

contributions plan

*No.4*

# section 94

Mount Druitt Development Area

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# **1 Introduction and Administration of the Plan**

## **1.1 Name of the Plan**

This Contributions Plan is called 'Section 94 Contributions Plan No. 4 – Mount Druitt Development Area'.

## **1.2 Purpose of Plan**

This Contributions Plan outlines Council's policy regarding the application of Section 94 (S.94) of the Environmental Planning and Assessment Act, 1979 in relation to the provision of infrastructure (Trunk Drainage and Local Roads) within the Mount Druitt Development Area. This land was originally known as the "I.D.O. No. 81 Area".

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

The initial Contributions Plan was originally approved by Council on 1 September 1993 and came into force on 9 September 1993.

This Plan was reviewed in December 1999 and November 2004, with a further review in October 2014, coming into force from 4 February 2015.

This current document contains the most recent data available and is exhibited for public comment prior to being considered for adoption by Council.

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

Council applies contribution formula to each catchment for the purpose of calculating the contribution rate applicable to that catchment. The formula take into account 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 this Plan**

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

## **1.4 Principles of Section 94**

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

The three general principles in applying Section 94 contributions are:

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

Council may either:

- Require a contribution (or dedication of land) to fund amenities and services to be carried out in the future; or
- 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.

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

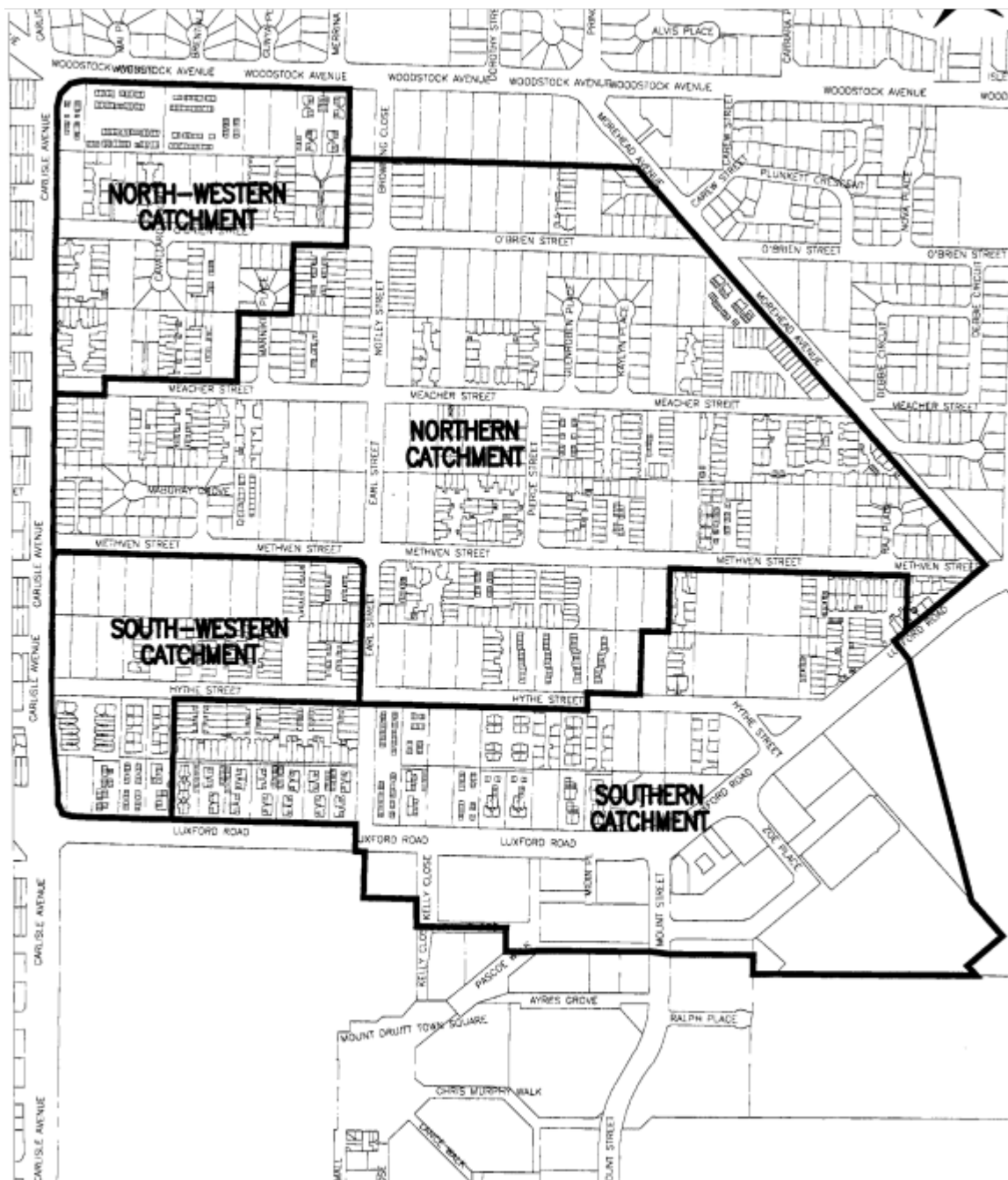
### **1.5 Aims & Objectives**

The aims and objectives of this Plan are to:

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

## 1.6 Land to Which the Plan Applies

The land to which this C.P. applies is shown below. The boundaries of the specific contribution catchments are detailed in Appendices "A" and "B". The land to which this Plan applies is not subject to the Minister for Planning and Infrastructure's Section 94E Direction (Schedule 2) which took effect on 15 September 2010.



## 1.7 Development to which the Plan Applies

This Plan applies to all developments occurring within catchment areas that require the submission of a development application or an application for a complying development certificate, including the

intensification of use of a site involving expansion of area occupied by a development and/or the addition of population.

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

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

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

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

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

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

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

### **1.10 Relationship to Other Plans and Voluntary Planning Agreements**

Other planning controls apply to the PRA. These include:

#### **Local Environment and Development Control Plans**

- Blacktown Local Environmental Plan 1988; and
- Blacktown Development Control Plan 1992.

Please note that the references above relate to other Council Plans. Other infrastructure providers (eg. Integral, Sydney Water, RMS) 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.

#### **Section 94 Contribution Plans**

In addition to this Contributions Plan, Section 94 Contributions Plans No. 3 - Open Space in Established Residential Areas may also affect the land subject to this Plan.

### **1.11 Monitoring and Review of this Plan**

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

- Contribution levels reflect current construction costs;
- The level of provision reflects current planning and engineering practice and likely population trends; and

- Work schedules are amended if development levels and income received differ from current expectations.

Any changes to the Plan must be prepared in accordance with the Act and Regulation and placed on public exhibition for a 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 on this Plan at any time.

### **1.12 Timing of Provision of Items**

The provision of the individual items levied for in this plan have been prioritised.

The priority of the provision of any item has been determined having regard for:

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

As noted in Section 1.11 above regular reviews of this plan are undertaken. Development trends are monitored and revenue estimates are revised as part of the review process. Thus the priority of works may change as a result of a review.

### **1.13 Pooling of funds**

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

### **1.14 Financial Information**

Included as part of Council's Annual Financial Reports is a specific note relating to S94 Contributions. This accounting record contains details of total contributions received, total contributions expended and total interest earned for each plan, and is available for inspection free of charge from Council's Corporate Finance Section.

### **1.15 Enquiries regarding this Plan**

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

### **1.16 Contributions Register**

A copy of the Contributions Register is also available for inspection free of charge at this counter. As this register is on Council's mainframe computer 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 Section 94 Officer or Co-ordinator Contributions & Economic Development in advance to ensure suitable arrangements can be made to view this information.



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## 2 Trunk Drainage

### 2.1 Nexus

In order to levy S.94 contributions Council must be satisfied that the 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. In this instance, a former sparsely developed area with lot sizes in the vicinity of 2500m<sup>2</sup> is to be developed principally for high and medium density housing.

This development will produce hard impervious areas and result in increased stormwater runoff and greater flows than those 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.

Council has identified that substantial drainage works are required within the Mount Druitt Development Area to ensure that this area and properties downstream are not inundated by floodwaters.

In accordance with Council's standard for new urban development the proposed trunk drainage system for the Mount Druitt Development 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 State Government guidelines.

The major objectives of the stormwater 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.

Further information on how design details and catchments were derived can be obtained from the report "Documentation for Section 94 Purposes of Drainage Catchments 1980s Release Areas - Mount Druitt Development Area, Mount Druitt", prepared by Dalland and Lucas Pty Ltd, Consulting Engineers. This document is available for perusal from Council's Engineering Planning & Support Section.

### 2.2 Contributions Catchment

For trunk drainage purposes, the Mount Druitt Development Area has been divided into 4 catchment areas on the basis of natural watersheds occurring in the area.

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 4.4.

The developable area of each of the identified catchments is as follows:

- Northern Catchment : 28.5700 ha
- Southern Catchment : 22.4449 ha
- North-Western Catchment : 9.0274 ha
- South-Western Catchment : 6.8278 ha

The location of these catchments is shown at Appendix "A".

## 2.3 Contribution Formula

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

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

(\$/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 4.

## 2.4 Schedule of Works

A schedule of trunk drainage works is provided at Appendix "A" together with a map showing the location of the works.

The schedule of works indicates Council's construction programme and outlines:

- The nature of works to be provided;
- The cost of the works; and
- The estimated time the works will be provided (or date of completion if already constructed).

