

contributions plan

No.5

section 94

Parklea Release 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.5 – Parklea Release 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 and baseline facilities within the Parklea Release Area (PRA).

Within the PRA, contributions are levied for the following amenities and services:

- | | |
|-----------------------------|------------------------|
| ▪ Trunk Drainage | ▪ Major Roads |
| ▪ Tributary Trunk Drainage | ▪ Local Roads |
| ▪ 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.

The initial Contributions Plan for the PRA was approved by Council on 21st July 1993 and came into force on 4th August 1993.

This plan was reviewed in March 1998, December 1999, September 2002, March 2004, June 2013 with a further review in October 2014, coming into force from 4 February 2015.

The S.94 contributions contained in this Plan has 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 takes 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/service in the PRA.

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

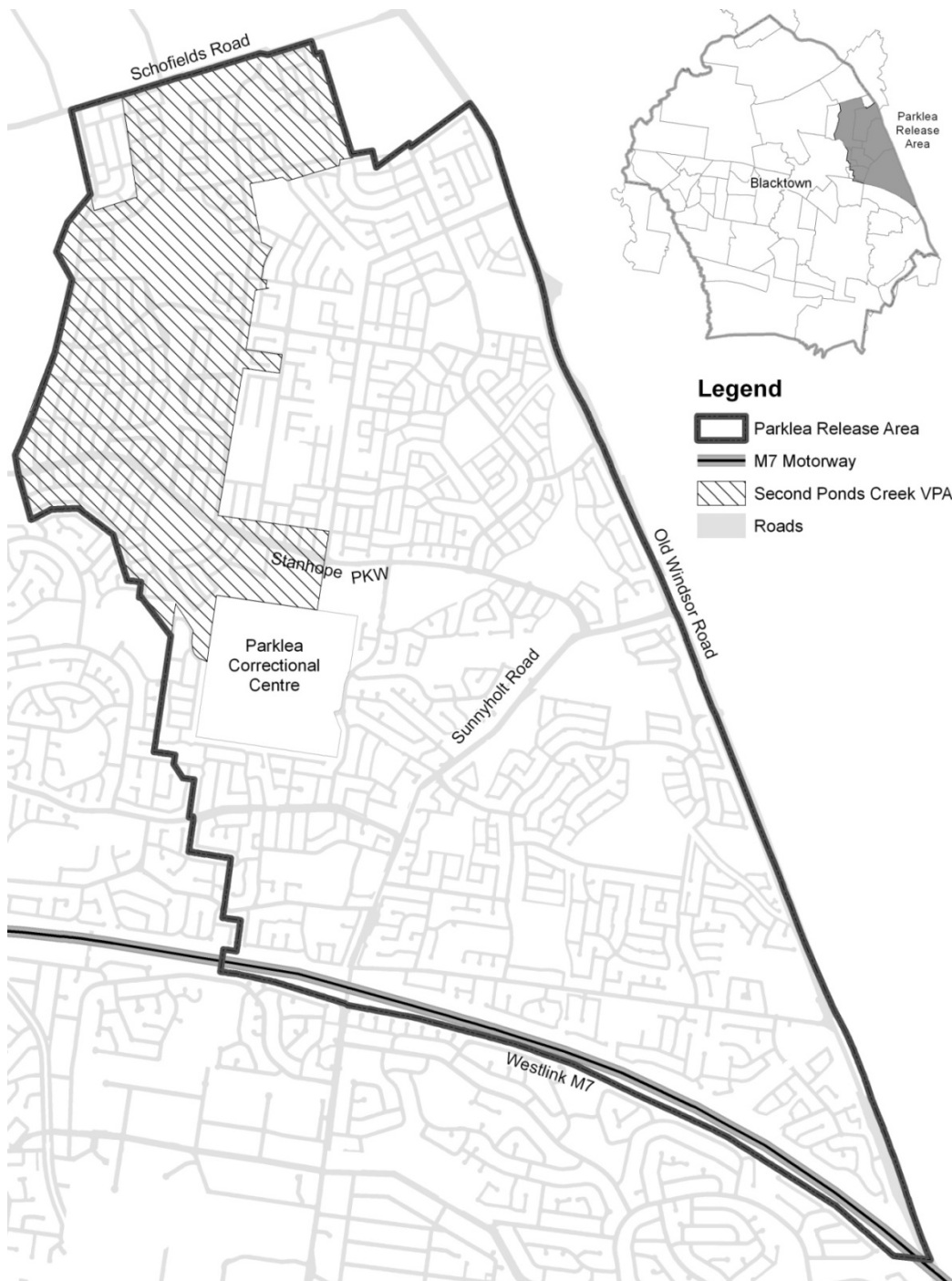
The aims and objectives of this Plan are to:

- Ensure that S.94 contributions levied on development within the PRA are reasonable.
- Ensure that the method of levying S.94 contributions is practical.
- Ensure that an appropriate level of infrastructure provision occurs within the PRA.
- Employ a user pays policy for the funding of infrastructure within the PRA.
- Ensure infrastructure is provided in an orderly manner.
- Make clear Council's intentions regarding the location and timing of infrastructure provision within the PRA.

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 "F". 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.

Parklea Release Area



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.1 – 1980's Release Areas and No.2 Local Roadworks may also affect the land subject to this Plan.

Voluntary Planning Agreements

On 12 October 2006 Council entered into a Voluntary Planning Agreement with Landcom, providing a mechanism to provide public infrastructure to the area commonly known as Second Ponds Creek and now referred to as "The Ponds" in the Parklea Release Area. The Agreement applies to land approximately 320 ha in size owned by Landcom generally bounded to the north by Schofields Road, to the west by a ridgeline to the east of Hambledon Road, to the south by the suburb of Quakers Hill and the Parklea Prison, and to the east by Fyfe Road and Castlebrook Cemetery (see page 7).

Under the agreement, rather than paying Council monetary Section 94 Contributions, Landcom were to provide in-kind land and infrastructure works as required under this Contributions Plan. The Agreement fixed the values contained in the Plan at the time. The Second Ponds Creek Planning Agreement can be downloaded from Council's website. The review of CP5 in 2013 has adjusted the Contributions Plan in line with the indexed values in the Planning Agreement.

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

Any changes to the Plan must be prepared in accordance with the Act and Regulation and placed on public exhibition for a 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:

- Existing development trends. For example, the provision of parks in areas undergoing substantial redevelopment will have a higher priority than slower growing areas.
- Anticipated revenue. Council's ability to forward fund Section 94 works is limited. As such the timing of works is very much dependant on 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.

2 Trunk Drainage

2.1 Nexus

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

The nexus between development and the increased demand for 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 P.R.A. 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 the P.R.A. and properties downstream were not inundated by floodwaters as a result of development. The majority of Trunk Drainage works required in the P.R.A. will be constructed by Sydney Water. The exception is the Lalor Creek Drainage System (located in the south-east corner of the P.R.A.), which has been constructed by Council.

In accordance with Council's standard for new urban development the proposed trunk drainage system for the P.R.A. 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 Catchment

The P.R.A. contains one trunk drainage catchment in so far as Council's responsibility is concerned. The area of this catchment was determined having regard for the natural watershed and the proposed local road layout which will impact upon drainage flows. A map showing the location of the trunk drainage contribution catchment is contained in Appendix "A".

In order to determine actual provision levels and, ultimately, contribution rates, the developable area of the trunk drainage 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 8.4. The developable area of the trunk drainage catchment is stated in Appendix "G".

2.3 Contribution Formula

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

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

(\$/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 8.

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

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

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

3 Tributary Trunk Drainage

3.1 Nexus

Review of the drainage designs proposed by Sydney Water has revealed that Sydney Water will not be providing some necessary trunk drainage works required to direct urban flows into its trunk drainage system. Tributary trunk drainage works are generally considered to be pipes □ 1200 mm diameter. Developers will generally be responsible for drainage pipes up to 1050 mm diameter.

Council considers that it would be unreasonable to expect one individual subdivider to construct tributary trunk drainage works which benefit an area greater than his/her subdivision and as such, where practical, will levy a contribution for these works over the individual catchment areas that directly benefit from them. These tributary works can be considered the link between local drainage works constructed by the developer and trunk drainage works constructed by Sydney Water.

