

contributions plan

No.1

s e c t i o n 7.11

1980's Release Areas

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1. Introduction and administration of the plan

1.1 Name of the plan

This contributions plan is called 'Section 7.11 Contributions Plan No.1 – 1980's Release Areas.'

1.2 Purpose of plan

This contributions plan outlines Council's policy regarding the application of Section 7.11 of the *Environmental Planning and Assessment Act 1979* (EPA Act) in relation to the provision of infrastructure and baseline facilities within Blacktown City's 1980's Release Areas.

Within the 1980's Release Areas Section 7.11 contributions are levied for the following amenities and services:

- trunk drainage
- flood mitigation
- major roads
- Eastern Creek overbridge
- open space and recreation
- community facilities.

This plan has been prepared in accordance with the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation 2000* (EPA Regulation).

The initial contributions plan for the 1980's Release Areas was approved by Council on 21 July 1993 and came into force on 4 August 1993.

This plan was reviewed in March 1999, March 2006 and December 2010, coming into force on 15 December 2010. This latest version was reviewed in September 2020.

The Section 7.11 contributions contained in this plan have been determined on the basis of "contribution catchments". This is the area over which a contribution for a particular item is levied. Within each catchment there is 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 consider the cost of works to be undertaken, the cost to Council of acquiring land 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 the plan

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

1.4 Principles of Section 7.11

Section 7.11 permits Council to require persons or entities developing land to pay monetary contributions, provide capital works (works in kind), and/or dedicate land in order to help fund the increased demand for public amenities and public services (amenities and services) generated through their developments. The Land and Environment Court has determined that Section 7.11 is the sole method that councils can use to require a contribution from a person or entity developing land.

The 3 general principles in applying Section 7.11 contributions are:

- a contribution must be for, or relate to, a planning purpose
- a contribution must fairly and reasonably relate to the subject development
- the contribution must be such that a reasonable planning authority, duly applying its statutory duties, could have properly imposed.

Council may either:

- require a monetary or 'in kind' contribution (or dedication of land) to fund amenities and services to be carried out in the future
- require a contribution to fund amenities and services, which have already been constructed.

The latter category is referred to as retrospective funding. Retrospective levying commenced when Council provided the first amenity/service in the 1980's Release Areas.

One of the fundamental responsibilities of any Council in imposing Section 7.11 contributions is to ensure that the contributions levied are reasonable. That is, the works and facilities to be provided must be as a direct consequence of the development on which the contributions are levied. In keeping with this responsibility, Section 7.11 contributions levied on development as a result of this plan are limited to providing amenities and services to the minimum level necessary to sustain an acceptable form of urban development.

1.5 Aims and objectives

The aims and objectives of this plan are to:

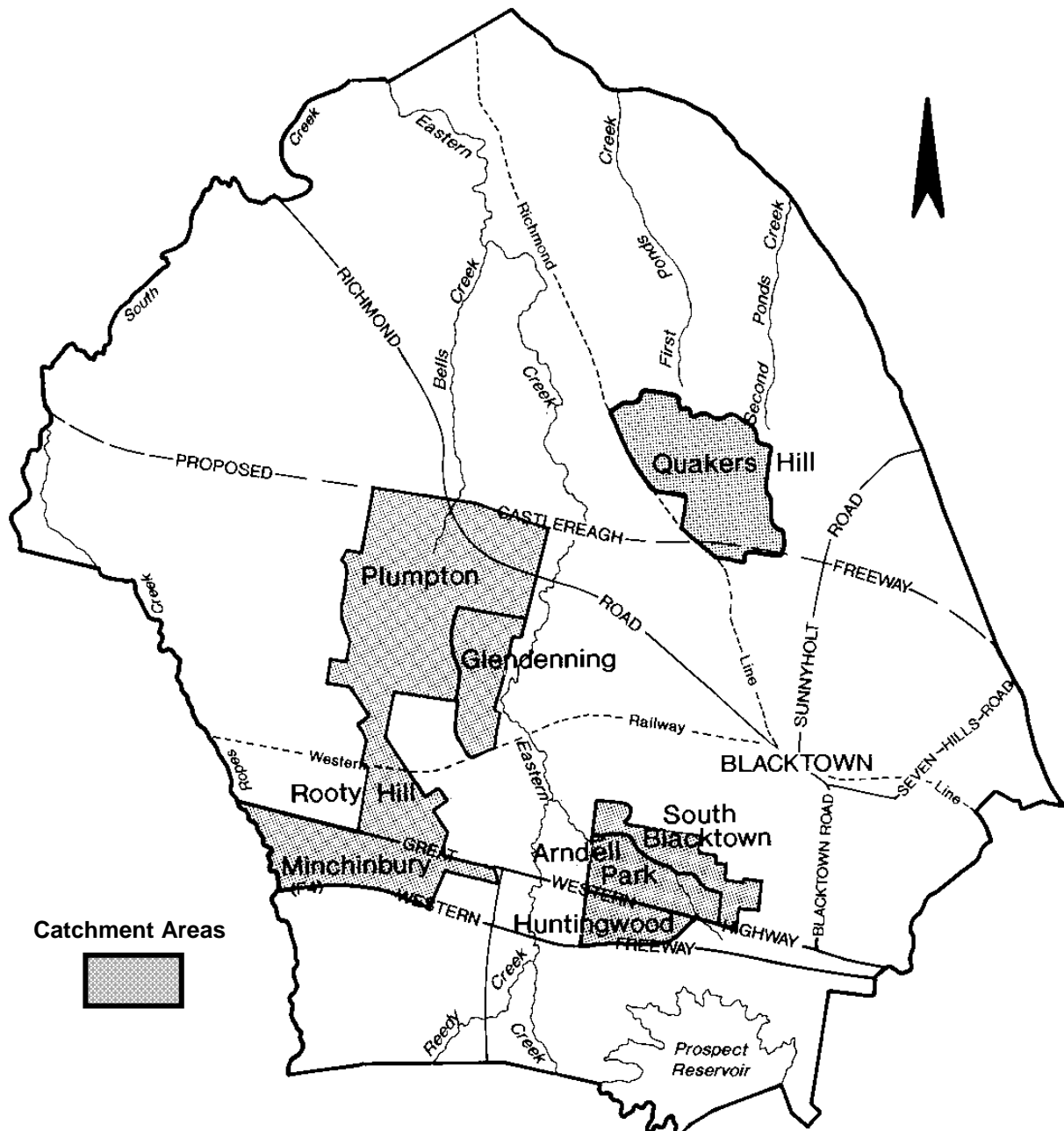
- ensure that Section 7.11 contributions levied on development within the 1980's Release Areas are reasonable
- ensure that the method of levying Section 7.11 contributions is practical
- ensure that an appropriate level of infrastructure provision occurs within the 1980's Release Area
- employ a user pays policy for the funding of infrastructure within the 1980's Release Areas so that the existing residents of Blacktown City are not subsidising new urban development
- ensure that the amenities and services provided are not for the purpose of making up shortfalls in other areas
- ensure infrastructure is provided in an orderly manner
- make clear Council's intentions regarding the location and timing of infrastructure provision within the 1980's Release Areas.

1.6 Land to which the plan applies

The land to which this plan applies is shown on the following page.

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

Areas subject to the plan



1.7 No contributions cap applies to this plan

The *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction*, dated 21 August 2012 (Schedule 1) states that land within the Blacktown City Local Government Area, identified as the *1980's Release Areas* in the *Section 7.11 Contributions Plan No.1 – 1980's Release Areas* is not land that is subject to that Direction. To be clear, no contributions cap applies to this contributions plan. This Direction can be viewed on the Department of Planning, Industry and Environment's website:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Directions/environmental-planning-and-assessment-local-infrastructure-contributions-direction-2012.pdf?la=en>.

1.8 Development to which the plan applies

This plan applies to all developments occurring within the areas identified as 1980's release areas in this plan that require the submission of a development application or an application for a complying development certificate, including the intensification of use of a site involving expansion of area occupied by a development and/or the addition of population.

1.9 Secondary dwellings (granny flats)

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

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

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

"Granny Flat" is generally defined when assessing development applications as:

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

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

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

1.10 Construction Certificates and the obligation of accredited certifiers

In accordance with Section 7.11 EC of the EPA Act and Clause 146 of the EPA 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 EPA Regulation. Failure to follow this procedure may render such a certificate invalid.

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

1.11 Complying development and the obligation of accredited certifiers

In accordance with Section 7.11 EC (1) of the EPA Act, accredited certifiers must impose a condition requiring monetary contributions in accordance with this Contributions Plan, which satisfies the following criteria.

The conditions imposed must be consistent with Council's standard Section 7.11 consent conditions and be strictly in accordance with this contributions plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the Section 7.11 condition correctly.

1.12 Relationship to other plans

Other planning controls apply to the 1980's Release Area. These include:

- Blacktown Local Environmental Plan 2015
- Blacktown Development Control Plan 2015.

In addition to these Plans, "Section 94 Contributions Plan No. 2 - Local Roads" and "Section 94 Contributions Plan No. 5 - Parklea Release Area" also affect the area (or a part of the area) to which this Plan applies.

Please note that the references above relate to other Council Plans. Other infrastructure providers (e.g. Integral, Sydney Water, RMS) within the 1980's Release Area may require monetary payment for the infrastructure they provide. This list may not include all such providers and in this regard, you are advised to make your own detailed enquiries.

1.13 The monitoring and review of this plan

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

- contribution levels reflect current land and construction costs
- provision levels reflect current planning and engineering practice and likely population trends
- 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 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.

1.14 Timing of provision of items

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

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

- existing development trends. For example, the provision of parks in faster growing residential areas will have a higher priority than slower growing areas.
- anticipated revenue. Council's ability to forward fund Section 7.11 works is limited. As such the timing of works is very much dependant on the receipt of adequate Section 7.11 funds. The work schedules in the appendices of this plan have been formulated having regard for existing funds available to each of the catchment areas and projected income.

As noted in Section 1.13 above, regular reviews of this plan are undertaken. Development trends are monitored and revenue estimates are revised as part of the review process and as a result, the priority of works can change.

1.15 Pooling of funds

This plan authorises monetary Section 7.11 contributions paid for different purposes to be pooled and applied progressively for those purposes. The priorities for the expenditure of pooled monetary Section 7.11 contributions under this plan are the priorities for works as set out in the works schedules to this plan.

1.16 Financial information

Included as part of Council's annual financial reports is a specific note relating to Section 7.11 contributions. This accounting record contains details of total contributions received, total contributions expended and total interest earned for each plan, and is available on Council's website, or for inspection free of charge from Council's Finance Section.

1.17 Enquiries regarding this plan

Enquiries in relation to this or any other contributions plan can be made either by phoning Council's Information Centre on 9839 6000 between 8.00 am and 5.30 pm Monday to Friday, by visiting the Information Centre on the Ground Floor of the Civic Centre in Flushcombe Road, Blacktown between 8.00 am to 5.30 pm Monday to Friday or emailing council@blacktown.nsw.gov.au.

1.18 Contributions register

Council's Contributions Register is also available for inspection free of charge at this counter. As this register is on Council's corporate business system and 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 Team Leader Contributions or Manager Developer Contributions in advance to ensure suitable arrangements can be made to view this information.

2 Trunk drainage

2.1 Nexus

In order to levy Section 7.11 contributions, Council must be satisfied that development, the subject of a development application, will or is likely to require the provision of or increase the demand for amenities and services within the area. This relationship or means of connection is referred to as the nexus.

The nexus between development and the increased demand for trunk drainage 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. An appropriate drainage system may include modifications to the natural watercourse such as piping, channel widening, culverts and retention basins.

The 1980's Release Area was essentially sparsely developed rural land at the time it was released for urban development. Council identified that substantial trunk drainage works were required to ensure that these areas and properties downstream were not inundated by floodwaters as a result of development.

In accordance with Council's standard for new urban development the proposed trunk drainage system for the 1980's Release Area has been designed to accommodate a 100-year average recurrence interval flow for the critical storm event, with a 0.5 metre freeboard on top of the calculated maximum water level. This standard is compatible with current State Government guidelines.

The major objectives of the trunk drainage design are:

- to minimise and control nuisance flooding and to provide for the safe passage of less frequent flood events.
- to limit flows after development to the existing or historic drainage flows.
- to stabilise the landform and control erosion.
- to protect property.
- to optimise the land available for development.
- to minimise recurrent maintenance costs to the community for the trunk drainage system.
- to provide opportunities to optimise trunk drainage systems for dual use recreational pursuits.

2.2 Contribution catchments

The 1980's Release Areas contains 10 separate catchment areas for trunk drainage on the basis of the natural watersheds which occur in these areas. Maps showing the location of the trunk drainage contribution catchments are contained in Appendix "A". In some instances, land outside of the 1980's Release Areas is included as part of the catchment. This is because it was (at the time of release of the adjoining land) undeveloped land that will benefit from the provision of the drainage works.

In order to determine actual provision levels and, ultimately, contribution rates, the developable area of the trunk drainage 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 9.4.

The developable area of the trunk drainage catchment is stated in Appendix "H".

2.3 Contribution formula

The following formula is used to calculate the contribution rate for trunk drainage:

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

(\$/HECTARE)

- WHERE:
- L1 = The actual cost to Council to date of acquiring land for trunk drainage purposes indexed to current day values.
 - L2 = The estimated cost of land yet to be acquired for trunk drainage purposes.
 - C1 = The actual cost to Council to date of works constructed for trunk drainage purposes indexed to current day values.
 - C2 = The estimated cost of future trunk drainage works.
 - A = The total developable area in the contribution catchment (hectares).
 - B = The administrative component. This is 2% of the total cost of providing the works.

A more detailed explanation of the components in the contribution formula, including the indexation to current day values is provided in Section 9.

A schedule of works for each contribution catchment is provided in Appendix "A.1 to A.10" together with maps 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 "H".

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

4 Provision of local drainage – Charlotte Road, Rooty Hill

4.1 Nexus

A nexus can be drawn between the increased development anticipated on the land subject to the local drainage contribution and the need to alleviate the problem with the discharge of storm water.

Council has alleviated the localised ponding of storm water fronting Lots 14 & 16 Section 2, DP 8981 and Lot 150 DP 1009226 by forward funding the construction of local drainage.

The purpose of this contribution is to recover the construction cost for the local drainage fronting Lots 14 & 16 Section 2, DP 8981 and Lot 150 DP 1009226 at the time of development.

It should be noted that if the subject lands had been developed prior to the adoption of the contributions plan, the respective lands would have been requested to provide the local drainage works as a condition of development approval.

Each development's fair share of contribution towards the total cost of the local drainage is calculated by the length of road frontage a lot has to Charlotte Road. Thus all 3 lots will be required to pay their fair share of the cost of providing the drainage works.

4.2 Contribution catchment

The 1980's Release Areas contains one catchment area for local drainage on the basis of the 3 abovementioned lots. A map showing the location of the local drainage contribution catchment is contained in Appendix "C".

The developable area of the local drainage catchment is stated in Appendix "H".

4.3 Contribution formula

The following formula is used to calculate the contribution rate for trunk drainage:

$$\text{CONTRIBUTION RATE (\$/METRES)} = \frac{C1}{A} + B$$

WHERE:

C1 = The actual cost to Council to date of works constructed for local drainage purposes indexed to current day values.

A = The total length of road frontage to Charlotte Road (metres).

B = The administrative component. This is 2% of the total cost of providing the works.

A more detailed explanation of the components in the contribution formula, including the indexation to current day values is provided in Section 9.

A schedule of works for each contribution catchment is provided in Appendix "C" together with maps 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 "H".

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

5 Major roads

5.1 Nexus

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

In establishing new residential communities, it is desirable for Council to provide for major roads to allow for the large volumes of relatively high-speed traffic. It would be unreasonable to require the developers who 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 often 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.

In determining provision levels and costings, the road system that existed prior to the release of the area for urban purposes was considered. While certain Sections were incorporated into the major road network they will require upgrading from a rural to an urban standard. The proposed construction standard of individual roads is described in the work schedules in Appendix "D".

Council only levies Section 7.11 contributions to fund the construction of most major roads up to collector road standard even though the full cost of constructing the major roads is much higher. Council does this in acknowledgment of the fact that some traffic using the major roads will be through traffic. If users from outside the 1980's Release Areas did not use these roads then their construction would need to be to a collector road standard only to accommodate local traffic demands. Therefore, it is reasonable that developers within the 1980's Release Areas only contribute to this level of construction.

There are a number of roads within the 1980's Release Areas where the road is strictly for the benefit of those within the contribution catchment area. In these cases, the developer will be required to contribute to the full construction standard of the proposed road.

5.2 Contribution catchment

There are 5 contribution catchments for major roads. These have been defined on the basis of those areas that will benefit from the works proposed and generally adhere to the release area boundaries. Maps showing the location of the major road's contribution catchments are contained in Appendix "D".

In order to determine contribution rates, the developable area of each major roads contribution catchment has been calculated. The developable area is the area over which the cost of providing the works have been distributed and is explained further in Section 9.4. The developable area of each major roads catchment is stated in Appendix "H".

5.3 Contribution formula

The following formula is used to calculate the contribution rate for major roads:

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

(\$/HECTARE)

- WHERE:
- L1 = The actual cost to Council to date of acquiring land for major roads adjusted to current day values.
 - L2 = The estimated cost of land yet to be acquired for major roads.
 - C1 = The actual cost to Council to date of constructing major roads (to collector road standard where applicable) indexed to current day values.

C2 = The estimated cost of future major roads construction (to collector road standard where applicable).

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

B = The administrative component. This is 2% of the total cost of providing the works.

A more detailed explanation of the components in the contribution formula, including the indexation to current day values is provided in Section 9.

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

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

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

6 Eastern Creek overbridge

6.1 Nexus

The nexus between development and the increased demand for an overbridge on Powers Road to cross Eastern Creek is similar to that for major roads and is based on the community held expectation that urban areas should be serviced by an efficient road network. The overbridge has provided an additional east-west link and improved traffic flows to, from and through the Plumpton and Glendenning release areas.

As with major roads, Council levies Section 7.11 contributions to provide an overbridge (and ancillary works) for a road built to collector standard only. Council has contributed the additional cost to construct the bridge to a sub-arterial standard in acknowledgment that it is traffic from outside of the overbridge contribution catchment that results in the demand for a bridge of this standard.

6.2 Contribution catchment

A map showing the location of the Eastern Creek Overbridge contribution catchment is contained in Appendix "E". This is the area which Council considers has benefited directly from the provision of the overbridge.

In order to determine contribution rates, the developable area of the overbridge contribution catchment has been calculated. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 9.4. The developable area of the contribution catchment is stated in Appendix "H".

6.3 Contribution formula

The following formula is used to calculate the contribution rate for Eastern Creek overbridge:

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

(\$/HECTARE)

- WHERE:
- L1 = The actual cost to Council to date of acquiring land for the Eastern Creek overbridge adjusted to current day values.
 - C1 = The actual cost to Council to date of constructing the Eastern Creek overbridge to collector road standard indexed to current day values.
 - A = The total developable area in the contribution catchment (hectares).
 - B = The administrative component. This is 2% of the total cost of providing the works.

A more detailed explanation of the components in the contribution formula, including the indexation to current day values is provided in Section 9.

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

The values of the components of the contribution formulae are contained in the schedule being Appendix "H".

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

7 Open space

7.1 Nexus

The provision of active and passive open space benefits the community in a number of ways. Open space provides the venue for many cultural and social activities and the various types of open space facilities typically provided by local councils cater for the differing needs of most members of the community. In addition, open spaces aesthetically enhance the amenity of urban areas and provide "breathing spaces" within the built environment. As it is generally accepted that every person generates a need for some form of open space, the provision of adequate open space is expected by the community and has always been an integral component of urban planning.

In determining the level of open space provision in the 1980's Release Areas Council has had regard for open space that existed prior to these areas being released for urban purposes. Those open space parcels which pre-dated the release of the areas for urban purposes are:

- Plumpton Park, Plumpton
- Heber Park, Hebersham
- Walker Street Reserve, Quakers Hill
- Angus Avenue Reserve, Rooty Hill.

These parks and reserves were not included in Council's planning of open space and recreation facilities for the 1980's Release Areas as they satisfied the demand of the existing rural population within the release areas prior to urban development. The provision of additional open space (for which contributions are levied) therefore is only to meet the needs of the incoming population.

The indicative provision levels for open space facilities in the 1980's Release Areas currently are as follows: -

Land area - 2.83 hectares per 1,000 persons

<u>Facility</u>	<u>Level of provision</u>
Playing field	1:1,850 persons
Tennis court	1:4,000 persons
Netball court	1:1,800 persons
Playground	1:750 persons

Council acknowledges recent trends away from the traditionally accepted level of provision being 2.83 ha per 1,000 people in lieu of a more qualitative approach to open space provision. However, as the 1980's Release Areas are substantially developed Council has decided to maintain the traditional level of provision.

Council considers that the levels of provision are consistent with current community demands.

7.2 Contribution Catchments

There are 3 open space contribution catchments and these correspond to the boundaries of the residential components of the 1980's Release Areas. Maps showing the location of the open space contribution catchments are contained in Appendix "F".

In order to determine actual provision levels and, ultimately, contribution rates, the potential population of the open space contribution catchments has been calculated. The potential population is the number

of people the cost of providing the open space has been distributed over and is explained further in Section 9.4.

7.3 Contribution formula

The following formula is used to calculate the contribution rate for open space:

$$\text{CONTRIBUTION RATE} = 28.3 \times \frac{(\text{L1} + \text{L2} + \text{C1} + \text{C2})}{\text{A}} + \text{B}$$

(\$/PERSON)

- WHERE:
- L1 = The actual cost to Council to date of land acquired for open space purposes adjusted to current day values.
 - L2 = The estimated cost of land yet to be acquired for open space purposes.
 - C1 = The actual cost to Council to date of open space embellishments adjusted to current day.
 - C2 = The estimated cost of future open space embellishments.
 - A = The total area (m²) of open space in the contribution catchment.
 - B = the administrative component. This is 2% of the total cost of providing the open space.