The nature of the works to be provided and their cost is based on figures contained in the consultants' drainage study (see Appendix "D"). This document should be referred to if further information is required.

The estimated timing of the provision of works is based on their anticipated need and the likely level of funding available from S.94 contributions and other sources. The dates stated are only estimates because they are dependent upon the location and rate of development, which is difficult to predict accurately. Monitoring will occur on a regular basis over the life of the Plan to ensure that the timing of works is consistent with development trends.

## **2.5 Land Requirements**

In order to provide trunk drainage works in the Southern Catchment Lot 107 DP 1256 Luxford Road was acquired. This was the only land needed to be acquired for trunk drainage purposes. Numerous easements will need to be obtained over proposed pipelines. The cost of land acquisition is shown at Appendix "C".

## **2.6 Current Contribution Rates**

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

Contribution rates have been calculated using the formula detailed above and are shown at Appendix "C".

These rates are subject to review and indexation. The indexation procedure is outlined in Section 4.6.

### 3 Local Roads

#### 3.1 Nexus

A nexus can be drawn between the increased development anticipated in the Mount Druitt Development Area and the need to upgrade the existing local road system.

Prior to redevelopment occurring in this area the existing road system consisted of either unformed roads or roads developed to a rural standard with narrow pavement widths and without kerb and guttering.

In order to safely accommodate traffic flows arising from development of the type proposed in this area to accepted standards, it will be necessary to upgrade the existing road system. This will require kerb and guttering and full sealing of existing and proposed roads. Some existing roads are not necessary and will be either closed or narrowed to reduce costs. The extent of works required on each road will vary according to the current standard of the road.

It is much more efficient for Council to collect contributions with which to construct the local roads rather than require developers to construct half width road over the frontage of individual developments. A piecemeal approach is very costly in terms of both initial construction and maintenance.

#### 3.2 Contribution Catchment

A single local roads contribution catchment has been determined for the purposes of this plan. In order to determine actual provision levels and, ultimately, contribution rates, the developable area of the local roads catchment has been calculated. The developable area is the area over which the cost of providing the works has been distributed.

The developable area of the local roads catchment is 49.1396 ha.

The local roads catchment is shown at Appendix "B".

#### 3.3 Contribution Formula

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

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

(\$/HECTARE)

- WHERE:
- L1 = The actual cost to Council to date of acquiring land for local roads purposes indexed to current day values.
  - L2 = The estimated cost of land yet to be acquired for local roads purposes.
  - C1 = The actual cost to Council to date of local roads that have been constructed up to the appropriate standard adjusted to current day values.
  - C2 = The estimated cost of local roads yet to be constructed up to the appropriate standard.
  - 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 4.

### **3.4 Schedule of Works**

A schedule of local roads works is provided in Appendix "B".

The purpose of the schedule is to indicate Council's construction program in the Mount Druitt Development Area.

The cost of works is based on estimates provided by Council's Engineering Planning & Support section. These estimates incorporate the cost of upgrading, sealing and kerb and guttering the existing and proposed roads.

The estimated timing of the provision of works is based on their anticipated need and the likely level of funding available from S.94 contributions and other sources. The dates stated are only estimates because they are dependent upon the location and rate of development which is difficult to predict accurately. Monitoring will occur on a regular basis over the life of the plan to ensure that the timing of works is consistent with development trends.

### **3.5 Land Requirements**

In order to ensure that adequate north-south road access is provided in the Mount Druitt Development Area a new road (Pierce Street) was constructed.

Acquisition of part of Lot 246 DP 1218 Methven Street and part of Lot 247 DP 1218 Meacher Street was required to construct this link. The costs involved are outlined in Appendix "C".

These rates are subject to review and indexation. This procedure is outlined in Section 4.6.

### **3.6 Current Contribution Rates**

Contribution rates have been calculated using the formula and values detailed above and are shown at Appendix "C".

These rates are subject to review and indexation. This procedure is outlined in Section 4.6.

## **4 Explanation of Contribution Formula Components**

### **4.1 Introduction**

This Section provides an explanation of the various components of the contribution formula relevant to the previous 2 sections.

### **4.2 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. For example, in the case of drainage, the required land is zoned 5(a) Drainage.

In the contribution formula:

- L1 - This represents land which has previously been acquired by Council within the catchment for the purpose of providing works. This amount reflects the actual cost to Council of acquiring those parcels (including valuation and conveyancing charges), indexed to current day \$ 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 takes into account 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 94 Contributions in a particular catchment is equivalent to the amount required to fund the purchase of all the land Council must acquire in that catchment. Therefore, valuation and conveyancing charges incurred by Council when acquiring land are taken into account.

