contributions plan

No.18

section 94

Eastern Creek Stage 3
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1. Introduction and Administration of the Plan

1.1 Name of the Plan
This Contributions Plan is called ‘Section 94 Contributions Plan No.18 – Eastern Creek Stage 3’.

1.2 The Eastern Creek Precinct of SEPP 59
Land within the Eastern Creek Precinct of State Environmental Planning Policy No. 59 (SEPP 59) has been progressively released for development within 3 stages. This Contributions Plan only applies to Stage 3 of the Eastern Creek Precinct of SEPP 59.

Stage 1 Release Area
On 10 April 2000, the Minister for Planning declared 40 hectares of the Eastern Creek Precinct as the Stage 1 Release Area. Council was notified of the Release Area on 13 April 2000. Council subsequently adopted the Wonderland Business Park Precinct Plan on 12 December 2001 to control development within the Stage 1 Release Area. Council also resolved to endorse a Development Agreement for the provision of essential infrastructure in this Release Area in lieu of a Contributions Plan under Section 94B of the Environmental Planning and Assessment Act 1979.

Stage 2 Release Area
On 30 September 2002, the Minister for Planning declared an additional 12.4 hectares of the Eastern Creek Precinct as the Stage 2 Release Area. Council was notified of the Release Area on 21 October 2002. This Release Area compensated for an equivalent area in the Stage 1 Release Area that is significantly encumbered by Cumberland Plain Woodland that is not suitable for development. The declaration of the Stage 2 Release Area did not change the total area of land readily able to be serviced using existing capacity in water and sewerage infrastructure.

The declaration of the Stage 2 Release Area was subject to the following conditions:

“i. as part of the investigations to support the preparation of any precinct plan for the release area, the land adjoining to the south and identified as the “Tributary Area” on the map described in Schedule 1 must be included for the purpose of investigating and determining an appropriate Aboriginal heritage conservation outcome; and

ii. the area within the previous release area identified as “Deferred Area” on the map may not be developed unless, subsequent to this declaration, the land is included in a land release proposal considered in accordance with Clause 11 of SEPP 59.”

Council subsequently adopted the Eastern Creek Business Park Precinct Plan – Stages 1 & 2 on 24 March 2004. That Precinct Plan repealed and replaced the Wonderland Business Park Precinct Plan adopted for Stage 1. A new Development Agreement, to replace the previous agreement, was entered into for the provision of essential infrastructure within the Stage 1 & 2 Release Areas.

Stage 3 Release Area
On 25 February 2003, the Minister declared the remaining land in the Eastern Creek Precinct as the Stage 3 Release Area. Council was notified of the Release Area on 7 March 2003. The area of land within the Stage 3 Release Area covers approximately 600 hectares.

The declaration of the Stage 3 Release Area was subject to the following conditions:
“i. A draft Precinct Plan for the land to which this Declaration of Release applies shall not be lodged with the consent authority until the Minister for Planning is satisfied that the requirements of the Roads and Maritime Services and Transport NSW for regional transport services will be met.

ii. The Precinct Plan shall make clear provision for the conservation of areas of biodiversity and Aboriginal heritage significance, including mechanisms for enhancement and on-going management, and shall clearly consider the views of relevant Aboriginal communities.”

1.3 State Environmental Planning Policy (Western Sydney Employment Area) 2009

On 12 August 2009 the NSW Premier announced that certain lands in the vicinity of the M4 and M7 were being released and that State Environmental Planning Policy (Western Sydney Employment Area) 2009 (SEPP (WSEA)) was to be gazetted and the Erskine Park Link Road had been approved.

The new SEPP (WSEA) replaced SEPP 59 by applying new controls to the Eastern Creek, Huntingwood and (parts of) the Greystanes Precincts. The SEPP (WSEA) was gazetted on 21 August 2009 and identified Blacktown City Council as the consent authority for development for this Precinct.

The new SEPP applies to land in Western Sydney including existing employment lands under SEPP No 59 - Central Western Sydney Economic and Employment Area (SEPP 59) across the Blacktown and Holroyd Local Government Areas (LGA). The land is divided into the Former Wonderland, Eastern Creek, Huntingwood, Raceway, Ropes Creek and Quarantine Station Precincts in the Blacktown Local Government Area. The SEPP (WSEA) requires the preparation of DCPs rather than Precinct Plans (which are requirements under SEPP 59). There is flexibility regarding who prepares the DCP provided 60% of the land owners consent to the preparation.

Clause 270 of the Environmental Planning & Assessment Regulation 2000 (EPA Reg) was inserted into the EPA Regulation in August 2009 when the SEPP (WSEA) came into force. Clause 270(1) provides that a Development Application in relation to any land zoned IN1 General Industrial under the Western Sydney SEPP must not be determined unless a Contributions Plan has been approved for the land to which the Development Application relates. Clause 270(2) provides that a consent authority may dispense with the need for a Contributions Plan if the developer has entered into an agreement with the consent authority with respect to the matters that may be the subject of a Contributions Plan.

