Plan.

5.6 Contribution Catchment

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

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

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

5.7 Contribution Formula

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

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

WHERE:

L1 = The actual cost to Council to date of land provided for a community facility public purpose adjusted to current day values.

L2 = The estimated cost of land yet to be provided for a community facility public purpose.

P = The estimated eventual population in the Schofields Precinct.

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

The map of the catchment is provided in Appendix "D" indicating the location of the land.

[21] *Demographic and Social Infrastructure Assessment- Schofields Precinct (2011)[21] (6.1 – Pages 31)*

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

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

5.8 Indicative Timing for the Acquisition of Land for Community Facilities

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

6 Combined Precinct Facilities

6.1 Nexus – E2 Conservation Zone

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

The total costs for the Conservation Zone have been apportioned amongst all residential Precincts within the Blacktown LGA component of the North West Growth Centre. 6.0% of these costs are to the Schofields Precinct.

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%**

6.2 Contribution Formula

The following formula is used to calculate the contribution rate for the E2 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 the E2 Conservation Zone purposes indexed to current day values.

L2 = The estimated cost of land yet to be provided for the E2 Conservation Zone purposes.

C1 = The actual cost to Council to date of constructing the E2 Conservation Zone facility to the appropriate standard indexed to current day values.

C2 = The estimated cost of constructing future E2 Conservation Zone facilities.

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

P = The estimated eventual population in the contribution catchment.

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

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

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

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

6.3 Nexus – Aquatic Facility

The Aquatic Facility located in the Marsden Park Precinct services a number of Precincts within the North West Growth Centre.

The total costs for the Aquatic Facility have been apportioned over the six Precincts of Marsden Park Industrial, Schofields, Marsden Park, Marsden Park North, Schofield West and Shanes Park. 12.5% of these costs are attributed to the Schofields Precinct.

Precinct	Expected Population	% Apportioned
Marsden Park Industrial	3,504	5.9%
Schofields	7,440	12.5%
Marsden Park	30,238	50.9%
Marsden Park North	11,200	18.9%
Schofields West	5,600	9.4%
Shanes Park	1,400	2.4%
Total	**59,382**	**100.0%**

6.4 Contribution Formula

The following formula is used to calculate the contribution rate for Aquatic Facility:

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

WHERE:

L1 = The actual cost to Council to date of land provided for a aquatic facility public purpose adjusted to current day values.

L2 = The estimated cost of land yet to be provided for a aquatic facility public purpose.

P = The estimated eventual population in the Schofields Precinct.

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

The map of the catchment is provided in Appendix "F" indicating the location of the land.

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

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

7 Explanation of Contribution Formula Components

7.1 Introduction

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

7.2 Explanation of the Land Components

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

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

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

- Acquisitions are undertaken in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991, which requires that land is to be acquired for an amount not less than its market value (unaffected by the proposal) at the date of acquisition.

- That one of Council's objectives is to ensure that the funds Council receives for land acquisition from Section 94 Contributions in a particular catchment are equivalent to the amount required to fund the purchase of all land Council must acquire in that catchment. Therefore, valuation and conveyancing charges incurred by Council when acquiring land are taken into account.

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

7.3 Land valuation method

The cost of land to be acquired was estimated by registered valuers using a technique that involved:

- Estimating <u>average</u> values for 3 land use groups (environmental zones, residential zones and business zones) using market information;

- Applying these values to the land in CP 24, taking into consideration the inherent features of individual parcels of land such as topography and risk of flooding. In some instances, large improvements and business activities were also considered.

Detailed estimates on land values are not provided as it may create an expectation of compensation for acquisition of land at those rates, when the actual compensation rate **<u>will depend on the relevant market value when the land is acquired</u>**.

7.4 Explanation of the Capital Components

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

In the contribution formula:

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

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

7.5 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, zoned education uses and uses which existed prior to the land being rezoned for urban development and which are unlikely to be redeveloped. The purpose of identifying these exclusions is to ensure that only the new development (which is generating the need for the amenities and services) pays for their provision.

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

7.6 Explanation of the Plan Administration Component

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

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

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

7.7 Indexation

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

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

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

7.8 Assumed Occupancy Rates

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

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

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

Other Medium density

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

For the purpose of this plan medium density includes all residential development other than that separately defined above, including but not limited to residential flat buildings and shop top housing.
Note: A bedroom is a room designed or intended for use as a bedroom or any room capable of being adapted to or used as a separate bedroom.

7.9 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	$77,024
15	2.9	$67,201
30	2.9	$39,807
45	1.2	$21,961
45	1.9	$26,330
45	2.7	$31,322

8 Payment of Contributions

8.1 Methods of payment

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

Monetary Contribution

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

Dedication of Land

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

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

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

Works-in-kind Agreements

Council may accept proposals for the construction of any works listed in the schedules to this plan by developers, to offset the $30,000 per lot/dwelling capped monetary contribution payable. Consideration of these proposals is generally based on Council's cash flow position and whether the proposal accords with Council's works program. 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. All applications will be considered against Council's adopted Works-In-kind Policy.

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

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

8.2 Timing of Payment

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

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

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

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

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

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

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

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

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

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

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

8.3 Credits for Existing Development (Schofields Township 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.

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

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

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

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

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

8.4 Indexation of Contributions

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

The method of indexing the contribution rates is to multiply the base contribution rate by the most recently published CPI at the time of payment and in the case of this version of the Plan, divide it by the March 2013 CPI (102.7).

8.5 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.

8.6 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.

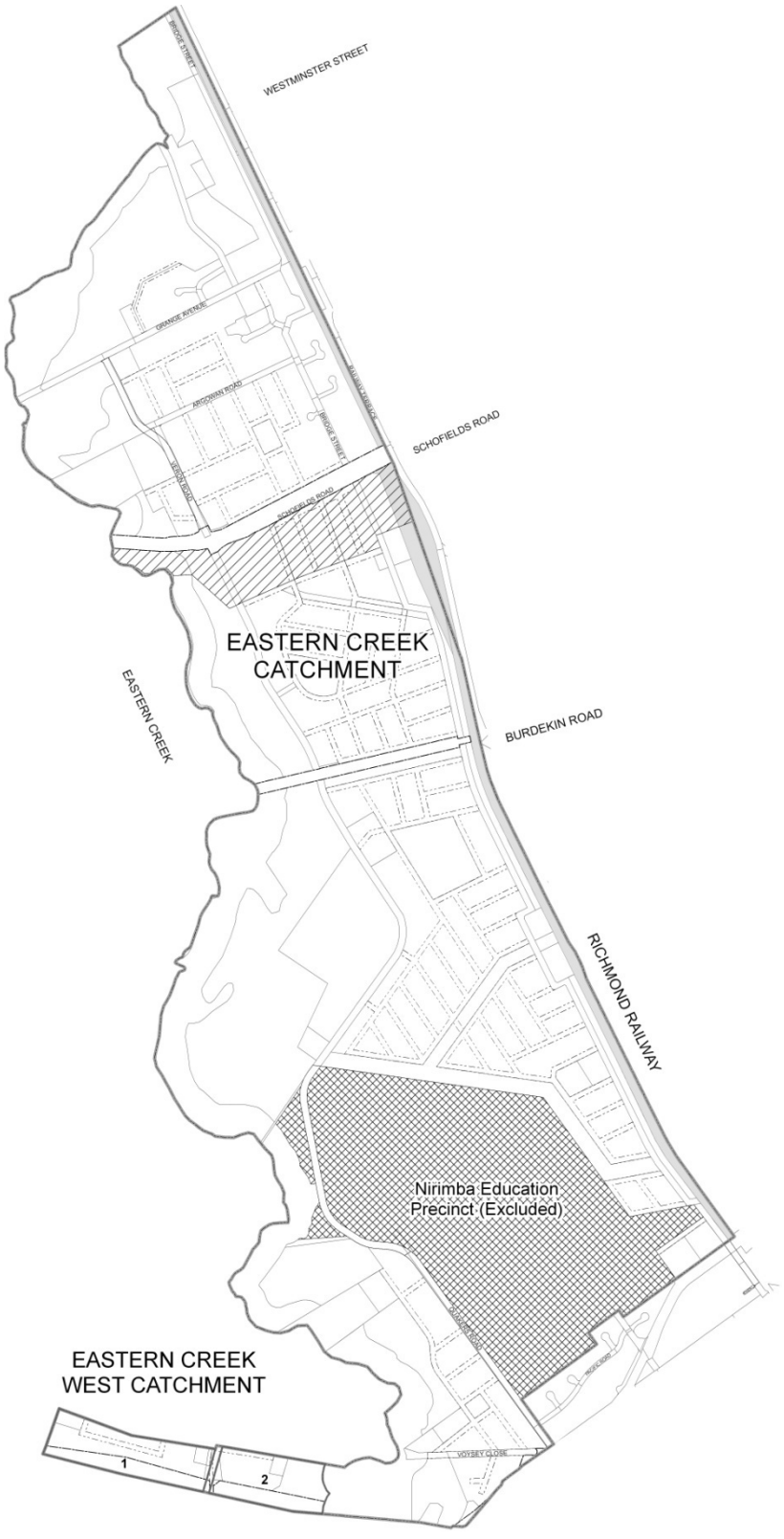
- Council has a separate deferral policy specifically for dual occupancies, which are to be occupied by elderly and/or disabled persons (i.e. traditional granny flats).

- Enquiries regarding deferred payment can be made through contacting the relevant Council office dealing with the application.

