



Hawkesbury City Council

attachment
to
item 154

S94 plan amendment
SEPP (major projects) amendment
(pitt town)

date of meeting: 29 July 2008
location: council chambers
time: 5:00 p.m.

Pitt Town Residential Precinct Section 94 Contributions Plan Amendment

Prepared for

NSW Minister for Planning

Prepared by



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Introductory notes

Background

The land known as the Pitt Town Residential Precinct is the subject of a concept plan application.

The Minister for Planning (the **Minister**) issued an opinion on 12 October 2007 that the proposal to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the **Act**) applies for the purpose of section 75B of the Act.

The concept plan proposes the creation of up to 915 urban residential and rural residential allotments to the north of the village of Pitt Town. The total number of lots envisaged for the Pitt Town Residential Precinct is 943, including 50 existing lots that either contain a dwelling or have a dwelling entitlement.

The Statement of Commitments accompanying the concept plan identified that the developer commits to provide for the timely delivery of appropriate local infrastructure and community services associated with the subdivision, based on a schedule of works agreed to by Hawkesbury City Council (**Council**), the developer and the Department of Planning. The Statement further proposes that the nature and timing of contributions is to be determined prior to exhibition of the first project application associated with the Pitt Town concept plan.

The concept plan was placed on public exhibition from 23 January 2008 to 22 February 2008.

Minister's direction under section 94EAA of the Act

Section 94EAA of the Act allows the Minister to direct a council, in writing, to approve, amend or repeal a contributions plan in the time and manner specified in the direction.

The Minister directs the Council to amend its *Section 94 Contributions Plan Review November 2005* (the **contributions plan**) in the manner specified in the Schedule.

Development applications determined on or after the date of this direction will be subject to the provisions of the contributions plan amended in accordance with the Schedule.

Purpose of this direction

The purpose of the Minister's direction is to ensure that the contributions plan includes development contributions relating to land in the Pitt Town Residential Precinct that:

- meet the demand likely to be generated for public infrastructure by the development the subject of the concept plan application; and
- fairly balance the need for development to meet the demand for public infrastructure while ensuring that contributions do not adversely impact on housing affordability; and

Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
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- reflect infrastructure priorities that have been established during previous consultation with the Pitt Town community, including provision for playing fields and a road bypass of the village; and
- meet the State Government's policy on developer provision of community infrastructure.

Schedule

Amendments to Hawkesbury City Council Section 94 Contributions Plan Review November 2005

1. Amendments to Section 1 of the contributions plan

1.1 Section 1.1

[1] Delete the text and insert instead the following words:

This development contributions plan is called *Section 94 Contributions Plan 2008*.

This plan is a revision of Council's Section 94 Contributions Plan originally adopted in 1992, and subsequently revised in 1993, 1996, 1997, 1998, 2000, 2001, 2005 and 2008.

1.2 Section 1.4

[2] Delete the text and insert instead the following words:

This development contributions plan takes effect on [to be inserted - i.e. the date stated in the Minister's section 94EAA direction].

1.3 Section 1.7

[3] Insert the following section after Section 1.6:

1.7 PUBLIC INFRASTRUCTURE RELATED TO DEVELOPMENT IN CATCHMENT 5 LEVIED UNDER THIS PLAN

Notwithstanding any other provision in this plan, development within Catchment 5 – Pitt Town Residential Precinct shall only be levied a contribution under section 94 of the *Environmental Planning and Assessment Act 1979* of a type described in Section 7A of this plan.

2. Amendments to Section 4 of the contributions plan

[4] Insert after the words "New lot = 3.5 people / dwelling" the following words:

New lot in Catchment 5 = 3.2 people / dwelling

3. Amendments to Section 7A of the contributions plan

[5] Delete Section 7A of the contributions plan and insert instead the following:

7A CATCHMENT 5 – PITT TOWN RESIDENTIAL PRECINCT

7A.1 PRELIMINARY

Land in Catchment 5 is shown in Figure 3.

7A.2 CONTRIBUTIONS REQUIRED TO BE MADE BY CATCHMENT 5 DEVELOPMENT

Contributions required to be made by Catchment 5 development are contained in Appendix 1 of this Plan.

There are 2 classes of contributions:

- Contributions applying to development on all land in Catchment 5
- Additional contributions applying to development on land in Catchment 5 not subject to voluntary planning agreement. These contributions relate only to the provision of regional infrastructure and only apply to certain land in Catchment 5.