### **4.3 Explanation of the Capital Components**

- C1 - This 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 - This represents the estimated cost to Council of constructing works in the catchment which have yet to be provided. These amounts have been estimated by Council's Engineering Department based on the most detailed designs which were available at the time of preparing the estimates. The date that has been adopted for the estimated costs is September 2004.

### **4.4 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, 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.

#### **4.5 Explanation of the Administrative Component**

The administration of S.94 is an expensive task. Council employs a number of staff who work full time on planning, designing and constructing works to be funded from S.94 contributions. In addition, consultant studies are often commissioned in order to determine design and costings of S.94 funded works. Also reviews of the demand for services and amenities are conducted approximately every five years.

Council considers that the costs involved with administering S.94 are an integral and essential component of the efficient provision of works in developing areas. Therefore, some of the costs of full time staff and studies should be recouped from S.94 contributions.

"B" in the contribution formula is the administrative component. It represents 2% of the total cost to provide the works. Council considers that this small on-cost to recover part of the costs involved in administering S.94 is reasonable.

#### **4.6 Indexation**

In the formula, previous land acquisition (L1) and capital expenditure (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 such from June 1998 indexation of contributions shall be 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 which have been borrowed between individual items.

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

## **5 Payment of Contributions**

### **5.1 Methods of payment**

There are 3 possible methods of payment of S.94 Contributions - monetary contribution, dedication of land and works-in-kind agreements. However, as Council has purchased all land in the Mount Druitt Development Area required for drainage and road purposes, dedication of land is not appropriate.

#### **Monetary Contribution**

This is the usual method of payment. When a development consent is issued that involves the payment of a S.94 contribution, it contains a condition outlining the amount payable in monetary terms subject to indexation by the CPI. See section 4.6 for more details on indexation.

#### **Works-in-kind Agreements**

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

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

Approval of any Works-In-Kind is conditional upon the developer paying all Council's legal costs incurred in the preparation of the Works-In-Kind (Deed of) Agreement. Cost estimates for works include a component for supervision (equivalent to 3% of the cost of the works being undertaken).

Where Works In Kind are undertaken Council requires that the supervision fee be in the form of a cash payment. Thus this particular part of the cost of the works is included as an offset against contributions.

### **5.2 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



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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.

### 5.3 Credits for Existing Development

As S.94 contributions can only be levied where development will result in increased demand, contributions are not sought in relation to demand for urban facilities generated by existing authorised development. Thus 'credits' are granted in relation to urban demand generated by existing authorised development.

In instances where an existing authorised dwelling is to be demolished and replaced by a new dwelling, and the replacement dwelling proposes vehicular access to the same street as the existing dwelling, credits for this street frontage and 450m<sup>2</sup> (less if lot size is smaller than 450 m<sup>2</sup>) and 3.5 persons for the per hectare and per person contributions applicable under other C.P's, are applied.

In other instances (industrial/commercial development) a credit is calculated having regard to the actual area occupied and retained for use by the existing authorised development and/ or an estimate of the increase in intensity of use of the site. The appropriate credit method is determined by Council having regard for the individual circumstances of each case.

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

Residue lots are generally not levied until they are further developed. In residential zones Council places a restriction (under Section 88b of the Conveyancing Act) 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 then levied upon further subdivision, consolidation or separate development approval.

### 5.4 Indexation of Contributions

Contribution rates are indexed quarterly in accordance with the Consumer Price Index - Sydney - Housing (CPI). See also Section 4.6.

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 June 2014 CPI (110.8). **At all times the contributions payable will not fall below the base rates listed at Appendix C.**