All tributary trunk drainage systems are designed in accordance with the State Government standard 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.

3.2 Contribution Catchments

The P.R.A. contains 20 tributary trunk drainage catchments.

Tributary trunk drainage catchments have been determined having regard for both the natural drainage catchments and the proposed local road layout detailed in the Blacktown Local Environmental Plan 1988.

Maps showing the location of the tributary trunk drainage contribution catchments are contained in Appendix "B".

In order to determine actual provision levels and, ultimately, contribution rates, the developable area of each tributary trunk drainage 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 8.4.

The developable area of each tributary trunk drainage catchment is stated in Appendix "G".

3.3 Contribution Formula

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

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

(\$/HECTARE)

- WHERE:
- L1 = The actual cost to Council to date of acquiring land for tributary trunk drainage purposes adjusted to current day values.
 - L2 = The estimated cost of land yet to be acquired for tributary trunk drainage purposes.
 - C1 = The actual cost to Council to date of works constructed for tributary trunk drainage purposes indexed to current day values.
 - C2 = The estimated cost of future tributary 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 is provided in Section 8.

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

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

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

4 Major Roads

4.1 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 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 taken into account. The Quakers Hill Parkway (previously Lalor Road) was upgraded from a rural to an urban standard. This required the total removal of the current bitumen seal rather than the use of this seal as a base for the new road. Therefore the costings for this road are similar to those that would be applicable if no road existed previously. The proposed construction standard of the roads is described in the work schedules in Appendix "C".

In the P.R.A. Council will levy S.94 contributions to fund the full construction of the major roads to collector road standard. The Rouse Hill Development Area Arterial and Sub-Arterial Roads Study - December 1989 conducted by Sinclair Knight Buchanan on behalf of the Department of Planning identifies that the ultimate standard of the Stanhope Parkway (formerly Burdekin Road) is arterial. However Council will only be levying for construction of the Stanhope Parkway to collector standard. At some future date the Stanhope Parkway will be under the care/control of the Roads and Traffic Authority who will then construct it to its ultimate arterial standard. Included in the cost of major roads is the cost of providing cyclist facilities and the proposed roundabouts.

4.2 Contribution Catchment

There is one catchment for major roads. This has been confined to the release area boundaries of the Parklea Release Area. As the need for these major roads will be generated by the proposed urban development within the P.R.A. it is considered reasonable to levy the entire P.R.A. for the construction of these roads. A map showing the location of the major roads contribution catchment is contained in Appendix "C".

In order to determine contribution rates, the developable area of the major roads 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 8.4. The developable area of the major roads catchment is stated in Appendix "G".

4.3 Contribution Formula

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

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

(\$/HECTARE)

- WHERE:
- L1 = The actual cost to Council to date of acquiring land for 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 8.

The standard of major road construction is:

Collector 2 x 6.5m wide carriageways

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

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

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

5 Local Roads

5.1 Nexus

Generally local roads are provided at cost to the developer when subdivision occurs. However within the Parklea Release Area the DCP delineates sections of road adjoining drainage land and State and Federal Government land. Generally these sites cannot be required to pay for the ½ width construction of the road fronting them as a result of State policy. As it would be inequitable to require an adjoining developer to pay for the full cost of the road, Council will levy a S.94 contribution over a local road catchment for the ½ or full width construction (as is appropriate) of these sections of road (excluding access streets). Included in the cost of local roads is the cost of providing cyclist signage along specified routes, pedestrian refuges and handrails. Due to the reduced width of access streets they are not included as local road items. Developers are required to meet the full cost of providing each of these streets.

Roundabouts located on existing dedicated roads are also included as local road items in order to ensure that they can be entirely constructed at the one time. Developers are required to meet the full cost of providing roundabouts located on proposed subdivisional roads.

5.2 Contribution Catchments

Maps showing the location of the Local Roads contribution catchments are contained in Appendix "D". Catchment boundaries have been determined having regard for physical barriers (e.g. drainage channels and major roads) which effectively divide the P.R.A. into discrete local areas. In determining these areas care has been taken to ensure that the administration of contributions is not cumbersome.

In order to determine contribution rates, the developable area of each local roads 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 8.4. The developable area of the contribution catchment is stated in Appendix "G".

5.3 Contribution Formula

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

$$\text{CONTRIBUTION RATE} = \frac{(\text{L3} + \text{L4} + \text{C1} + \text{C2})}{\text{A}} + \text{B}$$

(\$/HECTARE)

- WHERE:
- L3 = The credit granted by Council to date of land dedicated for "local road" purposes adjusted to current day values.
 - L4 = the estimated s.94 credit for land to be dedicated for local road 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 8.

Standards of local road construction are:

- Major Collector (main bus route) - 14m wide carriageway (22m wide reserve)
- Collector (existing road) - 11m wide carriageway (20.115m wide reserve)
- Collector (proposed) - 11m wide carriageway (18m wide reserve)
- Subdivision Road - 8m wide carriageway (15m wide reserve)
- 6.5m wide carriageway (13.5m wide reserve)
- Access street - 5m wide (minimum) carriageway (9-12m wide reserve)
(Note: None of the access streets are s.94 infrastructure items).

A schedule of works for the contribution catchments is provided in Appendix "D". Due to the extent of local road works each individual item cannot be clearly delineated on an A4 size map. Therefore catchment maps indicating the location of the local road works are available for perusal from Council's Development Services Unit.

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

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

6 Open Space

6.1 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.

An open space study (Parklea Release Area Open Space Study 1990) was undertaken by Council. This study provides a set of baseline recreation planning benchmarks, which serve as an indicative tool to aid Council in the allocation of an adequate supply of land and facilities for open space and recreation purposes.

Whilst the study was undertaken at a time when planning practice endorsed the standard provision of open space of 2.83ha/1000 persons, Council used a “needs based approach” to determine the Open Space requirements for the P.R.A. This approach places an emphasis on providing the appropriate amount and quality of open space needed by the population rather than adherence to the 2.83ha/1000 person’s standard. The needs-based approach has regard not only for the quantity of open space provision but also the quality of open space. The proposed provision of open space in Parklea compares favourably with the level of provision in the adjoining Kings Park, Kings Langley and Quakers Hill areas. The quality of the open space land varies throughout the release area. Much of the open space land serves a dual function (drainage – as it is low lying), however there are parcels of open space that have significant stands of trees and have been zoned open space to retain this scenic quality.

The types of recreation facilities and the number of items required by the incoming population in the release area were identified in the Open Space Study.

Tennis Centre (Reserve 797)

A recreation planning analysis completed as part of a series of reports to Council has identified that tennis participation is high within the Parklea Release Area. Additionally, the modern trends for the provision of tennis facilities indicates the centralisation of such facilities leads to more sustainable outcomes and long term recreation benefits, especially when flexibility in design and use is considered. This combined with an analysis identifying that existing playing fields within the Parklea Release Area being sufficient to meet other active sporting needs has led to the change within CP5 from ‘playing fields’ to 16 courts facility.

Included in the cost of open space and recreation facilities is the cost of acquiring and constructing the half width road fronting the proposed reserves and the cost of cycle facilities in or adjacent to the reserves.

6.2 Contribution Catchment

There is one open space contribution catchment. This corresponds to the boundaries of the P.R.A. A map showing the open space contribution catchment is contained in Appendix “E”.

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

6.3 Contribution Formula

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

$$\text{CONTRIBUTION RATE} = \frac{(\text{L1} + \text{L2} + \text{L3} + \text{L4} + \text{C1} + \text{C2})}{\text{P}} + \text{B}$$

(\$/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.
 - L3 = The credit granted by Council to date of land dedicated for half width roads purposes adjusted to current day values.
 - L4 = the estimated s.94 credit for land to be dedicated for half width road construction purposes.
 - C1 = The actual cost to Council to date of open space embellishments and of half width road that have been constructed to the appropriate standard adjusted to current day.
 - C2 = The estimated cost of future open space embellishments and half width road construction.
 - P = The estimated eventual population in the P.R.A.
 - 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 8.

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 works.

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

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

7 Community Facilities

7.1 Nexus

A Community Facilities study (Parklea Release Area - Community Facilities Assessment - March 1990) was undertaken by Council. This study sought to identify the community facilities required by the incoming population of the P.R.A. and to determine the future level of provision of community facilities that are the reasonable responsibility of Council. The report examined the expected characteristics of the release area's population and the specific areas of need of this expected population.