Appendices

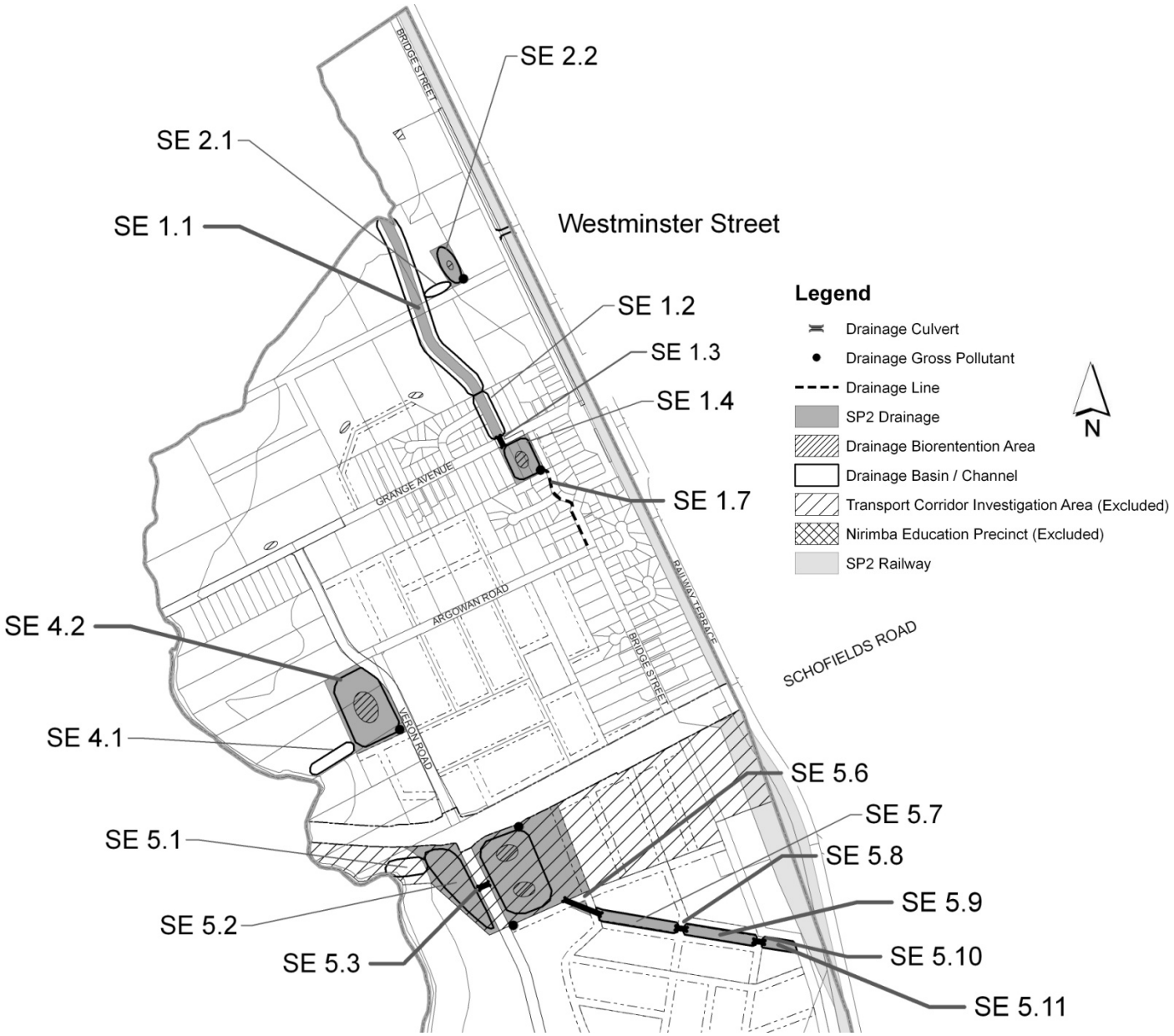
APPENDIX A

SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
Catchment Areas



APPENDIX A 1 of 11

SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK CONTRIBUTIONS CATCHMENT



Catchment Area indicative only

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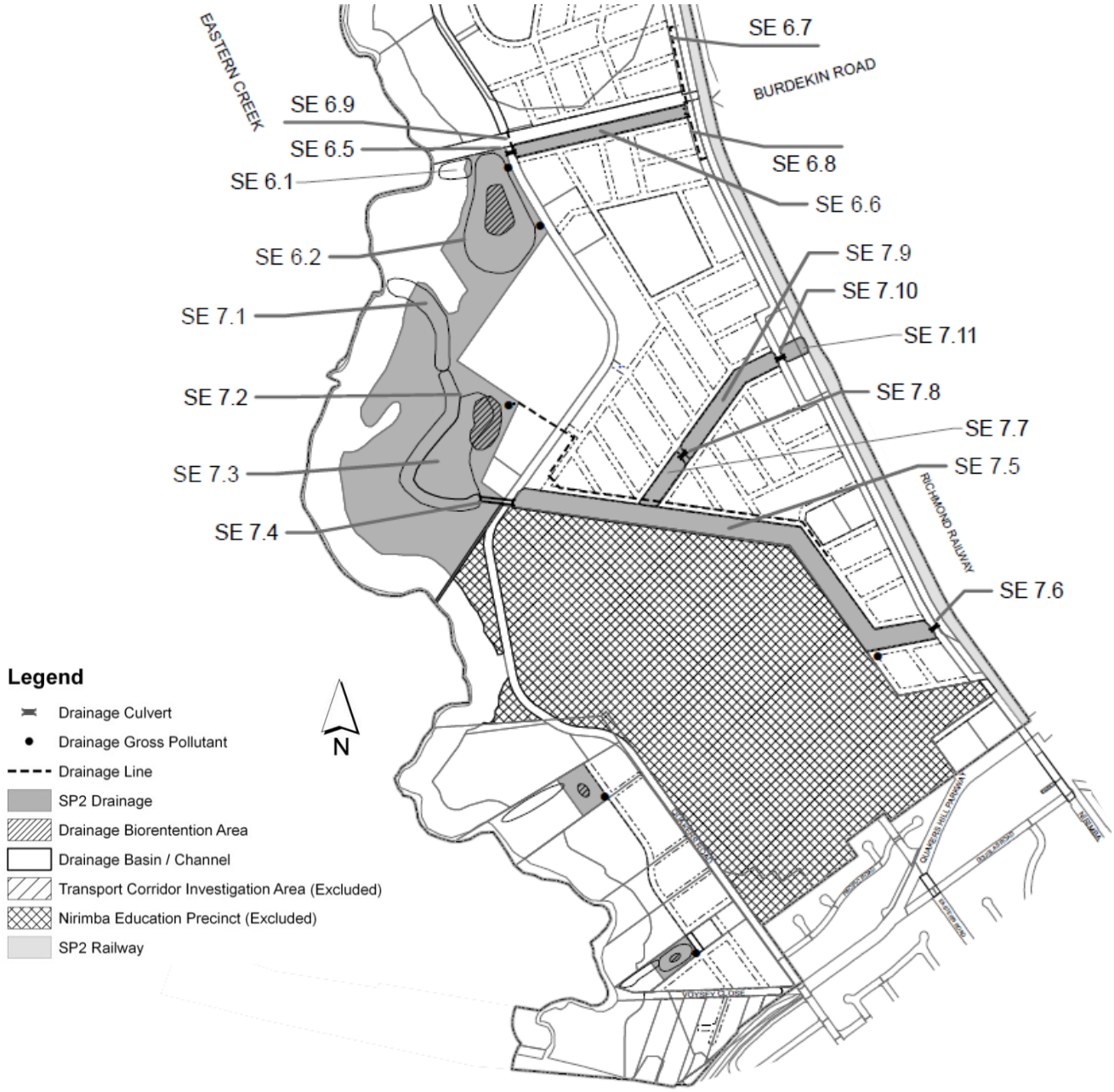
CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quantity Management	**Eastern Creek**

APPENDIX A 2 of 11

SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK CONTRIBUTIONS CATCHMENT



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CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quantity Management	**Eastern Creek**

APPENDIX A 3 of 11

SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK STORMWATER QUANTITY

Site No.	Land Area (sqm)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2015 - 2020	2021 - 2026	2027 -2032	
Eastern Creek Catchment - Quantity						
SE1.1	1.0424	Open channel variable width, land acquisition only				$0
SE1.2		20m Wide landscaped open channel			$321,000	$321,000
SE1.3		1200mm Diameter Culvert under Grange Avenue			$176,000	$176,000
SE1.4	0.5769	Detention basin			$2,297,000	$2,297,000
SE1.7		1500mm Diameter Trunk drainage line 100 year ARI capacity			$674,000	$674,000
SE2.1		Detention basin outlet low flow pipe and overland flow path	$65,000			$65,000
SE2.2	0.3441	Detention basin	$586,000			$586,000
SE4.1		Detention basin outlet low flow pipe and overland flow path		$195,000		$195,000
SE4.2	1.8143	Detention basin		$1,167,000		$1,167,000
SE5.1		Detention basin outlet low flow pipe and overland flow path	$357,000			$357,000
SE5.2	5.0364	Detention basin		$2,973,000		$2,973,000
SE5.3		3x2700x1500mm Culvert under future road	$464,000			$464,000
SE5.6	0.0582	3x1800x1200mm Culvert under future roads	$957,000			$957,000
SE5.7	0.3370	20m Wide landscaped open channel	$598,000			$598,000
SE5.8		1x3600x1200mm Culvert under future road	$229,000			$229,000
SE5.9	0.3000	20m Wide landscaped open channel	$538,000			$538,000
SE5.10		1x2400x1200mm Culvert under future road	$207,000			$207,000
SE5.11	0.1363	20m Wide landscaped open channel		$240,000		$240,000

CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quantity Management	**Eastern Creek**

APPENDIX A 4 of 11

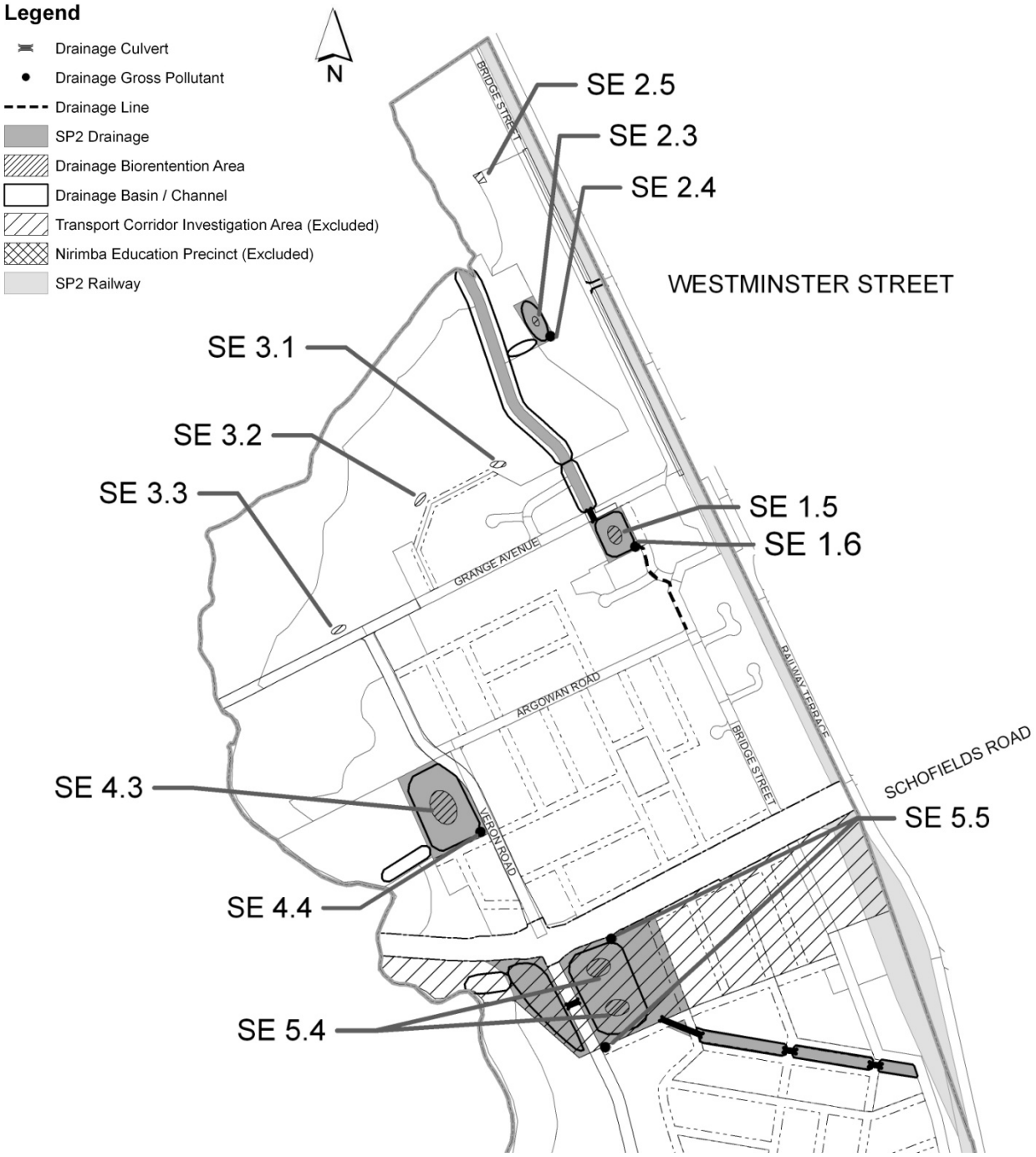
SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK STORMWATER QUANTITY

Site No.	Land Area (sqm)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2015 - 2020	2021 - 2026	2027 -2032	
SE6.1		Detention basin outlet low flow pipe and overland flow path		$460,000		$460,000
SE6.2	Included in SE7.3	Detention basin		$2,710,000		$2,710,000
SE6.5		3x2700x1200mm Culvert under future road		$588,000		$588,000
SE6.6	1.3524	30m Wide landscaped open channel		$1,319,000		$1,319,000
SE6.7		1200mm Diameter Trunk drainage line		$326,000		$326,000
SE6.8		1650mm Diameter Trunk drainage line		$325,000		$325,000
SE6.9		3x1800x1200mm Diameter Trunk drainage line			$642,000	$642,000
SE7.1		Basin Outlet Channel 51m wide		$3,181,000		$3,181,000
SE7.2		51m Wide landscaped open channel	$3,111,000			$3,111,000
SE7.3	26.4240	Detention basin		$4,071,000		$4,071,000
SE7.4		3x3600x2100+2x3600x1500mm Culvert under future road	$1,840,000			$1,840,000
SE7.5	8.0891	50m Wide landscaped open channel	$10,780,000			$10,780,000
SE7.6		7x3300x1500mm Culvert under future road		$1,063,000		$1,063,000
SE7.7	Included in SE7.5	40m Wide landscaped open channel	$605,000			$605,000
SE7.8		5x3000x1200mm Culvert under future road	$587,000			$587,000
SE7.9	Included in SE7.5	40m Wide landscaped open channel		$1,392,000		$1,392,000
SE7.10		3x3000x1200mm Culvert under future road		$443,000		$443,000
SE7.11	0.2599	40m Wide landscaped open channel		$262,000		$262,000
	45.7710		**$20,924,000**	**$20,715,000**	**$4,110,000**	**$45,749,000**

CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quantity Management	**Eastern Creek**