A more detailed explanation of the components in the contribution formula, including the indexation to current day values is provided in Section 9.

A schedule of works for the contribution catchment is provided in Appendix "F" 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 "H".

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

8 Community facilities

8.1 Nexus

Council's role in the development of community services and facilities in the 1980's Release Areas encompasses the provision of a range of activities and functions which can broadly be categorised as:

- neighbourhood centres and community development
- youth facilities
- children's services and facilities
- temporary neighbourhood centre facilities
- contribution towards a multipurpose leisure centre - Quakers Hill.

In May 2008 a review of Section 94 Community Facilities (Section 94 Community Facilities Report), was undertaken by Council. The review sought to assess the current requirements and appropriate levels of community facilities and social infrastructure in the Blacktown Council area. This review informed the development of Council's Community Resource Hub Model. In addition, the Bungaribee Community Facility and Social Initiatives Plan produced by the Department of Planning in December 2009 have further defined community facility requirements in Plumpton/Rooty Hill/Minchinbury Catchment and the South Blacktown Catchment.

These studies identified that Council's role in the development of community services and facilities in the Plumpton/Rooty Hill/Minchinbury Catchment and the South Blacktown Catchment encompasses the provision of a range of activities and functions. Resulting from this work the following facilities are proposed to receive partial funding under this contributions plan:

- contribution towards one community resource hub (Plumpton / Rooty Hill / Minchinbury catchment) including the activities and functions of the following:
 - neighbourhood centre and community development
 - youth, children and family facilities.
- contribution towards one community resource hub (South Blacktown catchment) including the activities and functions of the following:
 - neighbourhood centre and community development
 - youth, children and family facilities.

Neighbourhood centres and community development

Neighbourhood centres provide a local based facility, which is particularly important in new release areas. Paucity of public transport, the initial lack of human services infrastructure, distance and therefore poor access to centrally located services are key obstacles facing new residents. As a focal point for residents, neighbourhood centres provide flexible space for a broad range of community activities. Some of the functions and activities that can occur in these centres include:

- an informal meeting place and information centre
- meeting space for community groups and organisations
- multi-purpose working space for a range of activities; educational classes, cultural and leisure activities (arts and craft classes, cultural projects, workshops etc)
- sessional space for visiting and specialist services (community health nurse, health services, family support services, etc)
- office accommodation, interviewing rooms and generally an administrative base for community workers and the local neighbourhood centre services
- space for private functions (formal meetings, weddings, cultural events, etc).

Youth facilities

The need for independent space for various youth activities to supplement that available in neighbourhood centres and other facilities is paramount. These buildings provide:

- places to relax and meet friends and socialise in, where a cup of coffee could be obtained or music listened to
- space to undertake passive activities such as cards, chess, craft or culturally related activities
- space for counselling or information
- space for low level recreation activities.

In the 1980's Release Areas it is intended to provide a youth annexe linked to a neighbourhood centre. These facilities will also provide a base from which youth workers can operate in the locality.

Children's services and facilities

- long day child care centres
- pre-school centres
- family day care schemes
- before and after school care programmes.

Community resource hubs

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

CRHs are proposed to have a larger building form than existing neighbourhood centres. This increased critical mass (size) will provide opportunities for increased co-location of agencies (and thus improved delivery of services and programs). 2 CRH's will now be provided and partially funded by this contributions plan.

Contributions for a proposed neighbourhood centre at Plumpton and proposed 2 unit child care centre at Rooty Hill (Plumpton/Rooty Hill/Minchinbury community facilities catchment) have now been re-allocated to provide partial funding for a CRH to be located in the Mt Druitt Town Centre.

Contributions for a proposed neighbourhood centre and 2-unit child care centre at Douglas Road Doonside (South Blacktown Community facilities catchment) have now been re-allocated to provide partial funding for a CRH to be located in the Bungarabee Precinct at Douglas Road Doonside.

Temporary neighbourhood centre facilities

The 1980's Release Areas have experienced fragmentation of development consequently creating difficulties in infrastructure establishment. To overcome this problem of local service provision a relocatable temporary neighbourhood centre has been provided to ensure that residents have access to services on a temporary basis until a more permanent facility can be provided.

Leisure centre

Council initiated a review of community services and facilities in the Quakers Hill Release Area in October 1994. The review was undertaken as a way of updating the Section 94 (7.11) contributions plan and in response to resident concern relating to the siting of proposed community facilities. It aimed to identify the service facility preferences of residents and to assess the needs of future residents.

The review involved significant consultation with residents, local interest groups and government and non-government agencies.

The review assessed the potential implications and opportunities arising from existing and planned urban growth in the Rouse Hill Development Area. Given the proximity of Quakers Hill to this major urban release area, it was important that opportunities for shared use of services and facilities be explored. Trends in community service and facility planning in other urban release areas were also reviewed to identify initiatives which would be of relevance to the Quakers Hill Release Area.

Residents responded well to the broad consultative approach taken and, in many cases, thanked Council for the opportunity to have their say. Residents expressed a clear preference for additional recreational options to cater for the diversity of local need. Recreation alternatives were particularly important to the increasing number of 12-19-year old children in the area.

The proposal by Council to develop a multipurpose leisure centre reflects the current and growing diversity of the release area population. The complex now satisfies a broad range of needs identified as part of the Study findings. In particular, it serves to integrate a number of key recreation and community development functions into one multipurpose facility.

The facility includes:

- a district and major all year-round venue for social indoor and aquatic activities
- a venue for learn to swim, school programs, squad and other swim programs
- an all year-round venue for indoor ball sports, dry health and fitness programs
- a district and local venue for indoor and outdoor water play and social activities and neighbourhood and community service and facilities and activity programs.

Levels of provision

As the community facilities listed above are permitted to be developed within residential zones, no special zones have been provided thus allowing maximum flexibility in locating such facilities.

The indicative provision levels for community facilities within the 1980's Release Areas are as follows. Council considers that these levels of provision are consistent with current community expectations:

<u>Facility</u>	<u>Level of provision</u>
neighbourhood centre	1:5,000-6,000 persons
child care centre/service (includes family day care)	1 place per 11 children aged between 0 - 4 years
youth annexe	1:10,000 persons or as required
temporary neighbourhood centre	as required
leisure centre	multipurpose

8.2 Contribution catchment

There are 3 community facilities contribution catchments and these correspond to the boundaries of the residential component of the 1980's Release Areas. Maps showing the location of the community facilities contribution catchments are contained in Appendix "G".

In order to determine actual provision levels and, ultimately, contribution rates, the potential population of the community facilities contribution catchments 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 9.4. The population of each community facilities contribution catchment is stated in Appendix "H".

8.3 Contribution formula

The following formula is used to calculate the contribution rate for community facilities:

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

(\$/PERSON)

- WHERE:
- L1 = The actual cost to Council to date of land acquired for community facilities adjusted to current day values.
 - L2 = The estimated cost of land yet to be acquired for community facilities.
 - C1 = The actual cost to Council to date of constructing community facilities adjusted to current day values.
 - C2 = The estimated cost of constructing future community facilities.
 - P = The estimated eventual population in the contribution catchment.
 - B = The administrative component. This is 2% of the total cost of providing the community facilities.

A more detailed explanation of the components in the contribution formula, including the indexation to current day values is provided in Section 9.

A schedule of works for each contribution catchment is provided in Appendix "G" together with maps of each catchment indicating the location of the works.

The values of the components of the contribution formula are contained in the schedule being Appendix "H".

The resultant contribution rate is contained in the schedule being Appendix "I".

9 Explanation of contribution formula components

9.1 Introduction

This Section provides an explanation of the various components of the contribution formulae detailed in Sections 2 to 8.

9.2 Explanation of the land components

Before Council can construct amenities and services it must first acquire the land on which the amenities and services are to be constructed. The land to be acquired 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 generally zoned RE1 Open Space, with Council nominated as the acquisition authority.

In the contribution formulae:

- L1 - represents land that has previously been acquired 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 values using the IPD to June 1998 and thereafter the CPI.
- L2 - represents the estimated average cost to Council of acquiring 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 considers the following matters:
 - L1 and L2 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 7.11 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 considered.

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

9.3 Explanation of the capital components

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

The schedules of works detail:

- the nature of works to be provided
- the cost of the works (either actual or estimated)
- the estimated time the works will be provided or date of completion if the works have already been constructed.

In the contribution formulae:

- C1 - represents the actual cost to Council of constructing works already provided in the catchment indexed to current day values using the IPD to June 1998 and thereafter the 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.

9.4 Explanation of the catchment areas

The area of the catchment is the total "developable area" in the catchment. In calculating the "developable area", land, which will never be required to pay a contribution, has been excluded. These "exclusions" include, amongst others, existing roads and roads which are themselves Section 7.11 items, i.e. land zoned for major roads, but not subdivisional roads, land zoned for open space or drainage purposes and uses which existed prior to the land being rezoned for urban development and which are unlikely to be redeveloped. The purpose of identifying these exclusions is to ensure that only the new development (which is generating the need for the amenities and services) pays for their provision.

9.5 Explanation of the administrative component

The administration of SECTION 7.11 is an expensive task. Council employs a number of staff that work on planning, designing and constructing works to be funded from SECTION 7.11 contributions. In addition, consultant studies are often commissioned in order to determine design and costings of SECTION 7.11 funded works. These may require revision on a regular basis. Also reviews of the demand for services and amenities, particularly the population-based items, are conducted approximately every five years.

Council considers that the costs involved with administering SECTION 7.11 are an integral and essential component of the efficient provision of amenities and services in the 1980's Release Area. Therefore, some of the costs of full-time staff and studies should be recouped from SECTION 7.11 contributions.

"B" in the contribution formulae is the administrative component. It represents 2% of the cost of acquiring land and constructing works. Council considers that this small on-cost to recover part of the costs involved in administering Section 7.11 is not unreasonable.

9.6 Indexation

In the formulae, previous land acquisitions (L1) and capital expenditures (C1) are indexed to current day values using the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings (IPD). This index was published by the Australian Bureau of Statistics in its publication "Australian National Accounts - National Income and Expenditure" on a quarterly basis. Publication of this index ceased in June 1998. As a result, from June 1998 indexation of contributions is undertaken using the Consumer Price Index - Sydney - Housing (CPI).

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, Industry and Environment.

9.7 Assumed occupancy rates

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

Dwelling houses

3.5 Persons / dwelling

Dual occupancy and secondary dwellings

1 bedroom	1.8 persons / dwelling
2 bedroom	2.5 persons / dwelling
3+ bedroom	3.5 persons / dwelling

Integrated housing

1 bedroom	1.8 persons / dwelling
2 bedroom	2.5 persons / dwelling
3+ bedroom	3.5 persons / dwelling

Other medium density

1 bedroom dwelling	1.8 persons / dwelling
2 bedroom dwelling	2.5 persons / dwelling
3 bedroom dwelling	3.3 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.

10 Payment of contributions

10.1 Methods of payment

There are 3 methods of payment of Section 7.11 contributions - monetary contribution, dedication of land and works-in-kind agreements.

Monetary contribution

This is the usual method of payment. When a development consent is issued that involves the payment of a Section 7.11 contribution, it contains a condition outlining the amount payable in monetary terms subject to indexation by the CPI. See Section 9.6 for more details on indexation.

Dedication of land

Where appropriate Council will permit Section 7.11 public zoned land to offset the monetary contribution payable. The land that is to be provided must be in accordance with the zonings indicated on Council's planning instruments for the area. The assessment of the suitability of land for such an offset occurs at the development or subdivision application stage.

If consent is issued for a development, and it requires the creation of the Section 7.11 public zoned land then the applicant needs to negotiate the value of the Section 7.11 public zoned land with Council. Upon agreement being formally reached as to the land's value, Council will offset the value of the land against the monetary contribution payable.

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

Works-in-kind Agreements

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

The applicant will need to provide Council with suitable financial guarantees (normally by way of a Bank Guarantee). Upon completion of works to Council's satisfaction, the guarantee will be discharged by Council.

Applicant's wishing to construct works for Council should refer to Council's Works-in-Kind Agreement Policy.

10.2 Timing of payment

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

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

- Development Applications involving subdivisions
Prior to the release of the "linen plan" of subdivision.
- Development Applications involving building work -
Prior to release of the Building Permit.

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

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

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

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

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

10.3 Contributions applicable at the date of consent (transitional arrangements)

Section 7.11 contributions payable under this plan are calculated and conditioned as at the date of the notice of determination for the applicable development application and the version of contributions plan that is in force at that date.

10.4 Credits for existing development

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

- a credit of 450m² and 3.5 persons is applied for existing authorised dwellings 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.

10.5 Indexation of contributions

Contribution rates are indexed quarterly in accordance with the Consumer Price Index - Sydney - Housing (CPI). See also Section 9.6.

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 **September 2020 CPI**. At all times the contributions payable will not fall below the base rates listed at Appendix I.

10.6 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.

10.7 Deferred payment of contributions

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

- an applicant requesting deferred payment needs to apply in writing to Council. All requests are considered on their merits having regard to (but not exclusively) the type of work for which the contribution is sought, the rate of development occurring within the area and the impending need to construct the works for which Section 7.11 contributions are being levied
- where deferred payment is approved by Council the period of time for deferring payment will generally be limited to 12 months
- if Council approves of the request for deferred payment it is conditional upon the applicant providing a suitable bank guarantee and deed of agreement
- interest is charged on deferred contributions. Council also charges an administrative fee for deferred payment. The interest rate and administrative fee levied for the deferred payment of contributions are reviewed annually and appear in Council's schedule of fees. A copy of this schedule is available from Council's Development Services Unit
- the amount of the bank guarantee shall be the sum of the amount of contributions outstanding at the time of deferring payment plus the expected "interest" accrued over the deferral period. This amount will also represent the amount payable at the end of the deferral period
- the deed of agreement is to be prepared by one of Council's solicitors at full cost to the applicant. In this regard the applicant is to pay Council's solicitor's costs direct to the solicitor and not through Council
- should contributions not be paid by the due date, the bank guarantee will be called up by Council

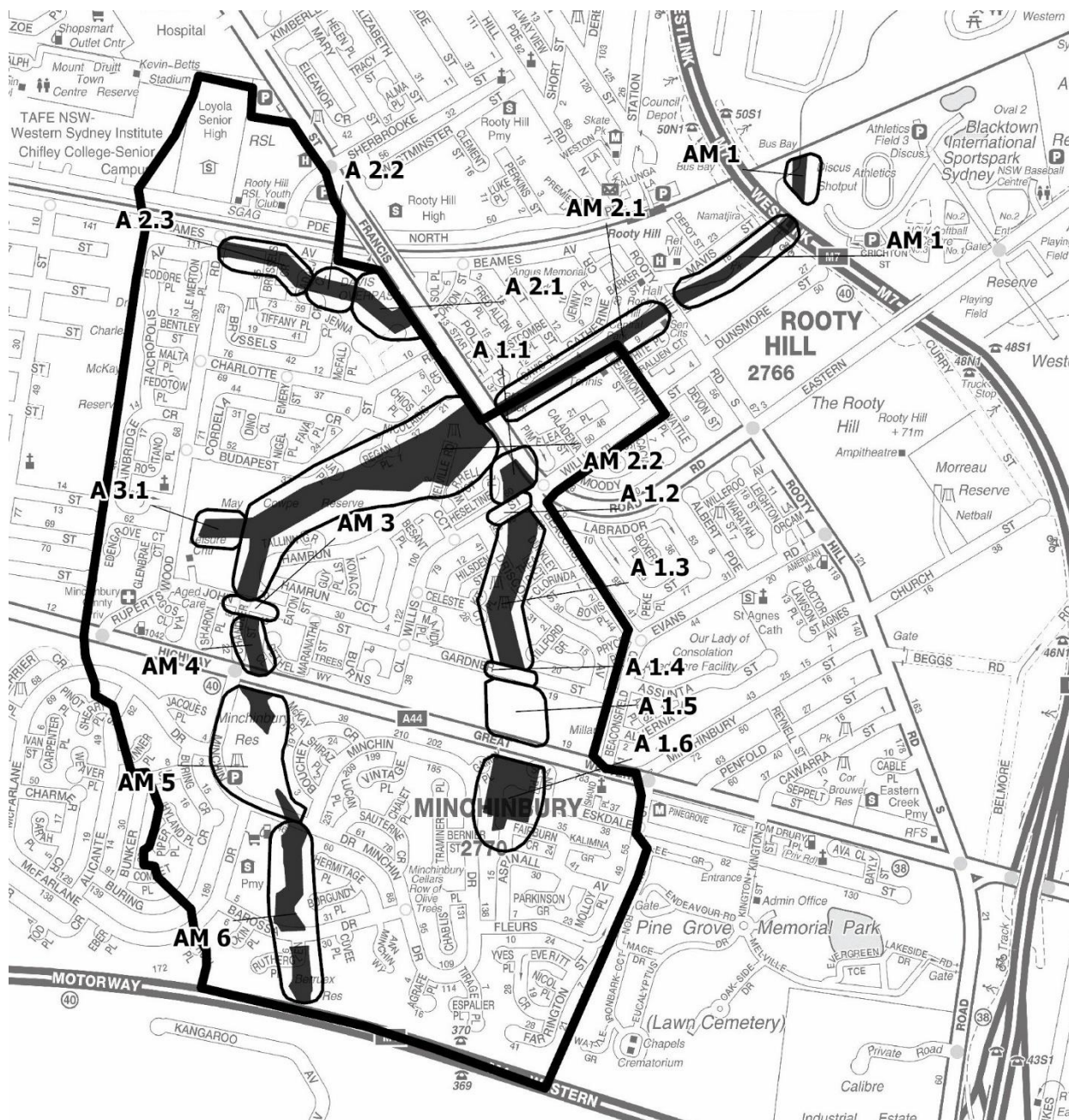
Council has a separate deferral policy specifically for secondary dwellings, which are to be occupied by elderly and/or disabled persons (i.e. traditional granny flats).

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

Appendices

APPENDIX A.1 1 of 2

ANGUS CREEK TRUNK DRAINAGE CATCHMENT



APPENDIX A.1 2 of 2

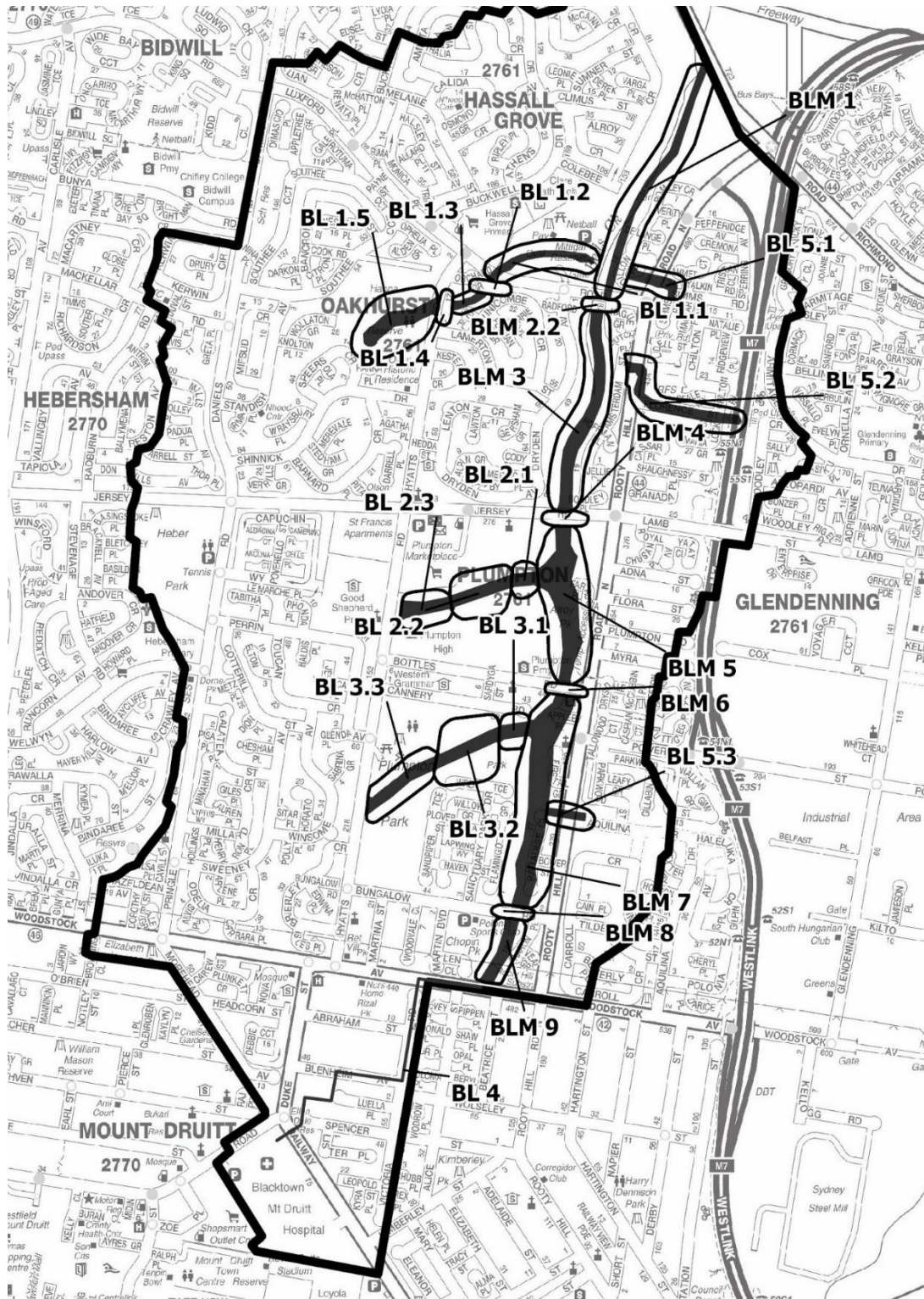
ANGUS CREEK

SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Main Branch						
AM 1	Western Railway to Rooty Hill Road South	\$1,755,548		\$470,000		\$2,225,548
AM 2.1 AM 2.2	Rooty Hill Road South to Francis Street Francis Street to John Street	\$1,866,625				\$1,866,625
AM 3	John Street Culvert	\$591,227				\$591,227
AM 4	John Street to GWH	\$227,426				\$227,426
AM 5 AM 6	Minchinbury Basin Minchinbury Channel	\$1,976,807				\$1,976,807
		\$6,417,633	\$0	\$470,000	\$0	\$6,887,633
Tributary No 1						
A 1.1 A 1.2 A 1.3	Francis Road (AM 2) to Willis Street Willis Street Bridge Willis Street to Gardener Street	\$1,266,446				\$1,266,446
A 1.4	Gardener Street Culvert	\$341,356				\$341,356
A 1.5	Gardener Street to GWH	\$0		\$660,000		\$660,000
A 1.6	Eskdale West Basin	\$579,404				\$579,404
A 1.7	Works Upstream of Eskdale West Basin	\$0				\$0
		\$2,187,206	\$0	\$660,000	\$0	\$2,847,206
Tributary No 2						
A 2.1 A 2.2 A 2.3	Francis Road to Basin 5 Basin No 5 Basin 5 to Rupertswood Road	\$4,198,767				\$4,198,767
		\$4,198,767	\$0	\$0	\$0	\$4,198,767
Tributary No 3						
A 3.1	(AM 2.2) to Rupertswood Road	\$47,776		\$370,000		\$417,776
		\$47,776	\$0	\$370,000	\$0	\$417,776
Miscellaneous Items						
A D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
A D.2	1980's Release Areas Documentation	\$11,017				\$11,017
A D.3	Drainage Investigation	\$0				\$0
		\$12,045	\$0	\$0	\$0	\$12,045
		\$12,863,427	\$0	\$1,500,000	\$0	\$14,363,427