The study identified that Council's role in the development of community services and facilities in the P.R.A. encompasses the provision of a range of activities and functions. A review of community services and facilities in the P.R.A. and Quakers Hill Release Area was undertaken in 1995, resulting from this review the following facilities are now either complete, being progressed, or are still proposed:

- Neighbourhood Centres and Community Development.
- Children's Services and Facilities
- Temporary Neighbourhood Centre Facilities
- Library
- Home and Community Care Centre
- Leisure Centre - Leisure, Recreation and Community Development for all ages.

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).

Children and Family Services and Facilities

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

- Long Day Child Care Centres
- Pre-School Centres

- Family Day Care Schemes
- Before and After School Care Programmes
- Vacation Care Programs

Temporary Neighbourhood Centre Facilities

It is anticipated that the P.R.A. may experience fragmentation of development, which consequently will create difficulties in infrastructure establishment. To overcome this problem of local service provision a relocatable Temporary Neighbourhood Centre will be provided to ensure that residents have access to services on a temporary basis until a more permanent facility can be provided.

Library

As Council is responsible for the provision of local public library services, a branch library is to be provided in the P.R.A. The library is to be centrally located within the P.R.A. so as to ensure optimal access.

Leisure Centre

Multipurpose facility incorporating a number of key recreation and community development functions into the multipurpose facility to meet the need of residents in both Quakers Hill and Parklea Release Areas.

The facility includes:

- a 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

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). Two CRHs will now be provided this contributions plan. Contributions for a proposed Neighbourhood Centre and proposed 2 Unit Child Care Centre at Meurants Lane Glenwood (previously site 1) and a proposed 2 Unit Child Care Centre at Glenwood Park Drive Glenwood (site 3), have now been consolidated to provide a CRH at Glenwood Park Drive Glenwood.

As part of the Second Ponds Creek Voluntary Planning Agreement, contributions proposed for two Neighbourhood Centres and two 2 Unit Child Care Centres (proposed sites 4 & 5) at The Ponds have now been consolidated to provide a CRH at Riverbank Drive The Ponds and a Neighbourhood Centre located at Camomile Street The Ponds.

Site Location

In other release areas Council has not specifically zoned land for community facilities. This has led to problems in finding suitable locations for community facility sites due to resident objections. By zoning land specifically for community facility purposes the incoming population is aware at the time they purchase their property that community facilities will be provided on the nominated sites. Also Council can proceed with acquisition of each parcel of land when it is needed.

The location and identification of community facilities is contained in Appendix "F". Included in the cost of the community facilities is the cost of acquiring and constructing the half width road fronting the proposed community facilities and also the cost of cycle facilities in or adjacent to the community facilities.

Levels of Provision

The types of community facilities and the number of items required by the incoming population in the release area were identified in the Community Facilities Study.

7.2 Contribution Catchment

There is one community facilities contribution catchment and this corresponds to the boundaries of the P.R.A. A map showing the location of the community facilities contribution catchment is contained in Appendix "F".

In order to determine actual provision levels and, ultimately, the contribution rate, the potential population of the community facilities contribution catchment has been calculated. The potential population is the number of people over which the cost of providing the works has been distributed and is explained further in Section 8.4. The population of the community facilities catchment is stated in Appendix "G".

7.3 Contribution Formula

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

$$\text{CONTRIBUTION RATE} = \frac{(\text{L1} + \text{L2} + \text{L3} + \text{L4} + \text{C1} + \text{C2})}{\text{P}} + \text{B}$$

(\$/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.
 - L3 = The credit granted by Council to date of land dedicated for half width roads purposes adjusted to current day values.
 - L4 = the estimated s.94 credit for land to be dedicated for half width road construction purposes.
 - C1 = The actual cost to Council to date of constructing community facilities and of half width road that have been constructed to the appropriate standard adjusted to current day values.
 - C2 = The estimated cost of constructing future community facilities and half width road construction.
 - 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 8. 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 "G".

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

8 Explanation of Contribution Formula Components

8.1 Introduction

This Section provides an explanation of the various components of the contribution formulae detailed in Sections 2 to 7.

8.2 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 zoned 6(a) Open Space.

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 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 are equivalent to the amount required to fund the purchase of all land Council must acquire in that catchment. Therefore, valuation and conveyancing charges incurred by Council when acquiring land are taken into account.

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

- L3 Represents the s.94 offset credits granted for road land that have been identified in the Contributions Plan as a "Local Road s.94 item" or half width road fronting a reserve/community facility. The roads have been constructed as per the C.P. and dedicated as public roads.
- L4 Represents land which has been identified in the Contributions Plan as a "Local Road s.94 item" or half width road fronting a reserve/community facility. Dedication as public road is yet to occur and the s.94 credit is yet to be granted by Council.

L3 and L4 are not acquisitions. They represent the means by which Council allocates s.94 credits for nominated Local Roads which are dedicated via the Subdivision process and are not subject to the Just Terms Compensation Act 1991.

8.3 Explanation of the Capital Components

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

In the contribution 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.

8.4 Explanation of the Catchment Areas

The area of the catchment is the total "developable area" in the catchment. In calculating the "developable area", land, which will never be required to pay a contribution, has been excluded. These "exclusions" include, amongst others, existing roads and roads which are themselves Section 94 items, i.e. major roads, zoned 5(c) or 5(b), 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.

8.5 Explanation of the Administrative Component

The administration of S.94 is an expensive task. Council employs a number of staff that work 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. 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 S.94 are an integral and essential component of the efficient provision of amenities and services in the P.R.A. Therefore, some of the costs of full-time staff and studies should be recouped from S.94 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 S.94 is not unreasonable.

8.6 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 and Environment.

8.7 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	
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.

9 Payment of Contributions

9.1 Methods of payment

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

Monetary Contribution

This is the usual method of payment. When a development consent is issued that involves the payment of a S.94 contribution, it contains a condition outlining the amount payable in monetary terms subject to indexation by the CPI. See section 8.6 for more details on indexation.

Dedication of Land

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

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

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

Works-in-kind Agreements

Council may accept 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.

Local Roads

Formal Works- In-Kind Deeds are not required for Local Road items in the Parklea Release Area where the construction of these items is required as a condition of subdivision/ development approval. An exchange of letters can be issued under Delegated Authority as the maximum credit available for Local Road items is as per the estimate in the Contributions Plan (indexed to the relevant date). Credits for Local Road items are not made available to the applicant until the roads have been satisfactorily completed. Credits for Land and Capital components are not granted separately.

9.2 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.

9.3 Credits for Existing Development

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

- 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.

9.4 Indexation of Contributions

Contribution rates are indexed quarterly in accordance with the Consumer Price Index - Sydney - Housing (CPI). See also Section 8.6.

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 H.**

9.5 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.