This clause is similar in effect to the former clause 271 of the EPA Reg, which applied to the land covered by SEPP 59. It gives Council the right to refuse to deal with any Development Application before it has prepared its Section 94 Contributions Plan, unless the developer enters into a planning agreement with Council.

1.4 Planning Agreements that affect this Contributions Plan

Blacktown City Council has entered into a number of a number of Planning Agreements under s93F of the Environmental Planning and Assessment Act 1979 that apply to land in the Stage 3 Precinct of the Eastern Creek. This has provided an opportunity for development to occur before this contributions plan comes into force. As mentioned above, Clause 270(2) of the EPA Regulation provides that a consent authority may dispense with the need for a Contributions Plan if the developer has entered into an agreement with the consent authority with respect to the matters that may be the subject of a Contributions Plan.

These planning agreements are:
The primary function of these planning agreements was to secure future Section 94 contributions by means of bank guarantees. Before subdivision certificates are issued to developers, they are required to provide Council with suitable security for their future S.94 contributions calculated on the development's developable area.

Council has also entered into a planning agreement (Interchange Park Planning Agreement) with ING Real Estate (now GTA Real Estate Interchange Park Pty Limited) for their development known as “Interchange Park” (Lot 11 Precinct). Under this agreement, the developer has agreed to contribute 14% of the costs of the Quarry Link Road upon written notification from Blacktown City Council. The Lot 11 and Stage 3 Planning Agreements account for 69% of the costs of the Quarry Link Road.

The above Planning Agreements are available to the public upon request or can be downloaded from Council’s website.

1.5 Purpose of Plan
This Contributions Plan outlines Council’s policy regarding the application of Section 94 (S.94) of the Environmental Planning and Assessment Act, 1979 in relation to the provision of local infrastructure and baseline facilities within the Stage 3 Precinct of Eastern Creek.

Within the Stage 3 Precinct of Eastern Creek S.94 contributions are levied for the following facilities:

- Water Cycle Management Facilities
- Traffic & Transport Management Facilities.

This Plan has been prepared in accordance with:

- The Environmental Planning and Assessment Act, 1979 (EPA Act)
- The Environmental Planning and Assessment Regulation, 2000; (EPA Regulation)
- State Environmental Planning Policy (Western Sydney Employment Area)
- The Eastern Creek Precinct Plan – Stage 3
- 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 was exhibited in 2010 but was not adopted.
The S.94 contributions contained in this Plan have been determined on the basis of "contribution catchments". This is the area over which a contribution for a particular item is levied. Within each catchment there is an identifiable "list" of works, which are scheduled for provision.

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

1.6 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.

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

The three general principles in applying Section 94 contributions are:

1. A contribution must be for, or relate to, a planning purpose
2. A contribution must fairly and reasonably relate to the subject development
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.94 contributions is to ensure that the contributions levied are reasonable. That is, the works and facilities to be provided must be as a direct consequence of the development on which the contributions are levied. In keeping with this responsibility, S.94 contributions levied on development as a result of this Plan are limited to providing amenities and services to the minimum level necessary to sustain an acceptable form of urban development.

1.8 Aims and Objectives
The aims and objectives of this Plan are to:

- Ensure that S.94 contributions levied on development within the Stage 3 Precinct of Eastern Creek are reasonable and affordable
- Ensure that the method of levying S.94 contributions is practical
- Ensure that an appropriate level of local infrastructure provision occurs within the Stage 3 Precinct of Eastern Creek
- Employ a user pays policy for the funding of infrastructure within the Stage 3 Precinct of Eastern Creek so that the existing residents of the City are not subsidising new urban development
- Ensure that the amenities and services provided are not for the purpose of making up shortfalls in other areas
- Ensure infrastructure is provided in an orderly manner

In force as at 22 June 2016
• Make clear Council's intentions regarding the location and timing of infrastructure provision within the Stage 3 Precinct of Eastern Creek.

1.9 Land to Which the Plan Applies

This Contributions Plan applies to land within Stage 3 Precinct of Eastern Creek which is one of the areas nominated under State Environmental Planning Policy (Western Sydney Employment Area).

The Stage 3 Precinct of Eastern Creek covers an area of approximately 600 hectares and is bounded by the M4 Motorway and the Lot 11 Precinct to the north, Wallgrove Road to the east, the Sydney Water Pipeline to the south, and the Transgrid transmission easements to the west.

There have been two Major Projects Approvals that impact on this Plan. These approvals, one for Hanson and the other for Lighthorse/Dial a Dump properties have been conditioned to provide on-site stormwater management measures, including detention. These areas are now excluded from providing stormwater management contributions in the plan. The properties excluded from stormwater management contributions are:

• Lot 1 DP 1145808
• Lot 8 DP 1200048
• Lot 5 and part Lot 4 DP 1145808

A map showing the location of the Stage 3 Precinct of Eastern Creek is shown on the following page.
Stage 3 Precinct Plan

The boundaries of the specific contribution catchments are detailed in Appendices "A" and "B"
1.10 Development to which the Plan Applies
This Plan applies to all developments occurring within the precinct 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.