APPENDIX A.2 1 of 3

BELLS CREEK TRUNK DRAINAGE CATCHMENT



APPENDIX A.2 2 of 3

BELLS CREEK

SCHEDULE OF TRUNK DRAINAGE WORKS

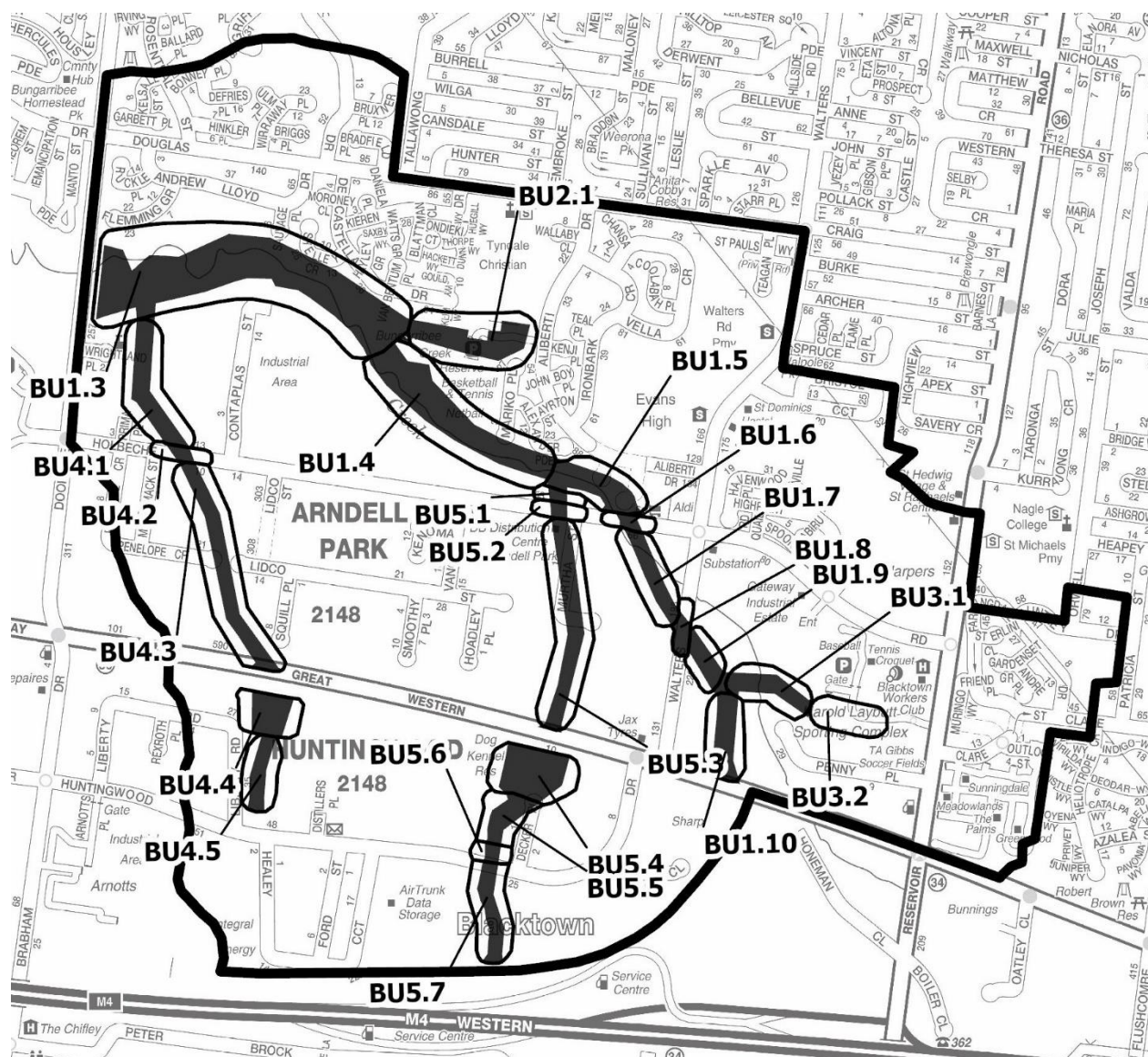
Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Main Branch						
BLM 1	Richmond Road to Cook Road	\$1,133,245				\$1,133,245
BLM 2.1	Cook Road Bridge (North Side)	\$622,987				\$622,987
BLM 2.2	Cook Road Bridge (South Side)	\$625,666				\$625,666
BLM 3	Cook Road to Jersey Road	\$1,173,108				\$1,173,108
BLM 4	Jersey Road Culvert	\$564,801				\$564,801
BLM 5	Jersey Road to Bottles Road	\$810,607				\$810,607
BLM 6	Bottles Road Culvert	\$485,963				\$485,963
BLM 7	Bottles Road to Bungalow Road	\$749,967				\$749,967
BLM 8	Bungalow Road Culvert	\$431,384				\$431,384
BLM 9	Bungalow Road to Woodstock Avenue	\$672,976				\$672,976
		\$7,270,704	\$0	\$0	\$0	\$7,270,704
Tributary No 1						
BL 1.1 BL 1.5	Main Branch to Cook Road Basin 1	\$1,974,404				\$1,974,404
BL 1.2 BL 1.3 BL 1.4	Cook Road Bridge Cook Road to Hyatts Roads Hyatts Road Bridge	\$1,744,896				\$1,744,896
		\$3,719,300	\$0	\$0	\$0	\$3,719,300
Tributary No 2						
BL 2.1 BL 2.2 BL 2.3	Main Branch to Basin 2 Basin 2 Basin 2 to Hyatts Road	\$1,299,775				\$1,299,775
		\$1,299,775	\$0	\$0	\$0	\$1,299,775
Tributary No 3						
BL 3.1 BL 3.2 BL 3.3	Main Branch to Basin 3 Basin 3 (Wet Lands and Low Flow System Basin to Hyatts Road)	\$1,441,918				\$1,441,918
		\$1,441,918	\$0	\$0	\$0	\$1,441,918

APPENDIX A.2 3 of 3

BELLS CREEK

SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Tributary No 4						
BL 4	Railway Street to Woodstock Avenue	\$5,244,042				\$5,244,042
		\$5,244,042	\$0	\$0	\$0	\$5,244,042
Tributary No 5						
BL 5.1	Simms Road to Bells Creek	\$0		\$490,000		\$490,000
BL 5.2	Phillip Parkway to Bells Creek	\$1,394,139				\$1,394,139
BL 5.3	Phillip Parkway to Cannery Road Culvert	\$0		\$250,000		\$250,000
		\$1,394,139	\$0	\$740,000	\$0	\$2,134,139
Miscellaneous Items						
BL D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
BL D.2	1980's Release Areas Documentation	\$11,017				\$11,017
BL D.3	Drainage Investigation	\$0				\$0
		\$12,045	\$0	\$0	\$0	\$12,045
		\$20,381,923	\$0	\$740,000	\$0	\$21,121,923



APPENDIX A.3 2 of 3

BUNGARRIBEE CREEK

SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Tributary No 1 & 2						
BU 1.2	Doonside Road Bridge Structure	\$1,807,692				\$1,807,692
BU 1.1 BU 1.3 BU 1.4 BU 1.5 BU 1.7 BU 2.1	Creek Downstream of Doonside Road Doonside Road to Tributary 2 Confluence Tributary 2 to Tributary 5 Confluence Tributary 5 Confluence to Holbeche Road Holbeche Road to Walters Road Tributary 1 Confluence to Aliberti Drive	\$4,934,055				\$4,934,055
BU 1.6	Holbeche Road Culvert	\$1,071,115				\$1,071,115
BU 1.8	Walters Road Culvert	\$1,225,132				\$1,225,132
BU 1.9	Walters Road to Tributary 3 Confluence	\$0		\$720,000		\$720,000
BU 1.10	Tributary 3 Confluence and Great Western Highway	\$0		\$600,000		\$600,000
		\$9,037,994	\$0	\$1,320,000	\$0	\$10,357,994
Tributary No 3						
BU 3.1 BU 3.2	Tributary 1 Confluence to Laybutt Reserve Laybutt Reserve	\$0		\$460,000		\$460,000
		\$0	\$0	\$460,000	\$0	\$460,000
Tributary No 4						
BU 4.1	Tributary 1 Confluence to Holbeche Road	\$1,003,170				\$1,003,170
BU 4.2	Holbeche Road Culvert	\$621,954				\$621,954
BU 4.3	Holbeche Road to Great Western Highway	\$1,455,347				\$1,455,347
BU 4.4 BU 4.5	Basin 4.1 Basin 4.1 to Huntingwood Road	\$654,133				\$654,133
		\$3,734,604	\$0	\$0	\$0	\$3,734,604
Tributary No 5						
BU 5.1	Tributary 1 Confluence to Holbeche Road	\$235,730				\$235,730
BU 5.2	Holbeche Road Culvert	\$610,652				\$610,652
BU 5.3	Holbeche Road to Great Western Highway	\$1,317,820				\$1,317,820
BU 5.4	Basin 5.1	\$1,124,369				\$1,124,369
BU 5.5	Basin 5.1 to Huntingwood Drive	\$199,903				\$199,903
BU 5.6	Huntingwood Drive Culvert	\$331,433				\$331,433
BU 5.7	Huntingwood Drive to M4 Motorway	\$0		\$800,000		\$800,000
		\$3,819,907	\$0	\$800,000	\$0	\$4,619,907

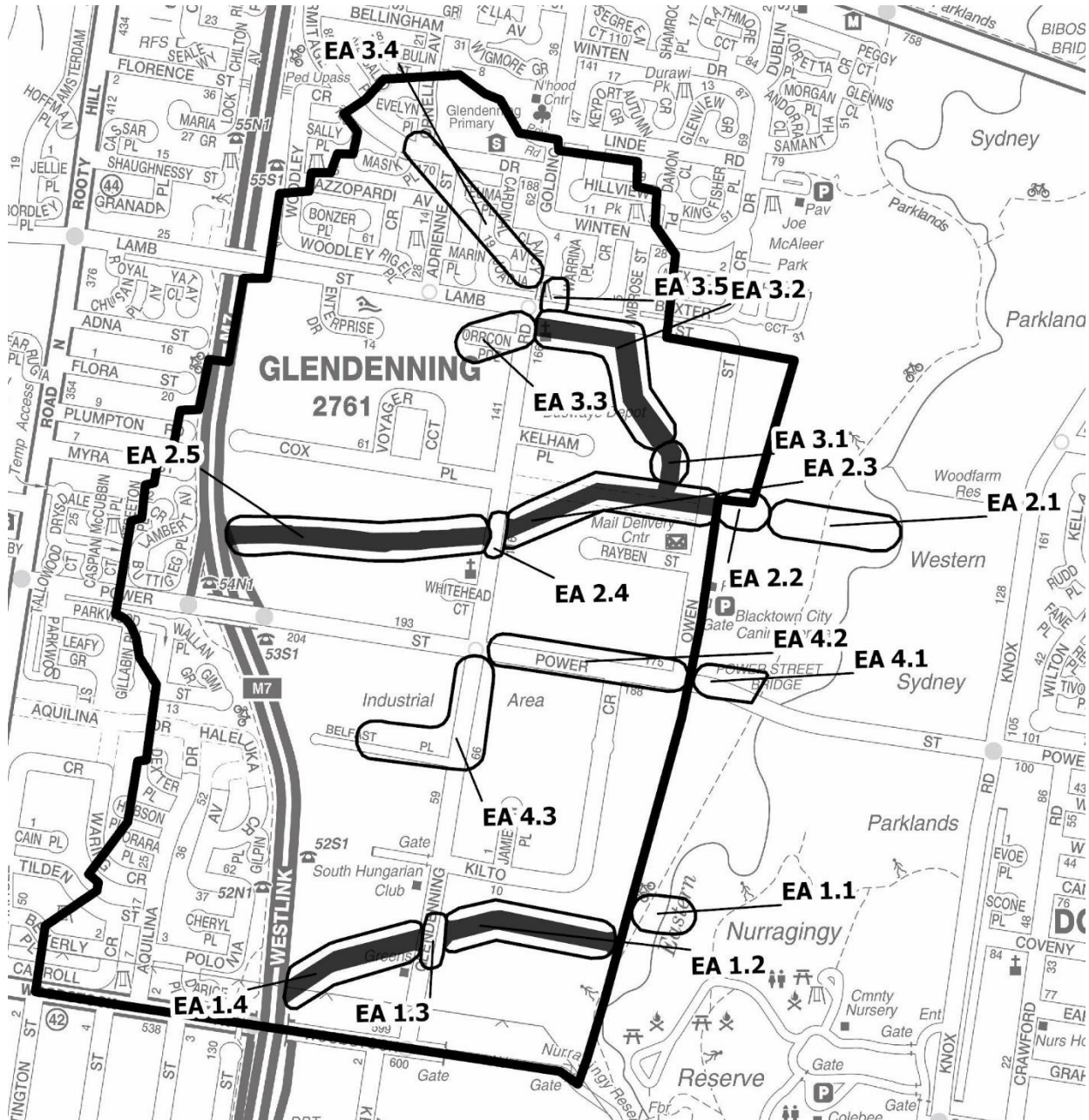
APPENDIX A.3 3 of 3

BUNGARRIBEE CREEK SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Miscellaneous Items						
BU D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
BU D.2	1980's Release Areas Documentation	\$11,017				\$11,017
BU D.3	Maxwell Chemicals Investigation, Tributary 3	\$53,187				\$53,187
BU D.4	South Blacktown Drainage Investigation	\$25,235				\$25,235
BU D.5	Bungaribee Creek Flood Line Study	\$0				\$0
BU D.6	Drainage Investigation	\$0				\$0
		\$90,467	\$0	\$0	\$0	\$90,467
		\$16,682,972	\$0	\$2,580,000	\$0	\$19,262,972

APPENDIX A.4 1 of 2

**EASTERN CREEK
TRUNK DRAINAGE CATCHMENT**



APPENDIX A.4 2 of 2

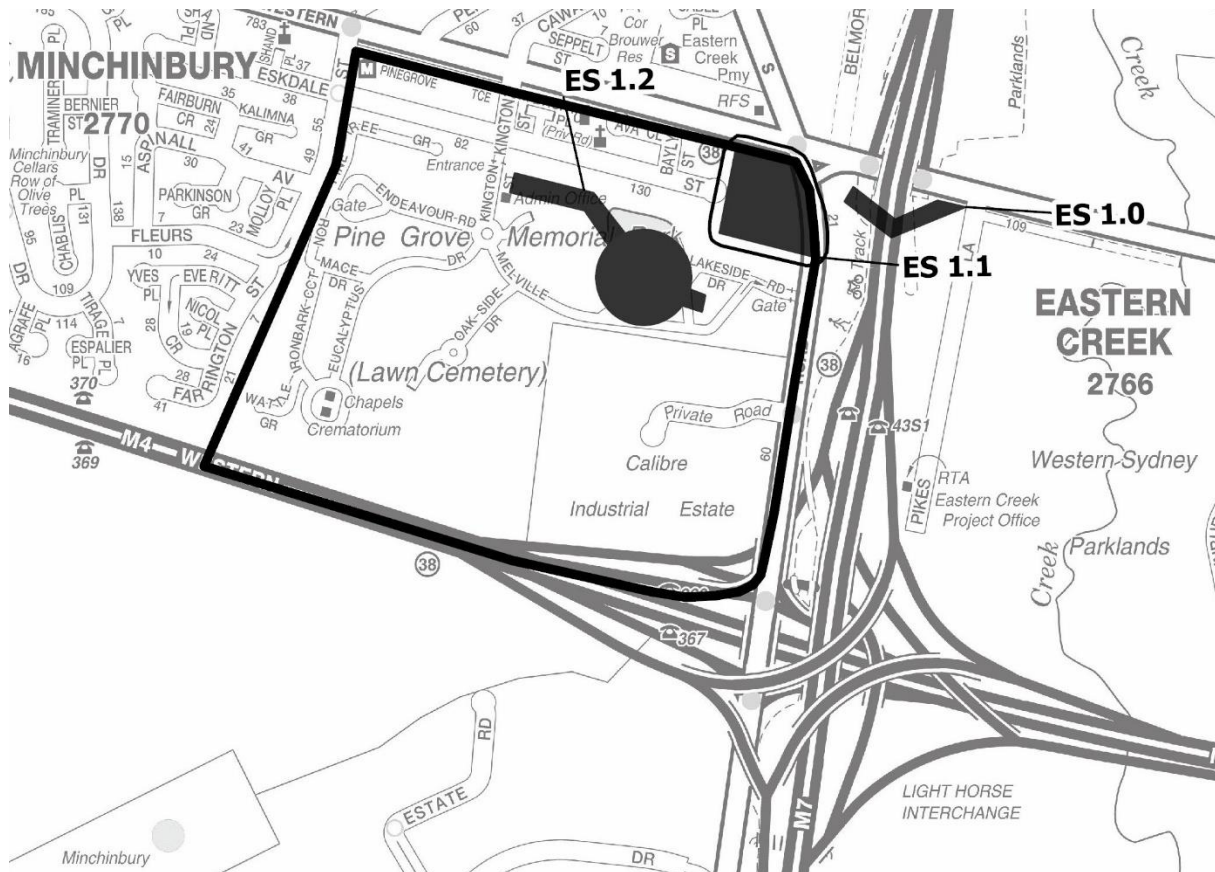
EASTERN CREEK

SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Tributary No 1						
EA 1.1	Eastern Creek to Zone Boundary	\$0		\$440,000		\$440,000
EA 1.2	Zone Boundary to Glendenning Road	\$832,221				\$832,221
EA 1.3	Glendenning Road Culvert	\$651,862				\$651,862
EA 1.4	Glendenning Road to Phillip Parkway	\$359,517				\$359,517
		\$1,843,600	\$0	\$440,000	\$0	\$2,283,600
Tributary No 2						
EA 2.1	Eastern Creek to Zone Boundary	\$823,063				\$823,063
EA 2.2	Zone Boundary to Owen Street					
Pt EA 2.3	Glendenning Road to Plumpton Road	\$296,901				\$296,901
EA 2.4	Glendenning Road Culver	\$2,732,671				\$2,732,671
EA 2.5	Glendenning Road to Phillip Parkway					
		\$3,852,635	\$0	\$0	\$0	\$3,852,635
Tributary No 3						
Pt EA 2.3	Plumpton Road to Owen Street	\$2,217,319				\$2,217,319
EA 3.1	Trib. 2 to Owen Street Causeway					
EA 3.2	Trib. 2 to Glendenning Road					
EA 3.3	Glendenning Road South of Lamb Street	\$94,799				\$94,799
EA 3.4	Lamb Street West of Glendenning Road	\$186,248				\$186,248
EA 3.5	Glendenning Road North of Channel	\$82,632				\$82,632
		\$2,580,998	\$0	\$0	\$0	\$2,580,998
Tributary No 4						
EA 4.1	Eastern Creek to Owen Street	\$2,375,531				\$2,375,531
EA 4.2	Owen Street to Glendenning Road					
EA 4.3	Glendenning Road to End of Proposed Road					
		\$2,375,531	\$0	\$0	\$0	\$2,375,531
Miscellaneous Items						
EA D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
EA D.2	1980's Release Areas Documentation	\$11,017				\$11,017
EA D.3	Drainage Investigation	\$0				\$0
		\$12,045	\$0	\$0	\$0	\$12,045
		\$10,664,809	\$0	\$440,000	\$0	\$11,104,809