9.6 Deferred Payment of Contributions

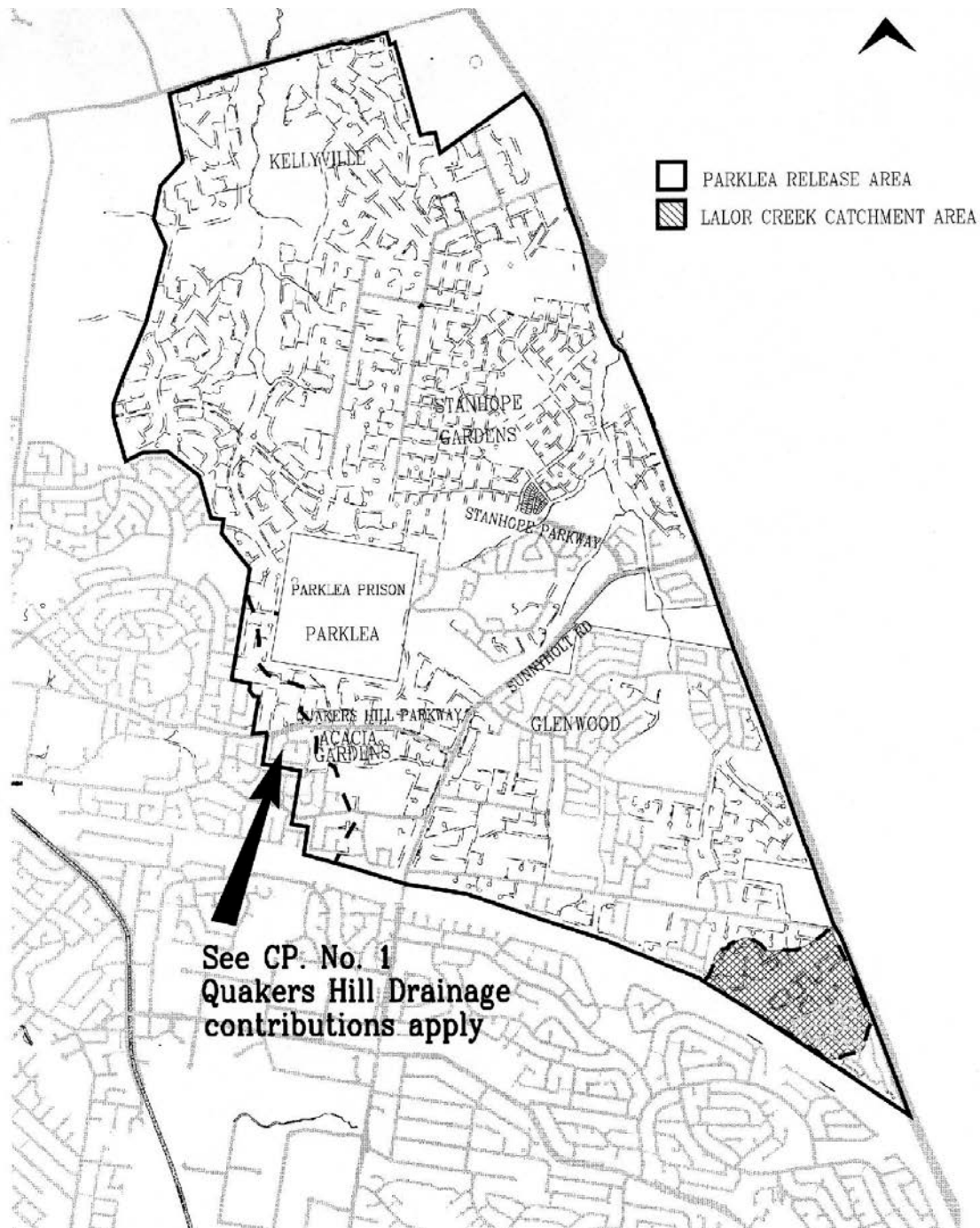
Council has a policy for the deferred payment of S.94 contributions as follows:

- 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 2

**PARKLEA RELEASE AREA
LALOR CREEK TRUNK DRAINAGE**



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
Lalor Creek**

APPENDIX A 2 of 2

PARKLEA RELEASE AREA LALOR CREEK TRUNK DRAINAGE

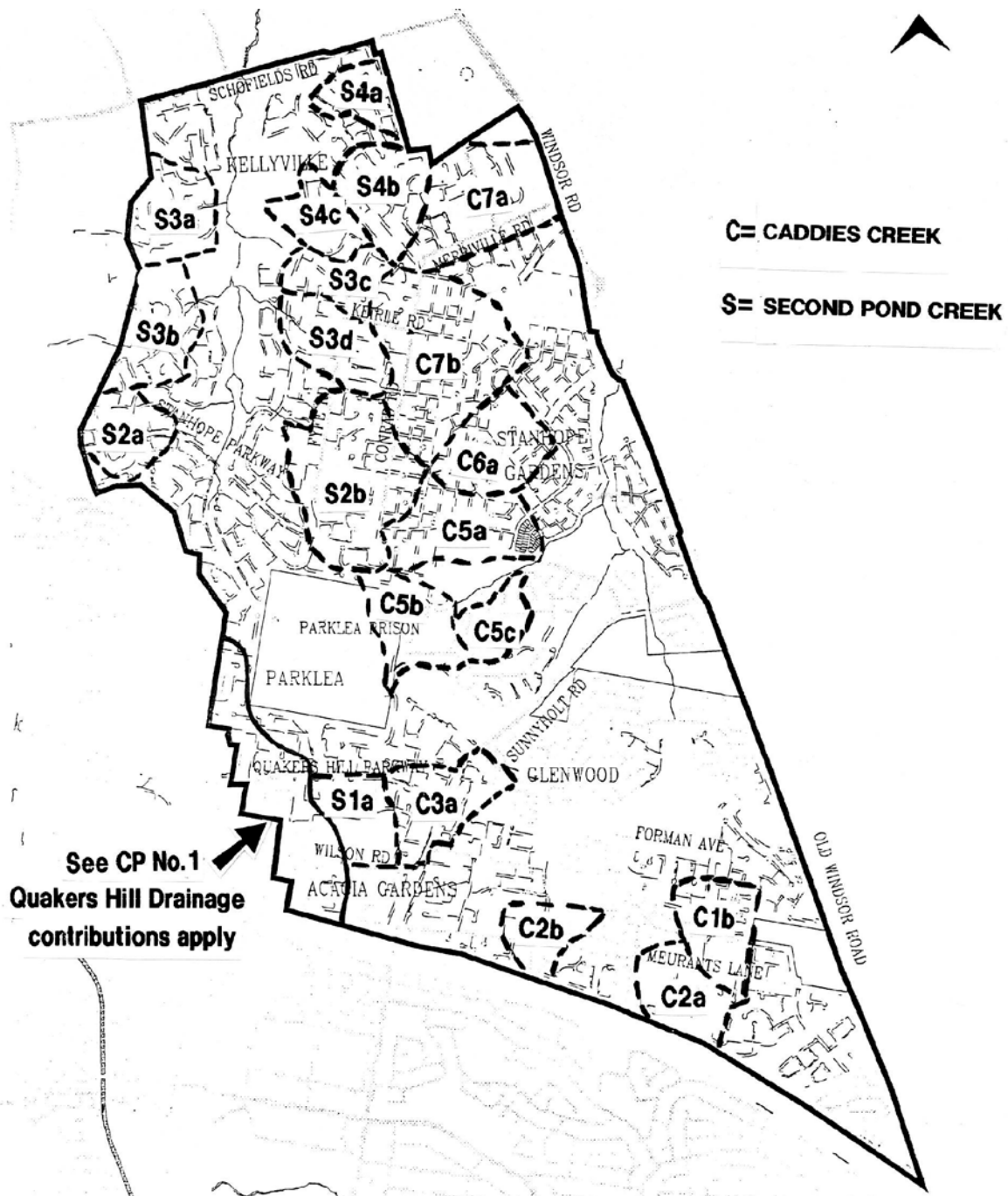
Sub Catchment Number	Catchment Description	5(a) Drainage Reserve Area (ha)	Completed Cost Indexed to June 2014
L1	Basin and open channel with drop structures	3.3320	\$2,768,672
	Drainage Study Completed August 1992		\$92,330
TOTAL			\$2,861,002

CONTRIBUTION ITEM
Trunk Drainage

CATCHMENT AREA
Lalor Creek

APPENDIX B 1 of 2

**PARKLEA RELEASE AREA
TRIBUTARY TRUNK DRAINAGE**



Catchment Area indicative only

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**CONTRIBUTION ITEM
Tributary Trunk
Drainage**