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

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

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

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

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

1.13 Relationship to Other Plans
Environmental Planning Instruments and controls apply to the Stage 3 Precinct of Eastern Creek. These include:

- State Environmental Planning Policy (Western Sydney Employment Area)
- Eastern Creek Precinct Plan - Stage 3.

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

Applicants should refer to the most recent Practice Notes under the control of the Department of Planning and Environment for details on the application of special infrastructure contributions to the Western Sydney Employment Area.

1.15 The Monitoring and Review of this Plan
This Plan will be subject to regular review by Council. The purpose of any review is to ensure that:

- Contribution levels reflect current land and construction costs

In force as at 22 June 2016
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
Any change to State Government Policy regarding Development Contributions is addressed.

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.

1.16 Timing of Provision of Items
The provision of the individual items contained in this plan has been prioritised.

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

- Existing development trends. For example, the provision of water cycle management works in faster developing areas will have a higher priority than slower developing areas.

- Anticipated revenue. Council's ability to forward fund S.94 works is limited. As such the timing of works is very much dependant on the receipt of adequate S.94 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.

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.

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

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

1.19 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.

1.20 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 in advance to ensure suitable arrangements can be made to view this information.
2 Water Cycle Management Facilities

2.1 Nexus
In order to levy S.94 contributions Council must be satisfied that development, the subject of a Development Application, 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 should be satisfactorily drained and flood free. Development produces hard impervious areas and this results in increased stormwater runoff and greater flows occurring in the natural drainage system. If these flows are not controlled by an appropriate drainage system, inundation from floodwaters may occur both within the area being developed and further downstream. The increased flows can also result in damage to downstream watercourses through increased erosion and bank instability. An appropriate drainage system may include pipes, channels, culverts and detention basins.

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

The Water Cycle Management objectives and criteria are detailed in Council’s Precinct Plan - SEPP59 Eastern Creek Precinct Plan (Stage 3) and referenced documents.

2.2 Water Cycle Management Infrastructure
Water Cycle Management 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.

Infrastructure designs for the management of stormwater quality, quantity and flooding have been developed for the Stage 3 Precinct, that allow for at source pollution control measures for industrial and commercial areas combined with precinct scale co-located detention/bio-retention basins and gross pollutant traps at key locations. These systems would essentially comprise a dry basin (to provide detention function) combined with bio-retention (to provide water quality treatment function) situated in the invert of the basin. Bio-retention is sized to treat runoff from the precinct road network. For the purposes of water quality modelling conducted, precinct roads are assumed to occupy 10% of the gross development area.

Rainwater tanks are recommended to be provided where possible. These measures are not included in the modelling to support this contributions plan, as they will be provided as part of individual developments.

Under the Western Sydney Employment Area (WSEA) SEPP there is a requirement to consider a regional roof water harvesting scheme in the design of the development within the precinct. At the time of preparing this plan, no confirmed details of the proposed roof water harvesting scheme were available. Therefore, should a roof water harvesting scheme be adopted for this precinct, then this plan would need to be reviewed in relation to impacts on proposed stormwater management infrastructure.
Project conditions from consents issued by the Department of Planning and Environment have not required connection to any regional harvesting scheme and it is unlikely that this scheme will be implemented.

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

Detailed stormwater quantity modelling was used to test the effectiveness of the proposed water management infrastructure and included modelling of flood peaks and flood levels for the creeks within the Precinct using XP-RAFTS, HECRAS, SOBEK and TUFLOW. Volumes of detention that responded as best possible to the Precinct Plan and restricted flood peaks to pre-development levels were calculated using XP-RAFTS. Stormwater quality management requirements were determined using MUSIC.

The results of this stormwater modelling has shown that the proposed stormwater management infrastructure, together with the flood plain management can satisfy the requirements of the Precinct Plan Blacktown City Council Engineering Guideline for Development (BCC, 2005), Part R / J 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 precinct.

Council has used the proposed stormwater management infrastructure designs and associated modelling to form the basis of the regional stormwater drainage infrastructure works. Design of proposed stormwater management infrastructure has generally progressed to a concept design stage. This enabled the preparation of quantities and estimates that form the basis of the water cycle management costs under this plan. It is expected that these designs will be refined as part of the exhibition process to address any relevant stakeholder issues and be updated as necessary for the adopted contributions plan.

As this is an industrial precinct, all subdivision roads are to be constructed at the developers cost and therefore no credits will apply for half roads fronting stormwater management infrastructure.

2.3 Contribution Catchments

The Stage 3 release under SEPP59 drains to eight (8) separate major drainage catchment outlets as described in the Precinct Plan. One of these catchments, Minchinbury Catchment, is now zoned as Environmental Conservation area with no development potential and is therefore excluded from this Contributions Plan. The Reedy Creek catchment has been developed under a Part 3A major project approval and stormwater management infrastructure for this catchment has been provided by the developer and this catchment is therefore also excluded from this Contributions Plan.

The remaining Precinct Plan catchments included is this plan are the Quarry, Quarry North, Upper Angus Creek, Ropes Creek Tributary, Eastern Creek Tributary and Substation catchments. The areas of the catchments were determined having regard for the natural watershed and the proposed local road layout which will impact upon drainage flows. A map showing the location of the drainage contribution catchments is contained in Appendix "A". There is no provision for the extended release area under the WSEA SEPP west of the SEPP59 Precinct boundary under this plan.