APPENDIX A.5 1 of 2

**ESKDALE CREEK
TRUNK DRAINAGE CATCHMENT**



APPENDIX A.5 2 of 2

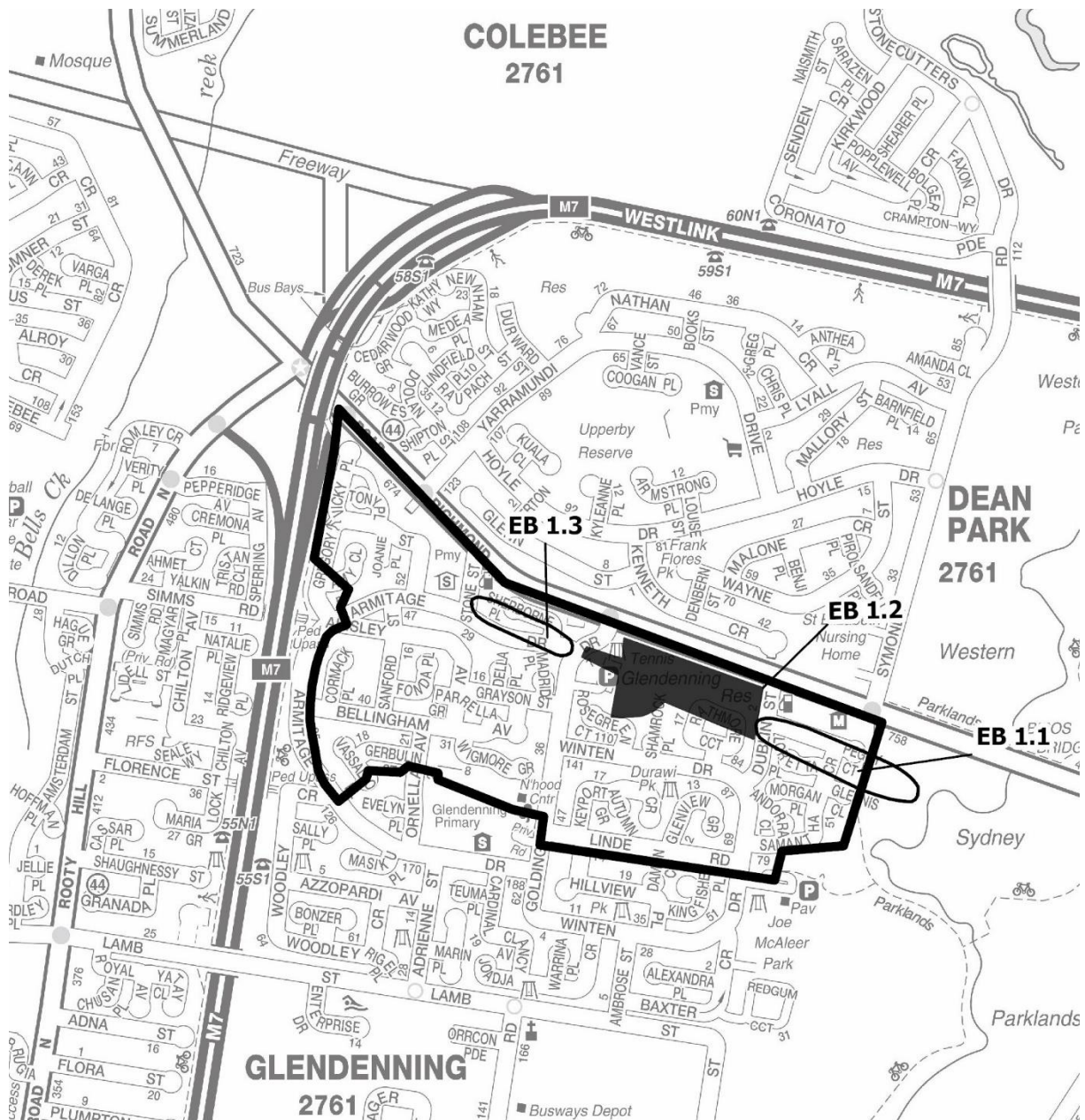
ESKDALE CREEK

SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Main Branch						
ES 1.0 ES 1.1 ES 1.2	Wallgrove Road to Great Western Highway Eskdale Street Drainage Street Drainage from Kington Street along Eskdale Street	\$993,531				\$993,531
		\$993,531	\$0	\$0	\$0	\$993,531
Miscellaneous Items						
ES D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
ES D.2	1980's Release Areas Documentation	\$11,017				\$11,017
ES D.3	Drainage Design Kington St & Drainage Channel	\$18,464				\$18,464
ES D.4	Drainage Investigation	\$0				\$0
		\$30,509	\$0	\$0	\$0	\$30,509
		\$1,024,040	\$0	\$0	\$0	\$1,024,040

APPENDIX A.6 1 of 2

GLEDENNING NORTH TRUNK DRAINAGE CATCHMENT



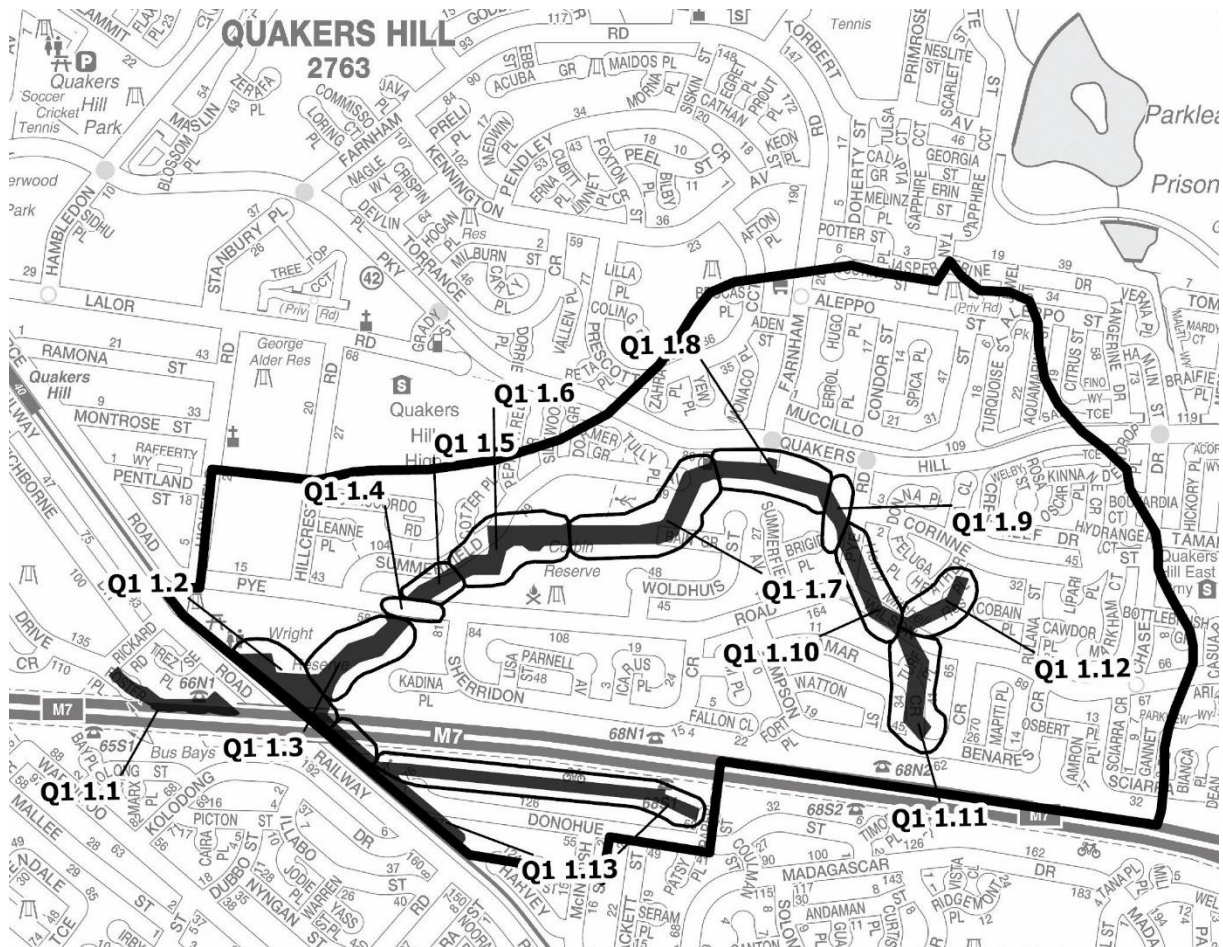
APPENDIX A.6 2 of 2

GLEDENNING NORTH SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Main Branch						
EB 1.1	Eastern Creek to Basin	\$0		\$220,000		\$220,000
EB 1.2 EB 1.3	Basin to Golding Drive - Includes Golding Dr Culvert	\$932,158				\$932,158
		\$932,158	\$0	\$220,000	\$0	\$1,152,158
Miscellaneous Items						
EB D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
EB D.2	1980's Release Areas Documentation	\$11,597				\$11,597
EB D.3	Consultant Fee's Overall Catchment Studies	\$2,249				\$2,249
		\$14,874	\$0	\$0	\$0	\$14,874
		\$947,032	\$0	\$220,000	\$0	\$1,167,032

APPENDIX A.7 1 of 2

**QUAKERS HILL 1
TRUNK DRAINAGE CATCHMENT**



APPENDIX A.7 2 of 2

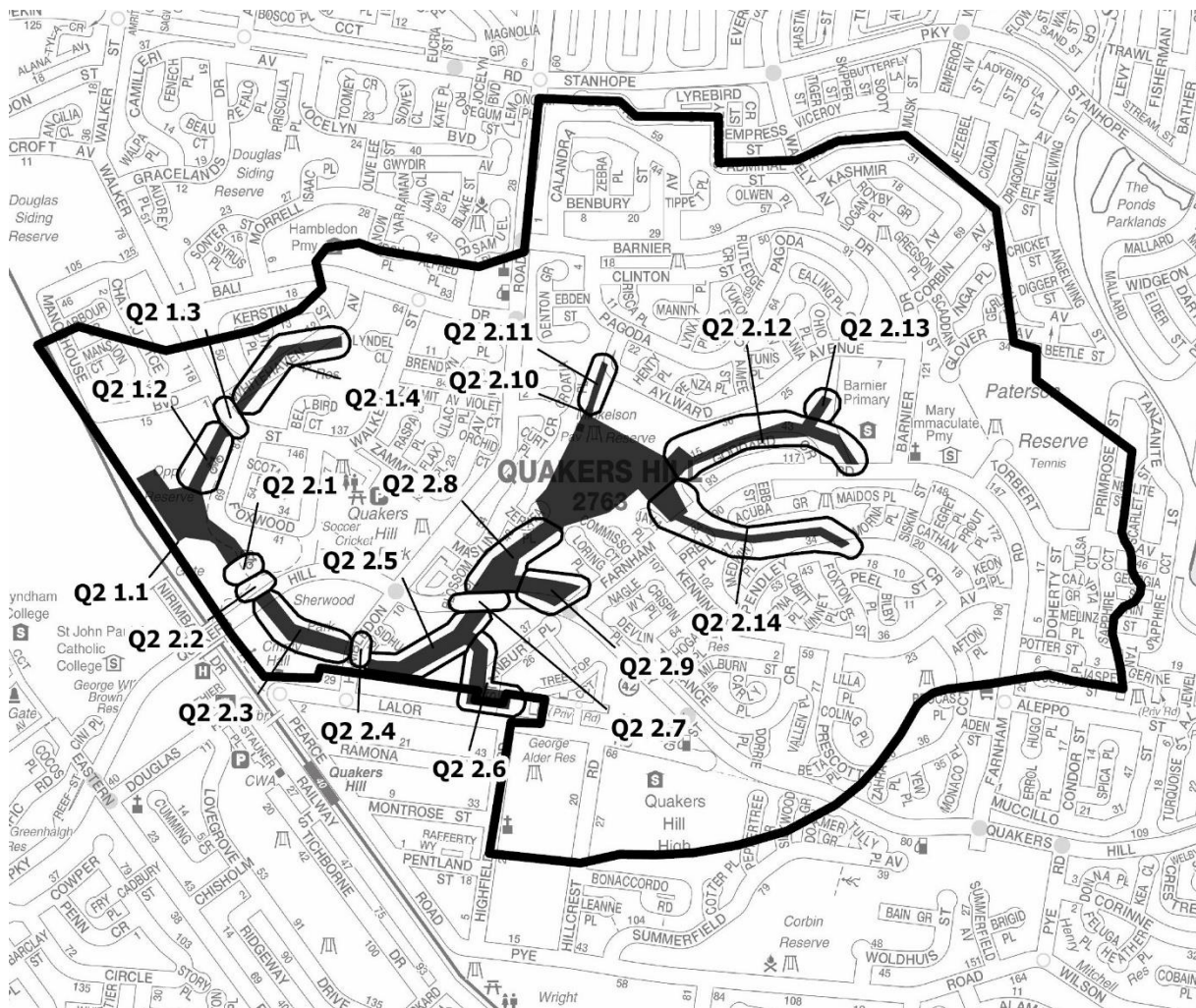
QUAKERS HILL 1

SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Catchment No 1						
Q1 1.1	Rickard Road to Railway	\$1,168,617				\$1,168,617
Q1 1.2 Q1 1.3 Q1 1.4 Q1 1.5 Q1 1.6 Q1 1.7	Basin 1 Basin 1 to Pye Road Pye Road Culvert Pye Road to Upstream Basin Upstream Basin Upstream Basin to Summerfield Avenue	\$5,604,699				\$5,604,699
Q1 1.8	Summerfield Avenue to Wilson Road	\$0	\$786,889			\$786,889
Q1 1.9	Wilson Road Culvert	\$886,843				\$886,843
Q1 1.10	Wilson Road Culvert to C/L Existing Pye Road	\$540,463				\$540,463
Q1 1.11	C/L Existing Pye Road to End	\$878,031				\$878,031
Q1 1.12	Sidearm Pye Road to Corrine Street	\$302,912				\$302,912
Q1 1.13	Donohue Street / Harvey Road	\$579,417				\$579,417
		\$9,960,982	\$786,889	\$0	\$0	\$10,747,871
Miscellaneous Items						
Q D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
Q D.2	1980's Release Areas Documentation	\$11,017				\$11,017
Q D.3	Drainage Investigation	\$0				\$0
		\$12,045	\$0	\$0	\$0	\$12,045
		\$9,973,027	\$786,889	\$0	\$0	\$10,759,916

APPENDIX A.8 1 of 2

QUAKERS HILL 2 TRUNK DRAINAGE CATCHMENT



APPENDIX A.8 2 of 2

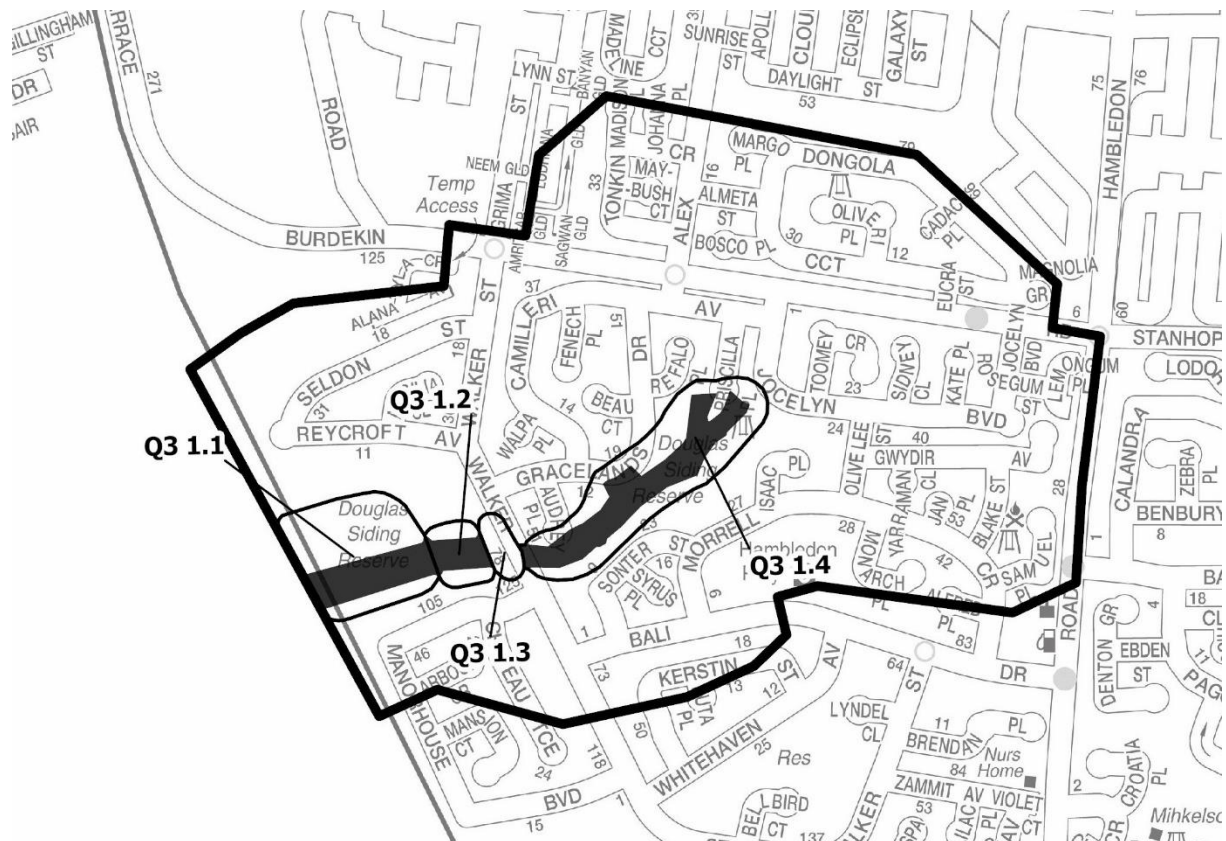
QUAKERS HILL 2

SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Catchment No 2						
Q2 1.1 Q2 1.2 Q2 2.1	Basin 1 Basin 1 to Walker Street Basin 1 to Lalor Road Deviation	\$2,070,040				\$2,070,040
Q2 1.3	Walker Street Culvert	\$409,407				\$409,407
Q2 1.4	Walker Street to End Tributary 1	\$333,153				\$333,153
Q2 2.2	Lalor Road Deviation Culvert	\$1,732,698				\$1,732,698
Q2 2.3	Lalor Road Deviation to Hambledon Road	\$918,316				\$918,316
Q2 2.4 Q2 2.5 Q2 2.6 Q2 2.8 Q2 2.9 Q2 2.10	Hambledon Road Culvert Hambledon Road to Lalor Road Deviation South sidearm to Highfield Road Lalor Road Deviation Culvert to Upstream Basin North Sidearm to Farnham Road Upstream Basin	\$4,955,475				\$4,955,475
Q2 2.7	Lalor Road Deviation Culvert	\$878,298				\$878,298
Q2 2.11	Basin to New Road	\$478,779				\$478,779
Q2 2.13	Sidearm to School	\$91,893				\$91,893
Q2 2.12 Q2 2.14	Northern Floodway Southern Floodway (incl Farnham Road Culvert)	\$759,875				\$759,875
		\$12,627,934	\$0	\$0	\$0	\$12,627,934
Miscellaneous Items						
Q D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
Q D.2	1980's Release Areas Documentation	\$11,017				\$11,017
Q D.3	Drainage Investigation	\$0				\$0
		\$12,045	\$0	\$0	\$0	\$12,045
		\$12,639,979	\$0	\$0	\$0	\$12,639,979

APPENDIX A.9 1 of 2

QUAKERS HILL 3 TRUNK DRAINAGE CATCHMENT



APPENDIX A.9 2 of 2

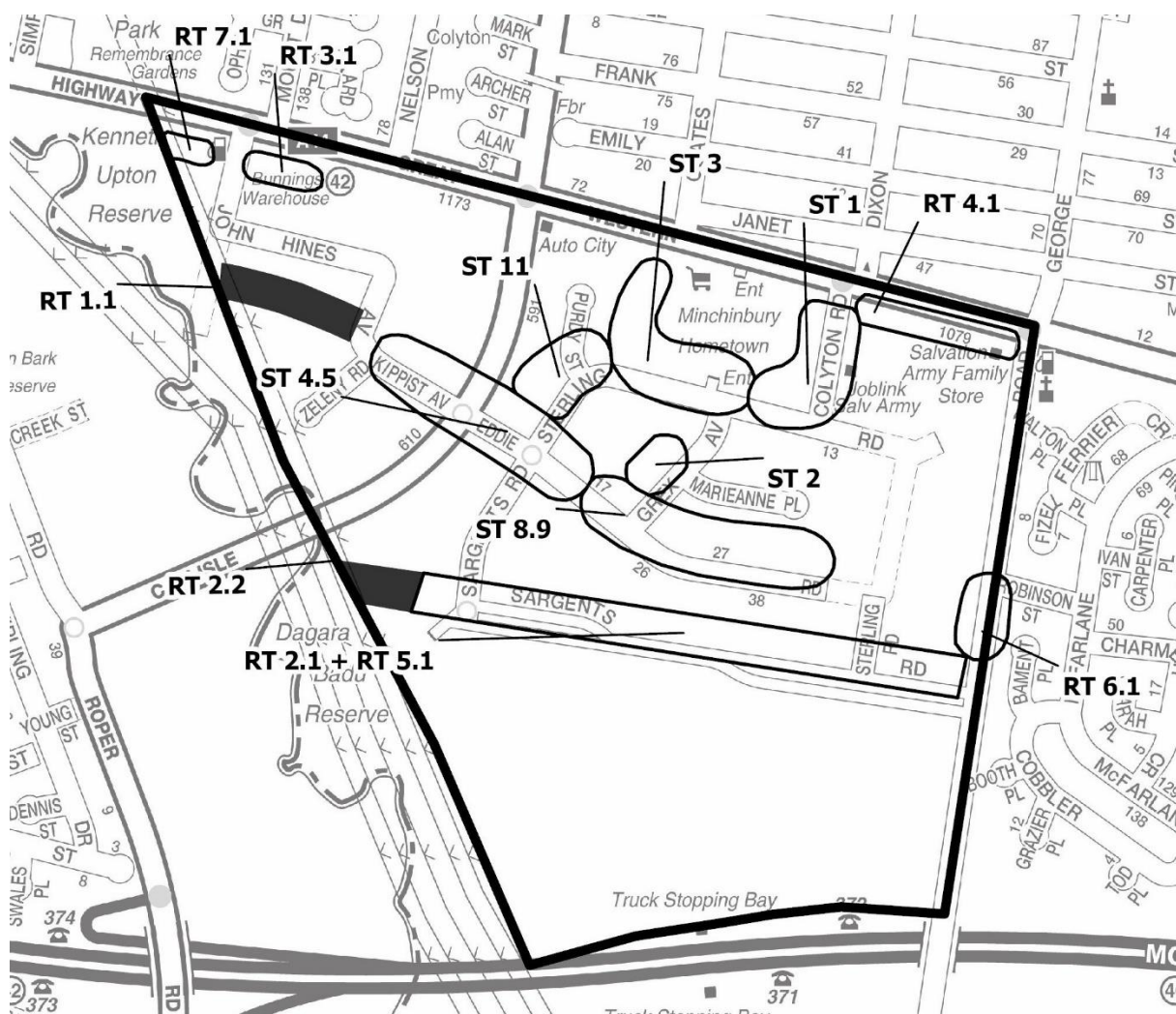
QUAKERS HILL 3

SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Catchment No 3						
Q3 1.1	Basin	\$2,938,515				\$2,938,515
Q3 1.2	Basin to Walker Street					
Q3 1.3	Walker Street Culvert	\$462,846				\$462,846
Q3 1.4	Walker Street to End of Catchment	\$966,570				\$966,570
		\$4,367,931	\$0	\$0	\$0	\$4,367,931
Miscellaneous Items						
Q D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
Q D.2	1980's Release Areas Documentation	\$11,017				\$11,017
Q D.3	Drainage Investigation	\$0				\$0
		\$12,045	\$0	\$0	\$0	\$12,045
		\$4,379,976	\$0	\$0	\$0	\$4,379,976