**CATCHMENT AREA
Parklea Release Area
20 Catchments**

APPENDIX B 2 of 2

PARKLEA RELEASE AREA TRIBUTARY TRUNK DRAINAGE

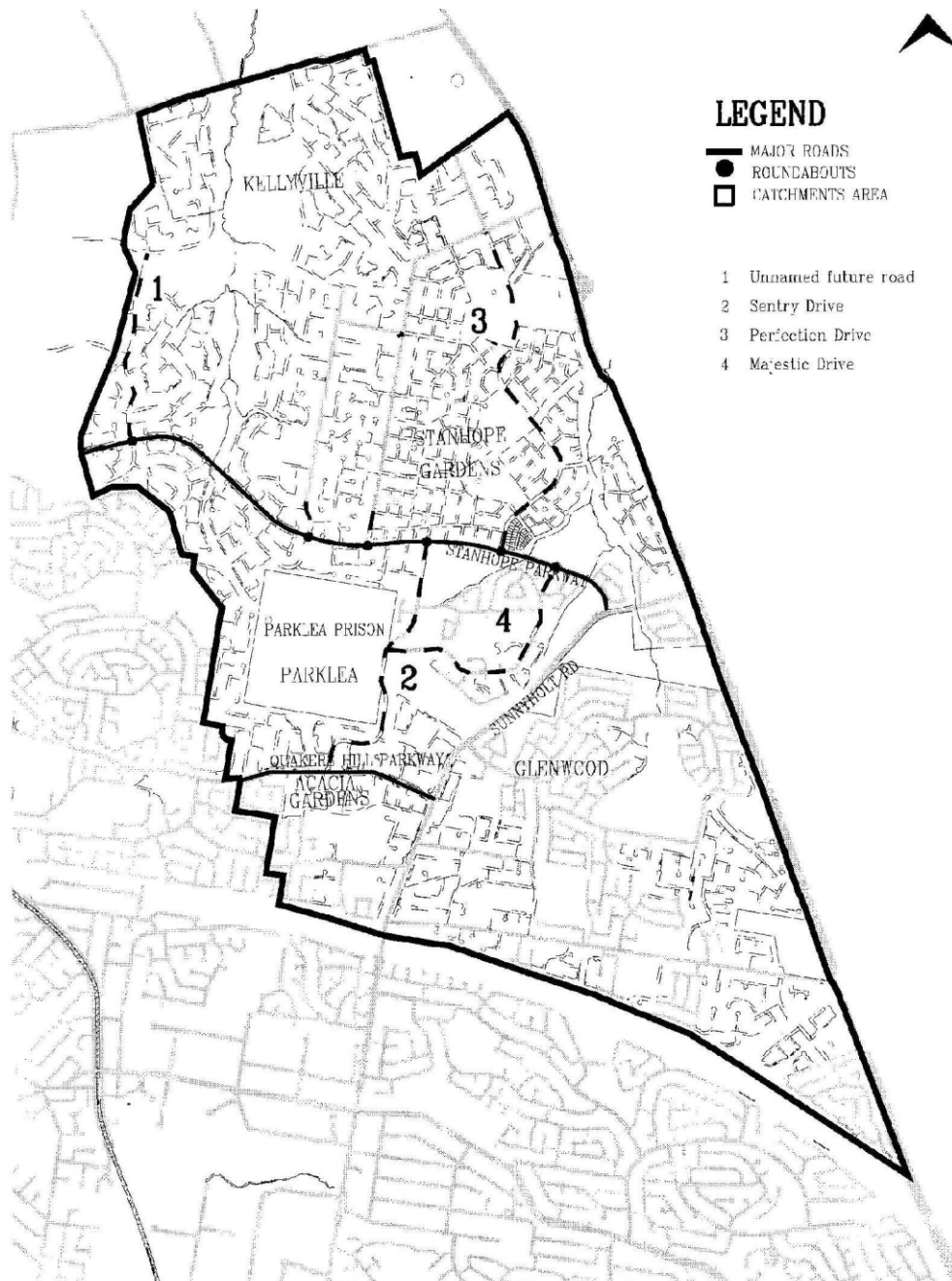
Sub Catchment Number	Catchment Description	5(a) Drainage Reserve Area (ha)	Completed Cost Indexed to June 2014	Estimated Costs July 2014 TO June 2019	Total
Caddies Creek					
C1b	1300mm dia pipe & road as over land flow		\$282,399		\$282,399
C2a	1200/1300mm dia pipes & 6(a) land as over land flow	0.0448	\$778,012		\$778,012
C2b	1050mm dia pipe & 15m wide drainage swale		\$624,245		\$624,245
C3a	Stage 1 1200/1500mm dia pipes, 20m wide swale & road as over land flow		\$248,854		\$248,854
	Stage 2 1200mm dia pipes & road as over land flow		\$1,078,133		\$1,078,133
C5a	1500/1650mm dia pipes & road as over land flow		\$1,007,640		\$1,007,640
C5b	1500mm dia pipes & road as over land flow		\$441,974		\$441,974
C5c	1350mm dia pipe & road as over land flow		\$399,569		\$399,569
C6a	1200/1500mm dia pipes & road as over land flow		\$644,100		\$644,100
C7a	1200/1500/1650mm dia pipes & road as over land flow		\$1,326,075		\$1,326,075
C7b	1500/1650mm dia pipes, 30m swale & road as over land flow		\$1,365,124		\$1,365,124
Sub Total			\$8,196,125	\$0	\$8,196,125
Second Ponds Creek					
S1a	stage 1 Culvert crossing at Quakers Hill Parkway		\$203,094		\$203,094
	stage 2 1500mm dia pipes & road as over land flow		\$0	\$580,000	\$580,000
S2a	1350/1650mm dia pipes & road as over land flow		\$1,516,553		\$1,516,553
S2b	Channel Construction		\$894,117	\$819,000	\$1,713,117
S3a	1350mm dia pipes & road as over land flow		\$280,784		\$280,784
S3b	1350/1500mm dia pipes, drainage swale & road as over land flow		\$926,430		\$926,430
S3c	1200mm dia pipes & road as over land flow		\$512,392		\$512,392
S3d	1200/1350mm dia pipes & road as over land flow		\$685,248		\$685,248
S4a	1350mm dia pipes & road as over land flow		\$336,307		\$336,307
S4b	1200/1500mm dia pipes & road as over land flow		\$532,538		\$532,538
S4c	1050/1200mm dia pipes & 15m wide drainage swale		\$579,177		\$579,177
Sub Total			\$6,466,640	\$1,399,000	\$7,865,640
Total			\$14,662,765	\$1,399,000	\$16,061,765