APPENDIX A 5 of 11

SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK CONTRIBUTIONS CATCHMENT



Catchment Areas indicative only

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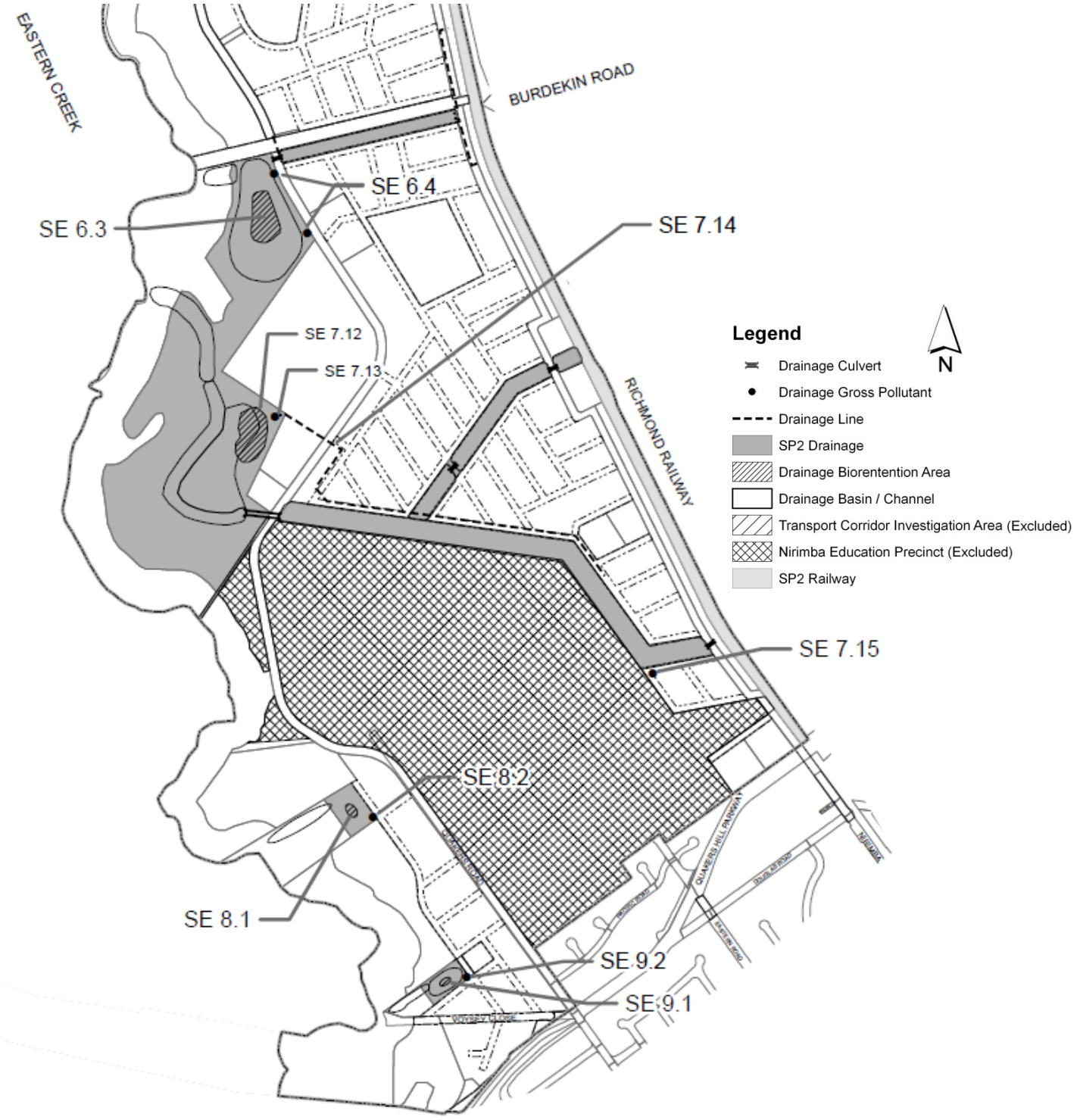
CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quality Management	**Eastern Creek**

APPENDIX A 6 of 11

SCHOFIELDS PRECINCT



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CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quality Management	**Eastern Creek**

APPENDIX A 7 of 11

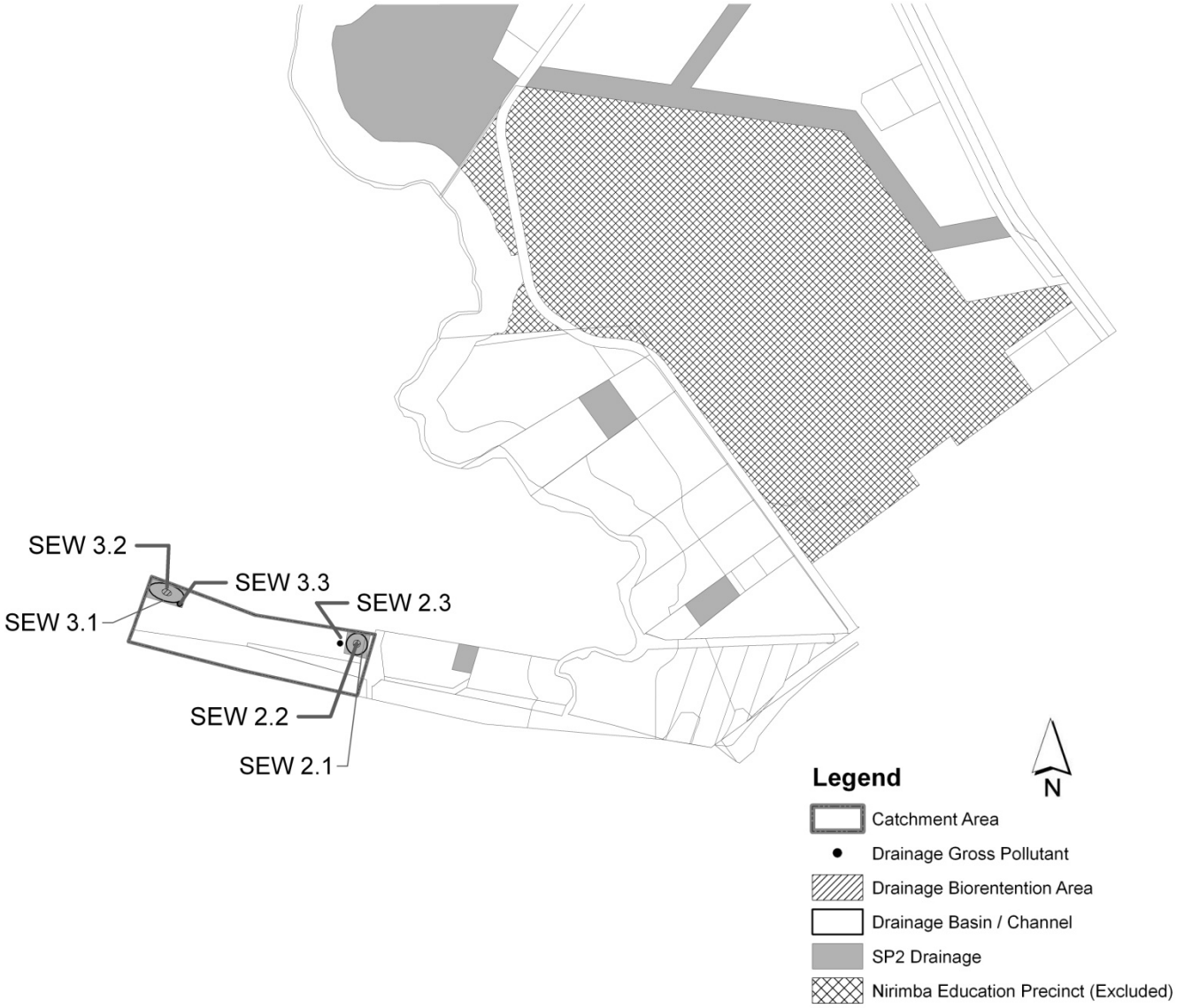
SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK STORMWATER QUALITY

Site No.	Land Area (sqm)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2015 - 2020	2021 - 2026	2027 -2032	
Eastern Creek Catchment - Quality						
SE1.5		Bio-retention located in detention basin			$516,000	$516,000
SE1.6		Gross pollutant trap at inlet to basin			$222,000	$222,000
SE2.3		Bio-retention located in detention basin	$151,000			$151,000
SE2.4		Gross pollutant trap at inlet to basin	$81,000			$81,000
SE2.5	0.1480	Stand alone Bio-retention including GPT		$342,000		$342,000
SE3.1	0.1848	Stand alone Bio-retention including GPT	$308,000			$308,000
SE3.2	0.1618	Stand alone Bio-retention including GPT	$318,000			$318,000
SE3.3	0.2090	Stand alone Bio-retention including GPT			$785,000	$785,000
SE4.3		Bio-retention located in detention basin		$884,000		$884,000
SE4.4		Gross pollutant trap at inlet to basin		$216,000		$216,000
SE5.4		Bio-retention located in detention basin		$1,259,000		$1,259,000
SE5.5		Gross pollutant traps at inlet to basin		$341,000		$341,000
SE6.3		Bio-retention located in detention basin		$1,133,000		$1,133,000
SE6.4		Gross pollutant traps at inlet to basin		$368,000		$368,000
SE7.12		Bio-retention located in detention basin		$1,297,000		$1,297,000
SE7.13		Gross pollutant traps at inlet to basin		$249,000		$249,000
SE7.14		1200mm diameter treatable flow diversion line		$1,837,000		$1,837,000
SE7.15		Gross pollutant traps at inlet to channel		$91,000		$91,000
SE8.1	0.8905	Stand alone Bio-retention		$938,000		$938,000
SE8.2		Gross pollutant trap at inlet to Bio-retention		$91,000		$91,000
SE9.1	0.6560	Stand alone Bio-retention		$2,042,000		$2,042,000
SE9.2		Gross pollutant trap at inlet to Bio-retention		$119,000		$119,000
	2.2501		**$858,000**	**$11,207,000**	**$1,523,000**	**$13,588,000**

CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quality Management	**Eastern Creek**

APPENDIX A 8 of 11

SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK WEST 1



Catchment Areas indicative only

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CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Management	**Eastern Creek ECW1**

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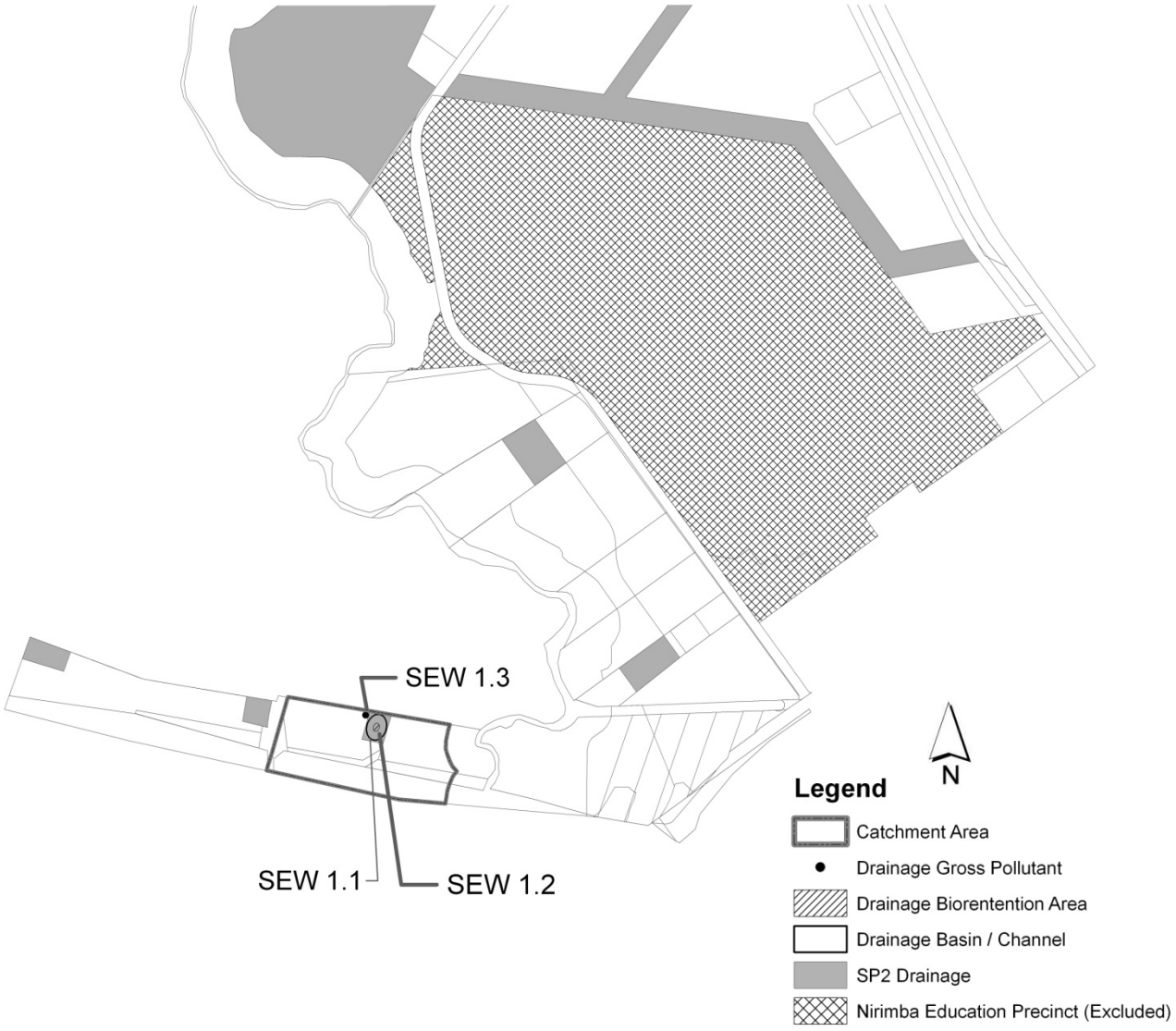
SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK WEST 1