### 5.5 Discounting of Contributions

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

### 5.6 Deferred Payment of Contributions

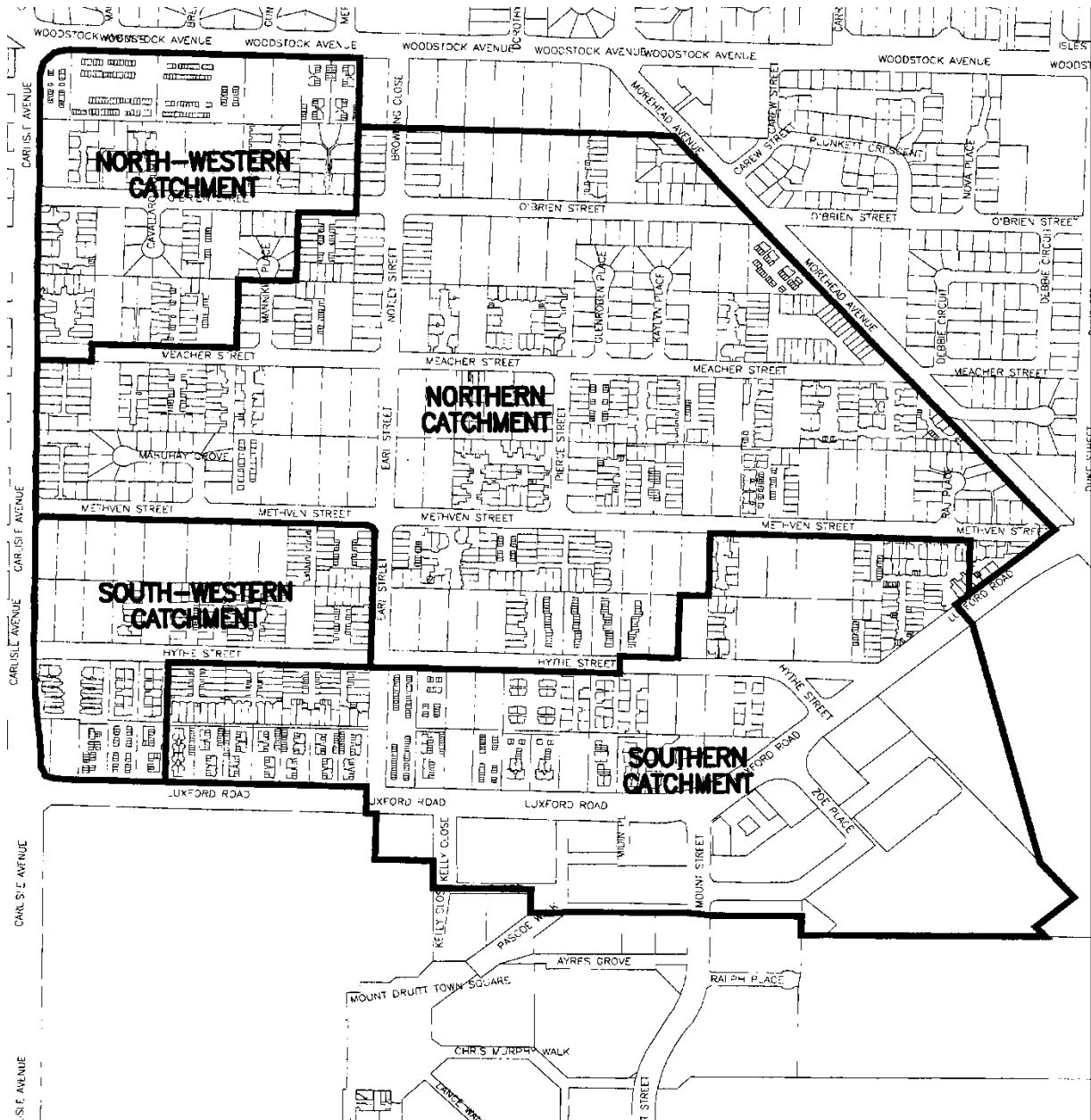
Council has a policy for the deferred payment of S.94 contributions as follows:

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

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

# Appendices

**APPENDIX A 1 of 3**



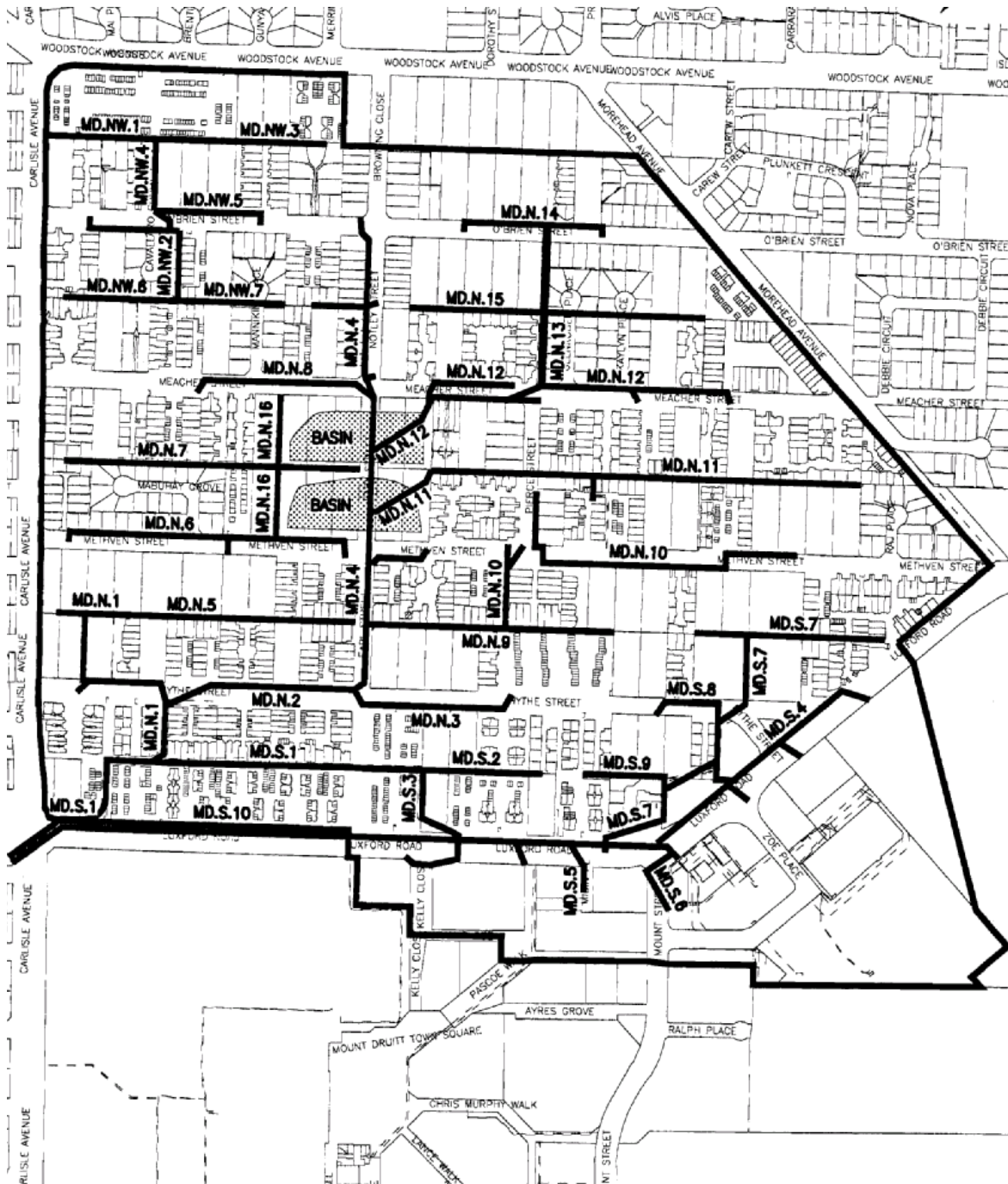
**Catchment Area indicative only**

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

CONTRIBUTION ITEM  
TRUNK DRAINAGE

CATCHMENT AREA  
MOUNT DRUIIT  
DEVELOPMENT AREA

**APPENDIX A 2 of 3**



**Catchment Area indicative only**

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**CONTRIBUTION ITEM  
TRUNK DRAINAGE**