CONTRIBUTION ITEM
Tributary Trunk
Drainage

CATCHMENT AREA
Parklea Release Area
20 Catchments

APPENDIX C 1 of 2

**PARKLEA RELEASE AREA
MAJOR ROADS**



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
Major Roads

CATCHMENT AREA
Parklea Release Area

APPENDIX C 2 of 2

PARKLEA RELEASE AREA MAJOR ROADS

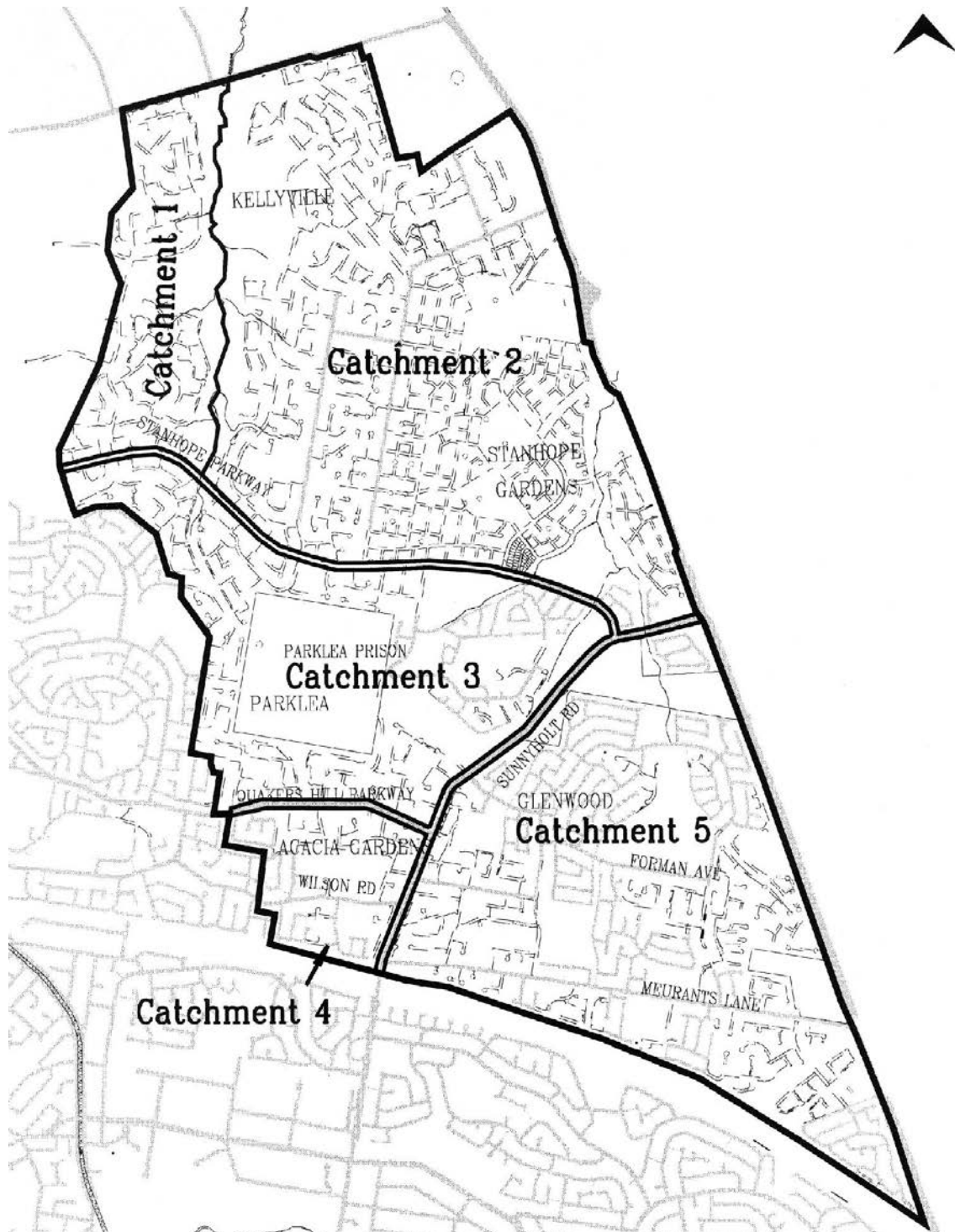
Road Description		Length (metres)	Completed Cost Indexed to June 2014
Identifier	Section		
Stanhope Parkway (formerly Burdekin Road)			
PL 2.1	Release area to Road 1	280	\$8,724,938
PL 2.2 & PLR1	Road 1 to Fyfe Rd Extension and Roundabout at Road 1	1190	
PL 2.3 & PLR2	Fyfe Rd Extension to Conrad Rd Extension and Roundabout at Fyfe Road	310	
PL 2.4 & PLR3	Conrad Rd Extension to Sentry Drive and Roundabout at Conrad Road	253	\$1,937,487
PL 2.5 & PLR4	Sentry Drive to Perfection Drive and Intersection Treatment @ Sentry Drive	390	\$2,108,979
PL 2.6 & PLR5	Perfection Drive to Majestic Drive and Roundabout @ Perfection Drive	300	\$2,468,556
PL 2.7 & PLR6	Sunnyholt Drive to Majestic Drive and Roundabout @ Majestic Drive	400	\$2,707,177
Sub Total			\$17,947,137
Quakers Hill Parkway (formerly Lalor Road)			
PL 1.1	Rel. Area Boundary to Sentry Drive	500	\$1,842,361
PL 1.2 & PL 1.3	Sentry Drive to Sunnyholt Road and Intersection Treatment at Sentry Drive	570	\$3,149,585
Sub Total			\$4,991,946
Sub Total			\$22,939,083

CONTRIBUTION ITEM
Major Roads

CATCHMENT AREA
Parklea Release Area

APPENDIX D 1 of 2

**PARKLEA RELEASE AREA
LOCAL ROADS**



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
Local Roads

CATCHMENT AREA
Parklea Release Area

APPENDIX D 2 of 2

PARKLEA RELEASE AREA LOCAL ROADS

Catchment	Item Numbers	Description of Works	Total Length (m)	Completed Cost Indexed To June 2014		Estimated Costs July 2014 to June 2019	Total
				Construction Cost	Land Cost		
Catchment 1	LR1-1 to LR1-5	Completed Local Road Items	770	\$479,514	\$2,774,434		\$3,253,948
Catchment 2	LR2-1 to LR2-18 & Roundabouts	Completed Local Road Items	3087	\$3,646,714	\$5,530,711		\$9,177,425
	RAB 2	Roundabout Construction at the intersection of Conrad Road & Gunsynd Street (Design Completed 2014)	n/a			\$150,200	\$150,200
Catchment 3	LR3-1 to LR3-9	Completed Local Road Items	1175	\$1,018,589	\$1,684,578		\$2,703,167
Catchment 4	LR4-1 to LR4-2	Completed Local Road Items	370	\$471,377	\$300,290		\$771,667
Catchment 5	LR5-1 to LR5-31	Completed Local Road Items	3727	\$3,343,631	\$2,055,249		\$5,398,880
	Cycle Ways	7-8km off-road shared path				\$843,000	\$843,000
TOTAL			9129	\$8,959,825	\$12,345,262	\$993,200	\$22,298,287

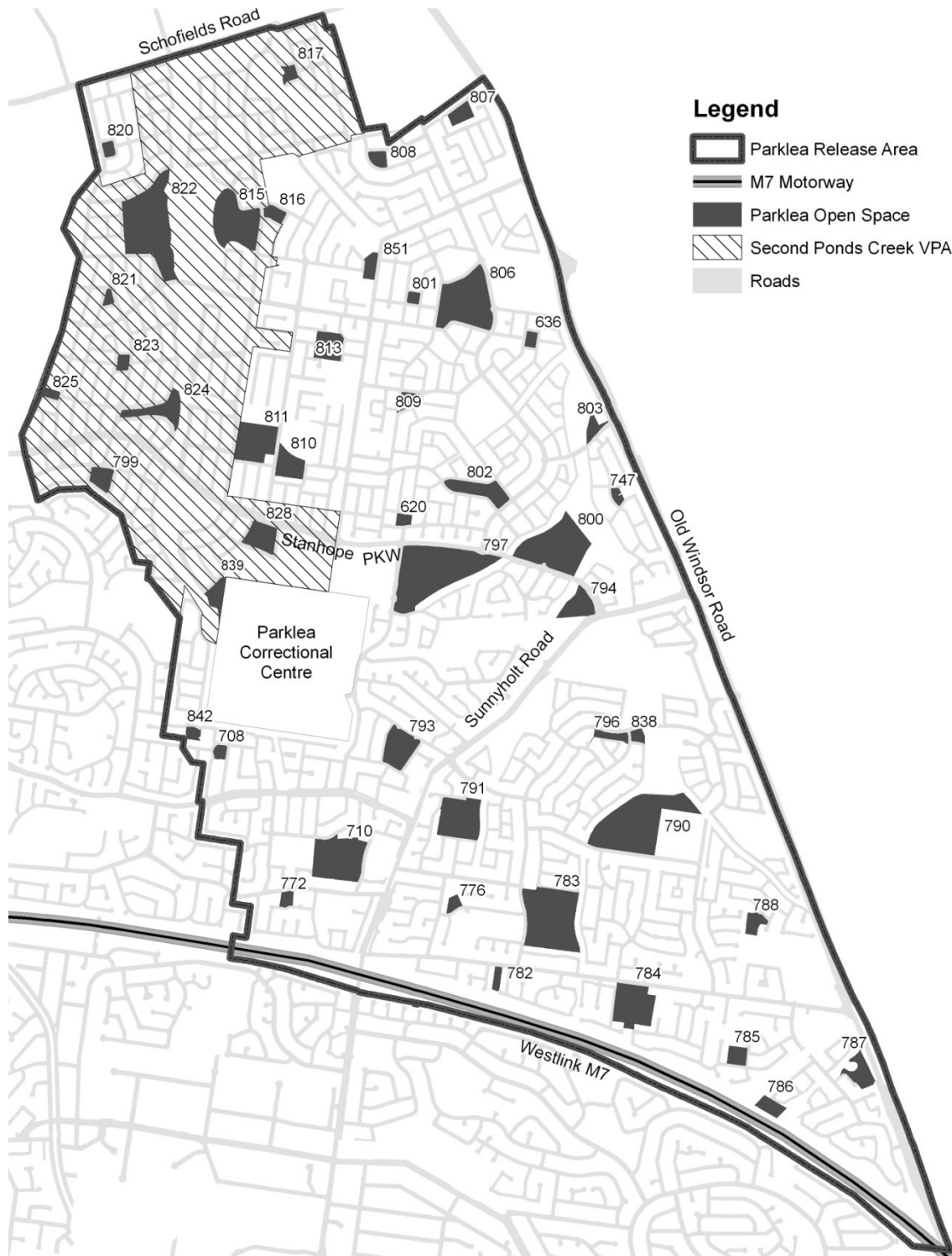
All completed costs include finalised cycleway costs