When considering the size of contribution catchments for Water Cycle Management Infrastructure, Council took the approach that the catchments should be of a sufficient size to promote efficiency in the timing of the provision of infrastructure, while still maintaining a nexus based in the individual catchment characteristics. This approach is supported by the Department of Planning Practice Notes for Development Contributions (2005).
Given that there is a single developable land use zoning within the precinct and a uniform approach is adopted for stormwater quantity and quality management measures, no separation of stormwater quantity and quality cost apportionment is proposed.

In order to determine actual provision levels and, ultimately, contribution rates, the developable area of each drainage catchment are calculated. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 4.4.

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

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

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

\[
\text{CONTRIBUTION RATE} = \frac{(L1 + L2 + C1 + C2 + PA)}{A}
\]

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

WHERE:

\(L1\) = The actual cost to Council (indexed to current day values) to date of acquiring land for water cycle management purposes.

\(L2\) = The estimated cost of land yet to be acquired for water cycle management purposes.

\(C1\) = The actual cost to Council to date of works constructed for water cycle management facilities.

\(C2\) = The estimated cost of future water cycle management facilities.

\(PA\) = Plan administration fee. This is 2.0% of the total cost of providing the water cycle management facilities.

A more detailed explanation of the components in the contribution formula, including the method of indexing to current day values is provided in Section 4.

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

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

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

In force as at 22 June 2016
3 Traffic & Transport Management Facilities

3.1 Nexus

Major Roads

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

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

The NSW RMS has obtained a Concept Plan approval for the proposed Erskine Park Link Road Network (EPLRN). The EPLRN is proposed as the major traffic network to service the needs of the WSEA lands. Archbold Road and Old Wallgrove Road are major roads located in the Stage 3 precinct that form part of the EPLRN.

RMS has now taken over Old Wallgrove Road as a State Road and is progressing its construction. RMS are progressing the design of Archbold Road project from the Great Western Highway to the water supply pipeline and have served Council with an ISEPP notification for this project.

The roads forming part of the Erskine Park Link Road network are now excluded from this plan

Minor Roads

Minor roads are generally excluded from contributions plans as they generally only benefit a few properties and can usually be constructed as part of subdivision works. It is proposed that all collector and local roads are funded and constructed by developers except for the Quarry Link Road (extension of Interchange Drive from Wonderland Drive to Old Wallgrove Road). The Quarry Link Road is classed as a local road in the Precinct Plan. However, it serves an important traffic function linking Wonderland Drive to Old Wallgrove Road to maintain an acceptable level of service at the intersection of Wonderland Drive and Wallgrove Road. Therefore, the Quarry Link Road has been included as required precinct road infrastructure to ensure that the overall traffic network maintains an acceptable level of service.

Bridges

A requirement of the Precinct Plan is that road crossings of riparian corridors be in the form of bridges. There are three designated riparian corridors within the precinct, Eastern Creek Tributary, Upper Angus Creek and Ropes Creek Tributary.

Bridges generally facilitate the provision of traffic movement through the precinct to enable the road network to function. However, in some instances where local roads that aren’t critical to the overall function of the precinct traffic network require bridges, it is not equitable for the precinct as a whole to
contribute to these as there is no clear nexus in relation to traffic. The location of bridges is shown in Appendix B.

The proposed Quarry Link Road crosses the Eastern Creek Tributary. As this road serves an important traffic network function, it is proposed to apportion the cost of this creek crossing over the precinct traffic and transport management catchment.

A proposed local road crosses the Upper Angus Creek corridor near the M4 Motorway. Given that this road does not serve an important traffic function, it is proposed to apportion this bridge cost over the Upper Angus Creek drainage catchment as the requirement for the crossing is more of a drainage function than traffic management.

The precinct plan extension of Archbold Road had a crossing of the Ropes Creek Tributary within the western edge of the precinct. The proposed EPLRN realigns the Archbold Road extension west of the Stage 3 release area into the adjoining WSEA Ropes Creek north precinct. As this bridge now is required under the EPLRN, it has been excluded from the Stage 3 contributions plan. The precinct plan road network will be amended to suit the proposed EPLRN once RMS designs are provided and in consultation with affected landowners.

**Miscellaneous Measures**

All classes of intersections on all subdivision roads are to be provided by the developer constructing the subdivision roads. No other traffic management facilities are proposed.

Bus shelters are proposed to be provided by developers as part of providing subdivision roads. Where bus shelters are proposed on major roads, these costs are included in this contributions plan.

For Old Wallgrove Road and Archbold Road, bus shelters are allowed on both sides of the road in the vicinity of intersections with side streets and at approximately 400m spacing. As the proposed Quarry Link Road has limited development frontage, no bus shelters are proposed for this road.

**3.2 Contribution Catchment**

Given that the land using zoning is uniform across the precinct, a single contribution catchment is proposed for traffic management. The traffic management items included are required to achieve an acceptable level of service for the traffic network serving the precinct to the benefit of the entire precinct. Maps showing the location of the Traffic and Transport Management Facilities and the contribution catchment are contained in Appendix "B".