Site No.	Land Area (sqm)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2015 - 2020	2021 - 2026	2027 -2032	
Sub-Catchment Eastern Creek West 1						
SEW2.1	0.2224	Nominal Detention basin to be provided as part of development	$344,000			$344,000
SEW2.2		Nominal bio-retention in basin to be provided by development	$63,000			$63,000
SEW2.3		Nominal gross pollutant trap at inlet to basin to be provided by development	$70,000			$70,000
SEW3.1	0.2654	Nominal Detention basin to be provided as part of development	$1,083,000			$1,083,000
SEW3.2		Nominal bio-retention in basin to be provided by development	$63,000			$63,000
SEW3.3		Nominal gross pollutant trap at inlet to basin to be provided by development	$70,000			$70,000
	0.4878		**$1,693,000**	**$0**	**$0**	**$1,693,000**

CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quality Management	**Eastern Creek ECW1**

APPENDIX A 10 of 11

SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK WEST 2



Catchment Areas indicative only

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CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quality Management	**Eastern Creek ECW2**

APPENDIX A 11 of 11

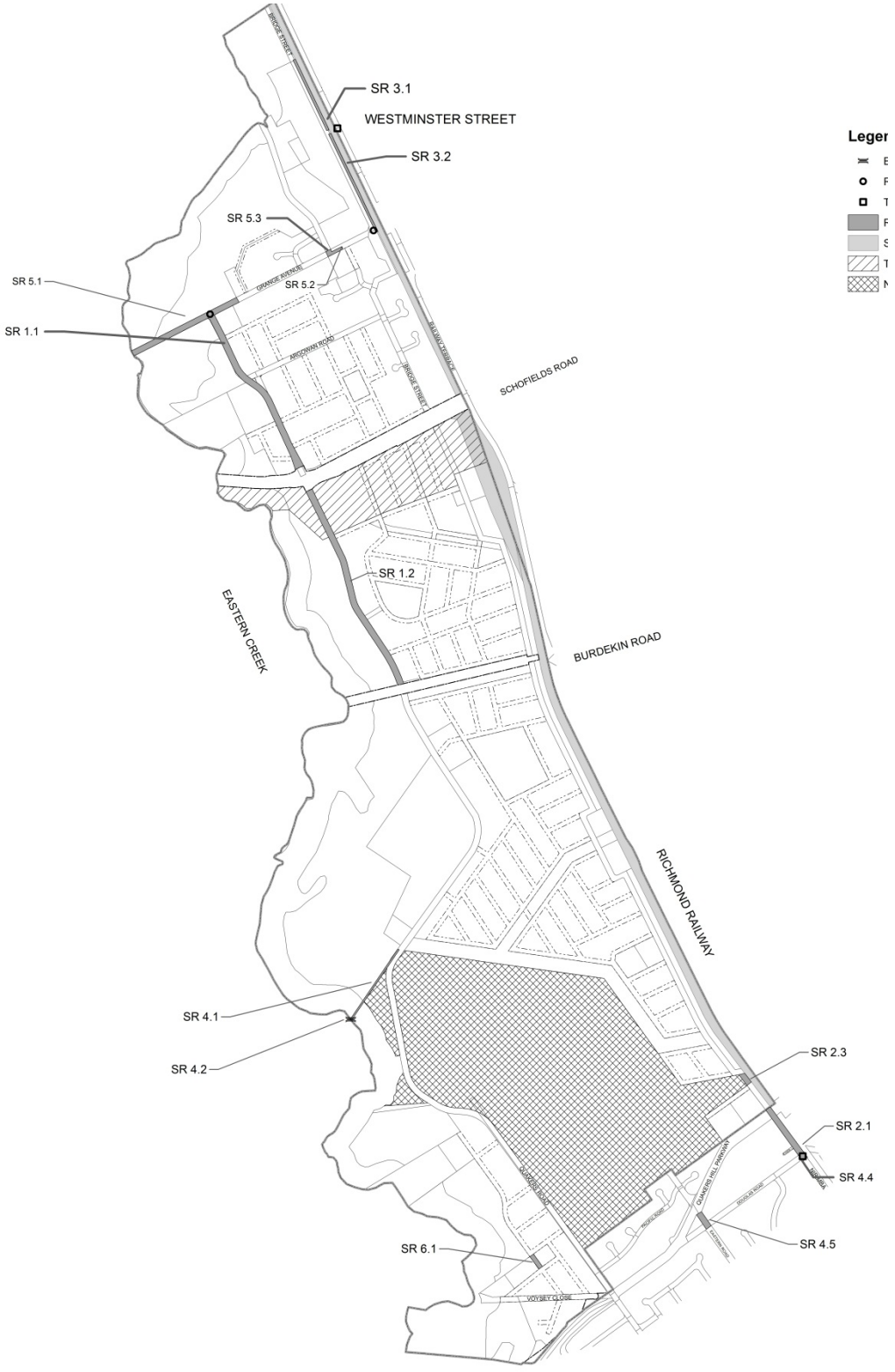
SCHOFIELDS PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK WEST 2 CONTRIBUTIONS CATCHMENT

Site No.	Land Area (sqm)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2015 - 2020	2021 - 2026	2027 -2032	
Sub-Catchment Eastern Creek West 2						
SEW1.1	0.2711	Nominal Detention basin to be provided as part of development		$470,000		$470,000
SEW1.2		Nominal bio-retention in basin to be provided by development			$82,000	$82,000
SEW1.3		Nominal gross pollutant trap at inlet to basin to be provided by development			$70,000	$70,000
	0.2711		**$0**	**$470,000**	**$152,000**	**$622,000**

CONTRIBUTION ITEM	CATCHMENT AREA
Stormwater Quality Management	**Eastern Creek ECW2**

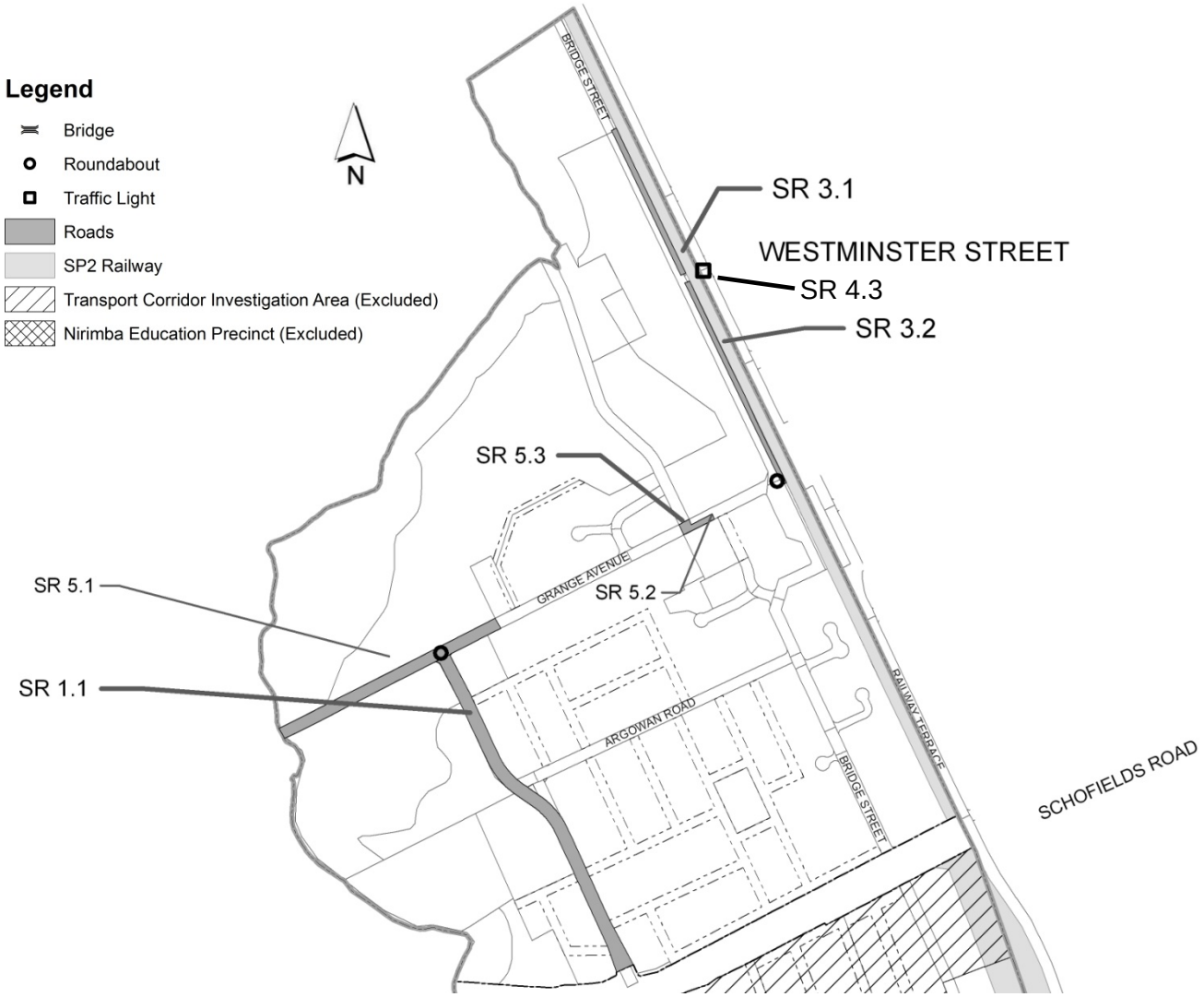
APPENDIX B

SCHOFIELDS PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES
Catchment Area



APPENDIX B 1 of 4

SCHOFIELDS PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES



Catchment Areas indicative only

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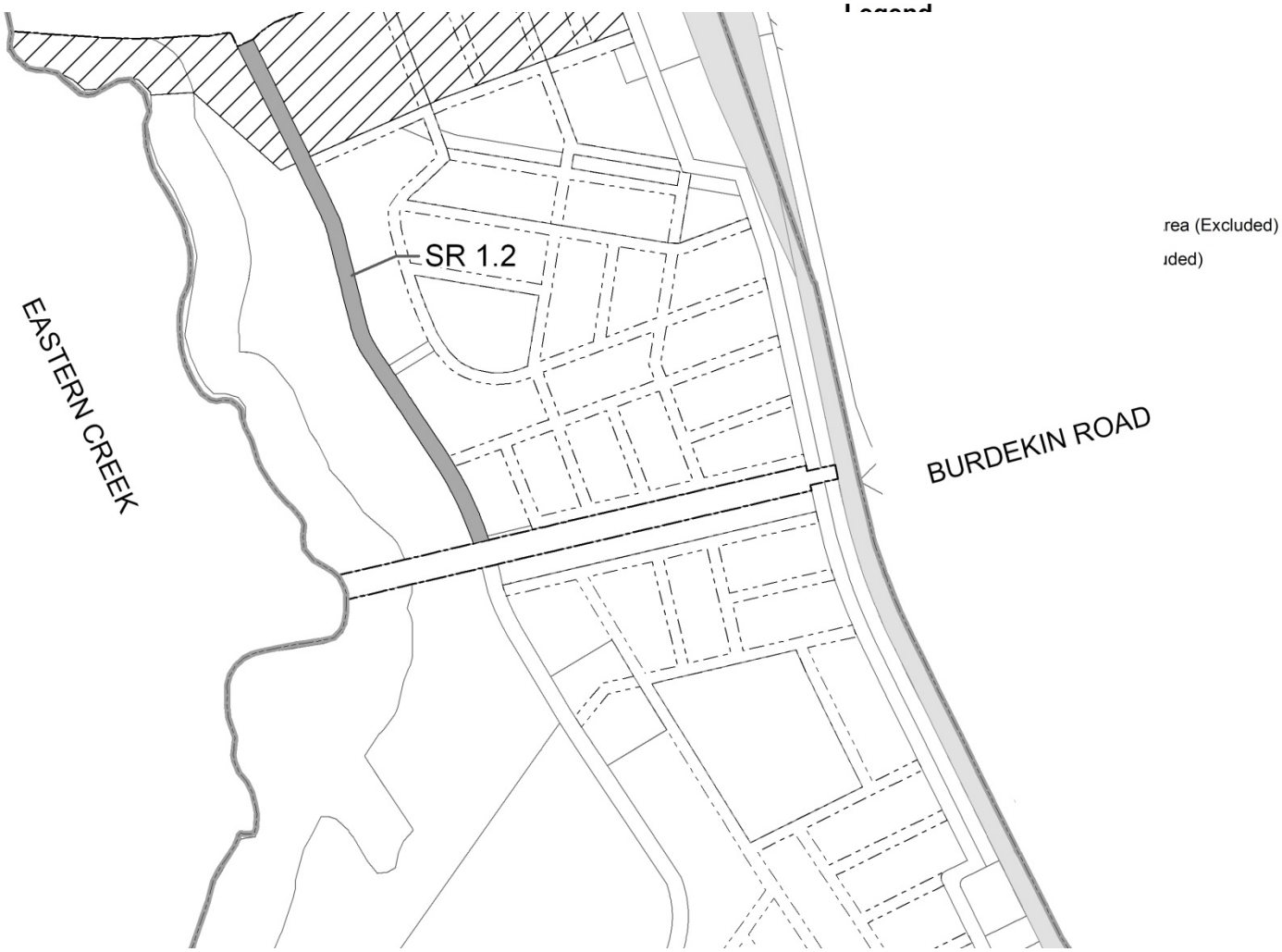
CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	**Schofields Precinct**