ROPES CREEK

TRUNK DRAINAGE CATCHMENT



APPENDIX A.10 2 of 2

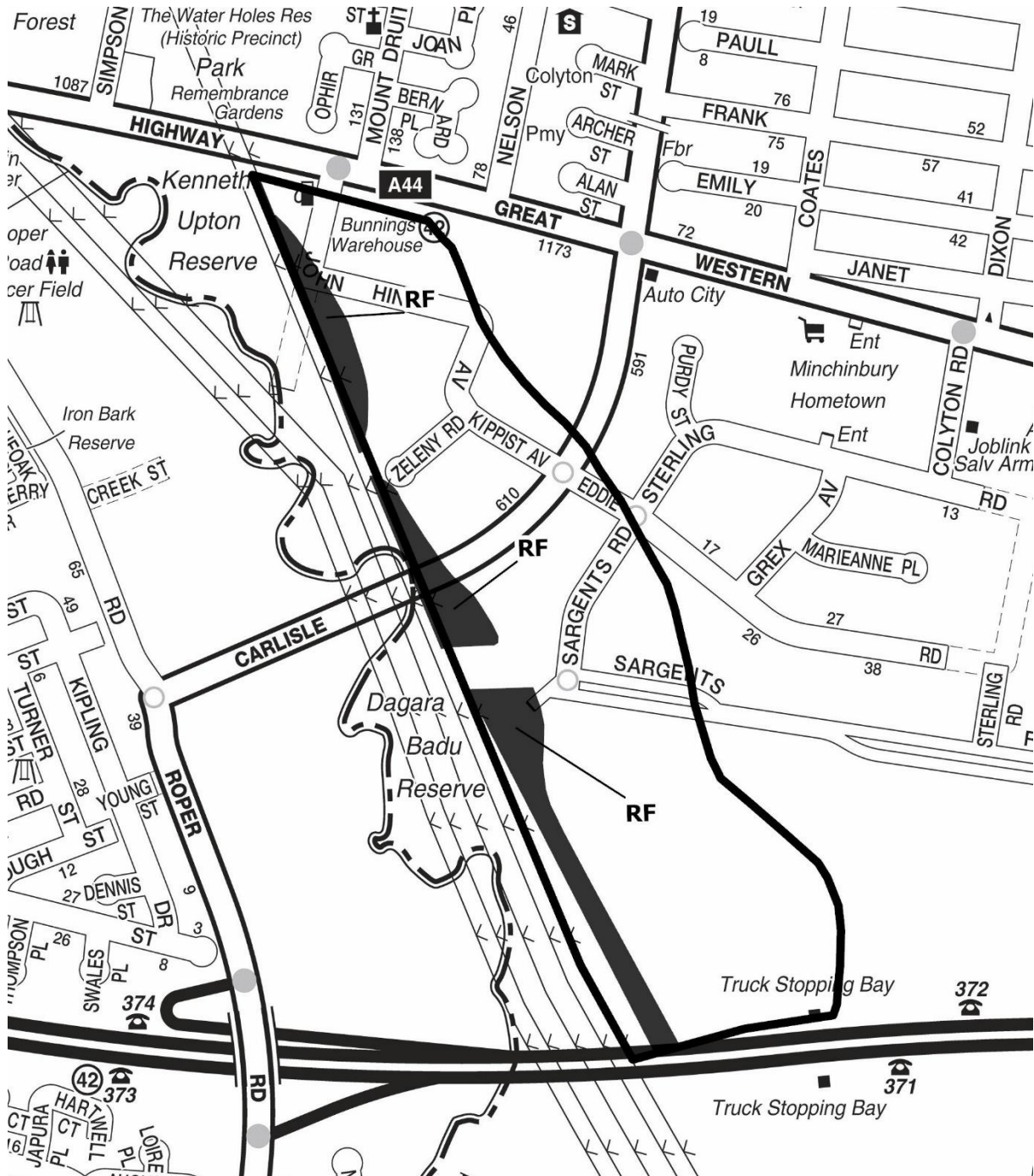
ROPES CREEK

SCHEDULE OF TRUNK DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Main Branch						
RT 1.1	Carlisle Avenue to High Level By-pass Channel	\$388,666				\$388,666
RT 2.2	Parkhill Road to By-pass Channel	\$430,337				\$430,337
RT 4.1	Archbold Road to Colyton Avenue, Southern side of GWH	\$273,722				\$273,722
RT 2.1 RT 5.1	Parkhill Road - Archbold Road to Southern Channel Open Channel and Piped Drainage along Sargents Road	\$4,792,411				\$4,792,411
RT 6.1	Archbold Road Drainage	\$0		\$200,000		\$200,000
RT 3.1 RT 7.1	Northern Culvert adjacent to Great Western Highway Existing Open Channel with 2700mm dia. pipe to Ropes Creek	\$747,954				\$747,954
		\$6,633,090	\$0	\$200,000	\$0	\$6,833,090
Colyton Industrial Estate Tributary						
ST 1	Colyton Road and Sterling Road	\$415,461				\$415,461
ST 2	Grex Avenue and Marieanne Place	\$0				\$0
ST 3	Interallottment Drainage GWH and Sterling Road	\$649,207				\$649,207
ST 4.5	Eddie Road from Grex Avenue to Northern Channel	\$1,066,652				\$1,066,652
ST 8.9	Eddie Road, Stages 8 and 9	\$0				\$0
ST 11	Sterling Road Stage 11 and Lot 506 to Eddie Road	\$1,012,478				\$1,012,478
		\$3,143,798	\$0	\$0	\$0	\$3,143,798
Miscellaneous Items						
RT D.1	Drainage and Public Utilities Check	\$1,028				\$1,028
RT D.2	1980's Release Areas Documentation	\$11,017				\$11,017
RT D.3	Drainage Investigation	\$0				\$0
		\$12,045	\$0	\$0	\$0	\$12,045
		\$9,788,933	\$0	\$200,000	\$0	\$9,988,933

APPENDIX B 1 of 2

**ROPES CREEK
FLOOD MITIGATION CATCHMENT**



APPENDIX B 2 of 2

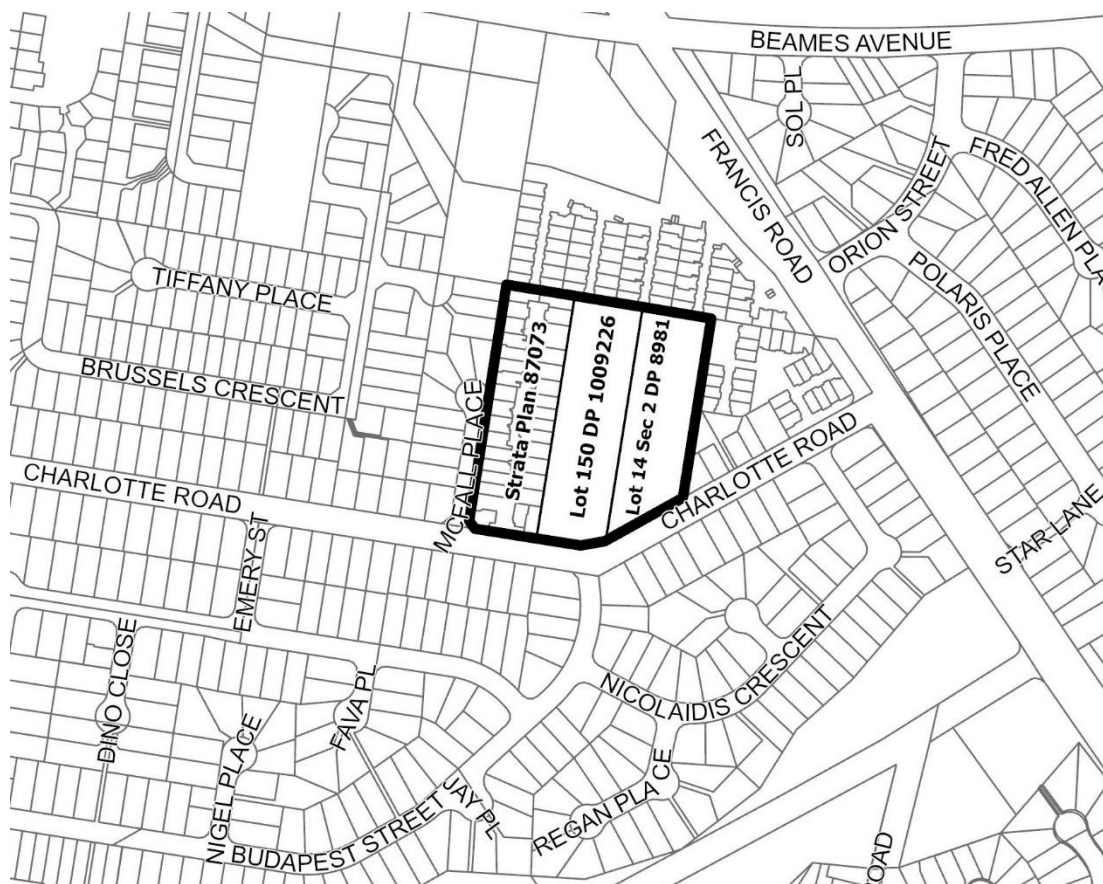
ROPES CREEK

SCHEDULE OF FLOOD MITIGATION WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Flood Mitigation						
RF	Levee Bank and Highway Level By-pass Channel	\$1,340,095				\$1,340,095
		\$1,340,095	\$0	\$0	\$0	\$1,340,095

APPENDIX C 1 of 2

CHARLOTTE ROAD LOCAL DRAINAGE CATCHMENT



Lot	Section	DP	Road Frontage Per Mtr
14	2	8981	64.17
150		1009226	51.22
16	2	8981	50.29
Total			165.68

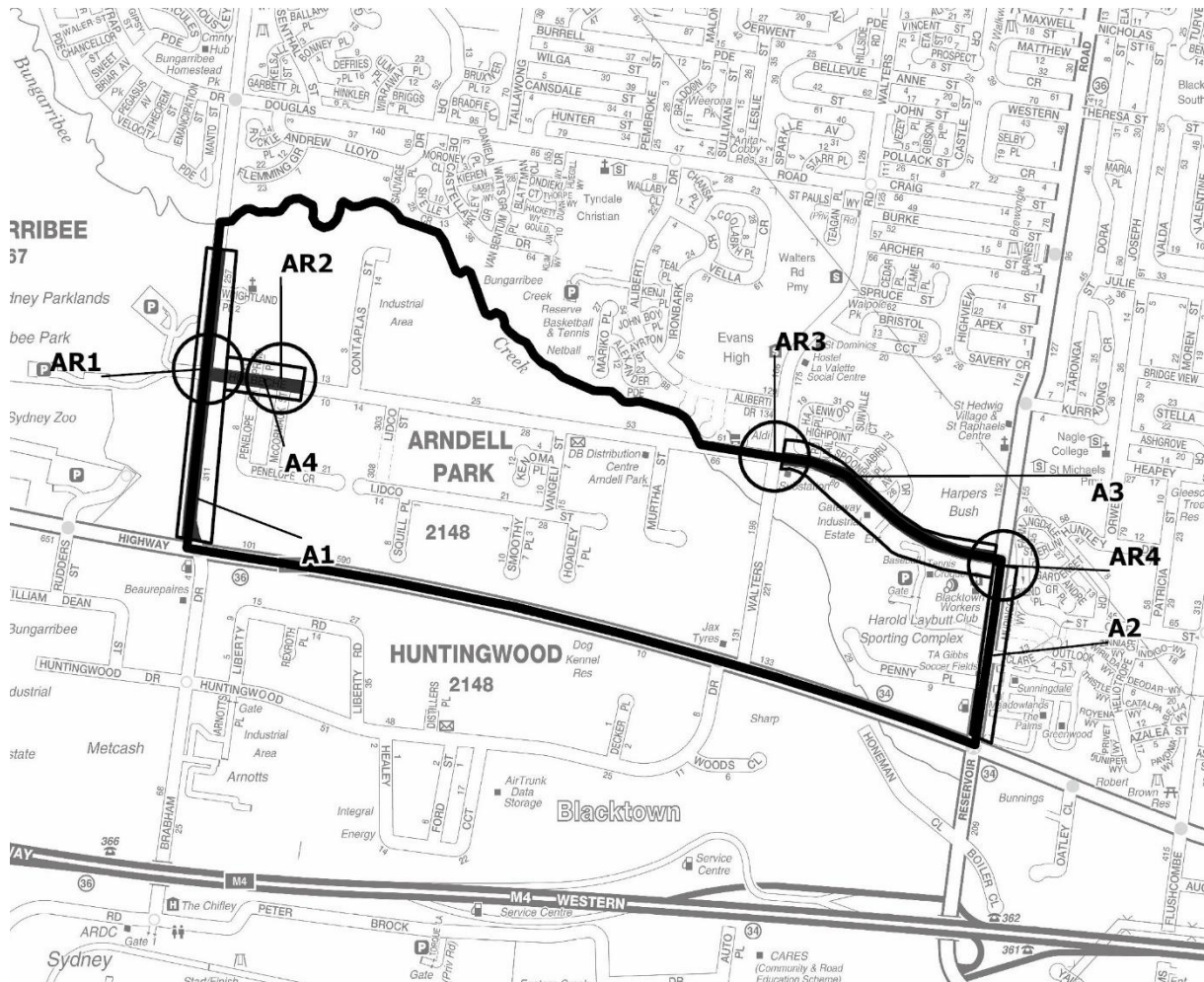
APPENDIX C 2 of 2

CHARLOTTE ROAD SCHEDULE OF LOCAL DRAINAGE WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Flood Mitigation						
Local Drainage	Alleviate the localised ponding of stormwater	\$369,751				\$369,751
		\$369,751	\$0	\$0	\$0	\$369,751

APPENDIX D.1 1 of 2

ARNDELL PARK MAJOR ROAD CATCHMENT



APPENDIX D.1 2 of 2

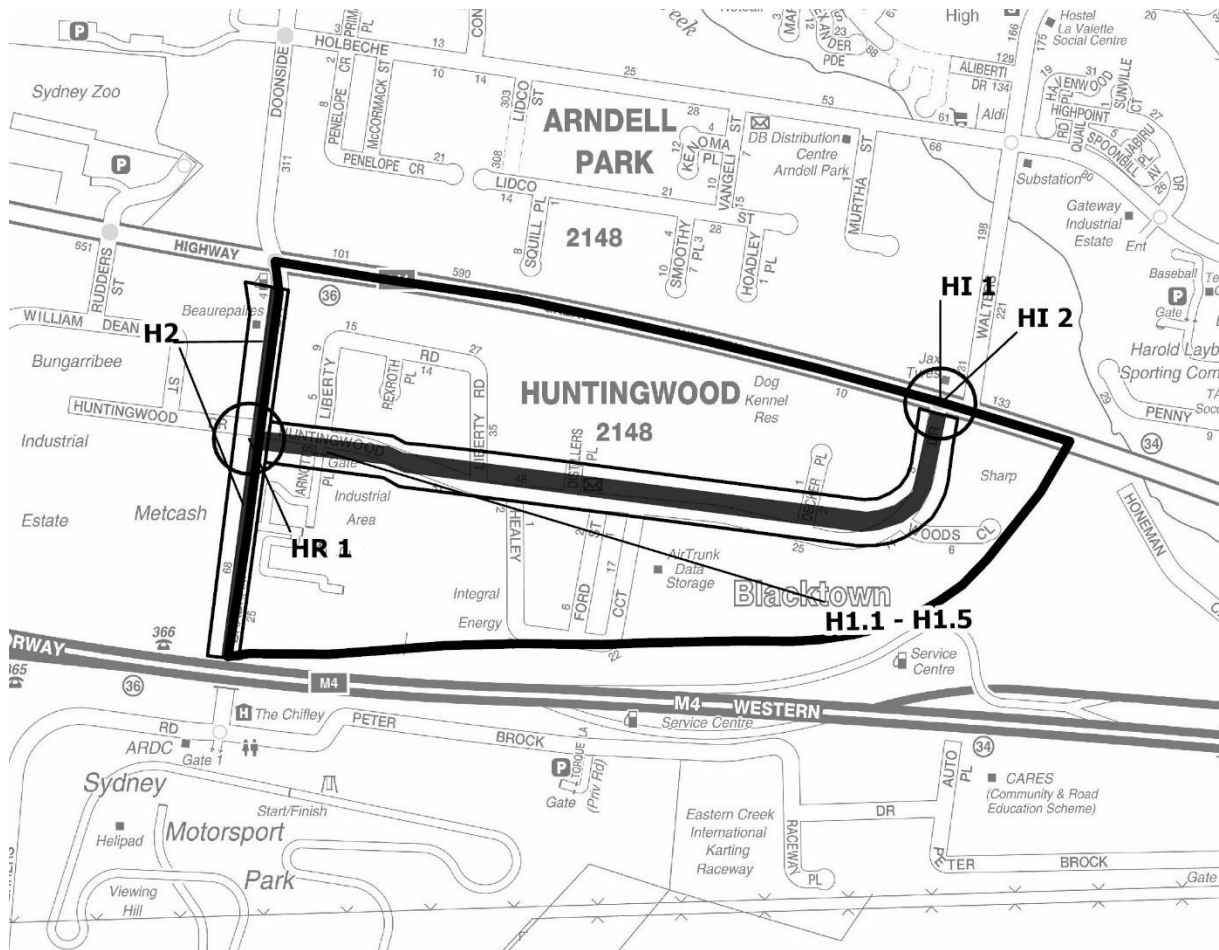
ARNDELL PARK

SCHEDULE OF MAJOR ROAD WORKS

Site No.	Description of Works	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
				Current Funding	2020 - 2025	2026 -2031	
Arndell Park							
A 1	Doonside Rd	GWH to Bungaribee Creek	\$2,217,182				\$2,217,182
AR 1	Roundabout	Doonside Rd / Holbeche Rd	\$66,338				\$66,338
A 2	Reservoir Rd	GWH to Holbeche Road	\$943,749				\$943,749
A 3	Holbeche Rd	Reservoir Rd to Walters Rd	\$1,291,629				\$1,291,629
AR 3	Roundabout	Holbeche Rd / Walters Rd	\$622,014				\$622,014
A 4	Holbeche Rd	Approach to Doonside Rd Roundabout	\$854,962				\$854,962
AR 4	Roundabout	Holbeche Rd / Reservoir Rd	\$466,641				\$466,641
AD 1	Miscellaneous Documentation	Public Utilities Check	\$686				\$686
AD 2	Miscellaneous Documentation	Section 94 Traffic Study	\$7,270				\$7,270
			\$6,470,471	\$0	\$0	\$0	\$6,470,471