**CATCHMENT AREA  
MOUNT DRUITT  
DEVELOPMENT AREA**

**APPENDIX A 3 of 3**

## WORKS SCHEDULE - TRUNK DRAINAGE MT DRUITT DEVELOPMENT AREA

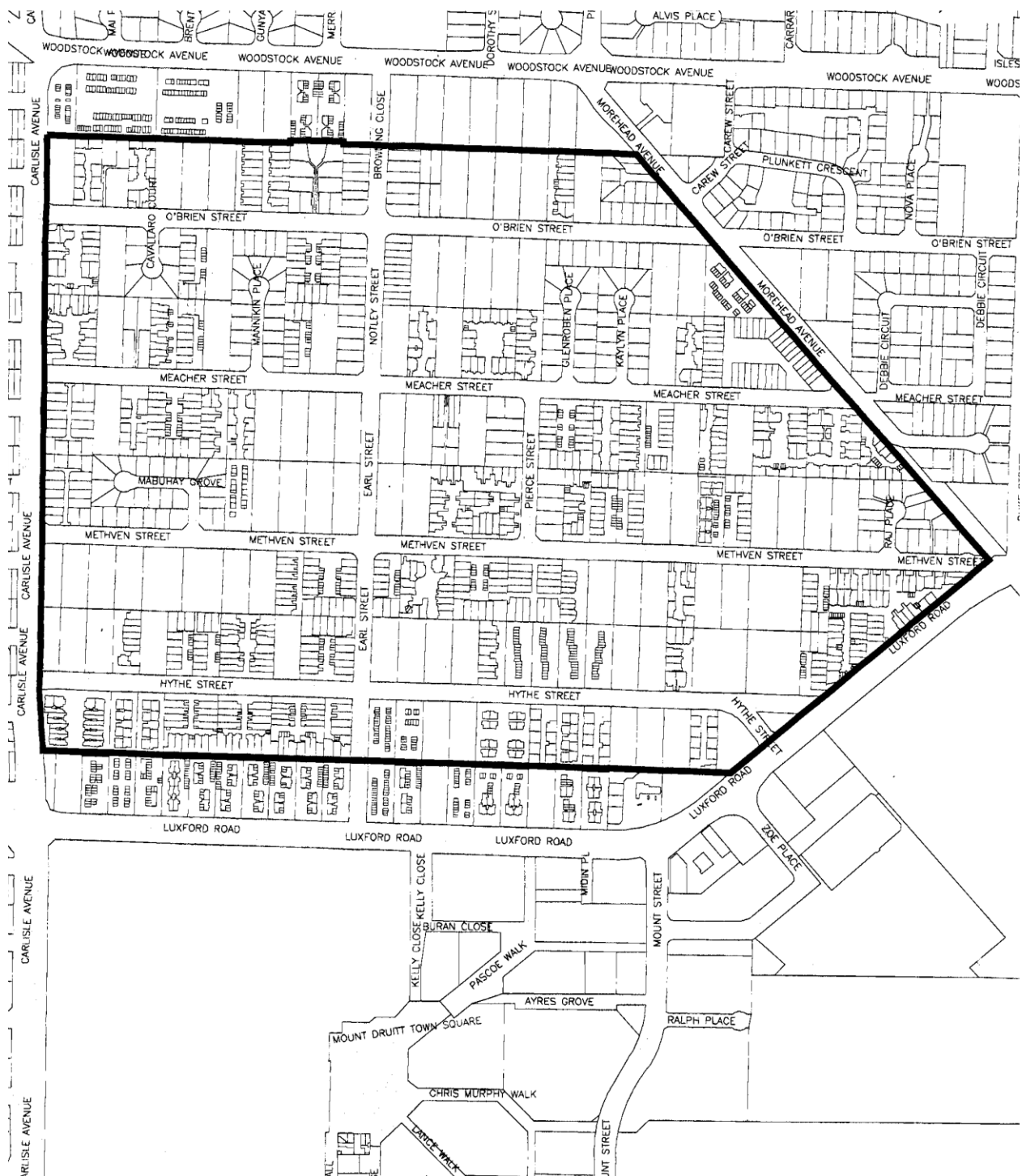
ITEM NUMBER	ITEM	Completed Cost Indexed to June 2014
<b>Northern Catchment</b>		
MD N.3	Hythe St drainage	\$52,167
MD N.4	Earl St, Proposed basins and Notley St	\$185,567
MD N.6	Methven St West drainage	\$548,164
MD N.10	Methven St East drainage	\$95,970
MD N.7	IAD behind lots fronting Meacher St	\$21,679
MD N.8	Meacher St West drainage	\$0
MD N.9	IAD behind lots fronting Methven St East	\$162,431
MD N.11nan	IAD behind lots 154/153 to Pierce St	\$219,563
MD N.11ae	IAD behind lots fronting Meacher Street East (ch 0 - 249)	\$274,546
MD N.11p	IAD behind lots fronting Meacher Street East (ch 249 - 372)	\$51,080
MD N.12	Meacher Street East drainage	\$146,336
MD N.13	O'Brien Street to Meacher Street drainage	\$222,622
MD N.14	O'Brien Street drainage	\$128,560
MD N.15	IAD behind lots fronting O'Brien St East	\$99,370
MD N.16ub	Upper Basin between Meacher St and Methven St	\$1,145,352
MD N.16lb	Lower Basin between Meacher St and Methven St	\$0
MD N.11lbw	Pipe works for lower basin MD N.16lb	\$0
MD D1	Drainage and Public Utilities Check	\$435
MD D2	1980's Release Areas Documentation	\$4,660
MD D3	Drainage Investigation	
<b>Sub total</b>		<b>\$3,358,502</b>
<b>Southern Catchment</b>		
MD S.1	Main Line, Luxford Rd and Hythe St	\$411,972
MD S.2	IAD West to lots fronting Hythe St	\$37,266
MD S.3	Low point in Luxford Road	\$122,637
MD S.4	Main Line, Luxford Rd	\$281,265
MD S.5	Miden Place drainage	\$52,090
MD S.6	Mount St drainage	\$51,996
MD S.7	Hythe St East and interlotment drainage	\$211,303
MD S.8	Hythe St drainage	\$43,186
MD S.9	IAD East to lots fronting Hythe St	\$25,216
MD S.10	Retention basin, Lot 107 DP 1256	\$130,258
MD D1	Drainage and Public Utilities Check	\$334
MD D2	1980's Release Areas Documentation	\$3,587
MD D3	Drainage Investigation	
<b>Sub total</b>		<b>\$1,371,110</b>
<b>North Western Catchment</b>		
MD NW.1	Main Line, Carlisle Avenue to confluence MD NW.2	\$231,034
MD NW.2	IAD behind O'Brien Street to IAD behind Meacher Street	\$107,002
MD NW.3	IAD behind lots fronting O'Brien Street West	\$20,502
MD NW.4	O'Brien Street Drainage West	\$29,165
MD NW.5	O'Brien Street Drainage East	\$57,435
MD NW.6	IAD behind lots fronting Meacher Street West	\$19,808
MD NW.7	IAD behind lots fronting Meacher Street East	\$9,380
MD D1	Drainage and Public Utilities Check	\$134
MD D2	1980's Release Areas Documentation	\$1,442
MD D3	Drainage Investigation	
<b>Sub total</b>		<b>\$475,902</b>
<b>South Western Catchment</b>		
MD N.1	Hythe St low point	\$165,378
MD N.2	Hythe St West and interlotment drainage	\$274,415
MD N.4	Earl St, Proposed basins and Notley St	\$75,830
MD N.5	IAD behind lots fronting Methven St	\$74,931
MD D1	Drainage and Public Utilities Check	\$102
MD D2	1980's Release Areas Documentation	\$1,091
MD D3	Drainage Investigation	
<b>Sub total</b>		<b>\$591,747</b>
<b>Total</b>		<b>\$5,797,261</b>