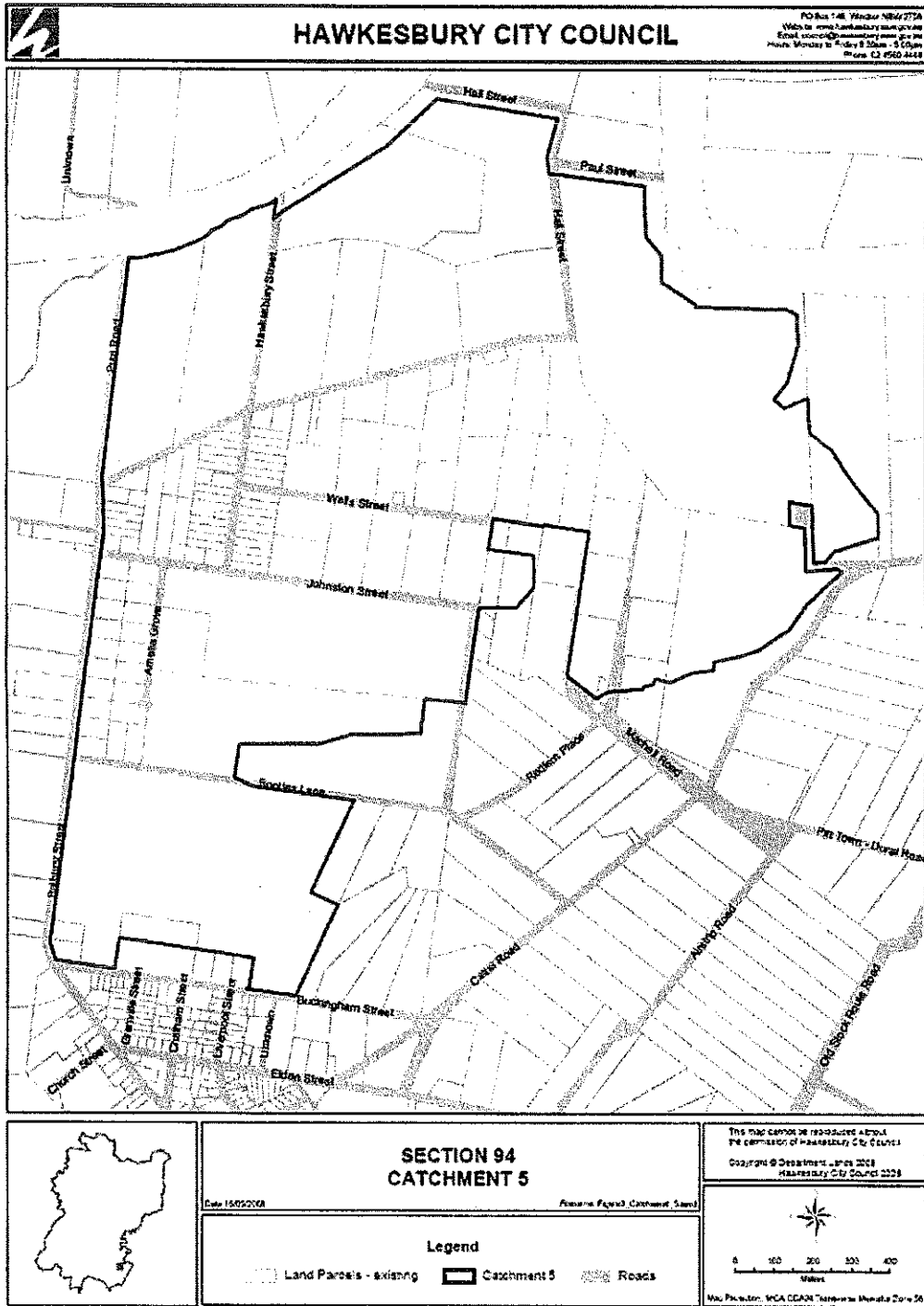
Requirements in relation to the additional contributions are discussed in the following section and in Section 7A.12.

7A.3 SATISFACTORY ARRANGEMENTS FOR THE PROVISION OF REGIONAL TRANSPORT INFRASTRUCTURE

The 'additional contributions' discussed in Section 7A.2 stem from requirements contained in *Hawkesbury Local Environmental Plan 1989*. Clause 55 of that plan requires the Director-General of the Department of Planning to certify that satisfactory arrangements have been made for the provision of regional transport infrastructure prior to the granting of development consent for initial subdivision of land in Catchment 5.

Certain lands in Catchment 5 are the subject of a voluntary planning agreement entered into under section 93F of the *Environmental Planning and Assessment Act 1979*.