To account for contributions from other landowners and to apportion cost equitably, the cost of the infrastructure items included has been adjusted to account for other landowner contributions and traffic modelling as described below:

- Proposed Quarry Link Road: the costs have been adjusted to account for contributions negotiated in Planning Agreements with Stage 3 and Lot 11 Precinct landowners for this road. The Planning Agreements collectively account for 69% of the costs for this road. Therefore, the remaining 31% of the costs for this road will be levied on other Stage 3 landowners. These planning agreements are further explained in Section 1.4 of this contributions plan.

In order to determine contribution rates, the developable area of the Traffic and Transport Management Facilities contribution catchments has been calculated. The developable area is the area over which the cost of providing the works has been distributed and is explained further in Section 4.4.
The developable area (Size of Catchment) of the contribution catchments are stated in Appendix "C".

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

\[
\text{CONTRIBUTION RATE} = \frac{L_1 + L_2 + C_1 + C_2 + PA}{A}
\]

\[\text{($/HECTARE)}\]

WHERE:

- \( L_1 \) = The actual cost to Council to date of acquiring land for Traffic and Transport Management purposes adjusted to current day values.
- \( L_2 \) = The estimated cost of land yet to be acquired for Traffic and Transport Management purposes.
- \( C_1 \) = 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.
- \( C_2 \) = The estimated cost of Traffic and Transport Management Facilities yet to be constructed up to the appropriate standard.
- \( PA \) = Plan administration fee. This is 2.0% of the total cost of providing the Traffic and Transport management facilities.
- \( A \) = The total developable area in the contribution catchment (hectares).

A more detailed explanation of the components in the contribution formula, including the method of indexing to current day values is provided in Section 4.

Standards of road construction are:

- Sub-Arterial – 2 x 7.5m divided carriageway (28m wide reserve)
- Major Collector – 2 x 7m divided carriageway (26.25m wide reserve)
- Industrial Collector – 15.5m carriageway (23.75m wide reserve)
- Industrial Local Road – 13.5m carriageway (21.5m wide reserve)

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

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

The resultant contribution rates are contained in the schedule being Appendix “D” Traffic & Transport Management Facilities.
4 Explanation of Contribution Formula Components

4.1 Introduction
This Section provides an explanation of the various components of the contribution formulae detailed in Sections 2 and 3.

4.2 Explanation of the Land Components
Before Council can construct amenities and services it must first provide the land on which the amenities and services are to be constructed. The land to be provided is often zoned for the specific purpose of the works to be constructed.

In the contribution formulae:

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

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

- acquisitions are undertaken in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act, 1991, which requires that land is to be acquired for an amount not less than its market value (unaffected by the proposal) at the date of acquisition.
- that one of Council's objectives is to ensure that the funds Council receives for land acquisition from Section 94 Contributions in a particular catchment are equivalent to the amount required to fund the purchase of all land Council must acquire in that catchment. Therefore, valuation and conveyancing charges incurred by Council when acquiring land are taken into account.

Council has calculated the total value of L1 and L2 in the contribution formulae. These values are detailed in Appendix “C”.

4.3 Explanation of the Capital Components
Schedules of works to be provided for the various items are detailed in Appendices "A" and "B" 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.

4.4 Explanation of the Catchment Areas
The area of the catchment is the total "developable area" in the catchment. In calculating the "developable area", land, which will never be required to pay a contribution, has been excluded.
These "exclusions" include, amongst others, existing roads and roads which are themselves Section 94 items, but not subdivisional roads, land zoned for conservation or drainage purposes and uses which existed prior to the land being rezoned for urban development and which are unlikely to be redeveloped. The purpose of identifying these exclusions is to ensure that only the new development (which is generating the need for the amenities and services) pays for their provision.

4.5 Explanation of the Plan Administration component

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

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

"PA" in the contribution formulae is the plan administrative component. It represents 2.0% of the total value of works and land acquisitions to be funded under this plan.

4.6 Indexation

In the formulae, previous land acquisitions (L1) and capital expenditures (C1) are indexed to current day values using the Consumer Price Index (CPI) All Groups Sydney. 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.
5 Payment of Contributions

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

Monetary Contribution

This is the usual method of payment. When a development consent is issued that involves the payment of a S.94 contribution, it contains a condition outlining the amount payable in monetary terms subject to indexation by the CPI. See section 5.4 for more details on indexation.

Dedication of Land

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

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

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

Works-in-kind Agreements

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

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

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

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

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

- Development Applications involving subdivisions

In force as at 22 June 2016
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 or installation approval for a manufactured / relocatable / moveable dwelling or building under section 68 of the Local Government Act 1993 (as applicable).

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

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

### 5.3 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 June 2015 CPI (108.3).

### 5.4 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.

### 5.5 Deferred Payment of Contributions

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

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

- Where deferred payment is approved by Council the period of time for deferring payment will generally be limited to 12 months.