APPENDIX B 2 of 4

SCHOFIELDS PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES



Catchment Areas indicative only

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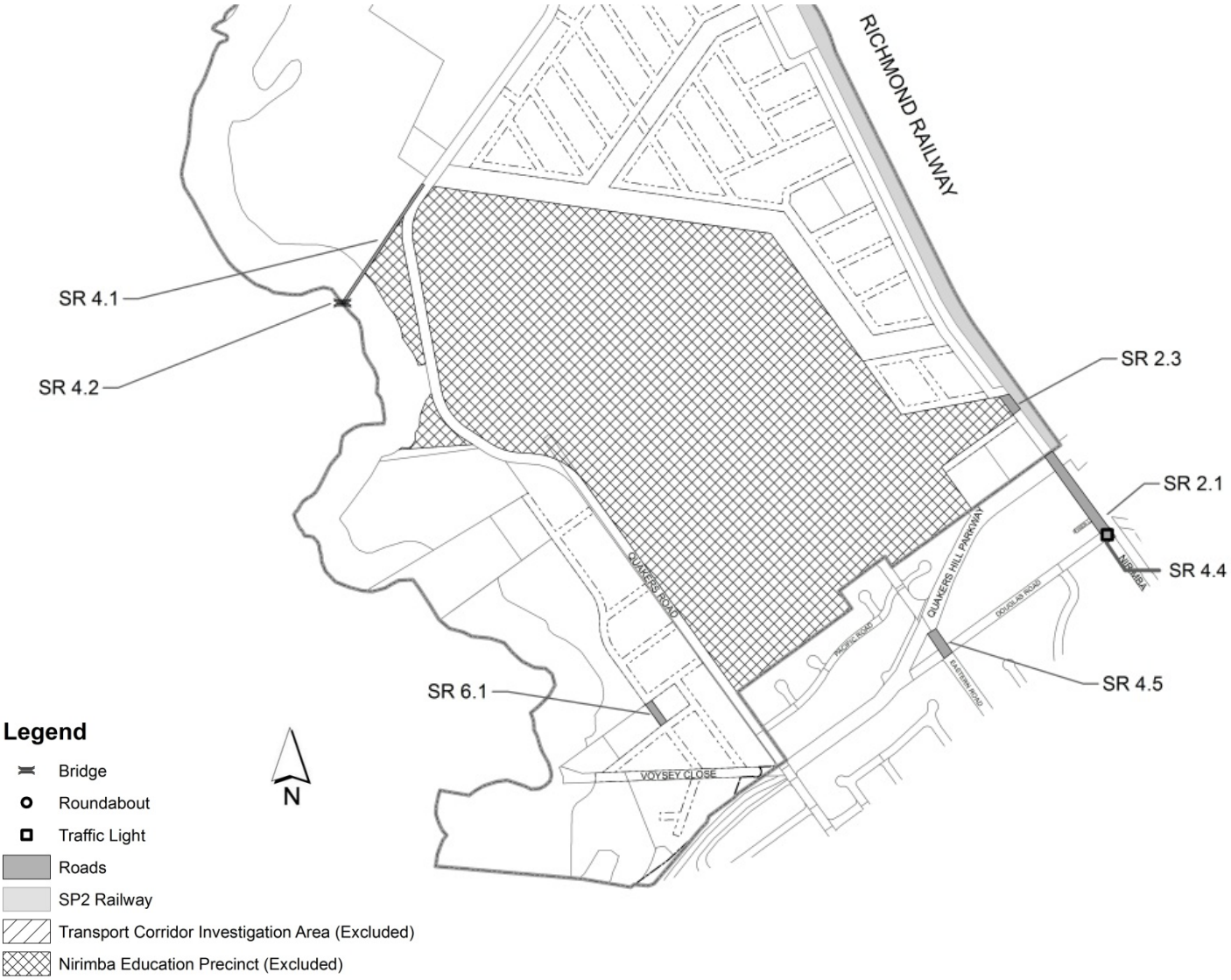
CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	**Schofields Precinct**

APPENDIX B 3 of 4

SCHOFIELDS PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES



Catchment Areas indicative only

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CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	**Schofields Precinct**

APPENDIX B 4 of 4

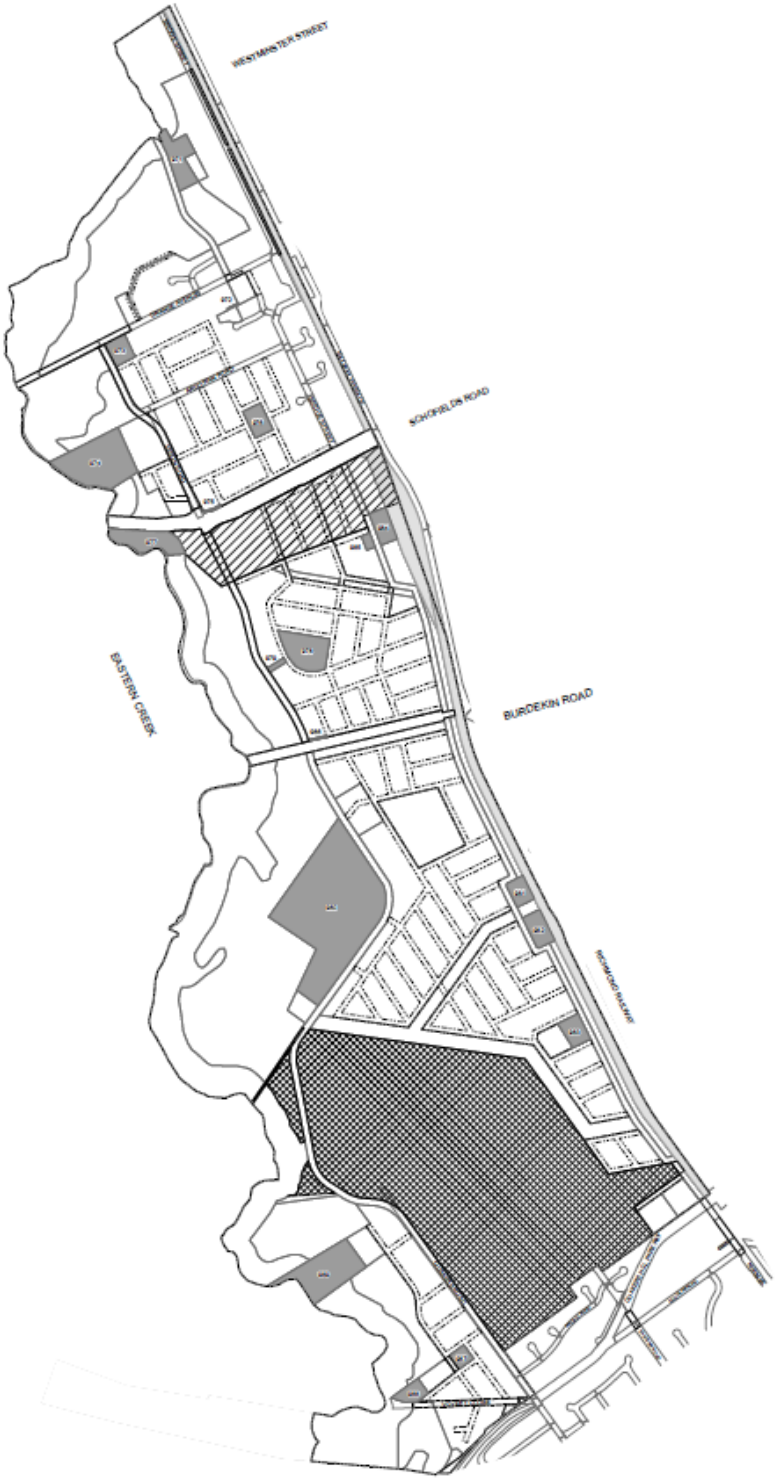
SCHOFIELDS PRECINCT
TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

Site No.	Location	Land Area (hectares)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
				2015 - 2020	2021 - 2026	2027 -2032	
SR1.1	ARGOWAN & VERON ROAD	0.2934	Collector road. Grange Avenue to Schofields Road Extension, roundabout at Grange Avenue		$3,005,000		**$3,005,000**
SR1.2	VERON ROAD	1.7663	Major collector road. Schofields Road extension to Burdekin Road extension		$3,212,000		**$3,212,000**
SR2.1	NIRIMBA DRIVE	0.0801	Collector road. Douglas Road to Quakers Hill Parkway.			$878,000	**$878,000**
SR2.3	NIRIMBA DRIVE		Collector road. Nirimba Education Precinct			$643,000	**$643,000**
SR3.1	WEST PARADE		Local road half width, north of Westminster Street Railway overbridge		$337,000		**$337,000**
SR3.2	BRIDGE STREET		Collector road half width, Grange Avenue to Westminster Street Railway overbridge	$960,000			**$960,000**
SR5.1	GRANGE AVENUE		Collector road, Eastern Creek to east of Argowan Road		$2,623,000		**$2,623,000**
SR5.2	GRANGE AVENUE		Collector road half width, southern side of Grange Avenue fronting basin SE1.4		$179,000		**$179,000**
SR5.3	GRANGE AVENUE		Collector road half width, northern side of Grange Avenue fronting channel SE1.2		$54,000		**$54,000**
SR6.1	FUTURE LOCAL ROAD	0.0888	Full width local road between drainage item SE9.1 and open space		$125,000		**$125,000**
Miscellaneous							
	BUS SHELTERS		Allow for shelters at 8 location nominated in DCP schedule		$120,000		**$120,000**
	LOCAL TRAFFIC MANAGEMENT ROUNDABOUTS		Additional roundabout at Bridge Street and Grange Avenue		$250,000		**$250,000**
SR4.1	SHARED PATHWAYS		Construction of shared path 2.5m wide to Eastern Creek north of Nirimba Education Precinct		$87,000		**$87,000**
SR4.2	FOOT BRIDGE		Eastern Creek north of Nirimba Education Precinct half cost only		$86,000		**$86,000**
SR4.3	LOCAL TRAFFIC MANAGEMENT TRAFFIC SIGNALS		Traffic Signal at intersection of Westminster Street and Railway Terrace		$350,000		**$350,000**
SR4.4	LOCAL TRAFFIC MANAGEMENT TRAFFIC SIGNALS		Traffic Signal at intersection of Nirimba Drive and Douglas Road			$484,000	**$484,000**
SR4.5	PROVIDE A LEFTHAND SLIP LANE INTO EASTERN ROAD FROM QUAKERS HILL PARKWAY PROVIDE A LEFTHAND SLIP LANE FROM EASTERN ROAD INTO QUAKERS HILL PARKWAY REMOVE TRAFFIC LIGHTS AT DOUGLAS ROAD AND EASTERN ROAD, QUAKERS HILL		50% of costs have been apportioned between CP 17 & CP 24 (Total Cost $439,000)		$219,500		**$219,500**
				$960,000	**$10,647,500**	**$2,005,000**	**$13,612,500**

CONTRIBUTION ITEM	CATCHMENT AREA
Traffic & Transport Management	**Schofields Precinct**