Figure 3 - Catchment 5



**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
Pitt Town Residential Precinct Contributions Plan Amendment**

The parties to the agreement are the Minister for Planning, Johnson Property Group Pty Ltd, Bona Vista Properties Pty Ltd, Fernadell Properties Pty Ltd and Vermont Quays Pty Ltd. Lands subject to the planning agreement are as follows:

- Lot 14, DP 865977
- Lot 132, DP 1025876
- Lot 1, DP133026
- Lot 16, DP 1021340
- Lot 17, DP 1021341
- Lot 2, DP 76375

The agreement requires contributions to be made by the developer parties toward the following infrastructure:

- Acquisition of additional land adjoining existing school site
- Contribution toward school construction costs
- Upgrade of 5 intersections
- Upgrade Pitt Town Road shoulders
- Acquisition of conservation lands

Where a developer has committed to make contributions for infrastructure under that agreement, the agreement will be taken to constitute the making of satisfactory arrangements for that infrastructure under clause 55.

Where no voluntary planning agreement or other arrangement has been made by a developer for the provision of the infrastructure listed above (that is, for development on land not included in the planning agreement) then the developer will be required to make additional contributions toward regional infrastructure under this Plan.

The additional contributions are identified in Appendix 1 and further discussed in Section 7A.12

7A.4 EXPECTED DEVELOPMENT AND POPULATION

A maximum of 893 net additional residential allotments are envisaged to be developed in Catchment 5.

The breakdown of allotments on a precinct basis as well as the anticipated staging of development is shown in the following table.

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
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Precinct	Existing lots	Proposed lots	Net additional lots	Staging order	Cumulative net additional lots
Bona Vista (VPA)	2	246	244	1	244
Fernadell (VPA)	1	210	209	2	453
Blighton (VPA)	2	19	17	3	470
Cleary (VPA)	6	112	106	4	576
Thornton (VPA)	1	72	71	5	647
Central Precinct	28	194	166	6	813
Cattai	9	80	71	7	884
Thornton East	1	10	9	8	893
Total	50	943	893		

Note: 'VPA' refers to lands the subject of the planning agreement discussed in Section 7A.3 of this Plan

Only single dwellings will be permissible on the land within this catchment and the assumed occupancy rate for this development is 3.2 persons per dwelling. This occupancy rate is derived from analysis of the latest census figures using Windsor Downs as a basis. Therefore it is expected that the development will generate an additional 2,858 persons.

In calculating the contributions for residential development, it is the additional number of lots or persons that is used as the basis of the calculation. In other words, credit is given for existing development.

7A.5 WORKS SCHEDULE AND NEXUS

The expected development in the Pitt Town Residential Precinct, and its resident population, will have the following impacts on public infrastructure:

- increased use of parklands, sportsgrounds and other recreation areas;
- increased use of community facilities; and
- increased travel and vehicle trips and consequent impacts on the performance of the local and regional transport network.

A range of public infrastructure has been identified as being required to satisfy the anticipated demands of the expected development. This public infrastructure includes the carrying out of works and the acquisition of land.

Council has also expended money in preparing planning controls for the area, including the preparation of this contributions plan, and it intends to recoup the cost of these outlays under this plan.

A summary of the proposed infrastructure, their estimated costs and staging is shown in Appendix 1.

Maps showing the location of the proposed infrastructure are shown in Appendix 1A.

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
Pitt Town Residential Precinct Contributions Plan Amendment**

The following sections provide details on the specification and costs of the various public infrastructure.

7A.6 PRELIMINARY INVESTIGATIONS / PLANS

Council has incurred consultancy costs in preparing this section of the contributions plan and *Hawkesbury Development Control Plan Part E Specific Areas Chapter 4 Pitt Town* which will guide future development. These costs (exclusive of GST) are:

Item	Cost (Nov 2005)
Intersection/Road design	\$7,080
Pitt Town DCP chapter	\$12,853
Land Valuations	\$3,571
TOTAL	\$23,504
TOTAL (CPI updated for March 2008)	\$25,253

The contribution formula for the recoupment of these costs can be expressed as:

$$\text{Contribution per lot} = \text{CI} / \text{T}$$

Where

CI = the cost of the investigations, in dollars

T = the number of additional development lots (i.e. 893)

The contribution rate per lot at March 2008 is shown in the table in Appendix 1.

7A.7 LAND ACQUISITION

Land within Catchment 5 will need to be acquired to provide the additional population with community facilities, recreational buildings, park improvements, and road works.

Land to be acquired is shown in Appendix 1A and consists of the following properties.