- If Council approves of the request for deferred payment it is conditional upon the applicant providing a suitable Bank Guarantee and Deed of Agreement.
Interest is charged on deferred contributions. Council also charges an administrative fee for deferred payment. The interest rate and administrative fee levied for the deferred payment of contributions are reviewed annually and appear in Council's Schedule of Fees. A copy of this Schedule is available from Council's Development Services Unit.

The amount of the bank guarantee shall be the sum of the amount of contributions outstanding at the time of deferring payment plus the expected "interest" accrued over the deferral period. This amount will also represent the amount payable at the end of the deferral period.

The Deed of Agreement is to be prepared by one of Council's Solicitors at full cost to the applicant. In this regard the applicant is to pay Council's Solicitor's costs direct to the Solicitor and not through Council.

Should contributions not be paid by the due date, the bank guarantee will be called up by Council.

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

Enquiries regarding deferred payment can be made through contacting the relevant Council office dealing with the application.
Appendices
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**
Water Cycle Management

**CATCHMENT AREA**
Eastern Creek Stage 3 Precinct

In force as at 22 June 2016
## EASTERN CREEK STAGE 3 PRECINCT
### WATER CYCLE MANAGEMENT FACILITIES
#### QUARRY CATCHMENT

**Site No.** | **Description of Works** | **Estimated Cost & Indicative Timing of Delivery** | **Total**
---|---|---|---
| | | **2016-2021** | **2022-2027** | **2028-2033** | 
**Quarry Creek Catchment**

Q 1.1 | Detention basin | $2,805,500 | $2,805,500 | 
Q 1.2 | Bioretention Basin co located | $215,000 | $215,000 | 
Q 1.3 | GPT | $162,000 | $162,000 | 
Q 1.2 | 3000x1200mm Culvert under future road | $2,689,000 | $2,689,000 | 
**TOTAL** | | **$0** | **$5,871,500** | **$0** | **$5,871,500** |

**Catchment Areas indicative only**

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---

**APPENDIX A 2 of 8**

In force as at 22 June 2016
### EASTERN CREEK STAGE 3 PRECINCT
### WATER CYCLE MANAGEMENT FACILITIES
### QUARRY NORTH CATCHMENT

#### Site No. | Description of Works | Estimated Cost & Indicative Timing of Delivery | Total |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2016-2021</td>
<td>2022-2027</td>
</tr>
<tr>
<td>QN 1.1</td>
<td>Detention basin</td>
<td>$3,095,500</td>
<td></td>
</tr>
<tr>
<td>QN 1.2</td>
<td>Bioretention Basin co located</td>
<td>$47,000</td>
<td></td>
</tr>
<tr>
<td>QN 1.3</td>
<td>GPT</td>
<td>$39,800</td>
<td></td>
</tr>
<tr>
<td>QN 1.4</td>
<td>1050mm dia Culvert</td>
<td>$214,000</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>$0</strong></td>
<td><strong>$3,396,300</strong></td>
</tr>
</tbody>
</table>

**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**

| Water Cycle Management |

**CATCHMENT AREA**

| Quarry North |
EASTERN CREEK STAGE 3 PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
UPPER ANGUS CREEK CATCHMENT

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Description of Works</th>
<th>Completed cost Indexed to June 2015</th>
<th>Estimated Cost &amp; Indicative Timing of Delivery</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2016-2021</td>
<td>2022-2027</td>
<td>2028-2033</td>
</tr>
<tr>
<td>UA 1.1</td>
<td>Detention basin</td>
<td>$700,206</td>
<td>$700,206</td>
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<tr>
<td>UA 1.2</td>
<td>Bioretention Basin co located</td>
<td>$226,723</td>
<td>$226,723</td>
<td></td>
</tr>
<tr>
<td>UA 1.3</td>
<td>GPT</td>
<td>$0</td>
<td>$282,400</td>
<td>$282,400</td>
</tr>
<tr>
<td>UA 2.1</td>
<td>23.5m Wide landscaped open channel</td>
<td>$500,901</td>
<td>$500,901</td>
<td></td>
</tr>
<tr>
<td>B2</td>
<td>Bridge 23.5m long</td>
<td>$414,429</td>
<td>$414,429</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>$1,842,259</strong></td>
<td><strong>$282,400</strong></td>
<td><strong>$2,124,659</strong></td>
</tr>
</tbody>
</table>

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.

In force as at 22 June 2016
## EASTERN CREEK STAGE 3 PRECINCT
### WATER CYCLE MANAGEMENT FACILITIES
#### ROPES CREEK TRIBUTARY CATCHMENT

### Site No. | Description of Works | Estimated Cost & Indicative Timing of Delivery | Total  
--- | --- | --- | ---  
| | | 2016-2021 | 2022-2027 | 2028-2033 |  
| RC 1.1 | Detention basin | $3,298,500 | | | $3,298,500 |  
| RC 1.2 | Bioretention Basin co located | | $125,000 | | $125,000 |  
| RC 1.3 | GPT | | $25,900 | | $25,900 |  
| RC 1.4 | GPT | | $162,000 | | $162,000 |  
| RC 3.1 | Detention basin | | | $2,991,000 | $2,991,000 |  
| RC 3.2 | Bioretention Basin co located | | | $251,000 | $251,000 |  
| RC 3.3 | GPT | | | $246,200 | $246,200 |  
| **TOTAL** | | | $0 | $3,611,400 | $3,488,200 | $7,099,600 |  