APPENDIX D.2 1 of 2

HUNTINGWOOD MAJOR ROAD CATCHMENT



APPENDIX D.2 2 of 2

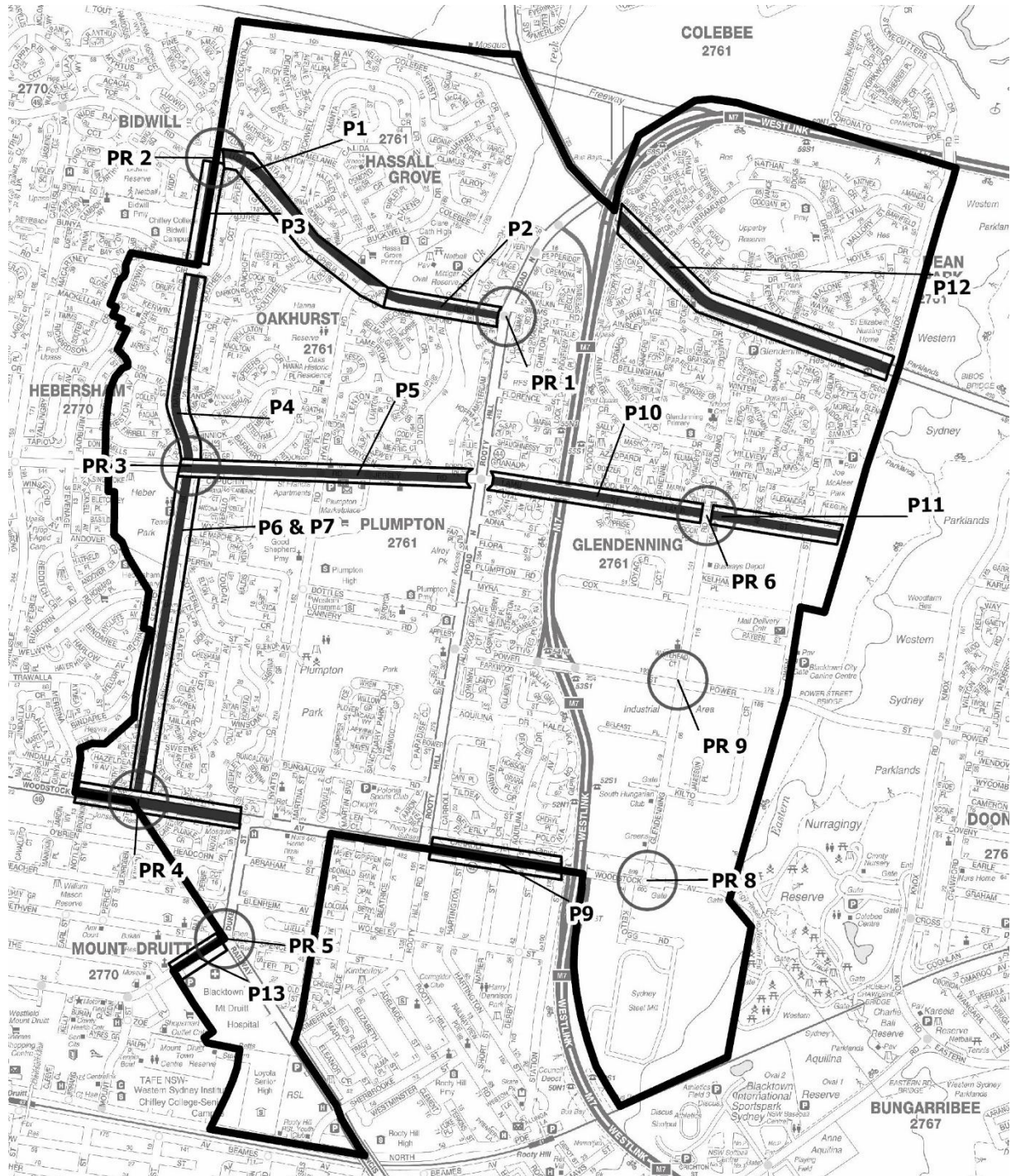
HUNTINGWOOD

SCHEDULE OF MAJOR ROAD WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Huntingwood						
H 1.1	Huntingwood Drive	\$1,519,257				\$1,519,257
H 1.2	Huntingwood Drive	\$2,239,031				\$2,239,031
H 1.3	Huntingwood Drive	\$917,978				\$917,978
H 1.4	Huntingwood Drive	\$1,885,121				\$1,885,121
H 1.5	Huntingwood Drive	\$992,700				\$992,700
H 2	Horsley Road	\$1,796,492				\$1,796,492
HI 1	Intersection	\$255,010				\$255,010
HI 2	Intersection Signals	\$188,486				\$188,486
HR 1	Roundabout	\$51,959				\$51,959
HD 1	Miscellaneous Documentation	\$1,371				\$1,371
HD 2	Miscellaneous Documentation	\$14,539				\$14,539
		\$9,861,944	\$0	\$0	\$0	\$9,861,944

APPENDIX D.3 1 of 2

PLUMPTON MAJOR ROAD CATCHMENT



APPENDIX D.3 2 of 2

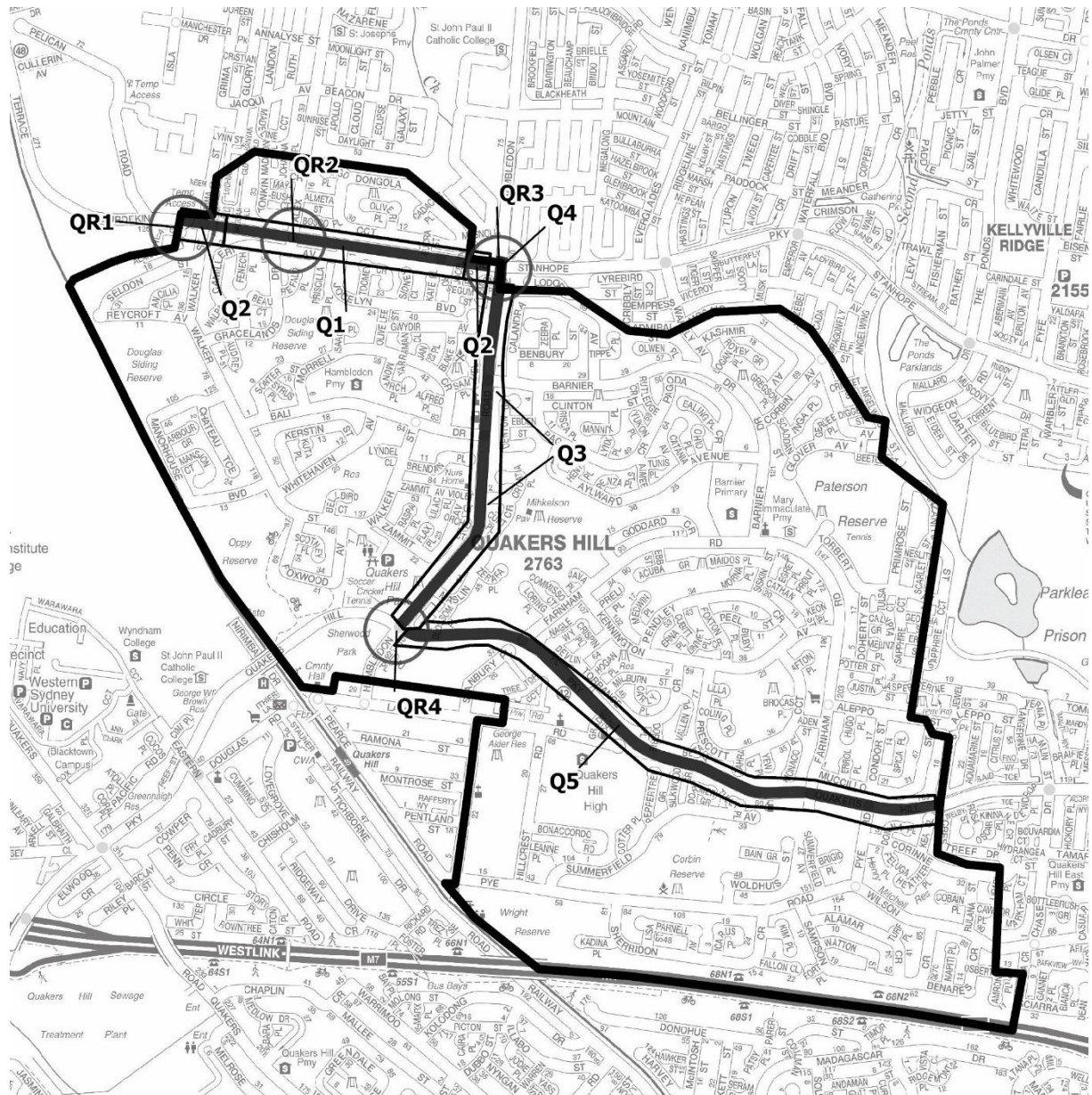
PLUMPTON

SCHEDULE OF MAJOR ROAD WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Plumpton						
P 1	Luxford Rd Deviation	\$2,164,234				\$2,164,234
P 2	Luxford Rd	\$1,418,842				\$1,418,842
P 3	Daniels Rd	\$541,058				\$541,058
P 4	Daniels Rd	\$1,021,605				\$1,021,605
P 5	Jersey Rd	\$3,570,987				\$3,570,987
P 6 P 7	Pringle Rd	\$5,399,684				\$5,399,684
P 9	Woodstock Ave	\$389,406				\$389,406
P 10 P11	Lamb St	\$6,022,044				\$6,022,044
P 12	Richmond Rd	\$3,746,109				\$3,746,109
P 13	Luxford Rd	\$562,421				\$562,421
PR 1	Roundabout	\$50,618				\$50,618
PR 2	Roundabout	\$186,126				\$186,126
PR 3	Roundabout	\$101,235				\$101,235
PR 4	Roundabout	\$101,235				\$101,235
PR 5	Roundabout	\$185,283				\$185,283
PR 6	Roundabout	\$101,235				\$101,235
PR 8	Roundabout	\$176,376				\$176,376
PR 9	Roundabout	\$328,685				\$328,685
PD 1	Miscellaneous Documentation	\$1,371				\$1,371
PD 2	Miscellaneous Documentation	\$14,539				\$14,539
		\$26,083,093	\$0	\$0	\$0	\$26,083,093

APPENDIX D.4 1 of 2

QUAKERS HILL MAJOR ROAD CATCHMENT



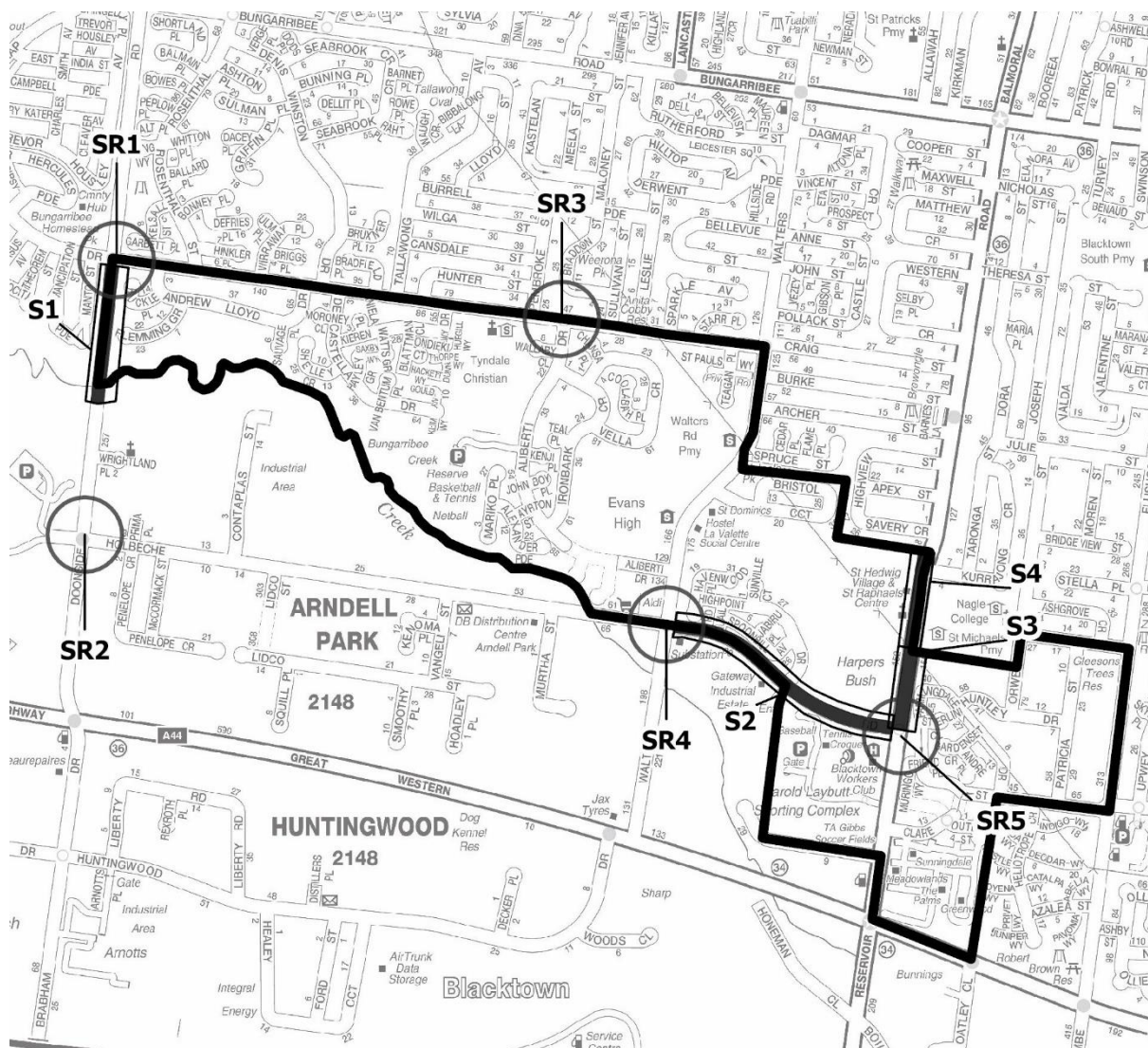
APPENDIX D.4 2 of 2

QUAKERS HILL

SCHEDULE OF MAJOR ROAD WORKS

Site No.	Description of Works	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
				Current Funding	2020 - 2025	2026 -2031	
Quakers Hill							
Q 1 Q 2 QR 1 QR 2	Burdekin Rd 2 x Roundabouts	Walker St to Hambledon Rd Half width Walker St to Hambledon Rd Burdekin Rd / Walker St Burdekin Rd / Alex Ave	\$3,010,815				\$3,010,815
Q 3 Q 4 QR 3	Hambledon Rd Roundabout	Burdekin Rd to Quakers Hill Parkway Half width near Burdekin Rd Burdekin Rd / Hambledon Rd	\$4,029,431				\$4,029,431
Q 5	Quakers Hill Pky	Hambledon Rd to Catch. Bdy near Wilson Rd	\$6,505,558				\$6,505,558
QR 4	Intersection Treatment	Hambledon Rd / Quakers Hill Pky	\$101,235				\$101,235
QD 1	Miscellaneous Documentation	Public Utilities Check	\$1,371				\$1,371
QD 2	Miscellaneous Documentation	Section 94 Traffic Study	\$1,682				\$1,682
			\$13,650,092	\$0	\$0	\$0	\$13,650,092

SOUTH BLACKTOWN MAJOR ROAD CATCHMENT



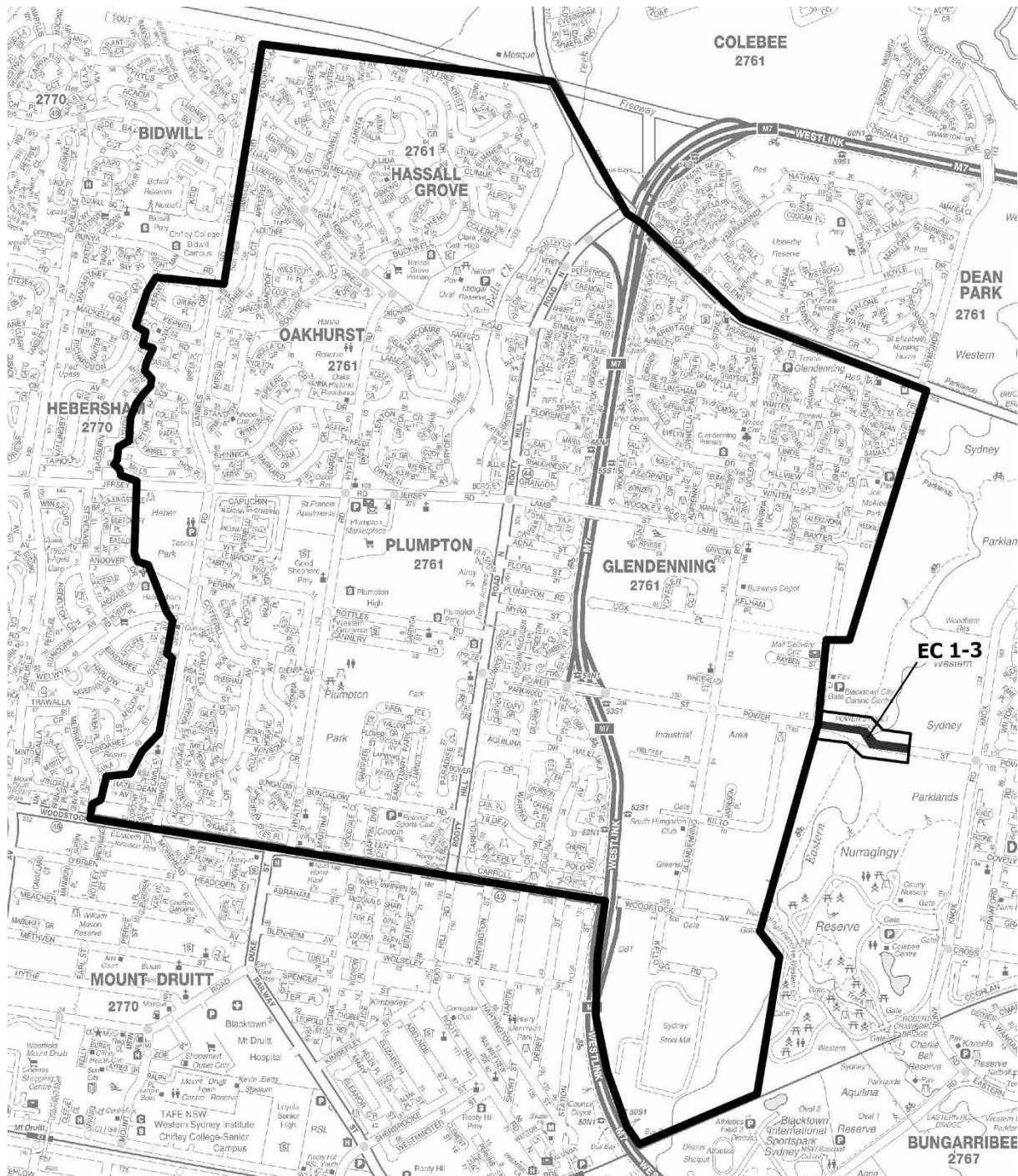
APPENDIX D.5 2 of 2

SOUTH BLACKTOWN SCHEDULE OF MAJOR ROAD WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
South Blacktown						
S 1 SR 1	Doonside Rd Roundabout	\$680,092				\$680,092
S 2	Holbeche Rd	\$1,291,629				\$1,291,629
SR 4	Roundabout	\$309,456				\$309,456
S 3	Reservoir Rd	\$1,077,449				\$1,077,449
S 4	Reservoir Rd	\$834,609				\$834,609
SR 2	Roundabout	\$66,338				\$66,338
SR 3	Roundabout	\$28,325				\$28,325
SR 5	Roundabout	\$232,160				\$232,160
SD 1	Miscellaneous Documentation	\$686				\$686
SD 2	Miscellaneous Documentation	\$7,270				\$7,270
		\$4,528,014	\$0	\$0	\$0	\$4,528,014

APPENDIX E 1 of 2

EASTERN CREEK OVERBRIDGE MAJOR ROAD CATCHMENT



APPENDIX E 2 of 2

EASTERN CREEK OVERBRIDGE SCHEDULE OF MAJOR ROAD WORKS

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Eastern Creek Overbridge						
EC1	Channel Works (Stage 1)	\$1,306,817				\$1,306,817
EC2	Bridge Works	\$1,513,908				\$1,513,908
EC3	Approaches - Knox Road to Owen Street	\$607,878				\$607,878
		\$3,428,603	\$0	\$0	\$0	\$3,428,603