Property	Area of Land	Purpose
A. Lot 132 DP 1025876, 18 Johnston Street, Pitt Town	1.32ha rectangular area of land in north-western corner of property	Passive open space
B. Lot 132 DP 1025876, 18 Johnston Street, Pitt Town and Lot 14 DP 865977, 17 Bootles Lane, Pitt Town	31m wide by 313m (approx) long strip of land on eastern side of Item A and Lot 131 DP 1025876, 11 Amelia Grove	Road reserve
C. Lot 14 DP 865977, 17 Bootles Lane, Pitt Town	31m wide by 125m long (approx) strip of land on southern side Lot 131 DP 1025876, 11 Amelia Grove	Road reserve
D. Lot 1 DP 1113833, 7 Buckingham Street, Pitt Town	Trapezoidal shaped area of land with area of 3ha	Active open space

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
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Property	Area of Land	Purpose
E. Lot 1 DP 1113833, 7 Buckingham Street, Pitt Town	Irregular shaped land with area of 4000m ²	Community centre site
F. Lot 1 DP 1113833, 7 Buckingham Street, Pitt Town	Irregular shaped area of land with area of 2ha	Active open space
G. Land fronting Hawkesbury River in Lots 1 and 2 DP 1021340	Irregular shaped area of land in Blighton Precinct with area of 1.6813ha	Open space

The anticipated cost of acquiring this land is \$1,463,862 and has been determined using valuations prepared by a registered valuer.¹

The contribution formula for land acquisition can be expressed as:

$$\text{Contribution per lot} = (\text{CLA} / \text{T}) + \text{A}$$

Where

CLA = the cost of land acquisition

T = the number of additional development lots (i.e. 893)

A = Administration cost, representing the total legal and survey costs associated with acquiring the 7 parcels of land (\$4,800 per acquisition, \$33,600 total as at March 2008)

The contribution rate per lot at March 2008 is shown in the table in Appendix 1.

7A.8 COMMUNITY FACILITIES

Future development in Catchment 5 will generate the need for a new local community facility. A site to the north of the Pitt Town Public School has been identified for the community facility. The area of the site is 4,000m² and is shown on the map included in Appendix 1A.

As explained in Section 5.1 of this plan, the notional standard for local community facilities is 0.3 m² per resident.

In Catchment 5 the actual standard is to be the same as the notional standard. Hence, based on an assumed additional 2,858 persons, the community facility will have an area of not less than 857m². The likely design of this new community facility will be a multi-purpose building that will enable use by different age groups at different times for different purposes.

The anticipated cost of this facility was assessed as \$1,685,250 in November 2005. However that assessment was carried out when the anticipated future net additional population for Catchment 5 was 2,020 persons (i.e. a 606m² centre). For the population of Catchment 5 now envisaged (i.e. 2,858 persons) a larger centre is now proposed.

A break down of the adjusted costs for this facility is shown below.

¹ KD Wood Valuations (Aust) Pty Ltd, *Proposed Acquisitions Pitt Town Development Area*, September 2005

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
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Item (for a 606m ² facility)	Estimated Present Value of Works (Nov 2005)
Construction costs	\$1,200,000
Carpark (50 spaces and lighting)	\$80,000
Landscaping	\$80,000
Application fees and administration costs	\$87,000
Architectural services	\$15,000
Site safety and building security	\$28,000
Utilities	\$45,000
Fit-out	\$70,000
Contingencies (5%)	\$80,250
TOTAL	\$1,685,250
TOTAL (CPI updated for March 2008)	\$1,810,664
ADJUSTED TOTAL FOR A 857m² FACILITY	\$2,560,625

The contribution formula for local community facilities in Catchment 5 can be expressed as:

$$\text{Contribution per lot} = (\text{CCf} / \text{T}) + \text{A}$$

Where

CCf = the cost of community facilities, in dollars

T = the number of additional lots (i.e. 893)

A = Administration cost (\$40 per lot as at November 2005)

The contribution rate per lot at March 2008 is shown in the table in Appendix 1.

7A.9 RECREATION FACILITIES

Future development in Catchment 5 will generate the need for new local recreation facilities.

Recreation facilities include playgrounds, shelters, barbecues, toilets, change rooms, kiosks etc.

Recreational facilities are to be provided within the proposed Bona Vista Park, Fernadell Park, the community facility site, an upgrade of Brinsley Park and in a riverside park in the Blighton Precinct.

A map showing the location of the proposed facilities is shown in Appendix 1A.

A breakdown of the anticipated costs of certain local recreation facilities in Catchment 5 is shown below. The estimate for the Blighton Riverside Park is shown in Appendix 1.