### Catchment Areas indicative only

Catchment Areas indicative only

Contribution Item

| Water Cycle Management | Catchment Area |  
--- | --- |  

| CONTRIBUTION ITEM | CATCHMENT AREA |  
--- | --- |  

In force as at 22 June 2016
EASTERN CREEK STAGE 3 PRECINCT
WATER CYCLE MANAGEMENT FACILITIES
EASTERN CREEK TRIBUTARY CATCHMENT

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
Water Cycle Management

CATCHMENT AREA
Eastern Creek Tributary

In force as at 22 June 2016
# EASTERN CREEK STAGE 3 PRECINCT
## WATER CYCLE MANAGEMENT FACILITIES
### EASTERN CREEK TRIBUTARY CATCHMENT

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Description of Works</th>
<th>Estimated Cost &amp; Indicative Timing of Delivery</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2016-2021</td>
<td>2022-2027</td>
</tr>
<tr>
<td>EC 1.1</td>
<td>45m Wide landscaped open channel</td>
<td>$1,890,000</td>
<td>$1,890,000</td>
</tr>
<tr>
<td>EC 1.2</td>
<td>Detention basin</td>
<td>$4,662,000</td>
<td>$4,662,000</td>
</tr>
<tr>
<td>EC 1.3</td>
<td>Bioretention Basin co located</td>
<td>$255,000</td>
<td>$255,000</td>
</tr>
<tr>
<td>EC 1.4</td>
<td>GPT</td>
<td>$39,800</td>
<td>$39,800</td>
</tr>
<tr>
<td>EC 1.5</td>
<td>GPT</td>
<td>$77,300</td>
<td>$77,300</td>
</tr>
<tr>
<td>EC 1.6</td>
<td>27m Wide landscaped open channel</td>
<td>$1,109,000</td>
<td>$1,109,000</td>
</tr>
<tr>
<td>EC 1.7</td>
<td>GPT</td>
<td>$246,200</td>
<td>$246,200</td>
</tr>
<tr>
<td>EC 2.1</td>
<td>26m Wide landscaped open channel</td>
<td>$1,310,000</td>
<td>$1,310,000</td>
</tr>
<tr>
<td>EC 3.1</td>
<td>Detention basin</td>
<td>$2,055,000</td>
<td>$2,055,000</td>
</tr>
<tr>
<td>EC 3.2</td>
<td>Bioretention Basin co located</td>
<td>$131,000</td>
<td>$131,000</td>
</tr>
<tr>
<td>EC 3.3</td>
<td>GPT</td>
<td>$77,300</td>
<td>$77,300</td>
</tr>
<tr>
<td>EC 3.4</td>
<td>900mm Culvert under future road</td>
<td>$315,000</td>
<td>$315,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>$2,263,300</td>
<td>$9,904,300</td>
</tr>
</tbody>
</table>

**APPENDIX A 7 of 8**

In force as at 22 June 2016
# EASTERN CREEK STAGE 3 PRECINCT
## WATER CYCLE MANAGEMENT FACILITIES
### SUBSTATION CATCHMENT

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**Catchment Areas indicative only**

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---

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Description of Works</th>
<th>Estimated Cost &amp; Indicative Timing of Delivery</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2016-2021 2022-2027 2028-2033</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2016-2021 2022-2027 2028-2033</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2016-2021 2022-2027 2028-2033</td>
<td></td>
</tr>
<tr>
<td>Substation Catchment</td>
<td></td>
<td>2016-2021 2022-2027 2028-2033</td>
<td></td>
</tr>
<tr>
<td>$ 1.1</td>
<td>Detention basin</td>
<td>$5,111,000</td>
<td>$5,111,000</td>
</tr>
<tr>
<td>$ 1.2</td>
<td>Bioretention Basin co located</td>
<td>$133,000</td>
<td>$133,000</td>
</tr>
<tr>
<td>$ 1.3</td>
<td>GPT</td>
<td>$246,200</td>
<td>$246,200</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>$5,490,200</strong></td>
<td><strong>$5,490,200</strong></td>
</tr>
</tbody>
</table>
**APPENDIX B 1 of 2**

**EASTERN CREEK STAGE 3 PRECINCT**

**TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES**

---

**Quarry Link Road**

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Location</th>
<th>Description of Works</th>
<th>Estimated Cost &amp; Indicative Timing of Delivery</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>QUARRY LINK ROAD</td>
<td>Local industrial road. Wonderland Drive to Old Wallgrove Road.</td>
<td>$1,046,250</td>
<td>$1,046,250</td>
</tr>
<tr>
<td>B1</td>
<td>BRIDGE</td>
<td>Quarry Link Road over Eastern Creek Tributary (Eskdale Creek) 45m long</td>
<td>$693,470</td>
<td>$693,470</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>$0</strong></td>
<td><strong>$1,739,720</strong></td>
</tr>
</tbody>
</table>

