

contributions plan

No.22W

section 7.11

Rouse Hill (Works)
IPART reviewed contributions plan

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1 Introduction and Administration of the Plan

1.1 Name of the Plan

This contributions plan is called 'Section 7.11 Contributions Plan No.22W – Rouse Hill (Works)'. Unless otherwise stated in this plan, "Rouse Hill" means the "Area 20 and Riverstone East Precincts".

1.2 Purpose of Plan

This contributions plan outlines Council's policy regarding the application of Section 7.11 (S.7.11) of the Environmental Planning and Assessment Act, 1979 in relation to the provision of local infrastructure and baseline facilities within Rouse Hill.

Within Rouse Hill, S.7.11 contributions are levied for the following amenities and services:

- Water Cycle Management Facilities
- Traffic & Transport Management Facilities
- Open Space and Recreation Facilities
- Reserve 867, Local Conservation Zone - Riverstone (apportioned).

This plan has been prepared in accordance with:

- Environmental Planning and Assessment Act, 1979 (EPA Act)
- Environmental Planning and Assessment Regulation, 2000; (EPA Regulation)
- in conjunction with the Indicative Layout Plans for the Area 20 and Riverstone East Precincts
- IPART's assessments of Blacktown City's Contributions Plans No's 20¹, 21², 22³, 24⁴ and revised 21⁵
- having regard to the Practice Notes issued by the NSW Department of Planning (2005) in accordance with clause 26(1) of the EPA Regulation.

The initial contributions plan for the Area 20 Precinct only, was assessed by IPART in 2012. IPART's assessment is available on its website. Following assessment, IPART's recommended cost adjustments were implemented prior to adoption. The contributions plan was then adopted by Council on 22 May 2013 and came into force on 5 June 2013.

This revision of the contributions plan now includes stages 1 and 2 of the Riverstone East Precinct⁶, has been reviewed by IPART, and amended in accordance with advice received from the Minister for Planning (see section 1.4). This revised plan only includes the works provided or to be provided for the Area 20 and Riverstone East Precincts.

The S.7.11 contributions contained in this plan have been determined on the basis of "contribution catchments". This is the area over which the contribution for a particular item is levied. Within each catchment there is an identifiable "list" of works, which are scheduled for provision.

Council applies contribution formulae to each catchment for the purpose of calculating the contribution rate applicable to that catchment. The formulae take into account the cost of works already provided, the estimated cost of works to be provided, and the size of the catchment area. The total cost of providing works is distributed over the total catchment on an equitable basis.

¹ Assessments of Blacktown City Council's Section 94 Contributions Plan No 20 – Riverstone and Alex Avenue Precincts July 2016, March 2015 and October 2011

² Assessment of Blacktown City Council's Section 94 Contributions Plan No 21 – Marsden Park Industrial Precinct September 2012

³ Assessment of Blacktown City Council's Section 94 Contributions Plan No 22 – Area 20 Precinct September 2012

⁴ Assessment of Blacktown City Council's Section 94 Contributions Plan No 24 – Schofields Precinct August 2014

⁵ Assessment of Blacktown City Council's Section 94 Contributions Plan No 21 – Marsden Park 2017

⁶ Stages 1 and 2 of the Riverstone East Indicative Layout Plan

1.3 Commencement of this Plan

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

1.4 IPART reviewed contributions plan and Minister's advice

The Independent Pricing & Regulatory Tribunal (IPART) has assessed this contributions plan and published its findings on its website. The Minister for Planning has considered IPART's recommendations and advised Council in writing dated 23 March 2020, to amend and adopt this contributions plan.

Council has accordingly, amended and adopted this plan, and it is now an IPART reviewed contributions plan in accordance with Clause 5(3) of the Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction dated 28 July 2017. The Minister's amendments and Council's actions are included at Appendix H to this contributions plan. The table provided in Appendix H has shaded out the requirements for CP22L as they have been actioned in that plan.

1.5 Principles of Section 7.11

Section 7.11 permits Council to require persons or entities developing land to pay monetary contributions, provide capital works (works in kind), and/or dedicate land in order to help fund the increased demand for public amenities and public services (amenities and services) generated through their developments.

The 3 general principles in applying Section 7.11 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.
3. The contribution must be such that a reasonable planning authority, duly applying its statutory duties, could have properly imposed.

Council may either:

- require a dedication of land
- a monetary contribution
- material public benefit (works-in-kind)
- a combination of some or all of the above.

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

1.6 Aims and Objectives

The aims and objectives of this plan are to:

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

1.7 Land to Which the Plan Applies

This contributions plan applies to land within the Area 20 Precinct the Riverstone East Precinct⁷, which are two of the release precincts in the North West Priority Growth Area.

Note: this contributions plan only levies contributions on development in zoned land for Area 20 and Stages 1 and 2 of the Riverstone East Precinct.

The Area 20 Precinct is bounded by Windsor Road to the east, Schofields Road to the south and the ridge line to the west.

The Riverstone East Precinct is bounded by Schofields Road to the south, Windsor Road to the north east and First Ponds Creek to the west. Maps showing the location of the Area 20 and Riverstone East Precincts as **Figures 1 and 2** are shown on the following pages.

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

⁷ For more information of the Precincts, go to <http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts>



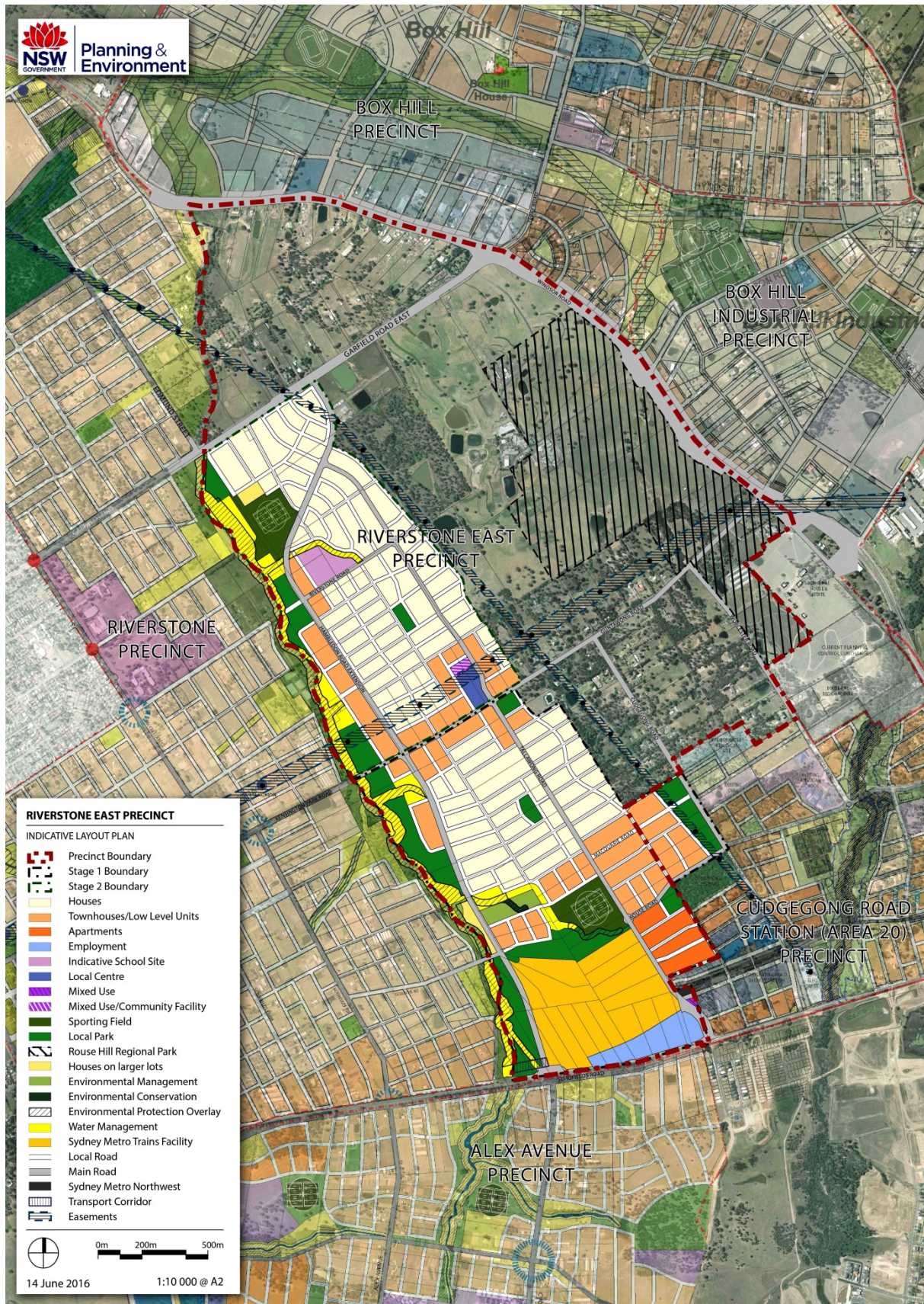


Figure 2 - Riverstone East Precinct

1.8 Development to which the Plan Applies

This plan applies to all developments occurring within the Area 20 and Riverstone East (Stages 1 and 2) Precincts 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.

1.9 Secondary dwellings (granny flats)

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

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

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

“Granny Flat” is generally defined when assessing development applications as:

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

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

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

1.10 Construction Certificates and the Obligation of Accredited Certifiers

In accordance with section 7.11 EC of the *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.

1.11 Complying Development and the Obligation of Accredited Certifiers

In accordance with S7.11EC (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 consent conditions and be strictly in accordance with this contributions plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the section 7.11 condition correctly.

1.12 Relationship to Other Plans

Environmental Planning Instruments and controls apply to the Area 20 and Riverstone East Precincts. These include:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- Blacktown City Council Priority Growth Area Precincts Development Control Plan
- Section 7.11 Contributions Plan No.22L – Rouse Hill (Land)

1.13 Capacity of existing Facilities to meet Development Demand

The existing facilities do not have the capacity to meet the demand for infrastructure created by the new development. As a predominantly Greenfield area Rouse Hill requires new infrastructure, as well as infrastructure upgrades to meet the demand for infrastructure created by the new development.

1.14 Project Mix of Land Uses for Rouse Hill

Rouse Hill, through its new land use zones and Indicative Layout Plans, will provide for a range of land uses in the precinct to support the incoming population. These land uses include:

- regional open space (Rouse Hill Regional Park and Rouse Hill House Estate)
- open space and conservation areas
- sporting fields
- water management
- environmental living
- low density residential developable land
- medium density residential developable land
- high density residential developable land
- local centre and mixed use zones
- mixed use / community facility
- employment land
- other non-residential development, which includes the North West Rail Link corridor, station and car parks; schools; switching station; water reservoir; Feeder 9JA electrical easement; proposed s7.11 and collector roads, existing local and classified roads.

1.15 Projected Development and Population Yield

The Area 20 Precinct has net development yield of approximately 4,400⁸ dwellings to cater for a population of approximately 13,420⁹ residents.

The Riverstone East Precinct has net development yield of approximately 5,800¹⁰ dwellings to cater for a population of approximately 17,817¹¹ residents.

1.16 Anticipated Population Growth Rates

Rouse Hill has fragmented land ownership which means that no single developer will be responsible for the progressive servicing and development. As a result, development can only occur once the relevant service providers such as Sydney Water have completed the necessary works to enable development to begin. Therefore, in the absence of a development staging plan, it is difficult to determine the anticipated population growth rates for the precinct overtime.