Note 1 : Item MD N.8 was totally funded from a Local Capital Works Grant  
Item MD N.12 was partially funded from a Local Capital Works Grant

CONTRIBUTION ITEM  
TRUNK DRAINAGE

CATCHMENT AREA  
MOUNT DRUITT  
DEVELOPMENT AREA

**APPENDIX B 1 of 2**



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**CONTRIBUTION ITEM  
LOCAL ROADS**

**CATCHMENT AREA  
MOUNT DRUITT  
DEVELOPMENT AREA**

**APPENDIX B 2 of 2**
**WORKS SCHEDULE – LOCAL ROADS  
MT DRUITT DEVELOPMENT**

ITEM	ROAD	DESCRIPTION	Completed Cost Indexed to June 2014	TOTAL COST
MR 1.1	O'Brien St	Carlisle Avenue to Notley Street	\$831,449	\$831,449
MR 1.2		Notley Street & O'Brien Street Intersection	\$87,742	\$87,742
MR 1.3		Notley Street to Morehead Avenue	\$726,755	\$726,755
MR 2.1	Meacher St	Carlisle Avenue to Notley Street	\$15,973	\$15,973
MR 2.2		Notley Street to Pierce Street	\$0	\$0
MR 2.3		Pierce Street to Moorehead Avenue	\$0	\$0
MR 3.1	Methven St Pierce St	Carlisle Avenue to Moorehead Avenue	\$2,307,908	\$2,307,908
MR 7.1		Methven Street to Meacher Street		
MR 4.1	Hythe St	Carlisle Avenue to Earl Street	\$1,317,234	\$1,317,234
		Earl Street to Luxford Road	\$585,990	\$585,990
MR 5.1	Notley St Nth	Meacher Street to O'Brien Street	\$432,787	\$432,787
MR 6.1	Earl St	Hythe Street to Methven Street	\$262,125	\$262,125
MR 8.1	Moorehead Ave	Woodstock Avenue to Dead End Half width Road construction	\$262,930	\$262,930
			<b>\$6,830,893</b>	<b>\$6,830,893</b>

Note : Meacher Street was funded from a Local Capital Works Grant  
Pierce Street was constructed as part of the Methven Street project

CONTRIBUTION ITEM  
LOCAL ROADS

CATCHMENT AREA  
MOUNT DRUITT  
DEVELOPMENT AREA



**APPENDIX C**
**SCHEDULE OF VALUES IN THE CONTRIBUTION**

CATCHMENT	SIZE OF CATCHMENT  (Hectares)	Land Acquired  L1 (\$) Indexed to June 2014	Yet to acquire  L2 (\$)	Items constructed C1 (\$) Indexed to June 2014	Yet to construct  C2 (\$)	L1+L2+C1+C2 (\$)
<b>TRUNK DRAINAGE</b>						
Northern	28.5700			\$3,358,502		\$3,358,502
Southern	22.4449	\$228,829		\$1,371,110		\$1,599,939
North-Western	9.0274			\$475,902		\$475,902
South-West	6.8278			\$591,747		\$591,747
<b>LOCAL ROADS</b>						
Mount Druitt Development Area	49.1396	\$201,211		\$6,830,893	\$0	\$7,032,104
<b>TOTAL</b>		\$430,040	\$0	\$12,628,154	\$0	\$13,058,194

**BASE CONTRIBUTION RATES**

(Base CPI June 2014 - 110.8)

CATCHMENT	CONTRIBUTION RATE (\$)
<b>TRUNK DRAINAGE</b>	
Northern	\$119,905
Southern	\$72,709
North-Western	\$53,772
South-West	\$88,401
<b>LOCAL ROADS</b>	
Mount Druitt Development Area	\$145,967

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**APPENDIX D**

**SUPPORTING TECHNICAL DOCUMENTS AND REPORTS**

Documentation for Section 94 Purposes of drainage Catchments IDO 81  
(MOUNT DRUITT DEVELOPMENT AREA)  
*Dalland & Lucas Pty Ltd – Consulting Engineers, September 1992*