CONTRIBUTION ITEM
Local Roads

CATCHMENT AREA
Parklea Release Area

APPENDIX E 1 of 3

**PARKLEA RELEASE AREA
OPEN SPACE**



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
Open Space

CATCHMENT AREA
Parklea Release Area

APPENDIX E 2 of 3

PARKLEA RELEASE AREA OPEN SPACE

Reserve Number	Description of Works	Total Area of Reserve (ha)	Completed Cost Indexed to June 2014	Estimated Costs July 2014 To June 2019	Total
620	Playground	0.5000	\$270,778		\$270,778
636	Playground	0.4850	\$335,058		\$335,058
708 & 842	Playground	0.8960	\$396,302		\$396,302
710	Unit 1 Playing Field + Playground.	5.9662	\$3,585,690		\$3,585,690
747	Playground	0.5100	\$282,685		\$282,685
772	Playground	0.5558	\$361,249		\$361,249
776	Playground	0.4960	\$270,646		\$270,646
782	Playground	0.5920	\$270,938		\$270,938
783	Unit 2 Playing Field +Playground	9.5490	\$4,090,050		\$4,090,050
784	Unit 1 Playing Field +Playground	4.4430	\$3,345,575		\$3,345,575
785	Playground	0.9690	\$188,310		\$188,310
786	Playground	1.0721	\$253,180		\$253,180
787	Playground	2.1440	\$399,148		\$399,148
788	Playground	1.0250	\$464,001		\$464,001
790	Unit 2 Playing Field + Single Fields Playground.	10.5130	\$4,226,359	\$4,000	\$4,230,359
	Provide Lighting to Third Field		\$0	\$203,000	\$203,000
791	Unit 1 Playing Field +Playground.	4.5840	\$3,477,138	\$203,000	\$3,680,138
793	Playground	2.9770	\$765,210		\$765,210
794	Landscaped Area	2.0100	\$360,565		\$360,565
796 & 838	Landscaped Area	1.2839	\$789,926		\$789,926
797	Tennis Facility including courts, amenities, seating, access roads, car parking landscaping and pathways	10.1760	\$1,646,796	\$10,411,000	\$12,057,796
	Leisure Centre Contribution		\$5,777,785	\$3,347,000	\$9,124,785

CONTRIBUTION ITEM
Open Space

CATCHMENT AREA
Parklea Release Area

APPENDIX E 3 of 3

PARKLEA RELEASE AREA OPEN SPACE

Reserve Number	Description of Works	Total Area of Reserve (ha)	Completed Cost Indexed to June 2014	Estimated Costs July 2014 To June 2019	Total
800	Unit 3 Playing Field + Playground	7.4670	\$2,401,078		\$2,401,078
	Upgrade to courts		\$0	\$359,000	\$359,000
	Overflow car-park				
	Upgrade Irrigation				
801	Playground	0.4540	\$295,014		\$295,014
802	Playground	2.5420	\$1,045,384		\$1,045,384
803	Playground	0.9250	\$213,354		\$213,354
806	Unit 2 Playing Field + Playground	7.9107	\$5,751,216		\$5,751,216
807	Playground	0.9540	\$268,608		\$268,608
808	Playground	0.4730	\$203,844		\$203,844
809	Playground	0.8110	\$496,569		\$496,569
810 /811	Active reserve including playing field, amenities, playground, landscaping and car park	6.0740	\$1,108,507	\$5,625,000	\$6,733,507
813	Playground	2.1710	\$521,021		\$521,021
816	Playground	1.4400	\$454,960		\$454,960
799	Playground		\$15,687,196		\$15,687,196
812	Playground (included in reserve 815)				
814	Playground (included in reserve 816)				
815	Unit 2 Playing Field + Playground.				
817	Playground				
820	Playground				
821	Playground				
822	Unit 2 Playing Field + Playground.				
823	Playground				
824	Playground				
825	Playground				
828	Playground				
839	Playground				
	Leisure Centre Contribution		\$0	\$0	
TOTAL			\$60,004,140	\$20,152,000	\$80,156,140

Cost of works consolidated under the Second Ponds Creek Voluntary Planning Agreement

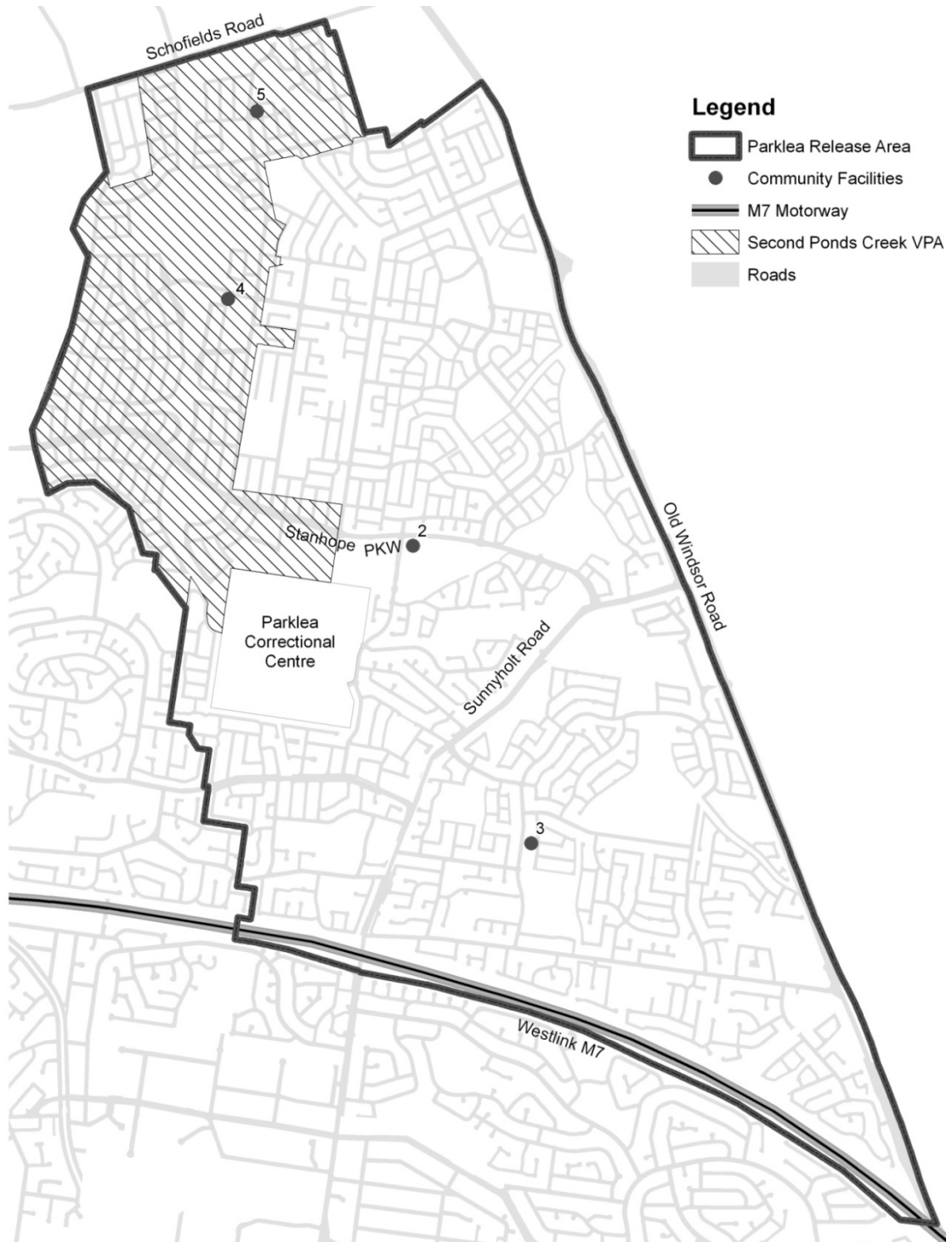
All completed costs include finalised half width roads and cycleway costs