⁸ Cudgegong Road Station (Area 20) Precinct Finalisation Report

⁹ Department of Planning and Environment advice - 3.05 average persons per dwelling

¹⁰ Department of Planning and Environment advice – 5,800 dwellings for the whole Precinct

¹¹ Department of Planning and Environment advice - 3.07 average persons per dwelling

1.17 Assumptions Benchmarks and Standards

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

- **Open Space and Recreation:**
 - overall open space provision: 2.83ha/1,000 residents
 - rates for specific uses are based on the rates stipulated in the Growth Centres Development Code 2006, input from Blacktown City Council and specialist studies.

1.18 Relationship to Special Infrastructure Contributions

This Plan does not affect the determination, collection or administration of any special infrastructure contribution (SIC)¹² levied under Section 7.11 EF of the EPA Act in respect to development on land to which this Plan applies.

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

1.19 The Monitoring and Review of this Plan

This plan will be subject to regular review by Council. Council's Section 7.11 Finance Committee considers the need for reviews of all of Council's contributions plans when they meet monthly. Council generally aims to have contributions plans reviewed annually in fast-growing release areas.

The purpose of any review is to ensure that:

- contribution levels reflect current land acquisition costs
- the level of provision reflects current planning and engineering practice and likely population trends
- work schedules are amended if development levels and income received differ from current expectations. Planning proposals are also likely to lead to a review of this plan.

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

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

1.20 Priority of works and facilities

The Minister for Planning has issued a direction to councils under S.7.11E of the Environmental Planning and Assessment Act 1979 (**EPA Act**).

The Minister's direction has the effect of preventing Council from making a s7.11 contributions plan that authorises the imposition of conditions of consent requiring monetary s7.11 contributions for certain residential development in excess of the monetary cap specified by or under the Direction. For land within "LIGS Transition Areas", an incremental cap applies per residential lot/dwelling¹³. This provision aside, this plan would authorise contributions in excess of the monetary cap.

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

¹² The Special Infrastructure Contribution is a financial payment made by the developer during the development process to help fund regional infrastructure. For more information go to http://growthcentres.planning.nsw.gov.au/Portals/0/Infrastructure%20Docs/SIC_Practice_Note_November_2008.pdf

¹³ Refer Minister's S94E Direction dated 17 July 2017

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

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

1. Water Cycle Management Facilities.
2. Traffic & Transport Management Facilities.
3. Open Space and Recreation Facilities.
4. Combined Precinct Facility (E2 Conservation Zone)

Based on the above priorities:

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

The categories of works and facilities for which contributions are sought in accordance with the priorities shall be specified in the s7.11 condition.

1.21 Timing of Provision of Items

The provision of the individual items contained in this plan has been prioritised. The priority has been determined having regard for:

- existing development trends. For example, the provision of parks in faster growing residential areas will have a higher priority than slower growing areas
- anticipated revenue. Council's ability to forward fund Section 7.11 works is limited. As such the timing of works is very much dependant on the receipt of adequate S7.11 funds. The work schedules in the appendices of this plan have been formulated having regard for existing funds available to each of the catchment areas and projected income.

As noted in Section 1.18 above, regular reviews of this plan are undertaken. Development trends are monitored and revenue estimates are revised as part of the review process and as a result, the priority of works can change.

1.22 Pooling of funds

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

1.23 Financial Information

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

1.24 Enquiries regarding this Plan

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

1.25 Contributions Register

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

2. Water Cycle Management Facilities

This contributions plan was previously only for the Area 20 Precinct. The precinct drained mainly to Second Ponds Creek. The Riverstone East Precinct has been added and drains mostly to First Ponds Creek and Killarney Chain of Ponds Creek. Only Stage 1 and 2 of the Riverstone East precinct have been rezoned. Stage 3 will be rezoned in the future and has been included to facilitate apportionment and application of appropriate contribution rates to land in each of the main stormwater catchments.

Seconds Pond Creek Catchment benefits from Sydney Water trunk drainage infrastructure and doesn't require permanent stormwater detention facilities.

The First Ponds Creek catchment adjoins the Riverstone Precinct so there are three water cycle management strategies applicable to this contribution plan.

The general nexus applies to each catchment. However, the provision of facilities will be different.

2.1 Nexus

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

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

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

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

2.2 Water Cycle Management including Water Sensitive Urban Design (WCM WSUD)

The report by J. Wyndham Prince on "Area 20 Precinct, Rouse Hill – Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques" dated July 2011, identifies that there are a number of opportunities for management of stormwater quality, quantity and flooding in the Area 20 Precinct area in the Second Ponds Creek catchment. This management would benefit from the implementation of Water Sensitive Urban Design (WSUD) practices.

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

A stormwater management strategy was also prepared for the Area 20 Precinct as part of the wider Rouse Hill Infrastructure Consortium (RHIC) development area. This scheme developed a stormwater management strategy that addressed stormwater quantity and quality management. The responsibility for this scheme now rests with Sydney Water as the trunk drainage authority. A review of the RHIC scheme indicated that the overall stormwater detention strategy is generally consistent with current standards. However, the water quality standards are not in accordance with current standards. Therefore, the strategy developed for Area 20 Precinct primarily addresses water quality management, local trunk drainage and water way stability required to satisfy the current standards.

A WSUD strategy for management of stormwater quality, quantity and flooding has been developed for the Area 20 precinct, that nominates open channels, bio-retention basins, and gross pollutant traps at key locations.

The use of rainwater tanks is recommended. However, in areas where reticulated recycled water is provided, these would not be feasible. The use of additional swales within the local road network is recommended together with minimising the extent of impervious area directly connected to the subdivision pipe systems. These measures are not included in this contributions plan as they will be provided as part of individual developments where feasible.

In keeping with WSUD principles of at source control, while not unduly placing financial imposts on individual lots, regional Section 7.11 stormwater treatment measures are generally only provided for low density residential areas. Medium and high density residential and commercial and industrial areas are required to provide full stormwater treatment on-lot to comply with the specified pollutant reduction targets. Provision has been made in the regional Section 7.11 stormwater quality measures for treatment of runoff from all existing and future local public roads. Based on an assessment of the current ILP, local public roads generally account for approximately 25% of the gross area of land use other than low density residential. Costs for water quality measures have been apportioned on this basis.

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

Sydney Water is the agency responsible for regional stormwater detention basins and for flood information on Second Ponds Creek. Sydney Water levies for the construction and management of the regional trunk drainage measures.

The J. Wyndham Prince report states that the proposed WCM WSUD strategy together with the flood plain management can satisfy the requirements of the Growth Centres Development Code (GCC, 2006), Blacktown City Council Engineering Guideline for Development (BCC, 2005), Blacktown Development Control Plan 2006 (BCC, 2006), and the NSW Floodplain Development Manual for management of stormwater quantity, quality and flooding in or at the precincts. Development will also need to comply with Blacktown City Council's IWCM & WSUD DCP Part R - IWCM & WSUD 2011.

Blacktown City Council (BCC) has used the WCM WSUD strategy and current available information to form the basis of the Area 20 precinct stormwater drainage infrastructure works. Concept designs for drainage basins and channels have been prepared by J. Wyndham Prince on behalf of the Department of Planning & Environment. These concept designs have generally been used as the basis for the stormwater infrastructure cost estimates with some amendment by Council to suit local site conditions and engineering standards.

Similarly the Mott MacDonald Water Cycle Management Report for Riverstone East dated May 2016 adopts similar management strategies predominantly for the Killarney Chain of Ponds and First Ponds Creek catchments.

The Mott MacDonald report did not provide concept designs of the raingardens or culverts. The strategy calculated the additional detention requirements assuming the Riverstone and Alex Avenue precinct stormwater management measures are in place.

The North West metro stabling yards have provided stormwater detention and treatment which has a significant impact on the remaining Section 7.11 infrastructure requirements. Council has developed concept designs as needed to calculate preliminary quantities for cost estimates.

Council is preparing the detailed design of the Riverstone and Alex Avenue precinct stormwater management infrastructure based on the GHD report for Riverstone and Alex Avenue Precincts Post Exhibition Flooding and Water Cycle Management (incl. Climate Change impact on Flooding) dated May 2010. The GHD work indicated that half the cost of online basins serving Riverstone and Riverstone East should be allocated to each precinct.

There is generally no allowance within this contributions plan for rehabilitation and management of riparian land other than that directly impacted by the proposed drainage works. Acquisition of riparian land has, however, been included as per the gazetted land acquisition maps. The majority of riparian land will remain under Sydney Water ownership and control.

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

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

2.3 Consistency with Precinct Planning Documents

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

- Department of Planning and Infrastructure *Area 20 Precinct Indicative Layout Plan* dated 27 March 2015
- Department of Planning and Infrastructure *Riverstone East Precinct Indicative Layout Plan* dated 14 June 2016
- Department of Planning and Infrastructure *Riverstone Precinct Indicative Layout Plan* dated 7 April 2010
- Department of Planning and Infrastructure *Blacktown City Council Precincts Development Control Plan 2015* including Schedule 3 Marsden Park Industrial Precinct
- Department of Planning and Infrastructure current version of SEPP Maps
- Department of Planning and Infrastructure *Growth Centres Development Code* dated October 2006.

The Area 20 precinct has been amended since its original gazettal in 2011 to account for the new North West metro railway. The introduction of a railway station at Cudgegong Road and railway stabling yards at Tallawong Road (Riverstone East Precinct) have a significant impact on land uses in these areas. The Cudgegong Road station area was previously excluded from the gazettal and is now providing its own stormwater treatment facility on Cudgegong Road near Schofields Road. Should additional treatment be required then this will be conditioned as part of development consent.

The rest of Area 20 remains generally unaffected and the previous infrastructure sizing remains the same, generally as per precinct planning report, and only the cost rates have been updated to current values.

Two other minor changes have been made. The first is the replacement of open channel S2.3 with a trunk drainage line. This change is based on a planning proposal to rezone the land. The second is to include a trunk drainage line to convey upstream catchment flows at bio-retention S9.2. This was an omission on the original CP.

The Riverstone East precinct planning requires some amendment to the Mott MacDonald stormwater management strategy. The main areas of difference are described below.

Gordon Road/Oak Street drainage:

The exhibition ILP showed the land between Oak Street and First Ponds Creek as either RE1 or SP2 drainage. This would have enabled retention of the existing riparian corridor. Post exhibition, the zoning of this land was changed at the request of the current land owner to E2 and E3 to facilitate continued use by the existing religious organisation. To facilitate the zoned use, channel works are required in First Ponds Creek to manage flooding as per DCP requirements.

The Riverstone Precinct ILP showed Gordon Road not to continue across First Ponds Creek. The Riverstone East ILP shows Gordon Road being retained. To retain this road requires augmentation of the existing drainage culverts and lifting of the road to meet current design standards and this has been included in the CP.

The precinct planning also changed the size of the SP2 drainage land associated with bio-retention M5A. In order to provide the required treatment area within the gazetted SP2 zoned land, a section of channel needs to be replaced by a culvert. Given the adjoining land use is R3, acquisition of additional land would be more expensive than the proposed culvert option.

Railway stabling yard and Basin 1:

This is approximately a 30 hectare site and provides its own stormwater detention and treatment basins. This reduces the need for Basin 1 in the Mott MacDonald stormwater management strategy. Council has completed the detailed design of the basins in the Alex Avenue Precinct. The optimisation of these basin designs manages flows in First Ponds Creek without the detention proposed in Basin 1. Basin 1 detention has not been included in this CP.

Riverstone Road Culvert

The Riverstone Precinct planning showed this road to be closed across First Ponds Creek. The Riverstone East Precinct Planning shows this road to be reinstated. To comply with current design standards, an upgrade of the culvert is required to facilitate the gazetted ILP.