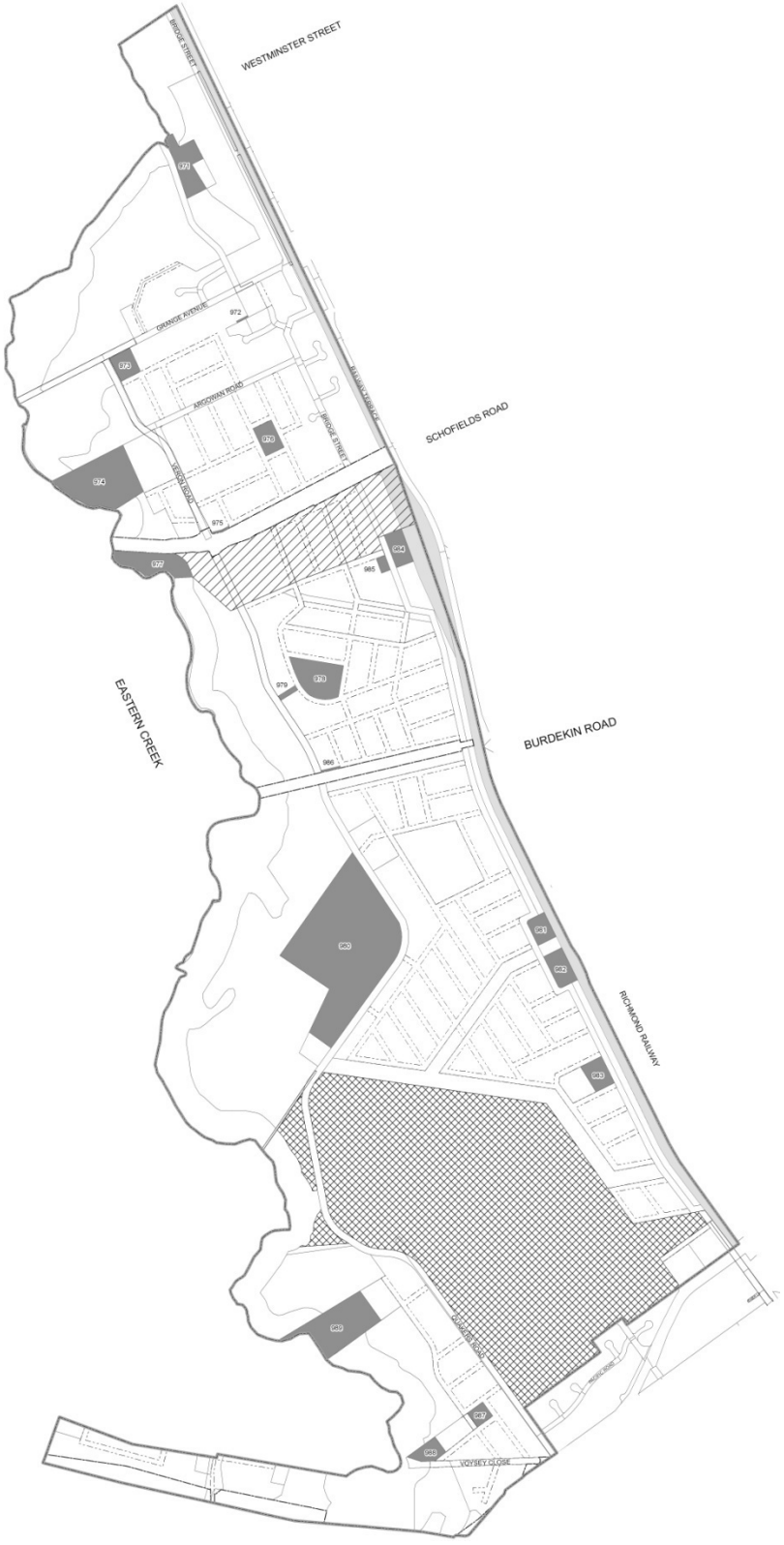
APPENDIX C 1 of 7

SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES
Eastern Catchment Area



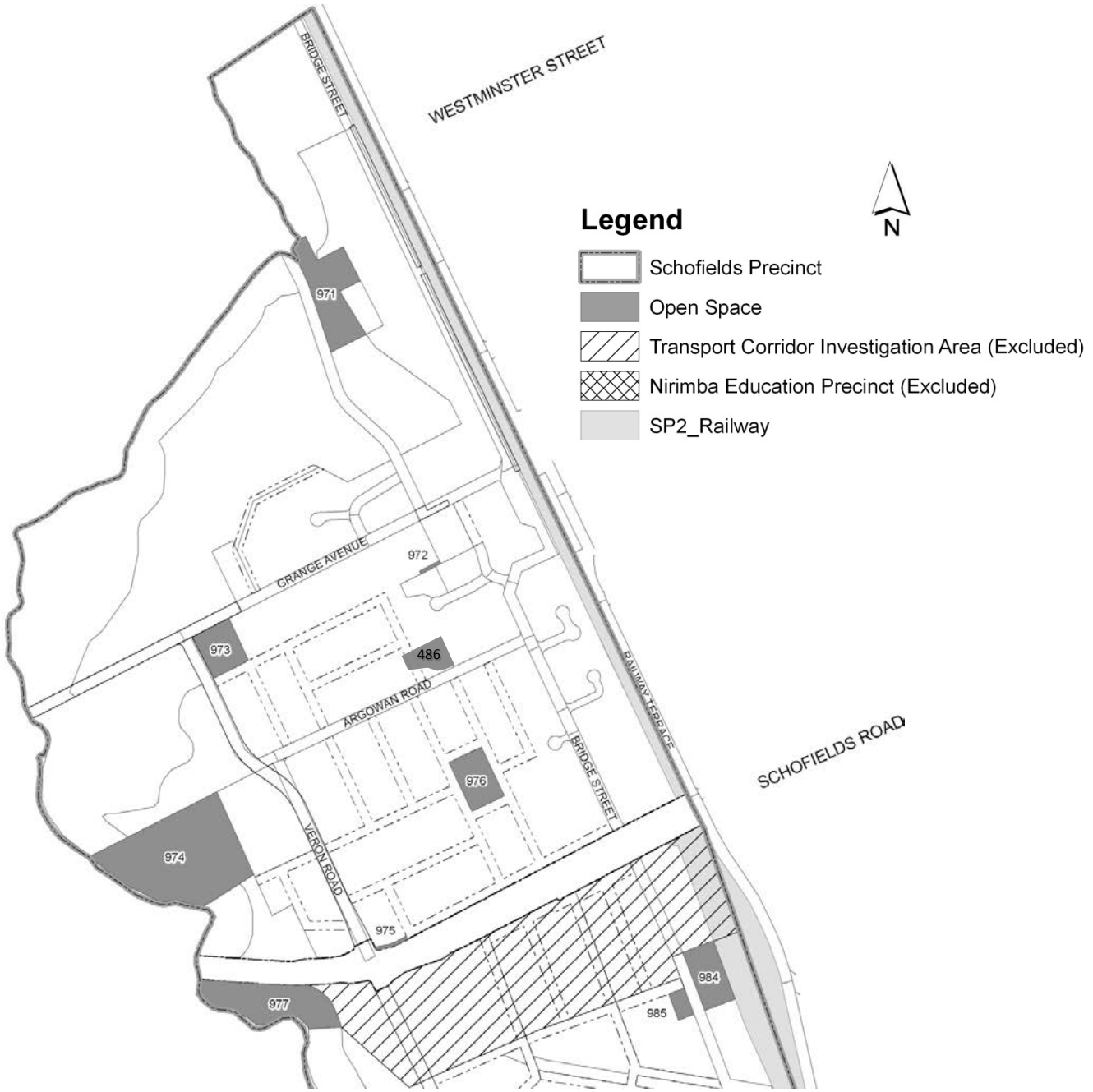
APPENDIX C 2 of 7

SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES
District Facility Catchment Area



APPENDIX C 3 of 7

SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES



Catchment Areas indicative only

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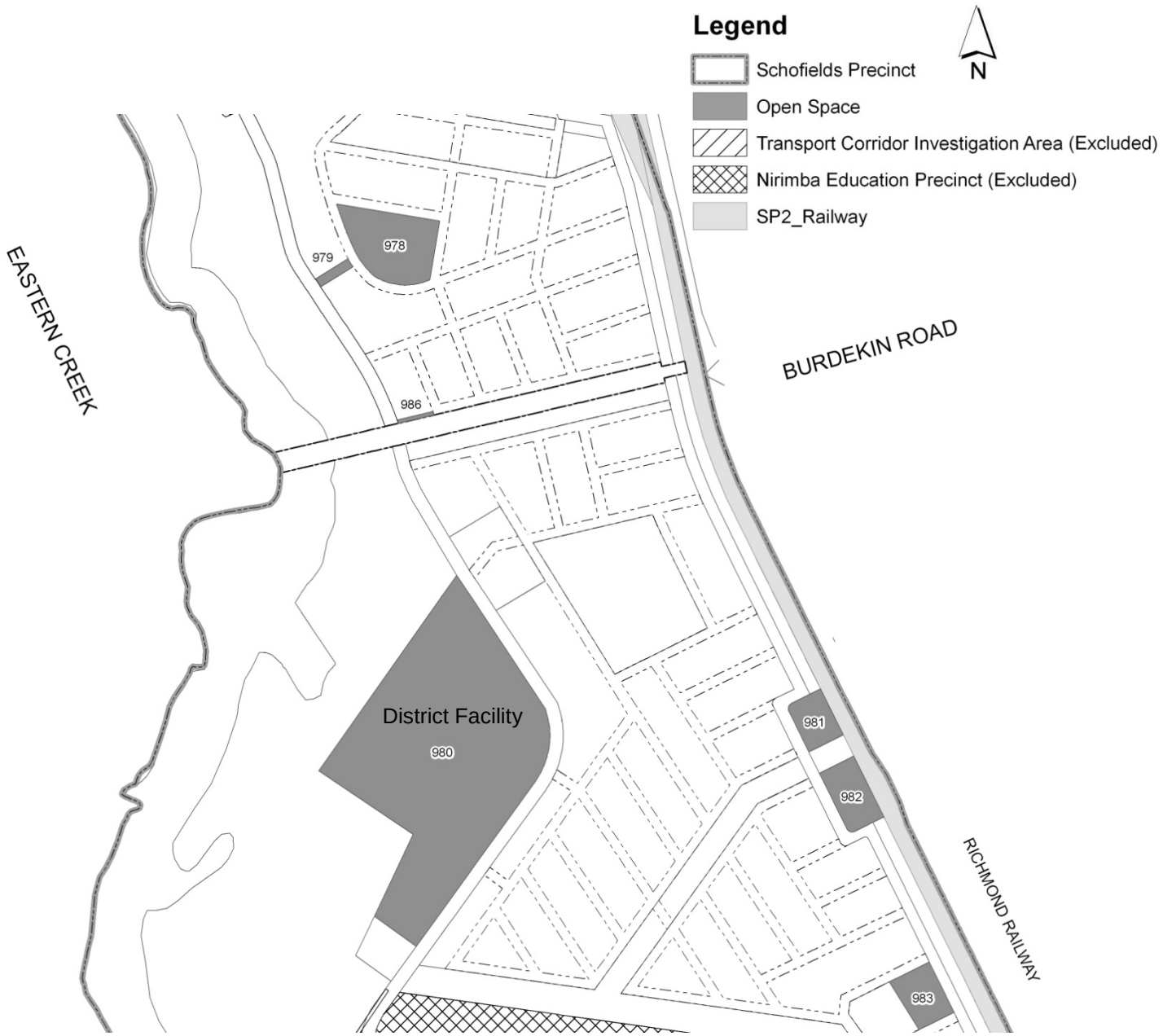
CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Schofields Precinct**

APPENDIX C 4 of 7

SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES



Catchment Areas indicative only

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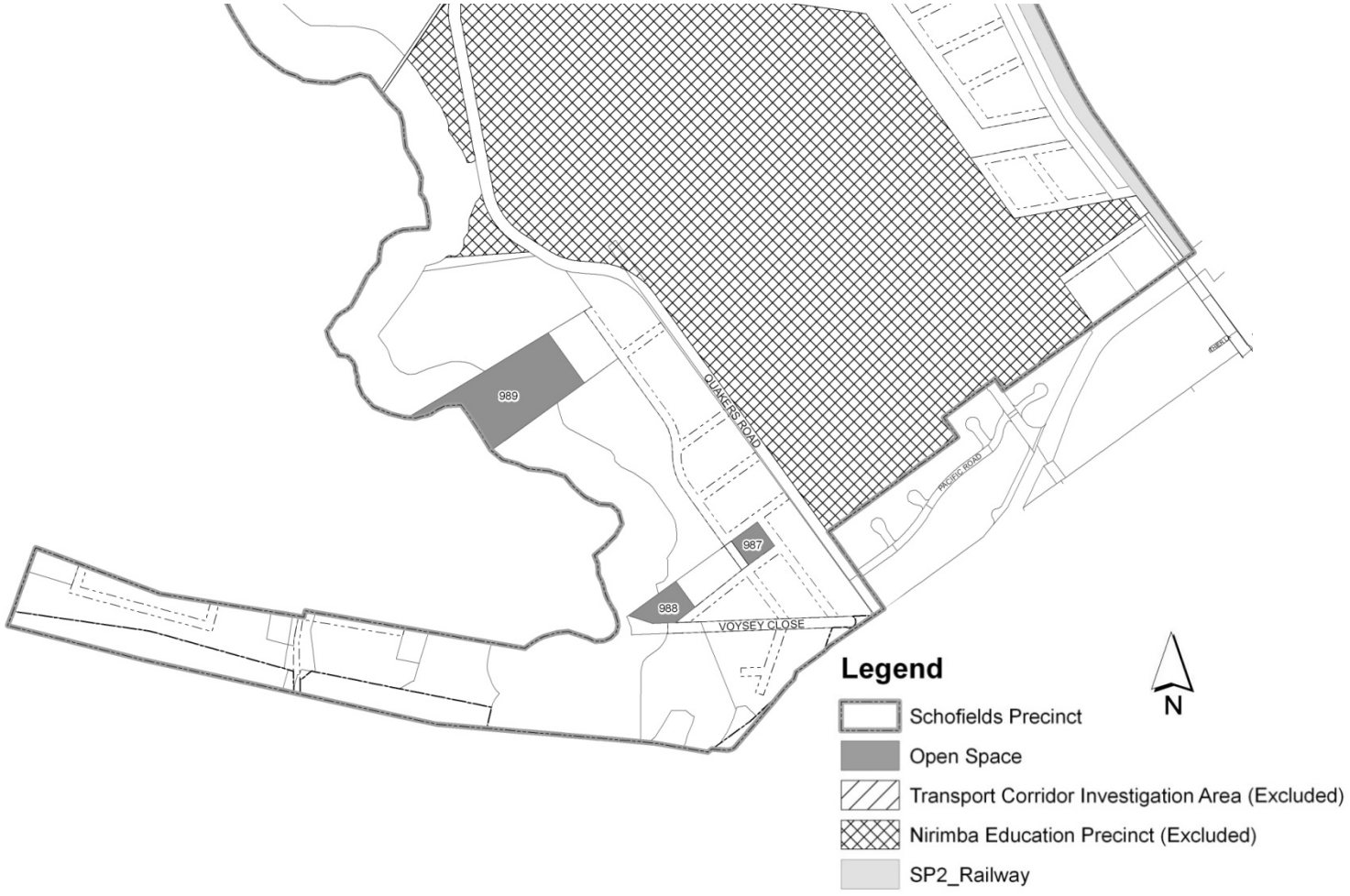
CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Schofields Precinct**