CONTRIBUTION ITEM
Open Space

CATCHMENT AREA
Parklea Release Area

APPENDIX F 1 of 2

**PARKLEA RELEASE AREA
COMMUNITY FACILITIES**



Catchment Area indicative only

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CONTRIBUTION ITEM
Community Facilities

CATCHMENT AREA
Parklea Release Area

APPENDIX F 2 of 2

PARKLEA RELEASE AREA COMMUNITY FACILITIES

SITE NUMBER	Description of Works	Total Area of Reserve (ha)	Completed Cost Indexed to June 2014	Estimated Costs July 2014 To June 2019	Total
2	Site 2- Leisure Centre	0.6200	\$14,176,080	\$1,724,000	\$15,900,080
	Site 2-Branch Library	0.3000	\$9,525,995		\$9,525,995
3	Site 3-Community Resource Hub - Glenwood Neighbourhood Centre and Community Development Youth, Children and Family Facilities	0.3862	\$2,153,141	\$4,164,000	\$6,317,141
	Site 3-Neighbourhood Centre-Mod 2	0.3000	\$2,058,248		\$2,058,248
4	Site 4-Community Resource Hub - The Ponds Neighbourhood Centre and Community Development Youth, Children and Family Facilities	0.4407	\$9,106,122		\$9,106,122
5	Site 5-Neighbourhood Centre-Mod 2	0.1343			
	Temp NHC Acquisition & Siting		\$203,586		\$203,586
	Relocate Temp.NHC-1		\$110,883		\$110,883
	Relocate Temp.NHC-2		\$131,441		\$131,441
	Relocate Temp.NHC-3		\$0	\$112,000	\$112,000
TOTAL			\$37,465,496	\$6,000,000	\$43,465,496

Cost of works consolidated under the Second Ponds Creek Voluntary Planning Agreement

All completed costs include finalised half width roads and cycleway costs

**CONTRIBUTION ITEM
Community Facilities**

**CATCHMENT AREA
Parklea Release Area**

APPENDIX G
SCHEDULE OF VALUES IN THE CONTRIBUTION FORMULAE

CATCHMENT	SIZE OF CATCHMENT	Land Acquired L1 (\$) <small>Indexed to June 2014</small>	Yet to acquire L2 (\$)	Items constructed C1 (\$) <small>Indexed to June 2014</small>	Yet to construct C2 (\$)	L1+L2+C1+C2 (\$)
TRUNK DRAINAGE	Hectares					
LALOR CREEK	34.69	\$1,752,209		\$2,861,002		\$4,613,211
TRIB TRUNK DRAINAGE	Hectares					
CADDIES CREEK	DELETED					DELETED
C1a	23.00			\$282,399		\$282,399
C1b	13.36	\$200,098		\$778,012		\$978,110
C2a	10.92			\$624,245		\$624,245
C2b	22.51			\$1,326,987		\$1,326,987
C3a	21.52			\$1,007,640		\$1,007,640
C5a	15.15			\$441,974		\$441,974
C5b	7.42			\$399,569		\$399,569
C5c	28.01			\$644,100		\$644,100
C6a	36.82			\$1,326,075		\$1,326,075
C7a	46.39			\$1,365,124		\$1,365,124
C7b						
SECOND PONDS CREEK	Hectares					
S1a	15.73			\$203,094	\$580,000	\$783,094
S2a	17.00			\$1,516,553		\$1,516,553
S2b	45.43			\$894,117	\$819,000	\$1,713,117
S3a	22.37			\$280,784		\$280,784
S3b	27.61			\$926,430		\$926,430
S3c	13.47			\$512,392		\$512,392
S3d	19.66			\$685,248		\$685,248
S4a	10.41			\$336,307		\$336,307
S4b	23.90			\$532,538		\$532,538
S4c	13.40			\$579,177		\$579,177
MAJOR ROADS	Hectares					
PARKLEA	981.76	\$22,750,943		\$22,939,083		\$45,690,026
LOCAL ROADS	Hectares					
CATCHMENT 1	85.52	\$2,774,434		\$479,514		\$3,253,948
CATCHMENT 2	381.94	\$5,530,711		\$3,646,714	\$150,200	\$9,327,625
CATCHMENT 3	154.85	\$1,684,578		\$1,018,589		\$2,703,167
CATCHMENT 4	52.41	\$300,290		\$471,377		\$771,667
CATCHMENT 5	303.89	\$2,055,249		\$3,343,631	\$843,000	\$6,241,880
OPEN SPACE	Population					
PARKLEA	47250	\$280,900,828		\$60,004,140	\$20,152,000	\$361,056,968
COMMUNITY FACILITIES	Population					
PARKLEA	47250	\$7,752,853		\$37,465,496	\$6,000,000	\$51,218,349
TOTAL		\$325,702,193	\$0	\$146,892,311	\$28,544,200	\$501,138,704

APPENDIX H
BASE CONTRIBUTION RATES

(Base CPI June 2014 - 110.8)

CATCHMENT	CONTRIBUTION RATE (\$)	INDEXATION METHOD
TRUNK DRAINAGE	\$ Per Ha	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 December 2012 CPI.
LALOR CREEK	\$135,644	
TRIB TRUNK DRAINAGE	\$ Per Ha	
CADDIES CREEK		
C1a	DELETED	
C1b	\$12,524	
C2a	\$74,676	
C2b	\$58,309	
C3a	\$60,130	
C5a	\$47,760	
C5b	\$29,757	
C5c	\$54,927	
C6a	\$23,455	
C7a	\$36,735	
C7b	\$30,016	
SECOND PONDS CREEK	\$ Per Ha	
S1a	\$50,779	
S2a	\$90,993	
S2b	\$38,463	
S3a	\$12,803	
S3b	\$34,225	
S3c	\$38,800	
S3d	\$35,552	
S4a	\$32,952	
S4b	\$22,728	
S4c	\$44,087	
MAJOR ROADS	\$ Per Ha	
PARKLEA	\$47,470	
LOCAL ROADS	\$ Per Ha	
CATCHMENT 1	\$38,810	
CATCHMENT 2	\$24,910	
CATCHMENT 3	\$17,806	
CATCHMENT 4	\$15,018	
CATCHMENT 5	\$20,951	
OPEN SPACE	\$ Per Person	
PARKLEA	\$7,794	
COMMUNITY FACILITIES	\$ Per Person	
PARKLEA	\$1,106	

APPENDIX I**SUPPORTING TECHNICAL DOCUMENTS AND REPORTS**

1. **Report on Geotechnical Study Parklea Release Area**
D.J Douglas & Partners Pty Ltd – June 1989
2. **Parklea Release Area – Open Space Study**
Blacktown City Council – 1990
3. **Parklea Release Area – Community Facilities Study**
Blacktown City Council – March 1990
4. **Parklea Arm of Lalor Creek Trunk Drainage Study**
Boyden and Partners – June 1993
5. **Report to Sinclair Knight & Partners on Geotechnical Investigation for Proposed Stormwater Trunk Drainage System at Rouse Hill Urban Release Area**
Jeffery and Katauskas Pty Ltd – July 1991
6. **Rouse Hill Development Area Floodway Definition**
Kinhill Engineers Pty Ltd – February 1989
7. **Concept Design for Lateral connections to Parklea Release Area Trunk Drainage**
Lyall & Macoun Consulting Engineers – August 1992
8. **Proposed Caravan Park Sunnyholt Road Parklea**
Sinclair Knight & Partners – August 1989
9. **Rouse Hill Urban Release Area Drainage Concept Finalisation**
Sinclair Knight & Partners – December 1990
10. **Rouse Hill Urban Release Area Drainage Finalisation and Addendum**
Sinclair Knight & Partners – December 1990
11. **Rouse Hill Development Area Stormwater Trunk Drainage System Design Manual**
Sinclair Knight & Partners – December 1991
12. **Review of Community Services and Facilities in the Quakers Hill and Parklea Release Areas**
Jointly conducted by Watermark Planning Consultants and the Community Services Department of Blacktown City Council – November 1995
13. **Rouse Hill Development Area Arterial and Sub- Arterial Roads Study**
Sinclair Knight Buchanan – December 1989