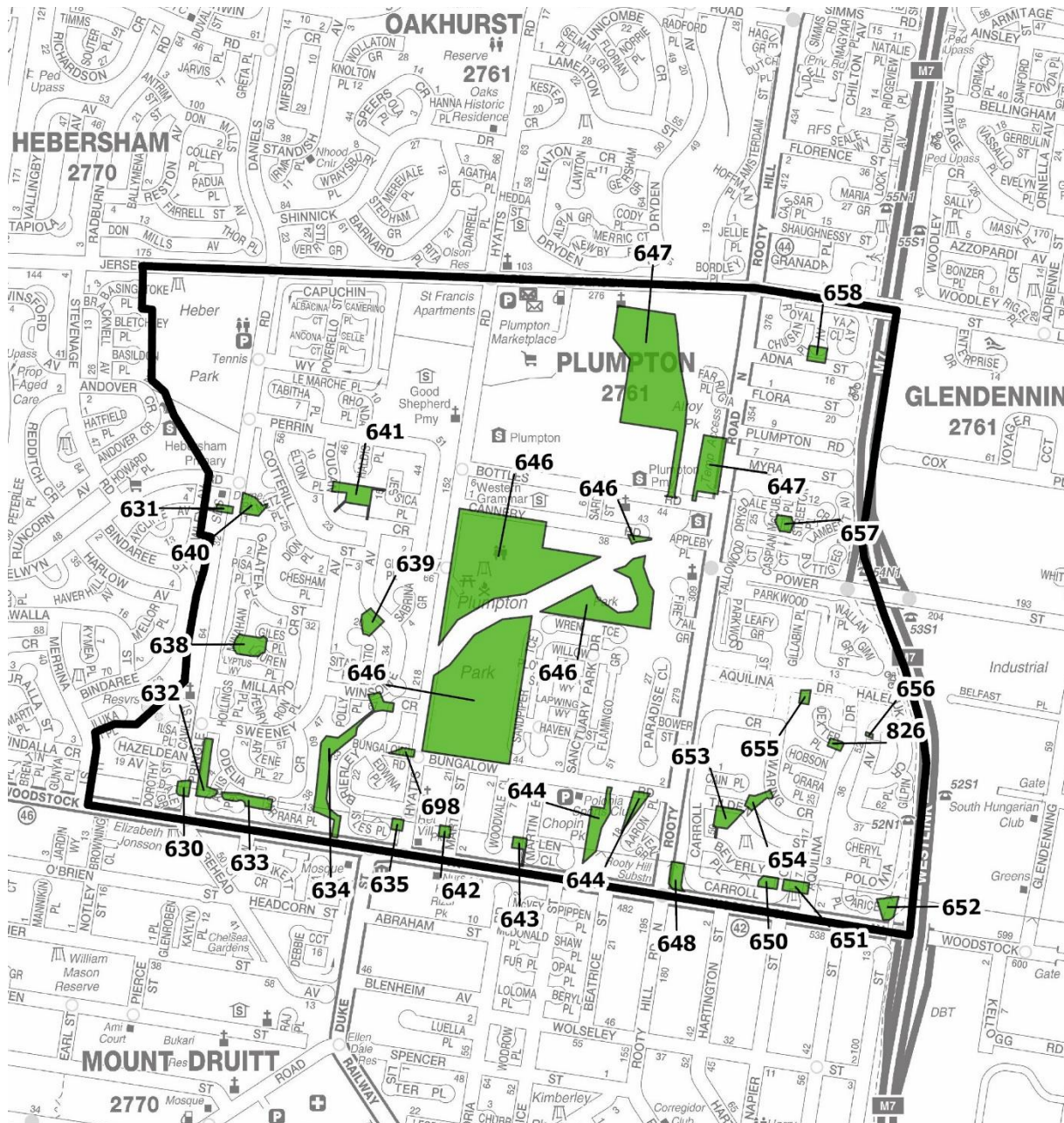
APPENDIX F.1 1 of 8

**PLUMPTON – ROOTY HILL - MINCHINBURY
OPEN SPACE CATCHMENT**



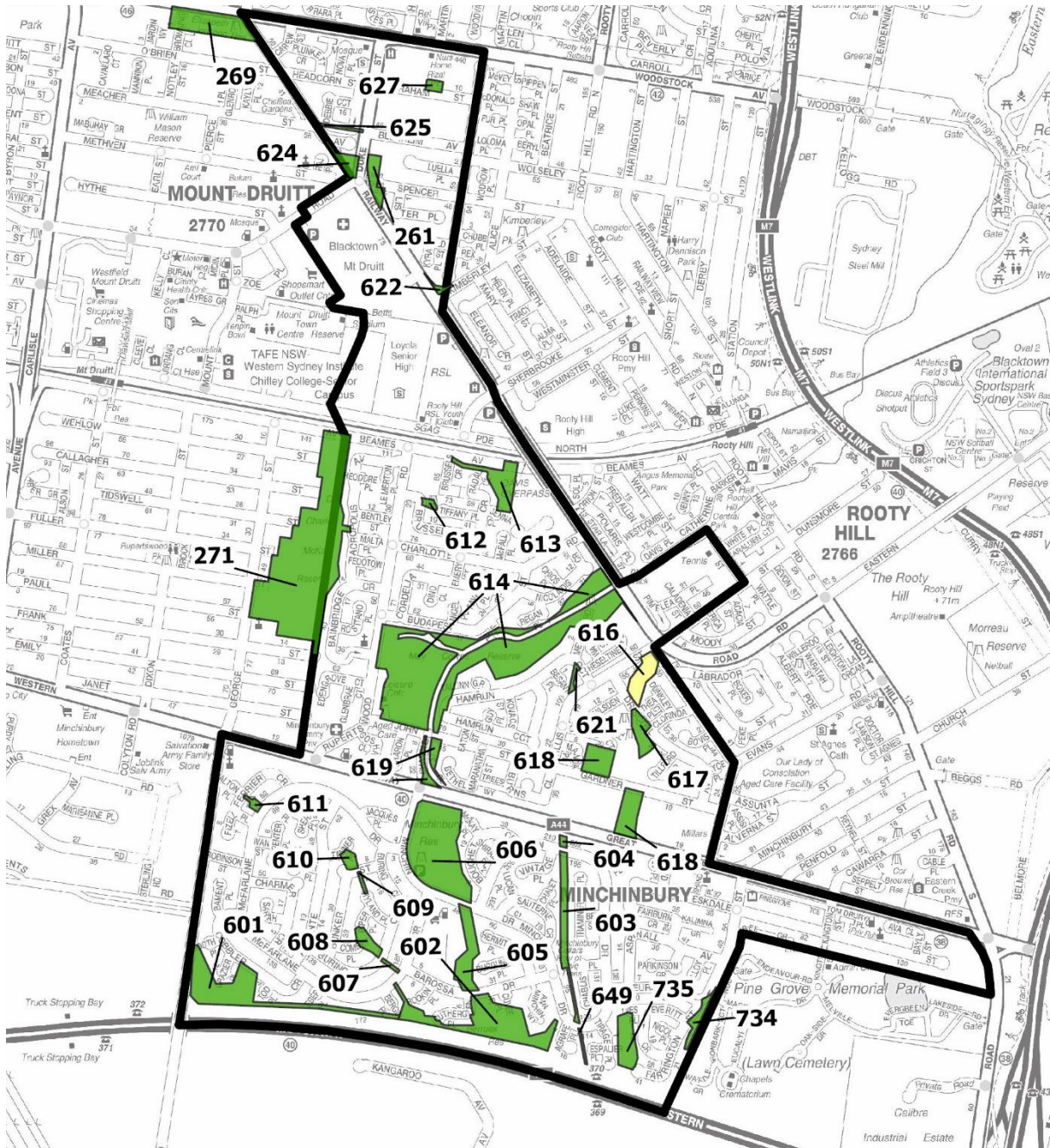
APPENDIX F.1 2 of 8

**PLUMPTON – ROOTY HILL - MINCHINBURY
OPEN SPACE CATCHMENT**



APPENDIX F.1 3 of 8

**PLUMPTON – ROOTY HILL - MINCHINBURY
OPEN SPACE CATCHMENT**



APPENDIX F.1 4 of 8

PLUMPTON – ROOTY HILL - MINCHINBURY OPEN SPACE EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Dean Park						
683	Playground	\$51,187				\$51,187
684	Playground	\$104,720				\$104,720
685	Playground	\$108,255				\$108,255
686	Neighbourhood Park	\$604,304				\$604,304
687	Playground, landscaping	\$626,355				\$626,355
688	Playground	\$66,637				\$66,637
		\$1,561,458	\$0	\$0	\$0	\$1,561,458
Glendenning						
671	Landscaping	\$22,013				\$22,013
689	Landscaping	\$52,671				\$52,671
690	Double Playing field, courts, Playground	\$1,400,716				\$1,400,716
691	Cricket oval & Playground	\$1,423,046				\$1,423,046
692	Playground	\$58,141				\$58,141
693	Playground	\$78,374				\$78,374
694	Playground	\$47,263				\$47,263
695	Playground	\$38,828				\$38,828
696	Playground	\$180,990				\$180,990
761	Landscaping	\$26,480				\$26,480
762	Landscaping	\$44,790				\$44,790
		\$3,373,312	\$0	\$0	\$0	\$3,373,312

APPENDIX F.1 5 of 8

PLUMPTON – ROOTY HILL - MINCHINBURY

OPEN SPACE EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Oakhurst / Hassall Grove						
659	Landscaping	\$9,027				\$9,027
660	Landscaping	\$8,123				\$8,123
661	Playground	\$57,057				\$57,057
662	Field, Courts, Playground	\$1,166,549				\$1,166,549
663	Landscaping	\$11,285				\$11,285
664	Landscaping	\$34,746				\$34,746
665	Playground	\$101,891				\$101,891
666	Landscaping	\$28,331				\$28,331
667	Playground	\$68,801				\$68,801
669	Playground	\$154,318				\$154,318
670	Landscaping	\$39,785				\$39,785
672	Playground	\$78,177				\$78,177
674	Landscaping	\$15,667				\$15,667
675	Landscaping	\$22,911				\$22,911
676	Landscaping	\$10,666				\$10,666
677	Playground	\$126,654				\$126,654
678	Playground	\$89,442				\$89,442
679	Landscaping	\$6,766				\$6,766
680	Field, Courts, Playground	\$2,667,400				\$2,667,400
681	Playground	\$112,507				\$112,507
682	Landscaping	\$43,277				\$43,277
		\$4,853,380	\$0	\$0	\$0	\$4,853,380

APPENDIX F.1 6 of 8

PLUMPTON – ROOTY HILL - MINCHINBURY

OPEN SPACE EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Plumpton						
630	Landscaping	\$21,083				\$21,083
631	Landscaping	\$16,318				\$16,318
632	Playground	\$20,573				\$20,573
633	Landscaping	\$11,579				\$11,579
634	Playground, landscaping	\$244,641				\$244,641
635	Landscaping	\$611				\$611
637/638	Playground	\$100,748				\$100,748
639	Playground	\$9,311				\$9,311
640	Playground	\$103,620				\$103,620
641	Landscaping	\$127,139				\$127,139
642	Landscaping	\$67,458				\$67,458
643	Landscaping	\$19,727				\$19,727
644	Landscaping	\$65,124				\$65,124
644	road	\$94,884				\$94,884
646	Wetlands	\$944,835				\$944,835
647	Field, Courts, Playground	\$1,075,893				\$1,075,893
648	Landscaping	\$30,244				\$30,244
650	Landscaping	\$11,066				\$11,066
651	Landscaping	\$4,500				\$4,500
652	Landscaping	\$1,246				\$1,246
653	Playground	\$64,297				\$64,297

APPENDIX F.1 7 of 8

PLUMPTON – ROOTY HILL - MINCHINBURY

OPEN SPACE EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
Plumpton						
654	Playground	\$34,678				\$34,678
656	Landscaping	\$0		\$119,000		\$119,000
657	Playground	\$106,860				\$106,860
658	Playground, landscaping	\$118,794				\$118,794
698	Landscaping	\$10,957				\$10,957
826	Playground	\$89,645				\$89,645
		\$3,395,831	\$0	\$119,000	\$0	\$3,514,831
Minchinbury						
601	Playground	\$4,739				\$4,739
602	Field, Plgd	\$1,478,592				\$1,478,592
603	Landscaping	\$29,309				\$29,309
604	Landscaping	\$0				\$0
605	Landscaping	\$18,723				\$18,723
606	Field, 2 Ten, Plgd	\$653,468				\$653,468
607	Landscaping	\$13,059				\$13,059
608	Playground	\$0				\$0
609	Landscaping	\$0				\$0
610	Landscaping	\$0				\$0
611	Playground	\$0				\$0
649	Landscaping	\$6,804				\$6,804
734	Playground	\$57,872				\$57,872
735	playground	\$201,435				\$201,435
		\$2,464,001	\$0	\$0	\$0	\$2,464,001

APPENDIX F.1 8 of 8

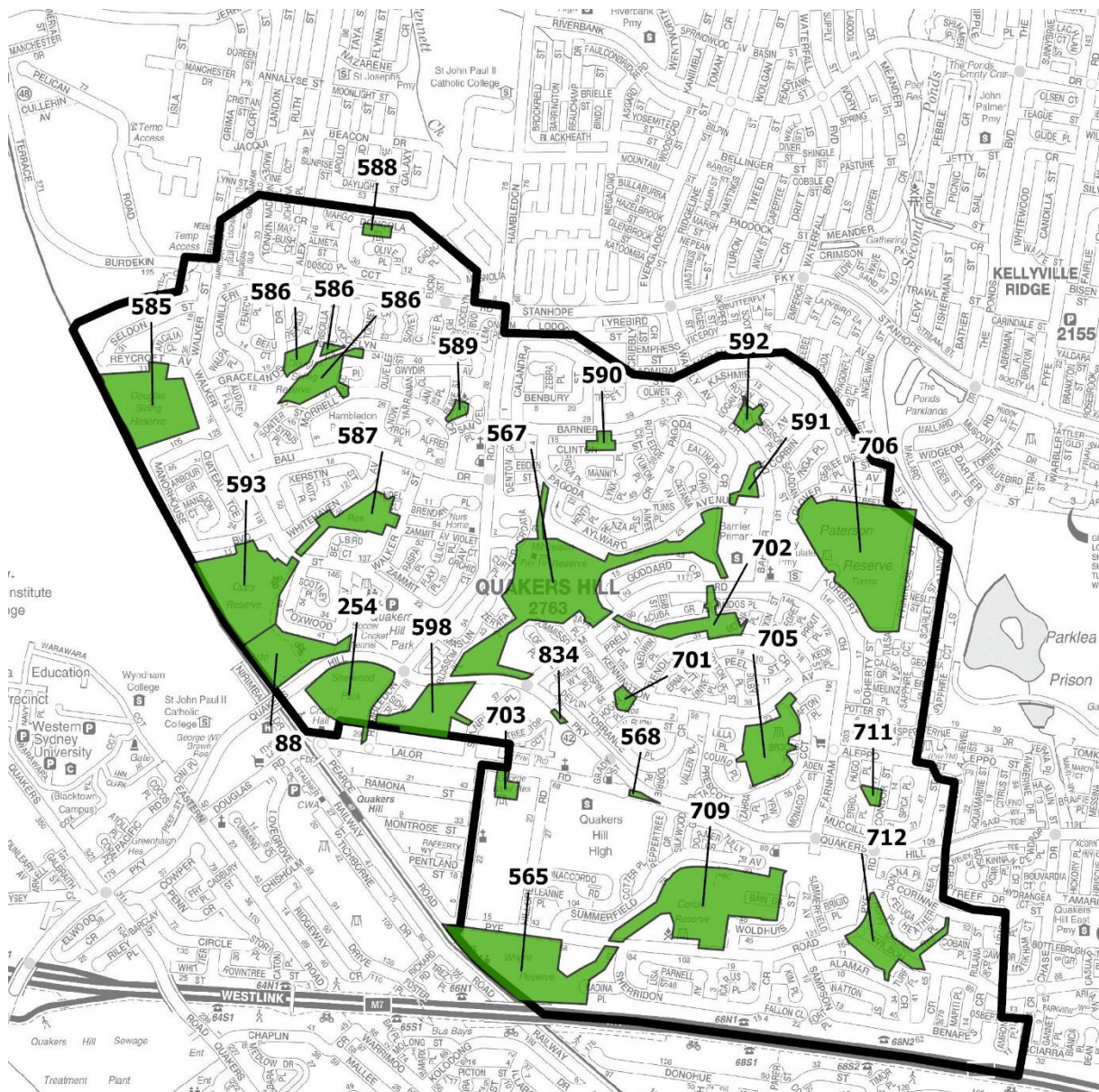
PLUMPTON – ROOTY HILL - MINCHINBURY

OPEN SPACE EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
PLUMPTON / ROOTYHILL NORTH						
261	Landscaping	\$1,596				\$1,596
269	Playground	\$406,489				\$406,489
622	Landscaping	\$2,468				\$2,468
623	Landscaping	\$0				\$0
624	Playground	\$205,685				\$205,685
625	Landscaping	\$17,401				\$17,401
627	Playground	\$149,043				\$149,043
		\$782,682	\$0	\$0	\$0	\$782,682
Rooty Hill South						
271	Landscaping	\$114,082				\$114,082
612	Playground	\$89,388				\$89,388
613	Playground	\$223,586				\$223,586
614	Field, Courts, Playground	\$1,828,035		\$14,308,000		\$16,136,035
616	Landscaping	\$3,410				\$3,410
617	Playground	\$103,293				\$103,293
618	Field, Courts, Playgroundgd	\$454,532		\$691,000		\$1,145,532
619	Landscaping	\$61,680				\$61,680
621	Landscaping	\$30,622				\$30,622
		\$2,908,628	\$0	\$14,999,000	\$0	\$17,907,628
		\$19,339,292	\$0	\$15,118,000	\$0	\$34,457,292

APPENDIX F.2 1 of 3

QUAKERS HILL OPEN SPACE CATCHMENT



APPENDIX F.2 2 of 3

QUAKERS HILL

OPEN SPACE EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
88	Courts, Playground	\$804,708				\$804,708
88	Netball Courts	\$331,091				\$331,091
88	Car Parking (included above)	\$134,396				\$134,396
254	Landscaping	\$306,219				\$306,219
565	Fields, courts, Playground	\$1,929,271				\$1,929,271
565	Irrigation system and playing field	\$422,944				\$422,944
567	Fields, Playground	\$938,823				\$938,823
567	Car Parking	\$223,443				\$223,443
568	Landscaping	\$25,666				\$25,666
585	Neighbourhood Park	\$1,307,987				\$1,307,987
586	2 x playground	\$257,995				\$257,995
587	Neighbourhood Park	\$316,295				\$316,295
588	Playground	\$104,642				\$104,642
589	Playground	\$77,979				\$77,979
590	Playground	\$80,790				\$80,790
591	Playground	\$62,570				\$62,570
592	Playground	\$195,569				\$195,569
593	Neighbourhood Park	\$607,571				\$607,571
598	Playground	\$164,148				\$164,148
701	Playground	\$45,259				\$45,259
702	Playground	\$258,778				\$258,778
703	Playground	\$155,825				\$155,825

APPENDIX F.2 2 of 3

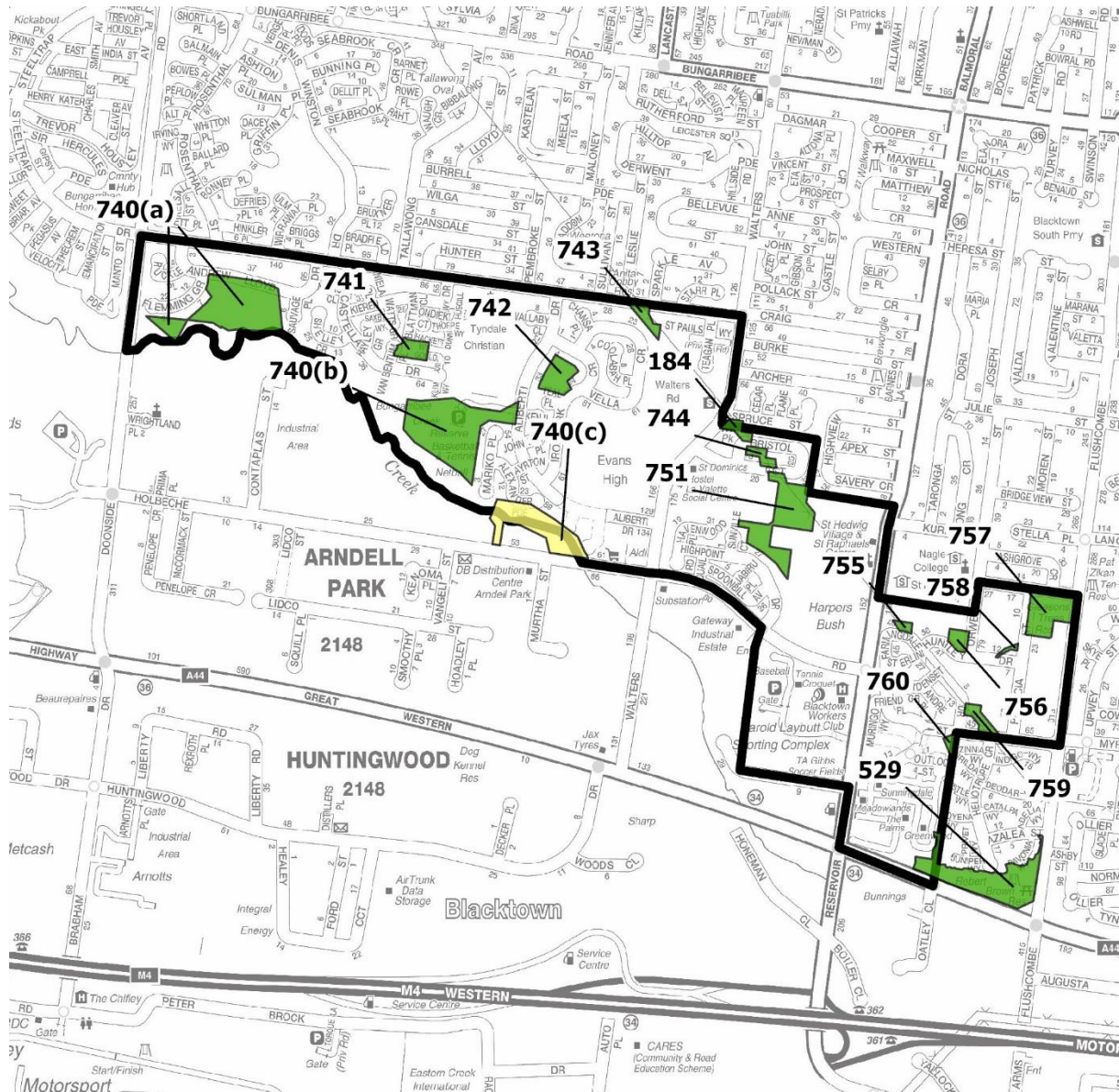
QUAKERS HILL

OPEN SPACE EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
705	Playground	\$154,374				\$154,374
706	Fields, courts, Playground	\$2,190,846				\$2,190,846
706	Car Parking	\$219,886				\$219,886
709	Field, Playground	\$1,003,329				\$1,003,329
709	Baseball facility	\$260,279				\$260,279
711	Playground	\$41,249				\$41,249
712	Playground	\$493,053				\$493,053
834	Landscaping	\$0		\$148,000		\$148,000
	Leisure Centre Contribution	\$315,541				\$315,541
		\$13,430,526	\$0	\$148,000	\$0	\$13,578,526