Water Quality/Bioretenention

There are significant inconsistencies in bio-retention areas provided in the Mott MacDonald (MM) information as summarised on the next page. Mott MacDonald did not provide concept designs of the proposed bio-retentions. Council has completed its own modelling to confirm sizing and prepared concept designs to confirm quantities for the stage 1 & 2 zoned areas of the precinct. The modelling is based on the gazetted land use. The average cost for bio-retention in stages 1 & 2 has been applied to the required treatment areas in future stage 3.

Gross pollutant traps have been provided at inlets to bio-retentions, some channels and some small catchment areas that bypass bio-retention. The locations are based on the gazetted ILP.

MM Item No.	BCC CP 22 Item No.	MM Filter size m2			BCC Filter Size m2	Difference m2
		Plans	Report	MUSIC Model		
M1A	F40.1	1220	4500	4500	1900	680
M2A	F39.2	5500	7340	12500	8000	2500
M2B			5160			
M3A	F30.2	1400	4000	4000	1236	-44
	F31.2				120	
M4A	F32.2	1400	6015	30000	1923	523
M4B	F33.1	800	5055		1152	352
M4C	F35.2	1200	4280		2520	-680
M4D		2000	4945			
M4E	F36.2	1550	4300		3642	92
M4F		2000	5405			
M5A	F37.5	8000	8000	11000	4117	-107
M5B	F37.1		3000		3776	
	F37.9	-	-		629	629
M6A	K5.3	2200	4615	11500	8700	3500
M6B		3000	5885			
M6C			1000			
M7A	K6.2	3000	11000	11000	3600	600
M7B		-	-			
M8A	K3.1	1350	1545	10000	2154	804
M8B		-	1675			
M8C			2140			
M8D			4640			
M9A	K1.2	4500	2200	5000	1850	-2650
M9B			2800			
M10A	K40.1	300	1000	1000	See Above	-300
Total		39,420	100,500	100,500	45,319	5,899

As can be seen there are significant differences in the MM bio-retention filter sizes.

The concept designs were also amended to account for major trunk water mains along Clarke, Guntawong and Tallawong Roads based on work as executed information obtained from Sydney Water.

Culverts

Culvert sizes are generally similar as per the table on the next page. Some culverts have been added to suit the final ILP and provide connections to existing structures. Some short sections of open channels (for example F39.5) have been replaced by culverts as it is difficult to manage and maintain these.

MM Item No.	BCC CP 22 Item No.	MM Culvert Size (mm)			BCC Culvert Size (mm)		
		Width	Height	Quantity	Width	Height	Quantity
H	F36.4	1800	900	3	3600	1200	1
I	F37.3	2400	1200	4	2400	1200	3
F	K5.8	2400	900	3	2400	1200	2
E	F35.4	2400	900	2	2700	900	2
					3300	600	3
C	F32.4	2400	900	2	3000	1200	1
B	F39.5	2400	900	4	3300	1500	3
A		2400	900	4			
G	K6.5	2400	900	2	2700	1200	3
D	F39.7	1050	pipe	3	2400	1200	2
	F37.7	-	-	-	3600	1200	1
	K3.3	-	-	-	3300	1200	1
	K2.2	-	-	-	900	pipe	1
	K1.4	-	-	-	2400	1200	1
	K6.6	-	-	-	3600	1200	3
		* Based on Rev P2					

2.4 Contribution Catchment

The combined Area 20 and Riverstone East Precincts drain to three separate catchments. These are Second Ponds Creek, First Ponds Creek and Killarney Chain of Ponds Creek.

A map showing the location of the drainage contribution catchment is contained in Appendix A.

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

In order to determine actual provision levels and, ultimately, contribution rates, the developable area of each drainage catchment are calculated. For Stormwater Quality contributions, the developable area has then been apportioned between R2 Residential zones (including Environmental Living) and all other development zones. This is in response to the quality stormwater treatment measures being generally provided for low density residential areas. Section 2.2 further explains this. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 6.4.

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

The infrastructure provisions for Stage 3 of the precinct are based on the modelling and preliminary concept designs by Mott MacDonald where available, or using average unit cost rates for similar infrastructure in the rest of the precinct. Details aren't shown on the figures in this plan as the planning information for Stage 3 is still confidential.

2.5 Contribution Formula

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

Water Quantity

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

(\$/HECTARE)

- WHERE:
- C1 = The actual cost to Council to date of works constructed for Water Cycle Management Facilities indexed to current day values.
 - C2 = The estimated cost of future Water Cycle Management Facilities.
 - PA = Plan Administration fee being 1.5% of construction cost
 - A = The total developable area the contribution catchment (hectares)

Water Quality

$$\text{CONTRIBUTION RATE} = \frac{(C1 + C2 + PA) \times \%}{A}$$

(\$/HECTARE)

- WHERE:
- C1 = The actual cost to Council to date of works constructed for Water Cycle Management Facilities indexed to current day values.
 - C2 = The estimated cost of future Water Cycle Management Facilities.
 - PA = Plan Administration fee being 1.5% of construction cost
 - A = The total developable area the contribution catchment (hectares)
 - % = Percentage of the total cost apportioned to either R2 Residential or other development.

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

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

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

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

3 Traffic & Transport Management Facilities

3.1 Nexus (Local Roads)

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

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

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

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

3.2 Traffic Requirements

A regional infrastructure levy has been determined under Section 7.11EE of the Environmental Planning & Assessment Act by the Minister for Planning for the Growth Centres in December 2006. The levy is defined as the Special Infrastructure Contribution (SIC). The levy, when originally calculated, represented 75% of the total estimated cost of future regional infrastructure works in the following eight categories.

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

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

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

It is intended that the rate per hectare of net developable land contained in the SIC Practice Note be indexed each year and that the Schedule of Nominated works be reviewed every 4 years.

The SIC is currently under review.

Within the Area 20 and Riverstone East Precinct boundaries, the funding of additional secondary and major local road carriageways and drainage works and pedestrian and cyclist paths that are not included in the SIC can be funded by means of a precinct level Section 7.11 Contributions Plan.

These works must be included in a Section 7.11 Contributions Plan as they are of a local nature and were never intended to be identified or included in the "regional level" program of Transport Infrastructure Works, which are the subject of the SIC.

The Section 7.11 Contributions Plan approach is arguably more equitable than funding of works by adjacent landowners and is also likely to lead to a more consistent overall design approach and standard of the finished works.

Council will levy S.7.11 contributions to fund the full construction of the Section 7.11 roads to the standard nominated in the schedule. Generally, only roads classified as sub-arterial, or local and collector roads where horizontal and vertical alignments and fragmented ownership preclude effective road construction by developers, have been included in the S.7.11 contributions. The applicable traffic studies and reports are listed in Appendix G.

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

Where roads cross environmentally sensitive areas and bridges are required, the cost of the bridge construction has been included in the local road S.7.11 contributions.

In relation to roads crossing the proposed railway corridor, the approach adopted is that for existing roads bridges will be provided as part of the railway project. However, for new roads the bridge or road cost is included in the local road S.7.11 contributions.

3.3 Consistency with Precinct Planning Documents

The Precinct planning documents relevant to traffic management are as follows:

- Department of Planning and Infrastructure *Area 20 Precinct Indicative Layout Plan* dated 27 March 2015
- Department of Planning and Infrastructure *Riverstone East Precinct Indicative Layout Plan* dated 14 June 2016
- Department of Planning and Infrastructure *Riverstone Precinct Indicative Layout Plan* dated 7 April 2010
- Department of Planning and Infrastructure *Blacktown City Council Precincts Development Control Plan 2015* including Schedule 3 Marsden Park Industrial Precinct
- Department of Planning and Infrastructure current version of SEPP Maps
- Department of Planning and Infrastructure *Growth Centres Development Code* dated October 2006.

The roads included in the plan are generally as per the adopted precinct planning. The sub-arterial road from Schofields Road along Oak and Clarke Streets to Garfield Road East and then onto Windsor Road is not included in this plan as the acquisition authority is Transport for NSW. It is expected that this road will be listed in the revised SIC practice note.

The sections of Gordon Road and Riverstone Road crossing First Ponds Creek have been included in this plan as the planning for Riverstone Precinct showed these roads to be closed.

Several roundabouts have been added to address local traffic management and safety issues.

3.4 Contribution Catchment

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

In order to determine contribution rates, the developable area of the Traffic and Transport Management Facilities contribution catchment has been calculated. The developable area has then been apportioned between residential zones which will be levied per person and non-residential zones which will be levied

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

3.5 Contribution Formula

Residential

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

$$\text{CONTRIBUTION RATE} = \frac{(\text{C1} + \text{C2} + \text{PA}) \times 99\%}{\text{P}}$$

(\$/PERSON)

- WHERE:
- C1 = The actual cost to Council to date of Traffic and Transport Management Facilities that have been constructed up to the appropriate standard adjusted to current day values
 - C2 = The estimated cost of Traffic and Transport Management Facilities yet to be constructed up to the appropriate standard
 - PA = Plan Administration fee being 1.5% of construction cost
 - P = The estimated eventual population in the contribution catchment
 - 99% = Percentage of the total cost apportioned to residential development

Non-residential

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

$$\text{CONTRIBUTION RATE} = \frac{(\text{C1} + \text{C2} + \text{PA}) \times 1\%}{\text{A}}$$

(\$/HECTARE)

- WHERE:
- C1 = The actual cost to Council to date of Traffic and Transport Management Facilities that have been constructed up to the appropriate standard adjusted to current day values.
 - C2 = The estimated cost of Traffic and Transport Management Facilities yet to be constructed up to the appropriate standard
 - PA = Plan Administration fee being 1.5% of construction cost
 - A = The total developable area in the contribution catchment (hectares)
 - 1% = Percentage of the total cost apportioned to non-residential development

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

Standards of local road construction are:

- Sub-Arterial – 2 x 7 divided carriageway (26m wide reserve)
- Industrial Collector – 15.5m carriageway (23m wide reserve)
- Industrial Road – 13.5m carriageway (20.5m wide reserve)
- Major Collector – 12m carriageway (20m wide reserve)
- Collector - 11m wide carriageway (20m wide reserve)
- Collector - widened - 11m wide carriageway (23m wide reserve)
- Medium density local road – 11m carriageway (18m road reserve)
- Subdivision Road - 9m wide carriageway (16m wide reserve)
- Access street - 5m wide (minimum) carriageway (13m wide reserve)

(Note: None of the access streets are s.7.11 infrastructure items)

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

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

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

4 Open Space & Recreation Facility

4.1 Nexus

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

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

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

Planning context for the Area 20 Precinct has occurred via:

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

Planning context for the Riverstone East Precinct has occurred via:

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

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

- Our Blacktown 2036 – Our Vision Our Plan (Blacktown City Council, 2017)
- Elton Consulting – Social Infrastructure and Open Space Report – Area 20 (2009)
- Cox Consultants - Riverstone East Draft Landscape Assessment Revision and Riverstone East Area 20 Visual Analysis (2014)
- Northwest Growth Centres Recreational Framework (Blacktown City Council, 2009)
- Wellness Through Physical Activity Policy (Blacktown City Council, 2008)
- Blacktown City Social Profile (2016)
- Recreation and Open Space Strategy (Blacktown City Council, 2009).

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

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

The resultant provision of open space varies throughout the release area; a reflection in most cases of land constraints, dwelling establishments and drainage functions. Acknowledging that in the absence of any alternatively acceptable industry benchmark, the standard Open Space provision outlined in the GCC Development Code of 2.83 hectares of usable open space per 1,000 persons has been applied¹⁴.

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

Council has also attempted to meet the identified playing field demand by provision of 1 full field per 1,850 persons which has been established via a needs analysis that has examined the Blacktown LGA current provision, participation rates, previous studies, analysis of suburbs with similar demographics to that forecasted in the new release Precincts, review of provision in other new release areas, information provided by peak bodies as well as forecasted trends in sport participation¹⁵.