APPENDIX C 5 of 7

SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES



Catchment Areas indicative only

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CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Schofields Precinct**

APPENDIX C 6 of 7

SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES
Eastern Catchment

Reserve Number	Area (hectares)	Description	Estimated Cost & Indicative Timing of Delivery			Total
			2015 - 2020	2021 - 2026	2027 -2032	
971	1.2905	Local park including playground and landscaping	$763,000			**$763,000**
972	0.0242	Linear park including landscaping		$50,000		**$50,000**
973	0.6093	Local park with landscaping		$424,000		**$424,000**
974	3.2562	Basin park with landscaping (3.3835ha)	$908,000			**$908,000**
975	0.0360	Linear park including landscaping		$50,000		**$50,000**
976	0.6290	Local park with playground and landscaping		$525,000		**$525,000**
977	1.3171	Basin park with landscaping (1.4513ha)	$707,000			**$707,000**
978	1.5937	Neighbourhood park including playground and landscaping	$1,124,000			**$1,124,000**
979	0.1038	Linear park including landscaping	$79,000			**$79,000**
981	0.5597	Local park including playground and landscaping			$450,000	**$450,000**
982	0.7420	Local park adjoining Reserve 981 including landscaping			$359,000	**$359,000**
983	0.6680	Local park including playground and Landscaping			$424,000	**$424,000**
984	0.6590	Village park-Local park including landscaping		$256,000		**$256,000**

CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Schofields Precinct**

APPENDIX C 7 of 7

SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES
Eastern Catchment

Reserve Number	Area (hectares)	Description	Estimated Cost & Indicative Timing of Delivery			Total
			2015 - 2020	2021 - 2026	2027 -2032	
985	0.1500	Village park-Local park including landscaping		$155,000		**$155,000**
986	0.0376	Linear park including landscaping		$80,000		**$80,000**
987	0.3364	Local park with playground and landscaping		$332,000		**$332,000**
988	0.5233	Basin park with landscaping	$545,000			**$545,000**
989	2.4779	Basin park with landscaping (2.8402ha)			$864,000	**$864,000**
486	0.2894	Existing park (Oban Street, Schofields) with fencing and landscaping		$80,000		**$80,000**
	15.3031		**$4,126,000**	**$1,952,000**	**$2,097,000**	**$8,175,000**

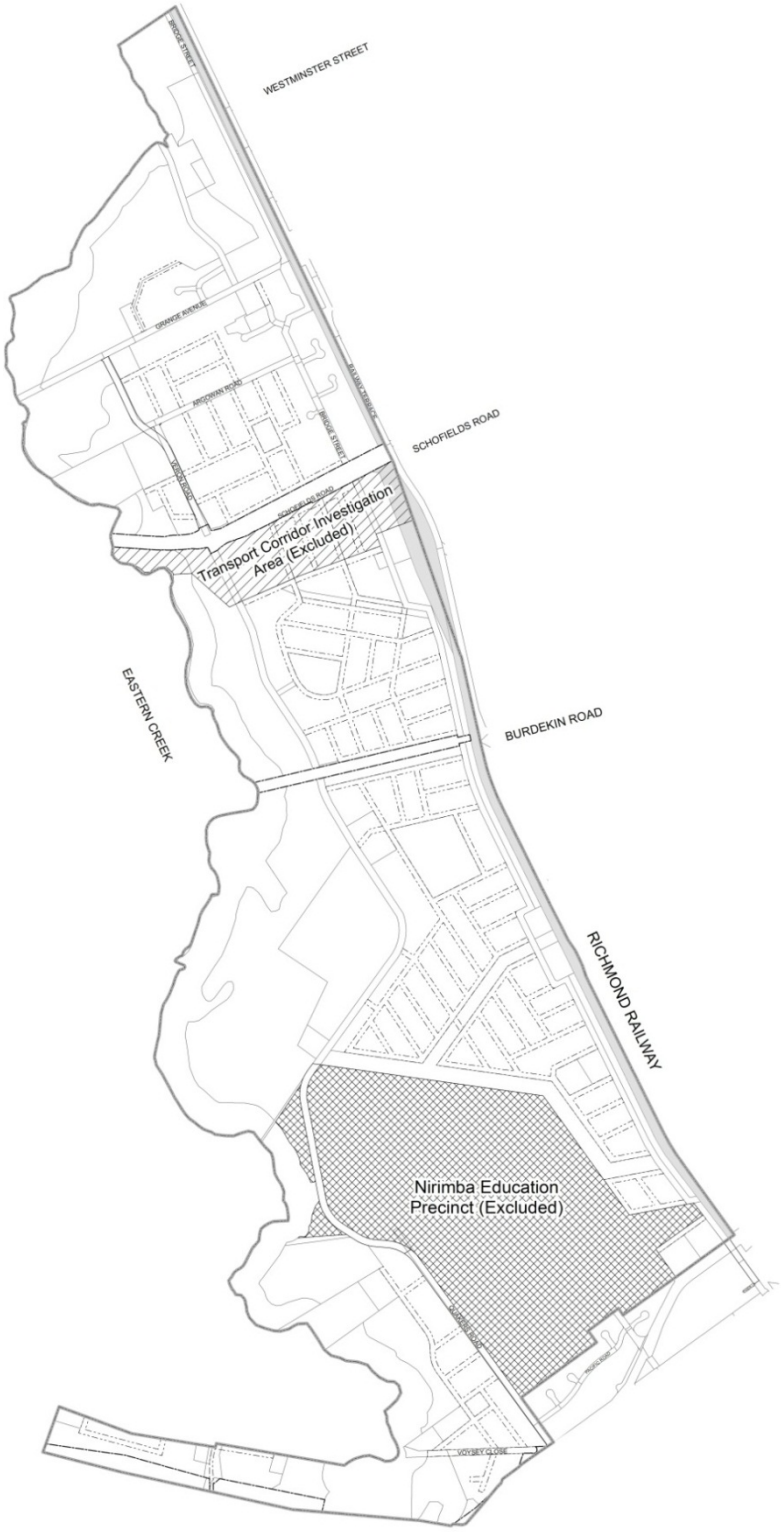
SCHOFIELDS PRECINCT
OPEN SPACE & RECREATION FACILITIES
District Facility

Reserve Number	Area (hectares)	Description	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
980	11.9452	District Park including playing fields, amenities, lighting,car park,playground, pathway, fencing and landscaping			$16,584,000	**$16,584,000**
	11.9452		**$0**	**$0**	**$16,584,000**	**$16,584,000**