APPENDIX F.3 1 of 2

SOUTH BLACKTOWN OPEN SPACE CATCHMENT



APPENDIX F.3 2 of 2

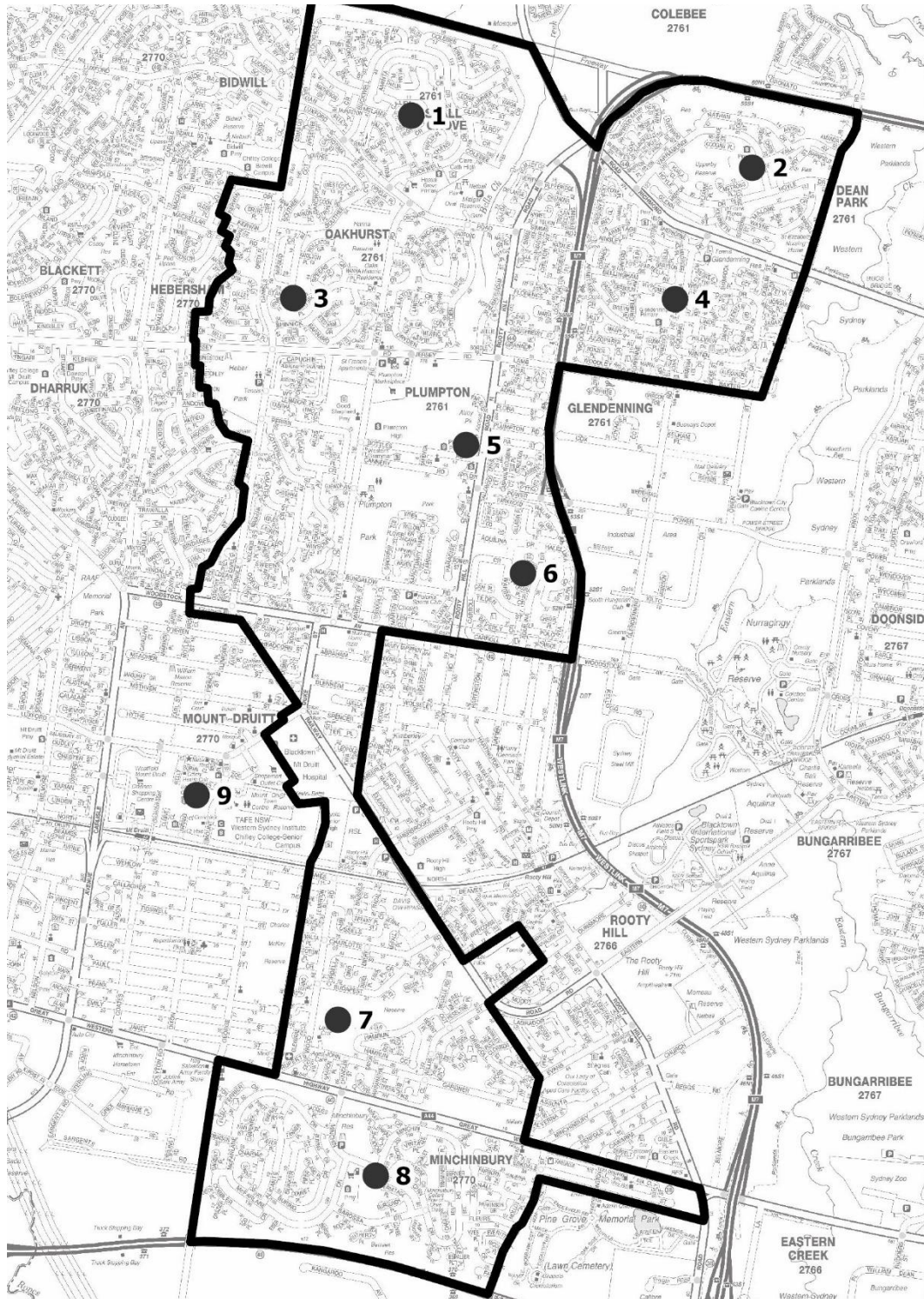
SOUTH BLACKTOWN

OPEN SPACE EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
184	Landscaping	\$18,566				\$18,566
529	Playground	\$118,108				\$118,108
740	Field, Playground, Landscaping, Courts	\$4,822,573				\$4,822,573
741	Playground	\$140,990				\$140,990
742	Playground	\$162,189				\$162,189
743	Landscaping	\$58,401				\$58,401
744	Playground	\$74,167				\$74,167
751	Playground, landscaping	\$223,330				\$223,330
755	Landscaping	\$23,454				\$23,454
756	Playground	\$109,242				\$109,242
757	Bushland Regeneration	\$383,154				\$383,154
757	Road	\$323,333				\$323,333
758	Landscaping	\$10,020				\$10,020
759	10 % Landscaping	\$69,158				\$69,158
760	Landscaping	\$0		\$184,000		\$184,000
		\$6,536,685	\$0	\$184,000	\$0	\$6,720,685

APPENDIX G.1 1 of 2

**PLUMPTON – ROOTY HILL - MINCHINBURY
COMMUNITY FACILITIES CATCHMENT**



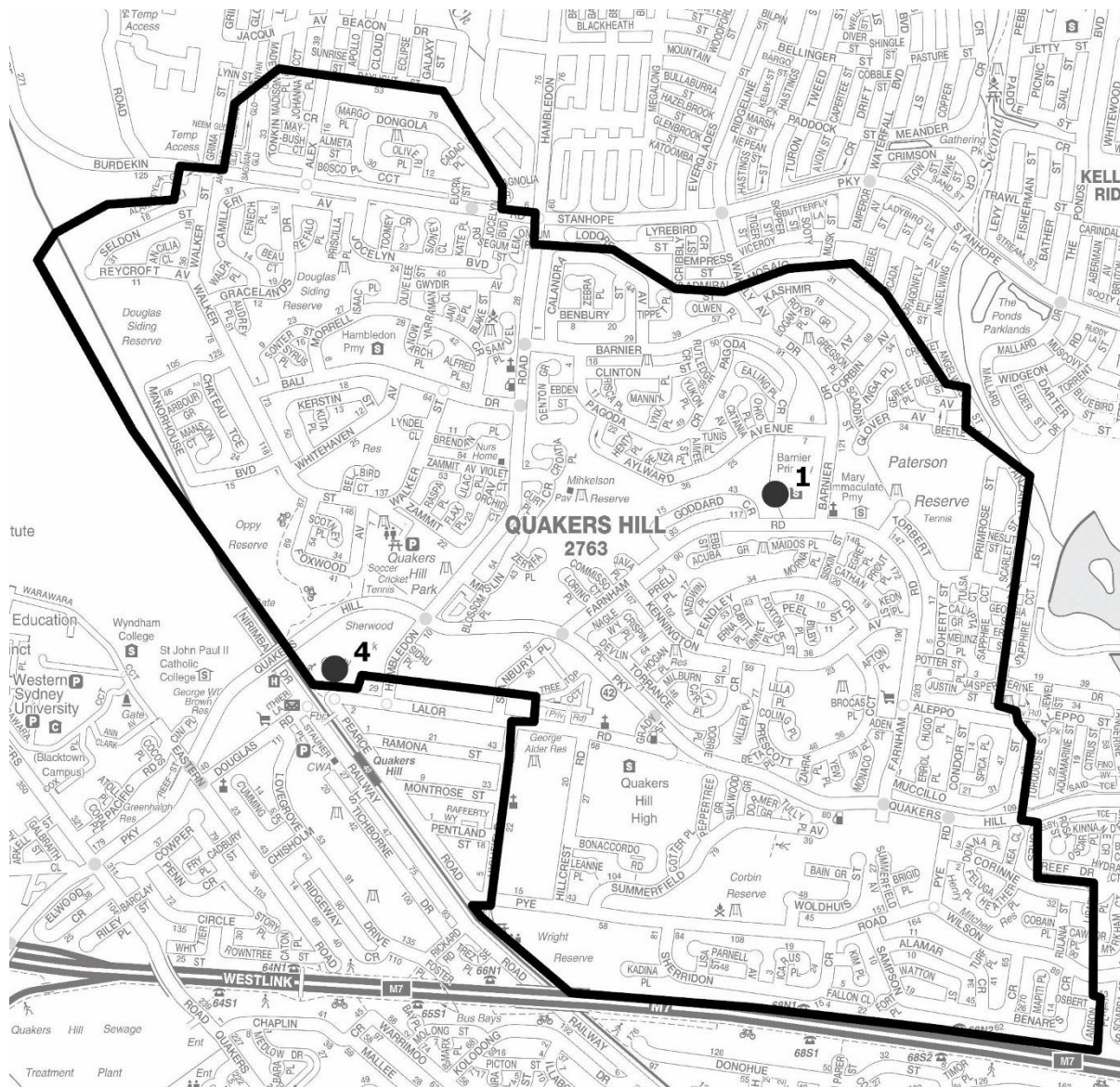
APPENDIX G.1 2 of 2

PLUMPTON – ROOTY HILL - MINCHINBURY COMMUNITY FACILITIES EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
1	Neighbourhood Centre Hassall Grove	\$1,127,702				\$1,127,702
1	2 Unit Child Care Centre - Hassall Grove	\$884,446				\$884,446
2	2 Unit Child Care Centre and Neighbourhood Centre - Dean Park	\$1,360,793				\$1,360,793
3	Neighbourhood Centre - Oakhurst	\$956,910				\$956,910
4	Neighbourhood Centre - Glendenning	\$1,777,516				\$1,777,516
4	2 Unit Child Care Centre - Glendenning	\$1,627,417				\$1,627,417
5	2 Unit Child Care Centre - Plumpton	\$1,374,534				\$1,374,534
5	Neighbourhood Centre - Plumpton	\$2,074,096				\$2,074,096
6	Plumpton Woodstock House	\$917,915				\$917,915
7	Neighbourhood Centre and Youth Annexe -Rooty Hill	\$2,888,272				\$2,888,272
8	Neighbourhood Centre - Minchinbury	\$990,054				\$990,054
8	2 Unit Child Care Centre - Minchinbury	\$1,147,359				\$1,147,359
9	<i>Contribution Towards Community Resource Hub - Mount Druitt Neighbourhood Centre and Community Development Youth, Children and Family Facilities</i>	\$4,637,421				\$4,637,421
	Temp NHC Acquisition and Sitting Pro Rata Contribution	\$113,721				\$113,721
	Relocate NHC 1	\$45,265				\$45,265
	Relocate NHC 2	\$53,142				\$53,142
	Community Facilities Study	\$59,119				\$59,119
	Review cost Estimates - Quantity Surveyor	\$3,498				\$3,498
	Review cost Estimates - Quantity Surveyor	\$3,722				\$3,722
		\$22,042,902.00	\$0.00	\$0.00	\$0.00	\$22,042,902.00

APPENDIX G.2 1 of 2

QUAKERS HILL COMMUNITY FACILITIES CATCHMENT



APPENDIX G.2 2 of 2

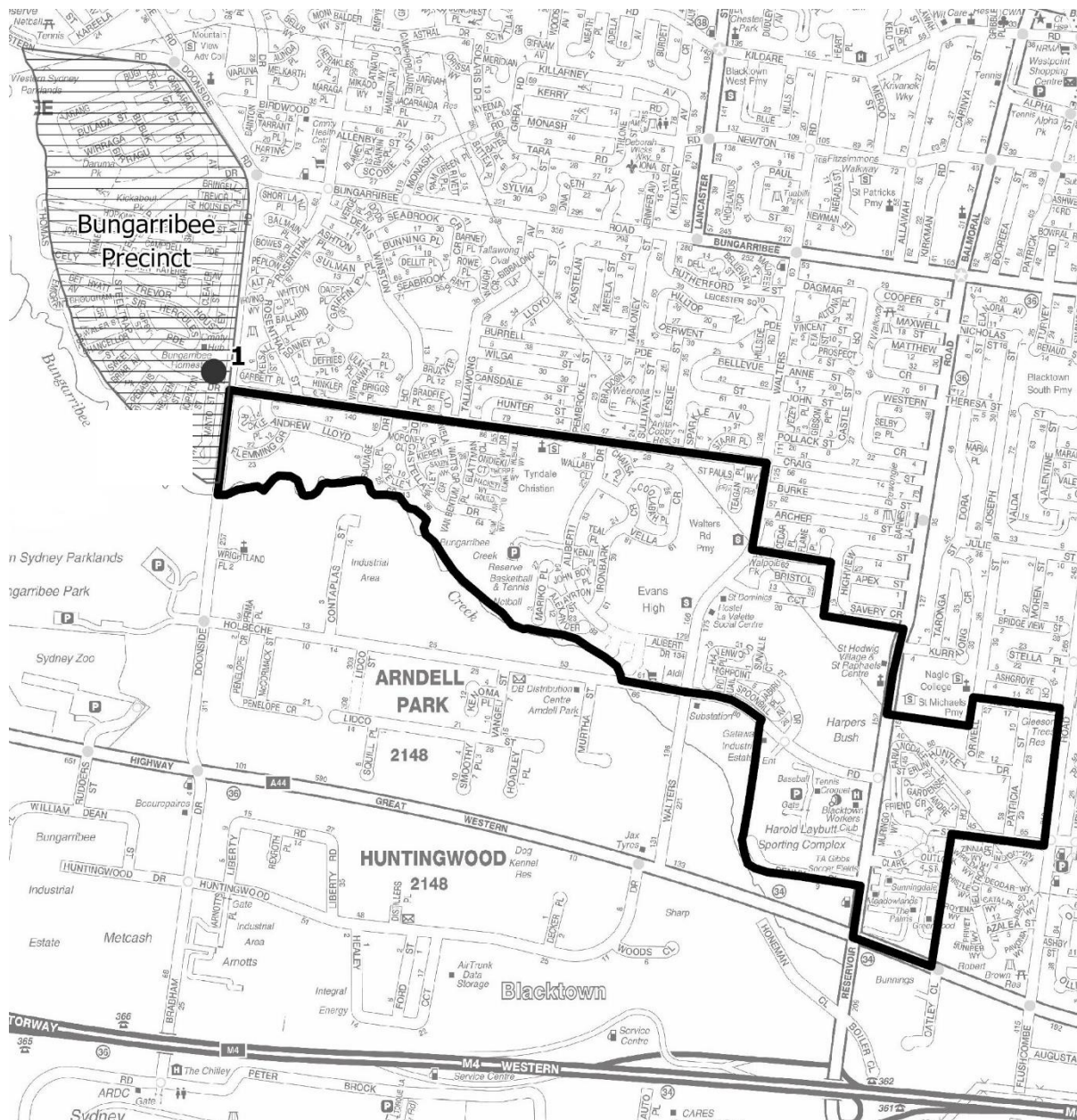
QUAKERS HILL

COMMUNITY FACILITIES EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
1	Neighbourhood Centre - Family Day Care Centre - 2 Unit Child Care Centre - Goddard Crescent	\$2,413,065				\$2,413,065
2	Blacktown Leisure Centre - Stanhope (Quakers Hill Contribution)	\$7,152,310				\$7,152,310
4	3 Unit Child Care Centre - Lalor Road (NB (1) unit existing add (2) unit centre to create a (3) unit centre)	\$1,851,174				\$1,851,174
4(b)	Up-grade of Community Centre - Lalor Park	\$275,083				\$275,083
	Temp NHC Acquisition and Sitting Pro Rata Contribution	\$28,430				\$28,430
	Relocate NHC (3rd relocation)	\$64,124				\$64,124
	Community Facilities Study	\$24,370				\$24,370
	Review cost Estimates - Quantity Surveyor	\$3,498				\$3,498
	Review cost Estimates - Quantity Surveyor	\$3,722				\$3,722
		\$11,815,776.00	\$0.00	\$0.00	\$0.00	\$11,815,776.00

APPENDIX G.3 1 of 2

SOUTH BLACKTOWN COMMUNITY FACILITIES CATCHMENT



APPENDIX G.3 2 of 2

SOUTH BLACKTOWN COMMUNITY FACILITIES EMBELLISHMENT COSTS AND WORKS SCHEDULE

Site No.	Description of Works	Completed cost Indexed to Sept 2020	Estimated Cost & Indicative Timing of Delivery			Total
			Current Funding	2020 - 2025	2026 -2031	
1	<i>Contribution Towards</i> Community Resource Hub - Bungarribee Precinct Neighbourhood Centre and Community Development Youth, Children and Family Facilities	\$3,684,754				\$3,684,754
	Engineering Works (previous site 1)	\$38,097				\$38,097
	Review cost Estimates - Quantity Surveyor	\$3,496				\$3,496
	Review cost Estimates - Quantity Surveyor	\$3,722				\$3,722
		\$3,730,069.00	\$0.00	\$0.00	\$0.00	\$3,730,069.00

APPENDIX H 1 of 1
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 (\$)	ADMINISTRATION FEE A (\$)	TOTAL L1+L2+C1+C2+A (\$)
TRUNK DRAINAGE	Hectares						
ANGUS CREEK	214.77	\$8,054,303		\$12,863,427	\$1,500,000	\$448,355.00	\$22,866,085
BELLS CREEK	457.37	\$7,230,227		\$20,381,923	\$740,000	\$567,043.00	\$28,919,193
BUNGARRIBEE CREEK	359.39	\$19,020,412	\$402,000	\$16,682,972	\$2,580,000	\$773,708.00	\$39,459,092
EASTERN CREEK	200.04	\$3,414,421		\$10,664,809	\$440,000	\$290,385.00	\$14,809,615
ESKDALE STREET	24.96	\$3,017,678		\$1,024,040		\$80,834.00	\$4,122,552
GLENDENNING NORTH	49.98	N/A		\$947,032	\$220,000	\$23,341.00	\$1,190,373
QUAKERS HILL NO 1	133.87	\$4,600,559		\$9,973,027	\$786,889	\$307,210.00	\$15,667,685
QUAKERS HILL NO 2	212.97	\$6,261,400		\$12,639,979	\$0	\$378,028.00	\$19,279,407
QUAKERS HILL NO 3	85.24	\$1,547,668		\$4,379,976	\$0	\$118,553.00	\$6,046,197
ROPES CREEK	122.50	\$2,948,348		\$9,788,933	\$200,000	\$258,746.00	\$13,196,027
FLOOD MITIGATION	Hectares						
ROPES CREEK	44.93	\$378,894		\$1,340,095		\$34,380.00	\$1,753,369
LOCAL DRAINAGE	Metres						
CHARLOTTE ROAD	165.6800			\$369,751		\$7,395.00	\$377,146
MAJOR ROADS	Hectares						
ARNDELL PARK	154.65	\$2,082,308		\$6,470,471		\$171,055.58	\$8,723,835
HUNTINGWOOD	121.55	\$5,947,053		\$9,861,944		\$316,179.94	\$16,125,177
PLUMPTON	888.54	\$2,623,296	\$170,000	\$26,083,093		\$577,527.78	\$29,453,917
QUAKERS HILL	392.12	\$2,911,243		\$13,650,092		\$331,226.70	\$16,892,562
SOUTH BLACKTOWN	118.57	\$1,086,659		\$4,528,014		\$112,293.46	\$5,726,966
OVERBRIDGE	Hectares						
PLUMPTON	754.69	\$488,891		\$3,428,603		\$78,349.88	\$3,995,844
OPEN SPACE	Population						
PLUMPTON/RH/M	N/A	\$42,127,030	\$623,000	\$19,339,292	\$15,118,000	\$1,544,146.44	\$78,751,468
QUAKERS HILL	N/A	\$31,782,720		\$13,430,526	\$148,000	\$907,224.92	\$46,268,471
SOUTH BLACKTOWN	N/A	\$12,907,363	\$1,495,000	\$6,536,685	\$184,000	\$422,460.96	\$21,545,509
COMMUNITY FACILITIES	Population						
PLUMPTON/RH/M	40,580	\$2,957,779		\$22,042,902		\$500,013.62	\$25,500,695
QUAKERS HILL	16,910	\$1,218,765		\$11,815,776		\$260,690.82	\$13,295,232
SOUTH BLACKTOWN	6,810	\$470,175		\$3,730,069		\$84,004.88	\$4,284,249
TOTAL		\$163,077,192	\$2,690,000	\$241,973,431	\$21,916,889	\$8,593,153	\$438,250,665

NOTE: the open space contributions formula differs from the other formulae. its divisor is the amount of open space land to be acquired

APPENDIX I 1 of 1
BASE CONTRIBUTION RATES

(Base CPI September 2020 116.8)

CATCHMENT	CONTRIBUTION RATES
TRUNK DRAINAGE	\$ Per Ha
ANGUS CREEK	\$106,467
BELLS CREEK	\$63,229
BUNGARRIBEE CREEK	\$109,794
EASTERN CREEK	\$74,033
ESKDALE STREET	\$165,143
GLENDENNING NORTH	\$23,815
QUAKERS HILL NO 1	\$117,040
QUAKERS HILL NO 2	\$90,526
QUAKERS HILL NO 3	\$70,928
ROPES CREEK	\$107,726
FLOOD MITIGATION	\$ Per Ha
ROPES CREEK	\$39,023
LOCAL DRAINAGE	\$ Per Mtr
CHARLOTTE ROAD	\$2,276
MAJOR ROADS	\$ Per Ha
ARNDELL PARK	\$56,410
HUNTINGWOOD	\$132,662
PLUMPTON	\$33,149
QUAKERS HILL	\$43,080
SOUTH BLACKTOWN	\$48,298
OVERBRIDGE	\$ Per Ha
PLUMPTON	\$5,295
OPEN SPACE	\$ Per Person
PLUMPTON/RH/M	\$1,951
QUAKERS HILL	\$2,035
SOUTH BLACKTOWN	\$3,242
COMMUNITY FACILITIES	\$ Per Person
PLUMPTON/RH/M	\$628
QUAKERS HILL	\$786
SOUTH BLACKTOWN	\$629

INDEXATION METHOD

The method of indexing the base contribution rate is to multiply the most recently published CPI at the time of payment and divide it by the September 2020 CPI. **At all times the contributions payable will not fall below the base rates listed in the table.**

APPENDIX J. 1 of 1**SUPPORTING TECHNICAL DOCUMENTS AND REPORTS****1. Documentation for Section 94 Purpose of Drainage Catchments for the 1980 Release Areas.**

ANGUS CREEK

*Boyden & Partners (Civil Engineers) Pty Ltd, May 1992***2. Documentation for Section 94 Purpose of Drainage Catchments for the 1980 Release Areas.**

BELLS CREEK

*Boyden & Partners (Civil Engineers) Pty Ltd, August 1992***3. Section 94 Documentation of Drainage Catchments for the 1980 Release Areas.**

BUNGARRIBEE CREEK

*Bewsher Consulting Pty Ltd - Consulting Engineers, August 1992***4. Documentation for Section 94 Purpose of Drainage Catchments for the 1980 Release Areas.**

EASTERN CREEK & GLENDENNING NORTH

*Boyden & Partners (Civil Engineers) Pty Ltd, May 1992***5. Documentation for Section 94 Purpose of Drainage Catchments for the 1980 Release Areas.**

ESKDALE STREET

*Boyden & Partners (Civil Engineers) Pty Ltd, May 1992***6. Documentation for Section 94 Purpose of Drainage Catchments for the 1980 Release Areas.**

QUAKERS HILL

*Dalland & Lucas Pty Ltd - Consulting Engineers, August 1992***7. Documentation for Section 94 Purpose of Drainage Catchments for the 1980 Release Areas.**

ROPES CREEK

*Dalland & Lucas Pty Ltd - Consulting Engineers, July 1992***8. Review of Community Services and Facilities in the Quakers Hill Area***Jointly conducted by Watermark Planning Consultants and the Community Services Department of Blacktown City Council, November 1995*