As outlined within the objectives of the Growth Centres Development Code¹⁶, integration of stormwater management and water sensitive urban design with networked open space is supported. Further, the Development Code outlines the objective to provide a balance of useable and accessible open space with neighbourhood and district stormwater management. Accordingly, where land has a dual drainage and open space function, separate costings associated with reserve embellishments have been outlined. These costings are identified within the respective sections of the plan and have been calculated to provide optimal community outcome without unnecessary duplication.

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

4.2 Contribution Catchment

There is one open space & recreation contribution catchment. This corresponds to the boundaries of the Area 20 and Riverstone East Precincts. A map showing the open space contribution catchment is contained in Appendix C.

In order to determine the 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 acquiring land for open space has been distributed and is explained further in Section 6.4.

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

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

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

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

4.3 Contribution Formula

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

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

(\$/PERSON)

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

C2 = The estimated cost of future open space embellishments.

PA = Plan administration fee. This is 1.5% of the construction cost.

P = The estimated eventual population in the contribution catchment.

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

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

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

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

5 Combined Precinct Facility (E2 Conservation Zone)

5.1 Nexus

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

The total costs for the Conservation Zone has been apportioned amongst all residential precincts within the Blacktown LGA component of the North West Growth Centre. 22.1% of these costs are attributed to Rouse Hill.

Precinct	expected Population	%
Riverstone	26,229	16.9%
Alex Avenue	17,999	11.6%
CP20	44,228	28.4%
Area 20	15,878	10.2%
Riverstone East	18,560	11.9%
CP22	34,438	22.1%
Marsden Park Industrial Precinct	3,504	2.3%
Marsden Park Precinct	30,238	19.4%
CP21	33,742	21.7%
Schofields Precinct	7,440	4.8%
Marsden Park North	19,917	12.8%
West Schofield	14,381	9.2%
Shanes Park	1,400	0.9%
Total	155,546	100.00%

5.2 Contribution Formula

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

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

(\$/PERSON)

- WHERE:
- C1 = The actual cost to Council to date of constructing the combined precinct facility to the appropriate standard indexed to current day values.
 - C2 = The estimated cost of constructing the balance of the combined precinct facility.
 - PA = Plan administration fee. This is 1.5% of the construction cost.
 - P = The estimated eventual population in the contribution catchment

5.3 Combined Precinct Facility Costs and Works Schedules

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

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

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

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

6 Explanation of Contribution Formula Components

6.1 Introduction

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

6.2 Riverstone East Precinct Stage 3

The costs in this plan include stages 1, 2 and 3 of the Riverstone East Precinct. However, as only stage 1 and 2 have been rezoned, the location of items in the stage 3 area are not identified in this plan as this information is confidential until stage 3 has been rezoned.

6.3 Explanation of the Capital Components

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

In the contribution formula:

- C1 - Represents the actual cost to Council of constructing works already provided in the catchment indexed to current day values using the Consumer Price Index (CPI).
- C2 - Represents the estimated cost to Council of constructing works, which have yet to be provided in the catchment and are based on the most detailed designs that were available at the time of preparing the estimates.

Council has calculated the total value of C1 and C2 in the contribution formulae. These values are detailed in Appendix E.

6.4 Explanation of the Catchment Areas

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

The catchment area for Open Space and Recreation are based on the estimated potential populations of Rouse Hill.

6.5 Indexation

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

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

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

6.6 Assumed Occupancy Rates

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

Dwelling houses 2.9 Persons / Dwelling

Dual Occupancy

1 Bedroom 1.2 Persons / Dwelling

2 Bedroom 1.9 Persons / Dwelling

3+ Bedroom 2.9 Persons / Dwelling

Integrated Housing

1 Bedroom 1.2 Persons / Dwelling

2 Bedroom 1.9 Persons / Dwelling

3+ Bedroom 2.9 Persons / Dwelling

Other Medium density

1 Bedroom Dwelling 1.2 Persons / Dwelling

2 Bedroom Dwelling 1.9 Persons / Dwelling

3 Bedroom Dwelling 2.7 Persons / Dwelling

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

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

6.7 Indicative Contribution Rates (Residential)

IPART has recommended that Council should provide **indicative contributions** per lot for various types of development and dwelling types. As such, **indicative** contributions per lot for Rouse Hill are provided in the table below:

Indicative Contributions Per Dwelling					
Density (Dwellings Per Ha)	12.5	15	20	25	45
Occupancy (No. Persons Per Dwelling)	2.9	2.9	2.9	2.7	2.7
First Ponds Creek	\$43,765	\$39,504		\$25,096	\$21,443
Second Ponds Creek		\$38,588	\$33,468	\$21,359	\$19,368
Killarney Chain Of Ponds Creek	\$46,970	\$42,176		\$26,308	

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

In the event that the contributions imposed under this plan are greater than the monetary cap referred to in Section 1.19, the contributions levied on development consent will not exceed the monetary cap imposed on development consent under the Minister's Direction.

7 Payment of Contributions

7.1 Methods of payment

There are 3 possible methods of payment of S.7.11 Contributions - monetary contribution, dedication of land and works-in-kind agreements.

Monetary Contribution

This is the usual method of payment. When development consent is issued that involves the payment of a S.7.11 contribution, it contains a condition outlining the amount payable in monetary terms subject to indexation by the CPI. See section 7.5 for more details on indexation.

Dedication of Land

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

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

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

Works-in-kind Agreements

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

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

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

7.2 Timing of Payment

Council's policy regarding the timing of payment of S.7.11 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.

7.3 Indexation of Contributions

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

The method of indexing the contribution rates is to multiply the base contribution rate by the most recently published CPI at the time of payment and in the case of this version of the Plan, divide it by the September 2017 CPI (112.5).

7.4 Discounting of Contributions

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

7.5 Deferred Payment of Contributions

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

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

- should contributions not be paid by the due date, the bank guarantee will be called up by Council
- Council has a separate deferral policy specifically for 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 development application.

Appendices

APPENDIX A1 of 8

**ROUSE HILL
WATER CYCLE MANAGEMENT FACILITIES**



APPENDIX A2 of 8

**ROUSE HILL
WATER CYCLE MANAGEMENT FACILITIES**



CONTRIBUTION ITEM
Stormwater Quantity and
Quality Management

CATCHMENT AREA
First Ponds Creek
Second Ponds Creek
Killarney Chain of Ponds

APPENDIX A3 of 8

ROUSE HILL

WATER CYCLE MANAGEMENT FACILITIES

FIRST PONDS CREEK STORMWATER QUANTITY

Site No.	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
F1.1	Detention basin	\$0		\$2,930,000		\$2,930,000
F31.1	Landscaped Channel	\$0			\$28,857	\$28,857
F32.1	Landscaped Channel	\$0		\$122,494		\$122,494
F32.4	Culvert 3000x1200	\$0		\$232,144		\$232,144
F32.5	Landscaped Channel	\$0			\$1,943,589	\$1,943,589
F33.3	Culvert 1200 pipe	\$0		\$113,200		\$113,200
F34.1	Culvert 3x4200x1200	\$0		\$1,037,409		\$1,037,409
F35.1	Landscaped Channel	\$0			\$38,163	\$38,163
F35.4	Culvert 3x3300x900	\$0			\$2,946,266	\$2,946,266
F36.1	Landscaped Channel	\$0			\$896,631	\$896,631
F36.4	Culvert 3600x1200	\$0		\$437,259		\$437,259
F37.3	Culvert 3x2400x1200	\$0		\$3,358,833		\$3,358,833
F37.4	Landscaped Channel	\$0		\$1,964,959		\$1,964,959
F37.7	Culvert 3600x1200	\$0			\$252,472	\$252,472
F37.8	Landscaped Channel	\$0			\$2,629,636	\$2,629,636
F38.1	Landscaped Channel	\$0			\$2,891,485	\$2,891,485
F38.2	Culvert 3x3000x1200	\$0		\$518,092		\$518,092
F30.1	Landscaped Channel (Draft Stage 3)	\$0			\$28,807	\$28,807
F30.4	Culvert 2x1050 pipes (Draft Stage 3)	\$0			\$198,568	\$198,568
F39.1	Detention basin (Draft Stage 3)	\$0			\$8,339,380	\$8,339,380
F39.4	Landscaped Channel (Draft Stage 3)	\$0			\$1,717,302	\$1,717,302
F39.5	Culvert 3300x1500 (Draft Stage 3)	\$0			\$1,041,773	\$1,041,773
F39.6	Landscaped Channel (Draft Stage 3)	\$0			\$5,523,762	\$5,523,762
F39.7	Culvert 3000x12000 (Draft Stage 3)	\$0			\$354,901	\$354,901
		\$0	\$0	\$10,714,390	\$28,831,592	\$39,545,982

CONTRIBUTION ITEM
Stormwater Quantity
Management

CATCHMENT AREA
First Ponds Creek

APPENDIX A4 of 8

ROUSE HILL

WATER CYCLE MANAGEMENT FACILITIES

FIRST PONDS CREEK STORMWATER QUALITY

Site No.	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
F31.2	Stand alone Bio-retention	\$0			\$108,201	\$108,201
F31.3	Gross pollutant trap at inlet to bio-retention	\$0			\$91,800	\$91,800
F32.2	Stand alone Bio-retention	\$0		\$731,448	\$731,448	\$1,462,896
F32.3	Gross pollutant trap at inlet to bio-retention	\$0		\$169,200		\$169,200
F32.6	Gross pollutant trap at inlet to bio-retention	\$0			\$231,200	\$231,200
F33.1	Stand alone Bio-retention	\$0			\$949,574	\$949,574
F33.2	Gross pollutant trap at inlet to bio-retention	\$0			\$231,200	\$231,200
F35.2	Stand alone Bio-retention	\$0			\$1,900,159	\$1,900,159
F35.3	Gross pollutant trap at inlet to bio-retention	\$0			\$323,000	\$323,000
F36.2	Stand alone Bio-retention	\$0			\$2,855,917	\$2,855,917
F36.3	Gross pollutant trap at inlet to bio-retention	\$0			\$323,000	\$323,000
F37.1	Stand alone Bio-retention	\$0			\$4,434,862	\$4,434,862
F37.2	Gross pollutant trap at inlet to bio-retention	\$0			\$266,900	\$266,900
F37.5	Stand alone Bio-retention	\$0		\$1,319,481	\$1,319,481	\$2,638,961
F37.6	Gross pollutant trap at inlet to channel	\$0		\$323,000		\$323,000
F37.9	Stand alone Bio-retention	\$0			\$1,021,725	\$1,021,725
F37.10	Gross pollutant trap at inlet to bio-retention	\$0			\$91,900	\$91,900
F37.11	Gross pollutant trap at inlet to channel	\$0			\$231,200	\$231,200
F30.2	Stand alone Bio-retention (Draft Stage 3)	\$0			\$916,576	\$916,576
F30.3	Gross pollutant trap at inlet to bio-retention (Draft Stage 3)	\$0			\$137,700	\$137,700
F39.2	Bio-retention located in detention basin (Draft Stage 3)	\$0			\$7,239,227	\$7,239,227
F39.3	Gross pollutant trap at inlet to bio-retention (Draft Stage 3)	\$0			\$365,500	\$365,500
F39.8	Gross pollutant trap at inlet to channel (Draft Stage 3)	\$0			\$231,200	\$231,200
F39.9	Gross pollutant trap at inlet to channel (Draft Stage 3)	\$0			\$231,200	\$231,200
F39.10	Gross pollutant trap at inlet to channel (Draft Stage 3)	\$0			\$323,000	\$323,000
F40.1	Stand alone Bio-retention (Draft Stage 3)	\$0			\$1,718,913	\$1,718,913
F40.2	Gross pollutant trap at inlet to bio-retention (Draft Stage 3)	\$0			\$231,200	\$231,200
		\$0	\$0	\$2,543,129	\$26,506,083	\$29,049,211

CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
First Ponds Creek

APPENDIX A5 of 8

**ROUSE HILL
WATER CYCLE MANAGEMENT FACILITIES
SECONDS PONDS CREEK STORMWATER QUANTITY**

Site No.	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
S1.1	2x2100x1200 Culvert under future road	\$0			\$144,369	\$144,369
S1.2	28m Wide landscaped open channel	\$0			\$807,600	\$807,600
S1.3	2x2100x1200 Culvert under future road	\$0			\$174,800	\$174,800
S2.1	34m Wide landscaped open channel	\$61			\$2,194,551	\$2,194,612
S2.2	3x3600x900 Culvert under future road	\$0			\$146,000	\$146,000
S2.3	1x2400x1200 culvert under Rouse Road	\$22,642	\$722,000			\$744,642
S9.3	trunk drainage line 1200mm diameter and overland flow path	\$0			\$623,800	\$623,800
		\$22,703	\$722,000	\$0	\$4,091,120	\$4,835,823

CONTRIBUTION ITEM
**Stormwater Quantity
Management**

CATCHMENT AREA
Seconds Ponds Creek

APPENDIX A6 of 8

ROUSE HILL

WATER CYCLE MANAGEMENT FACILITIES

SECONDS PONDS CREEK STORMWATER QUALITY

Site No.	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
			2018 - 2023	2024 - 2029	2030 - 2035	
S1.4	Gross pollutant trap at inlet to bio-retention	\$0			\$145,400	\$145,400
S1.5	Stand alone Bio-retention	\$0			\$1,081,859	\$1,081,859
S2.4	Gross pollutant trap at inlet to bio-retention	\$0			\$255,100	\$255,100
S2.5	Stand alone Bio-retention	\$0			\$2,415,286	\$2,415,286
S3.1	Gross pollutant trap at inlet to bio-retention	\$0			\$119,100	\$119,100
S3.2	Stand alone Bio-retention	\$0			\$821,966	\$821,966
S4.1	Gross pollutant trap at inlet to bio-retention	\$1,109		\$77,991		\$79,100
S4.2	Stand alone Bio-retention	\$0		\$170,353	\$170,353	\$340,705
S5.1	Gross pollutant trap at inlet to bio-retention	\$1,542		\$77,558		\$79,100
S5.2	Stand alone Bio-retention	\$0		\$263,207	\$263,207	\$526,414
S6.1	Gross pollutant trap at inlet to bio-retention	\$0		\$79,100		\$79,100
S6.2	Stand alone Bio-retention	\$1,094		\$130,354	\$130,354	\$261,802
S7.1	Gross pollutant trap at inlet to bio-retention	\$692		\$144,708		\$145,400
S7.2	Stand alone Bio-retention	\$0		\$389,566	\$389,566	\$779,131
S8.1	Gross pollutant trap at inlet to bio-retention	\$0		\$67,100		\$67,100
S8.2	Stand alone Bio-retention	\$11,233		\$124,124	\$124,124	\$259,480
S9.1	Gross pollutant trap at inlet to bio-retention	\$170		\$198,831		\$199,001
S9.2	Stand alone Bio-retention	\$46,846		\$304,787	\$304,787	\$656,419
S10.1	Gross pollutant trap at inlet to bio-retention	\$0		\$91,800		\$91,800
S10.2	Stand alone Bio-retention	\$0		\$272,622	\$272,622	\$545,244
S11.1	Gross pollutant trap at inlet to bio-retention	\$0			\$79,100	\$79,100
S11.2	Stand alone Bio-retention	\$0			\$232,158	\$232,158
S12.1	Gross pollutant trap at inlet to bio-retention	\$0			\$91,800	\$91,800
S12.2	Stand alone Bio-retention	\$0			\$268,522	\$268,522
		\$62,686.00	\$0	\$2,392,099	\$7,165,302	\$9,620,087

CONTRIBUTION ITEM
Stormwater Quality
Management

CATCHMENT AREA
Seconds Ponds Creek

APPENDIX A7 of 8

ROUSE HILL
WATER CYCLE MANAGEMENT FACILITIES
KILLARNEY CHAIN OF PONDS CREEK STORMWATER QUANTITY

Site No.	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
K1.5	Detention basin (Draft Stage 3)	\$0			\$1,347,980	\$1,347,980
K1.4	Culvert 2400x1200 (Draft Stage 3)-	\$0			\$0	\$0
K1.1	Landscaped Channel (Draft Stage 3)	\$0			\$825,273	\$825,273
K2.2	Culvert 900 pipe (Draft Stage 3)-	\$0			\$0	\$0
K3.3	Culvert 3300x1200 (Draft Stage 3)-	\$0			\$0	\$0
K3.4	Detention basin (Draft Stage 3)	\$0			\$1,419,030	\$1,419,030
K5.2	Detention basin (Draft Stage 3)	\$0			\$3,248,702	\$3,248,702
K5.1	Landscaped Channel (Draft Stage 3)	\$0			\$4,141,548	\$4,141,548
K5.8	Culvert 2x2400x1200 (Draft Stage 3)	\$0			\$330,840	\$330,840
K6.1	Landscaped Channel (Draft Stage 3)	\$0			\$3,055,907	\$3,055,907
K6.2	Detention basin (Draft Stage 3)	\$0			\$4,637,958	\$4,637,958
K6.5	Culvert 3x2700x1200 (Draft Stage 3)	\$0			\$1,120,330	\$1,120,330
K6.6	Culvert 3x3600x1200 (Draft Stage 3)-	\$0			\$0	\$0
		\$0	\$0	\$0	\$20,127,568	\$20,127,568

CONTRIBUTION ITEM
**Stormwater Quantity
Management**

CATCHMENT AREA
Killarney Chain of Ponds Creek

APPENDIX A8 of 8

ROUSE HILL
WATER CYCLE MANAGEMENT FACILITIES
KILLARNEY CHAIN OF PONDS CREEK STORMWATER QUALITY

Site No.	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
			2013 - 2018	2019 - 2024	2025 -2030	
K1.2	Bio-retention located in detention basin (Draft Stage 3)	\$0			\$1,698,547	\$1,698,547
K1.3	Gross pollutant trap at inlet to bio-retention (Draft Stage 3)	\$0			\$323,000	\$323,000
K2.1	Gross pollutant trap (Draft Stage 3)	\$0			\$266,900	\$266,900
K3.1	Bio-retention located in detention basin (Draft Stage 3)	\$0			\$1,907,685	\$1,907,685
K3.2	Gross pollutant trap at inlet to bio-retention (Draft Stage 3)	\$0			\$266,900	\$266,900
K4.1	Gross pollutant trap (Draft Stage 3)	\$0			\$137,700	\$137,700
K5.3	Bio-retention located in detention basin (Draft Stage 3)	\$0			\$7,833,462	\$7,833,462
K5.4	Gross pollutant trap at inlet to bio-retention (Draft Stage 3)	\$0			\$231,200	\$231,200
K5.5	Gross pollutant trap at inlet to channel (Draft Stage 3)	\$0			\$231,200	\$231,200
K5.6	Gross pollutant trap at inlet to channel (Draft Stage 3)	\$0			\$266,900	\$266,900
K5.7	Gross pollutant trap at inlet to channel (Draft Stage 3)	\$0			\$266,900	\$266,900
K6.3	Bio-retention located in detention basin (Draft Stage 3)	\$0			\$3,250,010	\$3,250,010
K6.4	Gross pollutant trap at inlet to bio-retention (Draft Stage 3)	\$0			\$323,000	\$323,000
		\$0	\$0	\$0	\$17,003,404	\$17,003,404

CONTRIBUTION ITEM
**Stormwater Quality
Management**

CATCHMENT AREA
Killarney Chain of Ponds Creek

APPENDIX B1 of 3

**ROUSE HILL
TRAFFIC & TRANSPORT MANAGEMENT FACILITIES**



CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
Rouse Hill

APPENDIX B2 of 3

ROUSE HILL

TRAFFIC & TRANSPORT MANAGEMENT FACILITIES

Site No.	Location	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
				2018 - 2023	2024 - 2029	2030 - 2035	
R1.1	Rouse Road	Major collector road. Second Ponds Creek to Windsor Road. Roundabout at Terry Road	\$207,702	\$2,472,890			\$2,680,592
R1.2	Rouse Road	Major collector road. Second Ponds Creek to Cudgegong Road. Roundabouts at Worcester and Cudgegong Roads	\$365,699	\$5,313,990			\$5,679,689
R1.3	Rouse Road	Collector Road full width from Tallawong Road to Cudgegong Road including roundabout at Tallawong Road	\$0		\$4,237,700		\$4,237,700
R2	Gordon Road	Local Road half width from Filbert Street to First Ponds Ck full width from First Ponds Ck to Clarke Street	\$0		\$1,182,700		\$1,182,700
R3.1	Kensington Park Road	Collector Road full width from First Ponds Creek to Clarke Street	\$0			\$1,145,590	\$1,145,590
R3.2	Guntawong Road	Collector Road full width from Clarke Street to Stage 1&2 Precinct boundary including traffic signals at Tallawong Road extension & additional roundabout	\$0		\$9,331,300		\$9,331,300
R4.1	Riverstone Road	Local Road full width from First Ponds Creek to Clarke Street	\$0		\$1,450,290		\$1,450,290
R4.2	Riverstone Road	Collector Road full width from Clarke Street to Stage 1&2 Precinct boundary including roundabout at Tallawong Road extension	\$0		\$5,403,090		\$5,403,090
R5.1	Tallawong Road	Collector Road Full width at crest between Macquarie Street and Guntawong Road	\$0	\$2,027,090			\$2,027,090
R5.2	Tallawong Road	Collector Road full width just south of Guntawong Road	\$0		\$3,122,090		\$3,122,090
R5.3	Tallawong Road	Collector Road full width just north of Guntawong Road	\$0		\$473,900		\$473,900
Miscellaneous Roads							
RM 1	Cudgegong Road	Collector Road Half width fronting RE1 and E4 land	\$0		\$1,369,000		\$1,369,000
RM 2	Cudgegong Road	Collector Road Half width fronting existing school	\$0		\$190,000		\$190,000
RM 3	Worcester Road	Collector Road Half width fronting regional park	\$0			\$385,000	\$385,000
RM 4	Terry Road	Collector Road Half width fronting RE1	\$0	\$152,000			\$152,000
RM 5	Terry Road	Collector Road Half width fronting SP2 drainage	\$0	\$195,000			\$195,000
RM 6	New Road	R3 Local Road - Full width western side of Drainage Basin S1.5	\$0		\$403,000		\$403,000
RM 7	New Road Extension of Terry Road	Collector Road full width under Metro and along drainage reserve	\$0		\$209,000		\$209,000
RM 8	New Road - Achilles Ave	R3 Local Road - Half width along RE1	\$0		\$273,000		\$273,000
RM 9	New Road	R3 Local Road - Full width along Windsor Road	\$0		\$287,000		\$287,000

CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
Rouse Hill

APPENDIX B3 of 3

ROUSE HILL

TRAFFIC & TRANSPORT MANAGEMENT FACILITIES

Site No.	Location	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
				2018 - 2023	2024 - 2029	2030 - 2035	
RM 10	Macquarie Road	R3 Local Road - Full width between RE1	\$0		\$506,000		\$506,000
RM 11	Tallawong Road	Collector Road half width fronting RE1	\$0		\$749,000		\$749,000
RM 12	New Road	R3 Local Road - Full width across drainage reserve	\$0		\$233,000		\$233,000
RM 13	New Road	R3 Local Road - Half width along RE1	\$0		\$176,000		\$176,000
RM 14	New Road	R3 Local Road - Full width across drainage reserve	\$0		\$122,000		\$122,000
RM 15	New Road	R3 Local Road - Half width along RE1	\$0		\$425,000		\$425,000
RM 16	New Road	R3 Local Road - Full width along RE1	\$0		\$190,000		\$190,000
RM 17	Clarke Street	Local Road - Half width along RE1	\$0		\$338,000		\$338,000
RM 18	New Road	R3 Local Road - Half width along RE1	\$0		\$249,000		\$249,000
Bridges							
BR 1	Rouse Road	Contribution towards works	\$0	\$350,000			\$350,000
BR 2	Kensington Park Road	50% Contribution towards works	\$0			\$4,612,250	\$4,612,250
FB 1	Foot Bridge	Second Ponds Creek North of Rouse Road	\$0			\$233,000	\$233,000
FB 2	Foot Bridge	Second Ponds Creek South of Rouse Road	\$0			\$233,000	\$233,000
FB 3	Foot Bridge	Second Ponds Creek North of Railway corridor	\$0			\$388,000	\$388,000
Miscellaneous							
Bus Shelters	Allow for shelters along collector and higher order roads to achieve 400m walking distance (approx 13)		\$0			\$215,000	\$215,000
Local Traffic Management Roundabouts		3 x Additional roundabouts for local area traffic managment	\$0		\$646,750		\$646,750
Stage 3							
R3.3	Guntawong Road	Collector Road full width stage 1&2 boundary to Windsor Road including traffic signals at Windsor Road.	\$0			\$28,434,890	\$28,434,890
R4.3	Riverstone Road	Collector Road full width from Pius Lane to Garfield Road West extension.	\$0			\$1,641,690	\$1,641,690
R6	Worcester Road	Collector road full width Stage 3 full length south of Guntawong	\$0			\$8,542,190	\$8,542,190
R7	Cudgegong Road	Collector road full width south of Guntawong Road	\$0			\$1,296,600	\$1,296,600
MISCELLANEOUS							
Bus Shelters	Allow for shelters along collector roads to achieve 400m walking distance (approx 7)		\$0			\$116,000	\$116,000
Local Traffic Management Roundabouts		4 x Additional roundabouts for local area traffic management	\$0				\$0
			\$573,401	\$10,510,970	\$31,566,820	\$47,243,210	\$89,894,401

CONTRIBUTION ITEM
**Traffic & Transport
Management**

CATCHMENT AREA
Rouse Hill

APPENDIX C1 of 3

**ROUSE HILL
OPEN SPACE & RECREATION FACILITIES**



Catchment Areas indicative only

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

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
Rouse Hill

APPENDIX C2 of 3

ROUSE HILL

OPEN SPACE & RECREATION FACILITIES

Reserve Number	Reserve Area (hectares)	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
				2018 - 2023	2024 - 2029	2030 - 2035	
260	4.0359	Cudgegong Reserve including cycleway, fencing and landscaping	\$0			\$1,647,000	\$1,647,000
940	0.5725	Local park including playground and landscaping	\$0	\$880,000			\$880,000
941	1.2533	Corridor park including playground, cycleway and landscaping	\$0		\$1,618,000		\$1,618,000
942	2.5351	Corridor park including playground, cycleway and landscaping	\$0		\$1,926,000		\$1,926,000
943	1.0460	Neighbourhood park including playground, pathway and landscaping	\$0	\$1,239,000			\$1,239,000
944	2.4772	Corridor park including playground, cycleway and landscaping	\$0		\$2,279,000		\$2,279,000
945	6.3151	Active reserve including playing field, amenities, lighting, car park, playground, pathway, fencing and landscaping	\$0			\$16,966,000.0	\$16,966,000
946	1.9074	Corridor park including pathway, cycleway and landscaping	\$0		\$1,268,000		\$1,268,000
947	1.0483	Landscaping works, cycleway, fencing and landscaping	\$0			\$894,000	\$894,000
948	2.8652	Corridor park including playground, cycleway and landscaping	\$0		\$1,633,000		\$1,633,000
949	1.3815	Neighbourhood park including playground, pathway, fencing and landscaping works	\$0			\$1,939,000	\$1,939,000
1043	4.0238	Corridor park including pathway, fencing, cycleway and landscaping	\$0			\$1,736,000	\$1,736,000
1044	1.1721	Local park including pathway, fencing, playground and landscaping	\$0			\$727,000	\$727,000
1045	9.6958	Active reserve including playing field, amenities, lighting, car park, playground, pathway, fencing and landscaping	\$0		\$9,350,000		\$9,350,000
1046	0.8307	Local park including pathway, playground and landscaping	\$0			\$692,000	\$692,000
1047	2.1479	Local park including pathway, fencing, seating and landscaping	\$0			\$1,082,000	\$1,082,000
1048	0.7367	Local park including playground and landscaping	\$0	\$993,000			\$993,000
1049	4.0830	Corridor park including pathway, playground, cycleway and landscaping	\$0		\$1,535,000		\$1,535,000
1050	1.1367	Corridor park including pathway, cycleway and landscaping	\$0		\$404,000		\$404,000
1051	2.3145	Corridor park including playground, cycleway and landscaping	\$0		\$1,215,000		\$1,215,000
1052	0.6752	Local park including playground and landscaping	\$0	\$902,000			\$902,000
1053	0.6347	Local park including playground and landscaping	\$0		\$839,000		\$839,000
1056	1.4037	Neighbourhood park playground, pathway, fencing and landscaping	\$0		\$1,115,000		\$1,115,000
1057	0.9248	Corridor park including pathway, cycleway and landscaping	\$0		\$513,000		\$513,000
1058	4.5389	Active reserve including playing field, amenities, lighting, car park, playground, pathway, fencing and landscaping	\$0			\$6,661,000	\$6,661,000
1059	1.4308	Corridor park including pathway, cycleway and landscaping	\$0			\$805,000	\$805,000

CONTRIBUTION ITEM
Open Space & Recreation

CATCHMENT AREA
Rouse Hill

APPENDIX C3 of 3

ROUSE HILL OPEN SPACE & RECREATION FACILITIES

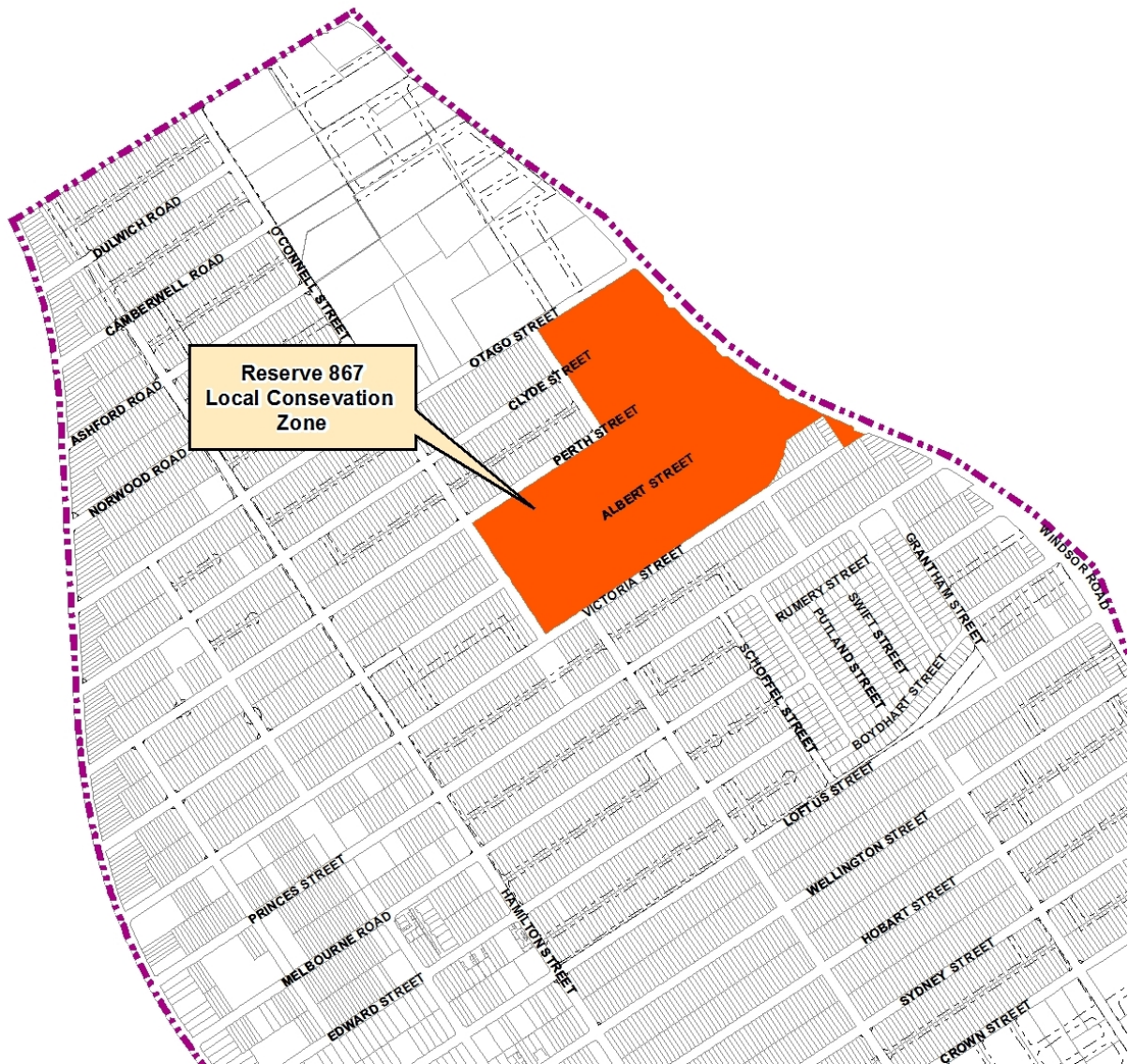
Reserve Number	Reserve Area (hectares)	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
				2018 - 2023	2024 - 2029	2030 - 2035	
1071	0.3514	Local Park including playground and landscaping	\$0		\$1,033,000		\$1,033,000
1072	0.3411	Town Plaza including paved area, playground, pathway, fencing and landscaping works	\$0			\$2,186,000	\$2,186,000
1073	0.0900	Town Plaza including paved area, pathway, fencing and landscaping works	\$0			\$999,000	\$999,000
1074	0.0900	Town Plaza including paved area, pathway, fencing and landscaping works	\$0			\$1,001,000	\$1,001,000
980		Rouse Hill Combined Precincts apportionment of centralised netball competition venue at Schofields Precinct	\$0		\$2,297,000		\$2,297,000
1060 (Draft Stage 3)	8.4893	Active reserve including playing field, amenities, lighting, car park, playground, pathway, fencing and landscaping	\$0			\$15,631,000	\$15,631,000
1061 (Draft Stage 3)	5.8559	Corridor park including pathway, cycleway, fencing and landscaping	\$0			\$2,608,000	\$2,608,000
1062 (Draft Stage 3)	6.1085	Corridor park including pathway, cycleway, fencing and landscaping	\$0		\$2,098,000		\$2,098,000
1063 (Draft Stage 3)	7.5048	Corridor park including pathway, cycleway, fencing and landscaping	\$0		\$0		\$0
1064 (Draft Stage 3)	1.1459	Corridor park including pathway, cycleway, fencing and landscaping	\$0		\$1,050,000		\$1,050,000
1065 (Draft Stage 3)	2.8578	Local park including pathway, fencing, playground and landscaping	\$0			\$1,844,000	\$1,844,000
1066 (Draft Stage 3)	0.4595	Local park including pathway, playground, fencing and landscaping	\$0		\$566,000		\$566,000
1067 (Draft Stage 3)	9.0383	Active reserve including playing field, amenities, lighting, car park, playground, pathway, fencing and landscaping	\$0			\$16,291,000	\$16,291,000
1068 (Draft Stage 3)	0.5116	Local park including pathway, fencing, playground and landscaping	\$0		\$1,176,000		\$1,176,000
1069 (Draft Stage 3)	0.4151	Local park including pathway, fencing, playground and landscaping	\$0		\$768,000		\$768,000
1070 (Draft Stage 3)	0.8779	Local park including playground, pathway, fencing and landscaping	\$0		\$1,288,000		\$1,288,000
105.4139			\$0	\$4,014,000	\$33,971,000	\$73,709,000	\$111,694,000