CONTRIBUTION ITEM	CATCHMENT AREA
Open Space & Recreation	**Schofields Precinct**

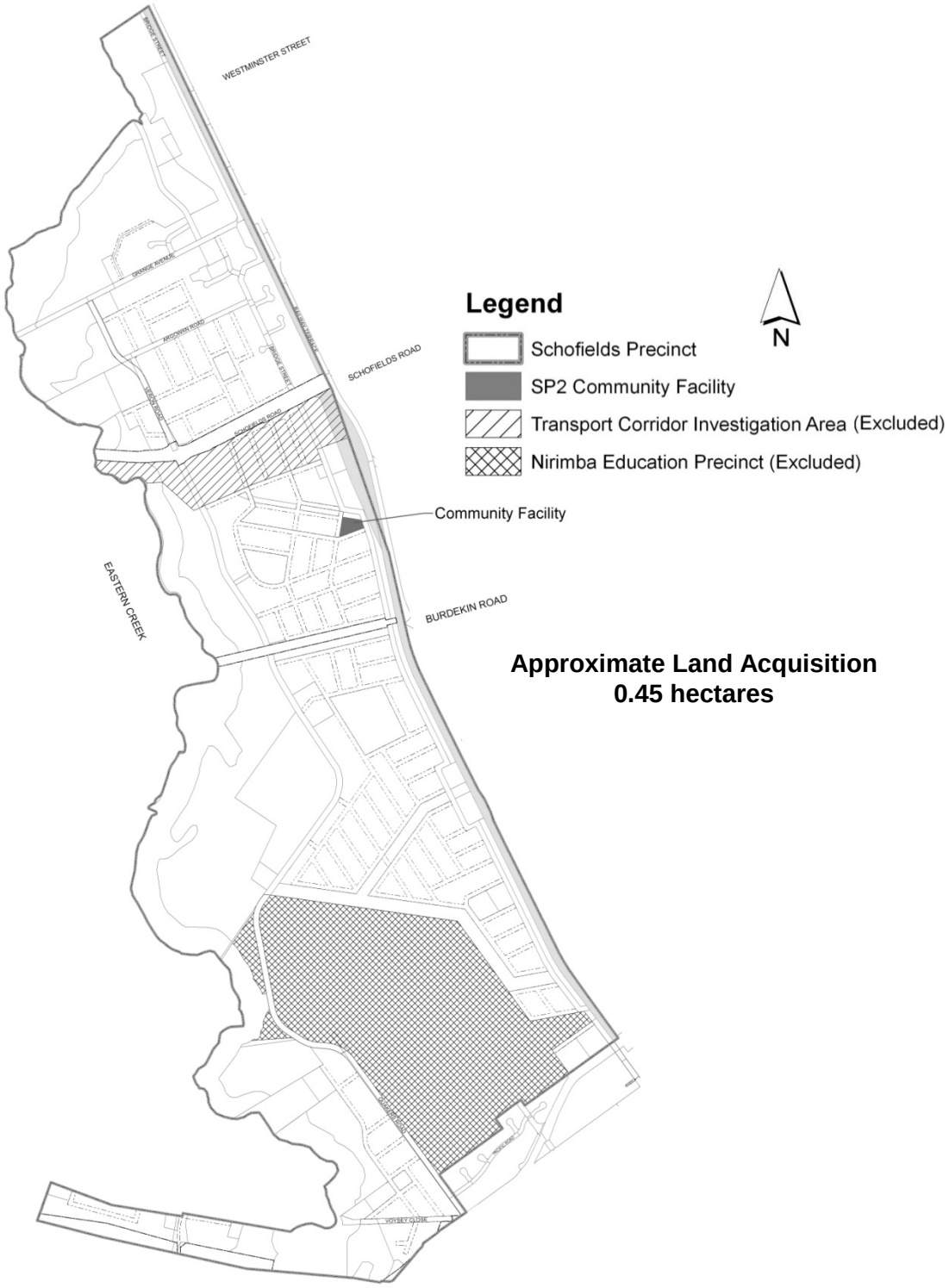
APPENDIX D & E

SCHOFIELDS PRECINCT
COMMUNITY FACILITIES and COMBINED PRECINCT FACILITIES
Catchment Area



APPENDIX D 1 of 1

SCHOFIELDS PRECINCT
LAND FOR COMMUNITY FACILITIES



Approximate Land Acquisition
0.45 hectares

Catchment Areas indicative only

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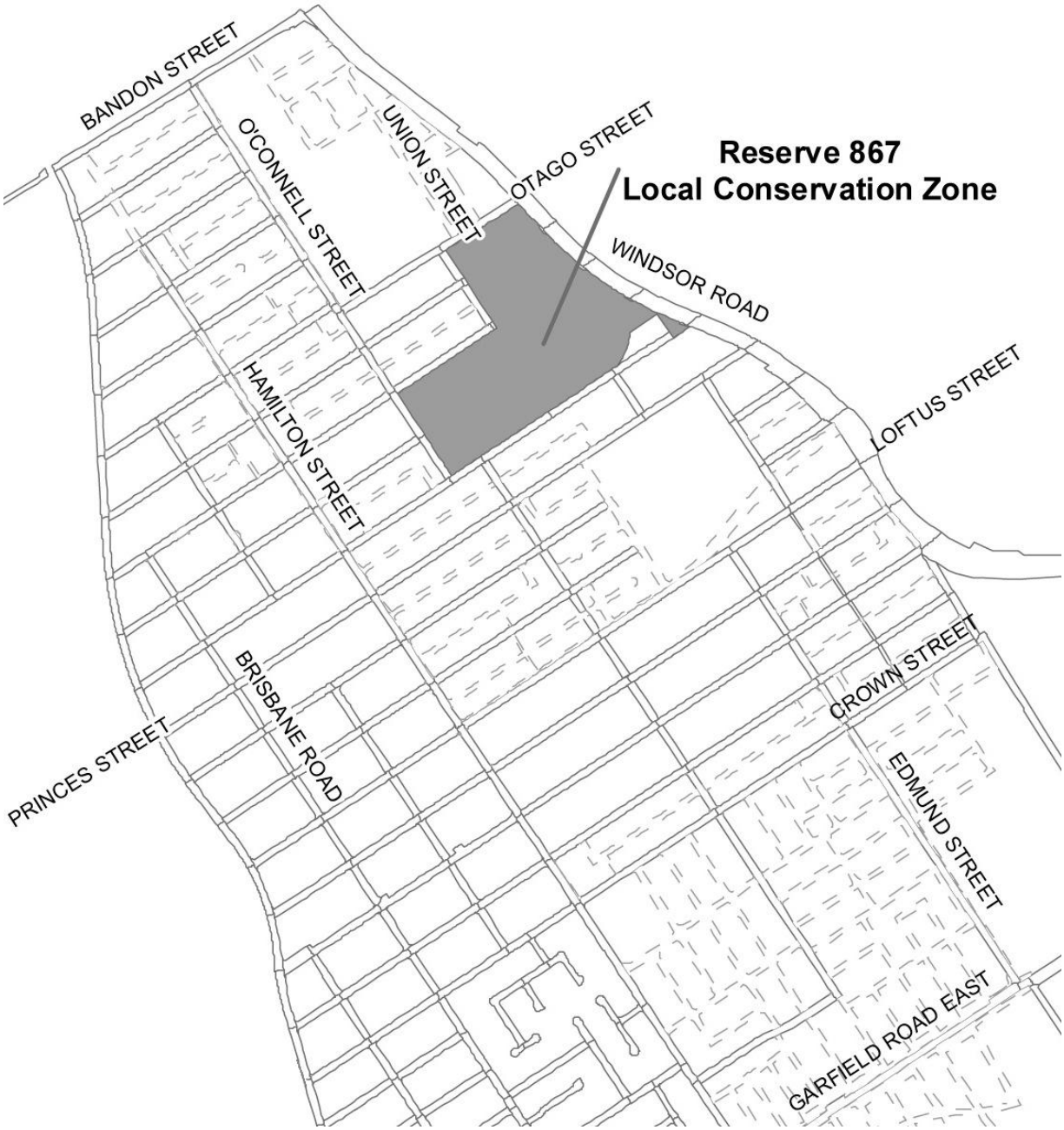
CONTRIBUTION ITEM	CATCHMENT AREA
Community Facilities (CRH land only)	**Schofields**

APPENDIX E 1 of 2

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



Catchment Areas indicative only

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CONTRIBUTION ITEM	CATCHMENT AREA
Combined Precinct Facilities E2 Conservation Zone	**Schofields**

APPENDIX E 2 of 2

COMBINED PRECINCT FACILITIES
FULL FACILITY CONSTRUCTION COSTS
E2 CONSERVATION ZONE

Reserve No.	Land Area (sqm)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2015 - 2020	2021 - 2026	2027 -2032	
867	20.3719	Conservation Zone		$9,333,000		$9,333,000
			$0	**$9,333,000**	**$0**	**$9,333,000**

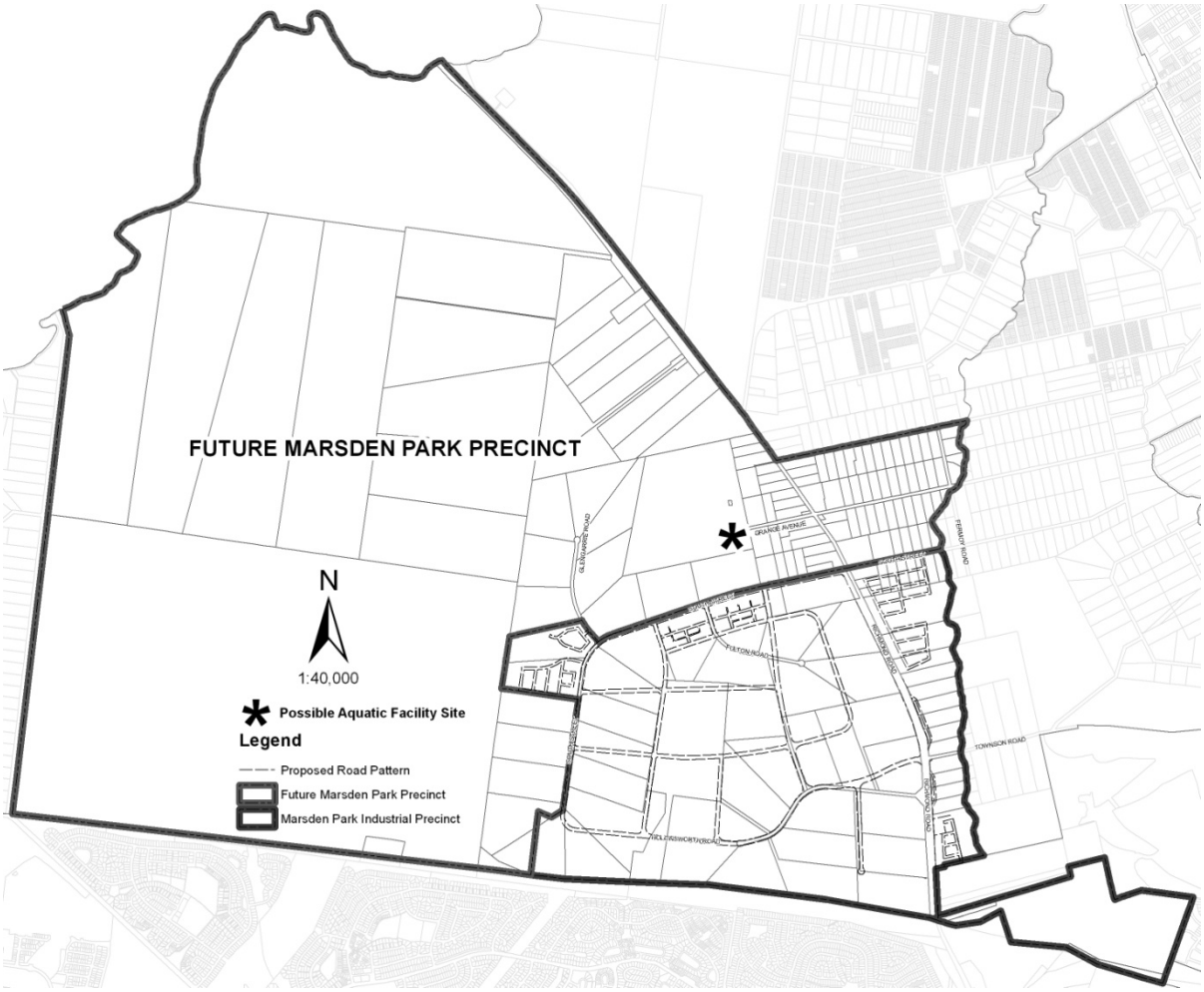
COMBINED PRECINCT FACILITIES
E2 CONSERVATION ZONE
APPORTIONED FACILITY CONSTRUCTION COSTS FOR THE SCHOFIELDS PRECINCT

Reserve No.	Land Area (sqm)	Description of Works	Estimated Cost & Indicative Timing of Delivery			Total
			2015 - 2020	2021 - 2026	2027 -2032	
867	20.3719	Conservation Zone		$555,000		$555,000
			$0	**$555,000**	**$0**	**$555,000**

CONTRIBUTION ITEM	CATCHMENT AREA
Combined Precinct Facilities E2 Conservation Zone	**Schofields**

APPENDIX F 1 of 1

SCHOFIELDS PRECINCT
COMBINED PRECINCT FACILITIES
LAND FOR AQUATIC FACILITY
(Located in Marsden Park Precincts)



Approximate Land Acquisition
3 hectares

Catchment Areas indicative only

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CONTRIBUTION ITEM	CATCHMENT AREA
Combined Precinct Facilities Aquatic Facility Land Only	**Schofields**

APPENDIX G

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							
EASTERN CREEK	135.6311		$21,211,898		$45,749,000	$686,235	$67,647,133
STORMWATER QUALITY							
EASTERN CREEK	130.7321		$1,070,810		$13,588,000	$203,820	$14,862,630
STORMWATER - Sub Catchments	**Hectares**						
EASTERN CREEK - WEST 1	3.2823		$988,668		$1,693,000	$25,395	$2,707,063
EASTERN CREEK - WEST 2	2.1081		$125,000		$622,000	$9,330	$756,330
TRAFFIC MANAGEMENT	**Hectares**						
SCHOFIELDS	135.6311	$0	$3,021,995		$13,612,500	$204,188	$16,838,683
OPEN SPACE	**Population**						
EASTERN CATCHMENT	7202		$9,687,000		$8,175,000	$122,625	$17,984,625
SCHOFIELDS (District Facility)	7440		$7,525,000		$16,584,000	$248,760	$24,357,760
COMMUNITY FACILITIES	**Population**						
SCHOFIELDS	7440		$678,000				$678,000
COMBINED PRECINCT FACILITY	**Population**						
CONSERVATION ZONE (Riverstone)	7440	$151,547	$1,352,000		$555,000	$8,325	$2,066,872
AQUATIC FACILITY (Marsden Park)	7440		$752,000				$752,000
TOTAL		**$151,547**	**$46,412,371**	**$0**	**$100,578,500**	**$1,508,678**	**$148,651,096**

APPENDIX H

BASE CONTRIBUTION RATES

(Base CPI March 2013 - 102.7)

CATCHMENT	CONTRIBUTION RATE ($)
WATER MANAGEMENT	**$ Per Ha**
STORMWATER QUANTITY	
EASTERN CREEK	$498,758
STORMWATER QUALITY	
EASTERN CREEK	$113,688
STORMWATER - Sub Catchments	**$ Per Ha**
EASTERN CREEK - WEST 1	$824,751
EASTERN CREEK - WEST 2	$358,777
TRAFFIC MANAGEMENT	**$ Per Ha**
SCHOFIELDS	$124,151
OPEN SPACE	**$ Per Person**
EASTERN CATCHMENT	$2,497
SCHOFIELDS (District Facility)	$3,274
COMMUNITY FACILITIES	**$ Per Person**
SCHOFIELDS	$91
COMBINED PRECINCT FACILITY	**$ Per Person**
CONSERVATION ZONE (Riverstone)	$278
AQUATIC FACILITY (Marsden Park)	$101

INDEXATION METHOD

The method of indexing the base contribution rate is to multiply the most recently published All Groups Sydney CPI at the time of payment and divide it by the March 2013 All Groups Sydney CPI.

APPENDIX I

SUPPORTING TECHNICAL DOCUMENTS AND REPORTS

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

- J. Wyndham Prince Schofields Precinct, Rouse Hill – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques dated July 2011.
- Opus International Consultants Schofields Precinct Review of Water Cycle Management Strategy 09 November 2012.
- The Schofields Transport & Access Study (2010) by Urbanhorizon Pty Ltd.
- Blacktown City 2025 – Delivering the Vision (Blacktown City Council, 2008).
- Elton Consulting – Social Infrastructure and Open Space Report – Schofields (2010), undertaken by the Growth Centres Commission.
- Northwest Growth Centres Recreational Framework (Blacktown City Council, 2009).
- Wellness Through Physical Activity Policy (Blacktown City Council, 2008).
- Blacktown City Council Social Plan (2007).
- Recreation and Open Space Strategy (Blacktown City Council, 2009).
- Community Infrastructure Report (Social Infrastructure and Open Space Report Schofields Precinct 2010, undertaken by the Growth Centres Commission.
- Riverstone and Alex Avenue Precincts Demographic Profile & Community Infrastructure Report 2007), undertaken by the Growth Centres Commission.
- The Informal Indoor Recreation Needs Assessment and the Section 94 Community Facilities Report, undertaken by Council.
- *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Schofields Precinct)* Post-Exhibition Planning Report MAY 2012.
- *State Environmental Planning Policy (Sydney Region Growth Centres) Schofields Amendment 1* Post-Exhibition Planning Report JANUARY 2013.