---

**Catchment Areas indicative only**

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## EASTERN CREEK STAGE 3 PRECINCT
### TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

#### Bus Shelters

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Location</th>
<th>Description of Works</th>
<th>Estimated Cost &amp; Indicative Timing of Delivery</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>BUS SHELTERS</td>
<td>Allow for shelters along Old Wallgrove Road and Archbold Road (approx 14)</td>
<td>2016-2021: $0  2022-2027: $252,000  2028-2033: $0</td>
<td>$252,000</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td></td>
<td>2016-2021: $0  2022-2027: $252,000  2028-2033: $0</td>
<td>$252,000</td>
</tr>
</tbody>
</table>

In force as at 22 June 2016
### SCHEDULE OF VALUES IN THE CONTRIBUTION FORMULAE

<table>
<thead>
<tr>
<th>CATCHMENT</th>
<th>SIZE OF CATCHMENT (Ha)</th>
<th>LAND ACQUIRED</th>
<th>YET TO ACQUIRE</th>
<th>ITEMS CONSTRUCTED</th>
<th>YET TO CONSTRUCT</th>
<th>PLAN ADMINISTRATION (PA)</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>L1 ($)</td>
<td>L2 ($)</td>
<td>C1 ($)</td>
<td>C2 ($)</td>
<td>($A)</td>
<td>L1+L2+C1+C2+PA ($)</td>
</tr>
<tr>
<td>WATER MANAGEMENT Hectares</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quarry</td>
<td>36.8063</td>
<td>$5,548,000</td>
<td></td>
<td>$5,871,500</td>
<td>$117,430</td>
<td>$11,536,930</td>
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<tr>
<td>Quarry North</td>
<td>5.6862</td>
<td>$1,377,000</td>
<td></td>
<td>$3,396,300</td>
<td>$95,466</td>
<td>$4,868,766</td>
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<tr>
<td>Upper Angus Creek</td>
<td>45.2135</td>
<td>$6,735,000</td>
<td>$1,842,250</td>
<td>$282,400</td>
<td>$177,193</td>
<td>$9,036,852</td>
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<tr>
<td>Ropes Creek Tributary</td>
<td>60.1284</td>
<td>$7,854,000</td>
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<td>$7,099,600</td>
<td>$299,072</td>
<td>$15,252,672</td>
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<tr>
<td>Eastern Creek Tributary</td>
<td>84.0384</td>
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<td></td>
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<td>TRAFFIC MANAGEMENT Hectares</td>
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<td>$252,000</td>
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In force as at 22 June 2016
### BASE CONTRIBUTION RATES

(Base CPI June 2015 - 108.3)

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<tr>
<th>CATCHMENT</th>
<th>CONTRIBUTION RATE ($)</th>
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<td><strong>WATER MANAGEMENT</strong></td>
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<td>QUARRY NORTH</td>
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<td>EASTERN CREEK PRECINCT 3</td>
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**INDEXATION METHOD**

The method of indexing the base contribution rate is to multiply the most recently published CPI at the time of payment and divide it by the June 2015 CPI. At all times the contributions payable will not fall below the base rates listed in the table.
SUPPORTING TECHNICAL DOCUMENTS AND REPORTS

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

- SEPP59 Eastern Creek Precinct Plan Stage 3 and associated referenced and supporting reports Blacktown City Council (2005).


- Review of Environmental Factors SEPP59 Employment Lands Eastern Creek - Link Road, Complete Urban (2009) prepared for Blacktown City Council.


- Council Plan No 82/1V sheets 1 to 20, SEPP59 Eastern Creek Link Road 2A Bridge over Eskdale Creek.

- Council Plan No A82/20V Sheets 1 to 67 SEPP59 Eastern Creek Precinct 3 Link Road 2A (Interchange Drive).

- Updated Concept design plan SEPP59 Link Road File No 2306 by Complete Urban (2015)


- Eastern Creek Stormwater Infrastructure – Lot 102 Old Wallgrove Road, Horsely Park; Indigenous Heritage Assessment, Jo McDonald Cultural Heritage Management (2009) prepared for Blacktown City Council c/o GHD.

- Final Concept Stormwater Drainage Infrastructure Design for the Upper Angus Creek Catchment, SEPP59 Eastern Creek Precinct 3, Brown Consulting (2009) prepared for Blacktown City Council.


• Draft Concept Stormwater Drainage Infrastructure Design for the Ropes Creek Tributary Catchment, SEPP59 Eastern Creek Precinct 3, Brown Consulting (2009) prepared for Blacktown City Council. Note that concept design is to be amended and alternative proposed by Council internal design.

• Blacktown City Council File Note 145-187-29 dated 17 March 2010, SEPP59 Eastern Creek Ropes Creek Tributary Catchment and associated Concept Design Plan RC-Concept and cost estimates.

• Blacktown City Council File Note 145-187-29 dated 17 March 2010, SEPP59 Eastern Creek Quarry Catchment and associated Concept Design Plan QC-Concept and cost estimates.

• Blacktown City Council File Note 145-187-29 dated 20 July 2010, SEPP59 Eastern Creek Substation Catchment and associated Concept Design Plan SC-Concept and cost estimates.