CONTRIBUTION ITEM
**Open Space &
Recreation**

CATCHMENT AREA
Rouse Hill

APPENDIX D1 of 2

**COMBINED PRECINCT FACILITY
E2 CONSERVATION ZONE
(Servicing Blacktown's Residential Growth Centre Precincts)**



Catchment Areas indicative only

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

CONTRIBUTION ITEM
E2 Conservation Zone

CATCHMENT AREA
Rouse Hill

APPENDIX D2 of 2

COMBINED PRECINCT FACILITIES

Full Facility Construction Costs

Reserve No.	Land Area (sqm)	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
867	20.37121	Conservation Zone			\$10,676,000		\$10,676,000
			\$0	\$0	\$10,676,000	\$0	\$10,676,000

COMBINED PRECINCT FACILITIES

Apportioned Facility Construction Costs for Rouse Hill

Reserve No.	Land Area (sqm)	Description of Works	Completed cost Indexed to September 2017	Estimated Cost & Indicative Timing of Delivery			Total
				2014-2019	2020-2025	2026-2031	
867	20.37121	Conservation Zone			\$2,363,674		\$2,363,674
			\$0	\$0	\$2,363,674	\$0	\$2,363,674

CONTRIBUTION ITEM
E2 Conservation Zone

CATCHMENT AREA
Rouse Hill

APPENDIX E
SCHEDULE OF VALUES IN THE CONTRIBUTION FORMULAE

CATCHMENT	SIZE OF CATCHMENT	ITEMS CONSTRUCTED C1 (\$)	YET TO CONSTRUCT C2 (\$)	PLAN ADMINISTRATION C2 (\$)	TOTAL C1+C2+PA (\$)
WATER MANAGEMENT	Hectares				
STORMWATER QUANTITY					
FIRST PONDS CREEK	240.4872	\$0	\$39,545,982	\$593,190	\$40,139,172
SECOND PONDS CREEK	104.6106	\$22,703	\$4,813,120	\$72,537	\$4,908,360
KILLARNEY CHAIN OF PONDS CREEK	105.2725	\$0	\$20,127,568	\$301,914	\$20,429,482
STORMWATER QUALITY					
FIRST PONDS CREEK	240.4872	\$0	\$29,049,211	\$435,738	\$29,484,949
SECOND PONDS CREEK	104.6106	\$62,686	\$9,557,401	\$144,301	\$9,764,388
KILLARNEY CHAIN OF PONDS CREEK	105.2725	\$0	\$17,003,404	\$255,051	\$17,258,455
TRAFFIC MANAGEMENT	Hectares				
ROUSE HILL	450.3703	\$573,401	\$89,321,000	\$1,348,416	\$91,242,817
OPEN SPACE	Population				
ROUSE HILL	34438	\$0	\$111,694,000	\$1,675,410	\$113,369,410
COMBINED PRECINCT FACILITY	Population				
E2 CONSERVATION ZONE	34438	\$0	\$2,363,674	\$35,455	\$2,399,129
TOTAL		\$658,790	\$323,475,360	\$4,862,012	\$328,996,162

APPENDIX F

BASE CONTRIBUTION RATES

Base CPI All Groups Sydney -September 2017 -112.5

CATCHMENT	CONTRIBUTION RATE \$ Per Hectre	CONTRIBUTION RATE \$ Per Person
WATER MANAGEMENT	All Development	
STORMWATER QUANTITY		
FIRST PONDS CREEK	\$166,908	
SECOND PONDS CREEK	\$46,920	
KILLARNEY CHAIN OF PONDS CREEK	\$194,063	
STORMWATER QUALITY		
FIRST PONDS CREEK R2 Residential & Environmental Living	\$153,409	
FIRST PONDS CREEK All Other Development	\$38,353	
SECOND PONDS CREEK R2 Residential & Environmental Living	\$259,664	
SECOND PONDS CREEK All Other Development	\$64,916	
KILLARNEY CHAIN OF PONDS CREEK R2 Residential & Environmental Living	\$166,437	
KILLARNEY CHAIN OF PONDS CREEK All Other Development	\$41,607	
TRAFFIC MANAGEMENT	Non-Residential	Residential
ROUSE HILL	\$178,310	\$2,892
OPEN SPACE		
ROUSE HILL		\$3,292
COMBINED PRECINCT FACILITY		
E2 CONSERVATION ZONE		\$70

INDEXATION METHOD

The method of indexing the base contribution rate is to multiply the most recently published All Groups Sydney CPI at the time of payment and divide it by the September 2017 All Groups Sydney CPI.

APPENDIX G**SUPPORTING TECHNICAL DOCUMENTS AND REPORTS**

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

- Mott MacDonald, Riverstone East Precinct Infrastructure Master Plan, Revision Part 7, 19 March 2015, prepared for NSW Government, Planning & Environment
- Mott MacDonald, Infrastructure Precinct Planning Report, Riverstone East, March 2015, prepared for NSW Government, Planning & Environment
- Mott MacDonald, Riverstone East Precinct Water Cycle Management Plan, 19 March 2015, prepared for NSW Government, Planning & Environment
- Mott MacDonald, Riverstone East Water Cycle Management Report, April 2015, prepared for NSW Government, Planning & Environment
- Mott MacDonald, Riverstone East Water Cycle Management Report, May 2016, prepared for NSW Government, Planning & Environment
- J Wyndham Prince, Area 20 Precinct, Rouse Hill Water Cycle Management Strategy Report *incorporating Water Sensitive Urban Design Techniques, October 2010, prepared for the Department of Planning*
- J Wyndham Prince, Area 20 Precinct, Rouse Hill Water Cycle Management Strategy Report *incorporating Water Sensitive Urban Design Techniques, July 2011, prepared for the Department of Planning*
- ARUP, Riverstone East Precinct, Transport Study, Final Draft, April 2015, prepared for NSW Government, Planning & Environment
- Urbanhorizon Pty Ltd, Area 20 Transport and Access Study Final report, *October 2010, prepared for the Department of Planning*
- Road Delay Solutions, North West Growth Centre Area 20, *Post Exhibition Assessment Transport and Access, 'End State' Year 2036, August 2011, prepared for NSW Government Department of Planning*
- LFA (Pacific) Pty Ltd, Area 20 Precinct, Public Domain & Landscape Strategy, August 2011, prepared for the NSW Government, Planning & Infrastructure
- Elton Consulting, Social Infrastructure and Open Space Report Area 20 Precinct, 10 May 2010, prepared for Department of Planning
- Elton Consulting, Social Infrastructure Assessment Riverstone East Precinct, Final Report, 24 April 2015, prepared for Department of Planning

- Place Planning Design Environment, Riverstone East, Landscape & Visual Assessment, September 2014, prepared for NSW Government, Planning & Environment.
- Blacktown City Council, Sporting Code Allocation, Playing Fields and Courts in New Release Areas 2015
- Macroplan Australia Pty Ltd, Growth Centres Commission, Riverstone Demographic Profile and Community Infrastructure Report, Final Report, October 2007
- Our Blacktown 2036 – Our Vision, Our Plan – Community Strategic Plan (Blacktown City Council 2017) <https://www.blacktown.nsw.gov.au/About-Council/What-we-do/Community-Strategic-Plan>
- Blacktown City Council Social Profile (2016)
- The Section 7.11 Community Facilities Report (May 2008).

APPENDIX H
IPART reviewed contributions plan

Minister's required amendments to CP22		Action taken in contributions plan (CP22W or CP22L)
1	Obtain formal written advice from the Natural Resources Access Regulator in relation to the appropriate watercourse crossing of First Ponds Creek at Kensington Park Road before proceeding with a detailed design for infrastructure in this location. (page 34, IPART report).	CP22W Will be done
2	See below	Recommendation to amended CP 20 Riverstone and Alex Avenue Precinct.
3	Remove the proposed local traffic management roundabout in Stage 3 of Riverstone East from CP22W and review the need for additional transport facilities when this stage is rezoned. As the council omitted the cost of this roundabout from the plan in error, no adjustment to costs is required at this time. (page 34 IPART report).	CP22W Deleted from catchment maps
4	Apply the full widths standard 'per linear metre' rate to road RM12, which would increase the cost of transport works in CP22W by an estimated \$105,000. (page 37 IPART report).	CP22W Full width rates have been applied
5	Reduce the base cost with concept designs by an estimated total of \$4,855,000 to reflect the adjustments recommended by WTP outlined in Table 4.4. (page 37 IPART report).	CP22W Adjustments were made to the base costs for 14 traffic management facilities
6	Increase the base cost of R4.3 Riverstone Road by an estimated \$206,000 (22%) for consistency with the cost per linear metre of R4.2 Riverstone Road. (page 37 IPART report).	CP22W Base costs were increased for item R4.3
7	Reduce the cost of transport works by an estimated \$10,000, to reflect indexation of the rates to September 2017 using the more cost reflective ABS PPI (Roads and Bridge Construction) index instead of CPI for: <ul style="list-style-type: none"> • Kensington Park Road Bridge • Footbridges; and • Local roundabouts (page 37 IPART report).	CP22W Indexation of rates for Kensington Park road bridge, footbridges; and local roundabouts have been amended to the ABS PPI (Roads and Bridge Construction) index
8	Reduce transport design and contingency allowances by an estimated \$770,000 so that they are each 5% of the base cost of works. This requires council to; <ul style="list-style-type: none"> • reduce the contingency allowance from 10% to 5% for road items R1.1 and R1.2 	CP22W Adjustments were made to the design and contingency allowances for 15 traffic management facilities

	<ul style="list-style-type: none"> recalculate the design and contingency allowances based on the revised base costs recommended by WTP. (page 37 IPART report) 	
9	Adjust the size of detention basins in Killarney Chain of Ponds to be consistent with the sizes in the Mott MacDonald technical studies, which would reduce the cost of stormwater works in CP22W by an estimated \$6,631,000 (page 47 IPART report)	<i>CP22W</i> Adjustments were made to the size of detention basins in Killarney Chain of Ponds catchment.
10	Adjust the channel provision in First Ponds Creek to be consistent with the lengths provided in the concept design drawings, which would increase the costs of stormwater in CP22W by an estimated \$984,000. (page 47 IPART report)	<i>CP22W</i> Adjustments were made to the channel provision in the First Ponds Creek catchment.
11	Remove the additional culverts in Killarney Chain of Ponds, which would reduce the costs of stormwater works in CP22W by an estimated \$2,038,000. (page 47 IPART report).	<i>CP22W</i> Four culverts were removed in the Killarney Chain of Ponds catchment.
12	Adjust the unit cost of gross pollutant traps, which would reduce the costs of stormwater works in CP22W by an estimated \$1,331,000 (page 51 IPART report).	<i>CP22W</i> Adjustments were made to the unit cost of gross pollutant traps.
13	For stormwater management works; <ul style="list-style-type: none"> Reduce the unit rate (\$ per m3) for excavation and disposal of contaminated/asbestos waste from \$469 per m3 to 400 per m3. This would reduce the cost of stormwater works in CP22W by an estimated \$683,000. In council's next comprehensive review of CP22W, obtain site specific estimates to update the assumed proportion of contaminated excavated material and revise cost estimates for stormwater management works in CP22W accordingly. (page 51 IPART report) 	<i>CP22W</i> Adjustments were made to the unit rate for excavation and disposal of contaminated waste. In the next comprehensive review of CP22W, Council will obtain site specific estimates to update the revised cost estimates.
14	Revise the cost estimates for stormwater management works in CP22W and ensure that consistent unit rates across the different catchments and for items of the same type. Based on revised information the Council has provided to us, this would reduce the cost of stormwater works in CP22W by an estimated \$828,000 (page 51 IPART report)	<i>CP22W</i> Adjustments were made to the cost estimates.
15	Spread site investigation costs across multiple stormwater infrastructure items, which would reduce the cost of stormwater works in CP22W by an estimated \$5,311,000. (page 51 IPART report)	<i>CP22W</i> Adjustments were made to the site investigation costs.
16	Remove the cost of land and associated embellishment for Reserve 1063, which would reduce the cost of open space land in CP22L by an estimated \$25,361,210, and the cost of open space	<i>CP22W & CP22L</i> The embellishment and land acquisition costs for reserve

	embellishment in CP22W by an estimated \$3,318,000. (page 59 IPART report)	1063 have been removed from both plans
17	Remove the cost of seven playgrounds from CP22W and increase the cost of 7 other playgrounds in CP22W, which would reduce the cost of open space embellishment by an estimated \$1,542,000 (page 59 IPART report).	<i>CP22W</i> 7 playgrounds have been removed and 7 playground costs have been increased
18	Revise the base cost of items of open space embellishment as shown in Table 6.7, which would reduce the cost of open space embellishment in CP22W by an estimated \$82,282,000 (page 66 IPART report).	<i>CP22W</i> Base rates for reserve embellishment were amended to the Morrison Low's rates
19	Reapportion the cost of land and works for the conservation zone, based on the revised population estimates for Marsden Park North and West Schofields precincts, which would reduce the cost of land in CP22L by an estimated \$310,490 and the cost of works in CP22W by an estimated \$109,397. (page 73 IPART report).	<i>CP22W & CP22L</i> The conservation zone apportionment was amended.
20	Adjust the cost of plan administration so that it is 1.5% of the cost of capital works, which would be a reduction estimated to be \$1,626,202. (page 76 IPART report).	<i>CP22W</i> Administration cost reduced by \$1,626,142.00.
21	Correct the double counting of open space land acquisitions, which would reduce the total cost of land in CP22L by an estimated \$19,281,496. (page 81 IPART report)	<i>CP22L</i> The acquired land value for community facilities has been amended
22	Recalculate the contribution rates for transport, open space and community services, and for the conservation zone, with the per person apportionment based on an expected population for the Area 20 and Riverstone East precincts of 34,438, people. (page 82 IPART report)	<i>CP22W & CP22L</i> The population estimate has been increased to 34,438 people
23	Amend CP22 to improve transparency around acquisitions providing; sufficient information for stakeholders to identify the land acquisitions associated with individual infrastructure items in the plan, and mapping that enables stakeholders to identify the location of infrastructure and any land acquisitions that are associated with infrastructure such as riparian corridor land. (page 85 IPART report)	<i>CP22L</i> Additional plans showing proposed infrastructure items have been included in the appendices
24	Amend CP22 so that it includes details of the proposed infrastructure for Stage 3 of development in Riverstone East and its essential costs, together with mapping that identifies the location of this infrastructure. (page 85 IPART report)	<i>CP22W & CP22L</i> Work schedules and appendices for both plans have been amended to show the proposed infrastructure and land

		acquisitions for Stage 3 of the Riverstone East Precinct
Minister's required amendments to CP20 – Riverstone and Alex Avenue		Action taken in contributions plan
2	Reduce the cost of Kensington Road Bridge in Contributions Plan No. 20 (Riverstone and Alex Avenue) to reflect the apportionment of half of the cost of this watercourse crossing to CP22W (page 34 IPART report)	The costs for Kensington Road Bridge in CP20 – Riverstone and Alex Avenue Precincts will be amended in its next review.



Mr Kerry Robinson
Chief Executive Officer
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

Dear Mr Robinson

I am writing in relation to Contributions Plan No. 22L – Rouse Hill (Land) and Contributions Plan No. 22W – Rouse Hill (Works) (CP22), which Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment.

Upon completion of its assessment, IPART made 24 recommendations; 23 in relation to CP22 and 1 in relation to Contributions Plan No. 20 – Riverstone and Alex Avenue Precinct (CP20).

On behalf of the Minister for Planning and Public Spaces, I have considered these recommendations and require Council to amend CP22 by making all of the 23 changes as outlined in Attachment A. When Council has adopted the amended plan it will be considered as having met the requirements of Clause 5(3) of the Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction dated 28 July 2017, and CP22 will be deemed an IPART reviewed contributions plan.

Please advise the Department once this process is completed and provide evidence that the changes have been made.

The remaining recommendation relates to Contributions Plan No. 20 – Riverstone and Alex Avenue Precinct (CP20). This recommendation must be addressed in Council's next review of CP20.

Should you have any questions in relation to this matter, please contact Mr Geoff Thompson, Director, Infrastructure Programs and Coordination at the Department on 9274 6235.


Brett Whitworth
Deputy Secretary
Greater Sydney Place and Infrastructure

23 March 2020

Encl: Attachment A: List of required amendments to Contributions Plan No. 22L – Rouse Hill (Land) and Contribution Plan No. 22W – Rouse Hill (Works)

Attachment A: List of required amendments to Contributions Plan No. 22L – Rouse Hill (Land) and Contribution Plan No. 22W – Rouse Hill (Works)

IPART Rec.No.	Required amendments to Contributions Plan No. 22L – Rouse Hill (Land) and Contribution Plan No. 22W – Rouse Hill (Works)
1.	Obtain formal written advice from the Natural Resources Access Regulator in relation to the appropriate watercourse crossing of First Ponds Creek at Kensington Park Road before proceeding with a detailed design for infrastructure in this location (page 34, IPART report).
2.	See below
3.	Remove the proposed local traffic management roundabout in Stage 3 of Riverstone East from CP22W and review the need for additional transport facilities when this stage is rezoned. As the council omitted the cost of this roundabout from the plan in error, no adjustment to costs is required at this time (page 34 IPART report).
4.	Apply the full widths standard 'per linear metre' rate to road RM12, which would increase the cost of transport works in CP22W by an estimated \$105,000 (page 37 IPART report).
5.	Reduce the base cost with concept designs by an estimated total of \$4,855,000 to reflect the adjustments recommended by WTP outlined in Table 4.4 (page 37 IPART report).
6.	Increase the base cost of R4.3 Riverstone Road by an estimated \$206,000 (22%) for consistency with the cost per linear metre of R4.2 Riverstone Road (page 37 IPART report).
7.	Reduce the cost of transport works by an estimated \$10,000, to reflect indexation of the rates to September 2017 using the more cost reflective ABS PPI (Roads and Bridge Construction) index instead of CPI for: <ul style="list-style-type: none"> • Kensington Park Road Bridge • Footbridges; and • Local roundabouts (page 37 IPART report).
8.	Reduce transport design and contingency allowances by an estimated \$770,000 so that they are each 5% of the base cost of works. This requires council to; <ul style="list-style-type: none"> • reduce the contingency allowance from 10% to 5% for road items R1.1 and R1.2 • recalculate the design and contingency allowances based on the revised base costs recommended by WTP. (page 37 IPART report)
9.	Adjust the size of detention basins in Killarney Chain of Ponds to be consistent with the sixes in the Mott Macdonald technical studies, which would reduce the cost of stormwater works in CP22W by an estimated \$6,631,000 (page 47 IPART report)
10.	Adjust the channel provision in First Ponds Creek to be consistent with the lengths provided in the concept design drawings, which would increase the costs of stormwater in CP22W by an estimated \$984,000 (page 47 IPART report)
11.	Remove the additional culverts in Killarney Chain of Ponds, which would reduce the costs of stormwater works in CP22W by an estimated \$2,038,000 (page 47 IPART report).
12.	Adjust the unit cost of gross pollutant traps, which would reduce the costs of stormwater works in CP22W by an estimated \$1,331,000 (page 51 IPART report).

13.	<p>For stormwater management works;</p> <ul style="list-style-type: none"> • Reduce the unit rate (\$ per m³) for excavation and disposal of contaminated/asbestos waste from \$469 per m³ to 400 per m³. This would reduce the cost of stormwater works in CP22W by an estimated \$683,000. • In council's next comprehensive review of CP22W, obtain site specific estimates to update the assumed proportion of contaminated excavated material and revise cost estimates for stormwater management works in CP22W accordingly. <p>(page 51 IPART report)</p>
14.	<p>Revise the cost estimates for stormwater management works in CP22W and ensure that consistent unit rates across the different catchments and for items of the same type. Based on revised information the Council has provided to us, this would reduce the cost of stormwater works in CP22W by an estimated \$828,000 (page 51 IPART report)</p>
15.	<p>Spread site investigation costs across multiple stormwater infrastructure items, which would reduce the cost of stormwater works in CP22W by an estimated \$5,311,000 (page 51 IPART report).</p>
16.	<p>Remove the cost of land and associated embellishment for Reserve 1063, which would reduce the cost of open space land in CP22L by an estimated \$25,361,210, and the cost of open space embellishment in CP22W by an estimated \$3,318,000 (page 59 IPART report).</p>
17.	<p>Remove the cost of seven playgrounds from CP22W and increase the cost of 7 other playgrounds in CP22W, which would reduce the cost of open space embellishment by an estimated \$1,542,000 (page 59 IPART report).</p>
18.	<p>Revise the base cost of items of open space embellishment as shown in Table 6.7, which would reduce the cost of open space embellishment in CP22W by an estimated \$82,282,000 (page 66 IPART report).</p>
19.	<p>Reapportion the cost of land and works for the conservation zone, based on the revised population estimates for Marsden Park North and West Schofields precincts, which would reduce the cost of land in CP22L by an estimated \$310,490 and the cost of works in CP22W by an estimated \$109,397 (page 73 IPART report).</p>
20.	<p>Adjust the cost of plan administration so that it is 1.5% of the cost of capital works, which would be a reduction estimated to be \$1,626,202 (page 76 IPART report).</p>
21.	<p>Correct the double counting of open space land acquisitions, which would reduce the total cost of land in CP22L by an estimated \$19,281,496 (page 81 IPART report).</p>
22.	<p>Recalculate the contribution rates for transport, open space and community services, and for the conservation zone, with the per person apportionment based on an expected population for the Area 20 and Riverstone East precincts of 34,438, people (page 82 IPART report).</p>
23.	<p>Amend CP22 to improve transparency around acquisitions providing; sufficient information for stakeholders to identify the land acquisitions associated with individual infrastructure items in the plan, and mapping that enables stakeholders to identify the location of infrastructure and any land acquisitions that are associated with infrastructure such as riparian corridor land (page 85 IPART report).</p>
24.	<p>Amend CP22 so that it includes details of the proposed infrastructure for Stage 3 of development in Riverstone East and its essential costs, together with mapping that identifies the location of this infrastructure (page 85 IPART report).</p>

IPART Rec.No.	Required amendment to Contributions Plan No. 20 – Riverstone and Alex Avenue
2.	Reduce the cost of Kensington Road Bridge in Contributions Plan No. 20 (Riverstone and Alex Avenue) to reflect the apportionment of half of the cost of this watercourse crossing to CP22W (page 34 IPART report).