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
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	Estimated Value of Works (Nov 2005)
Bona Vista Park	
Shelters (including seating) X 2	\$50,000
BBQs	\$11,000
Playground	\$70,000
TOTAL	\$131,000
TOTAL (CPI updated for March 2008)	\$140,749
Fernadell Park	
Shelters (including seating) X 4	\$100,000
BBQs	\$11,000
Toilet/change rooms/kiosk	\$200,000
Playground	\$70,000
TOTAL	\$381,000
TOTAL (CPI updated for March 2008)	\$409,353
Community Centre site	
Playground	\$40,000
TOTAL	\$40,000
TOTAL (CPI updated for March 2008)	\$42,977
	Estimated Value of Works (Mar 2008)
Brinsley Park Upgrade	
Earthworks	\$40,000
Soil to address level difference	\$100,000
Retaining wall	\$56,250
Fencing	\$12,000
Turfing	\$74,000
Irrigation	\$67,000
Cricket wicket	\$8,850
Lighting	\$72,000
TOTAL	\$430,100

The contribution formula for local recreation facilities in Catchment 5 can be expressed as:

$$\text{Contribution per lot} = (\text{CRf} / \text{T}) + \text{A}$$

Where

CRf = the cost of recreation facilities, in dollars

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
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T = the number of additional development lots (i.e. 893)

A = Administration cost (\$40 per lot as at November 2005)

The contribution rate per lot at March 2008 is shown in the table in Appendix 1.

7A.10 PARK IMPROVEMENTS

Future development in Catchment 5 will generate the need for park improvements.

Park improvements are to be provided within the proposed Bona Vista Park and Fernadell Park (3 playing fields) and Blighton Riverside Park.

A map showing the location of the proposed facilities is shown in Appendix 1A.

Park improvement include tables and seats, bubblers, irrigation, landscaping, carparks, fencing, signage, lighting, bins etc.

A breakdown of the anticipated costs of certain park improvements in Catchment 5 is shown below. The estimate for the Blighton Riverside Park is shown in Appendix 1.

	Estimated Value of Works (Nov 2005)
Bona Vista Park	
Landscape Plan	\$15,000
Tables and seats	\$10,000
Bubblers X 2	\$8,000
Irrigation	\$10,000
Tanks X 1	\$15,000
Pumps	\$3,000
Plants and gardens	\$30,000
Pathways	\$80,000
Carpark - 20 spaces	\$30,000
Fencing	\$50,000
Signage/entrance	\$20,000
Tree removal	\$5,000
Bins	\$4,500
Lighting	\$5,000
TOTAL	\$285,500
TOTAL (CPI updated for March 2008)	\$306,747

	Estimated Value of Works (Nov 2005)
Fernadell Park	
Landscape Plan	\$15,000
Level playing fields	\$100,000
3rd playing field	\$50,000

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	Estimated Value of Works (Nov 2005)
Fernadell Park	
Retaining walls	\$100,000
Sports field lighting	\$300,000
Seats	\$15,000
Bubblers X 2	\$8,000
Plants and gardens	\$40,000
Irrigation	\$100,000
Pumps	\$15,000
Carpark - 50 spaces	\$60,000
Signage/entrance	\$20,000
Bins	\$20,000
Pathways	\$150,000
Fencing	\$75,000
Lighting	\$7,500
TOTAL	\$1,075,500
TOTAL (CPI updated for March 2008)	\$1,155,537

Being totally new parks, it should be noted that significant establishment costs are contained in the works program in order to provide parks of a comparable standard to those in the other four local catchments.

The contribution formula for local park improvements in Catchment 5 can be expressed as:

$$\text{Contribution per lot} = (\text{CPI} / \text{T}) + \text{A}$$

Where

CPI = the cost of park improvements, in dollars

T = the number of additional development lots (i.e. 893)

A = Administration cost (\$40 per lot as at November 2005)

The contribution rate per lot at March 2008 is shown in the table in Appendix 1.

7A.11 ROAD WORKS

Development within Catchment 5 will require the traffic improvements to the existing road network as well as the construction of new roads.

These road works consist of the following:

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
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Item	Cost (Dec 2005)
Intersection Cattai, Pitt Town Dural & Mitchell Roads	\$706,810
Roundabout Chatham & Eldon Streets	excluded*
Intersection Chatham & Bathurst Streets	\$138,405
Local Roads	\$5,353,162
Flood evacuation route	\$1,388,116
TOTAL	\$7,586,493
TOTAL (CPI updated for March 2008)	\$8,151,069

* this item excluded as there is no need for this work in addition to the Pitt Town Bypass works included in this Plan

The breakdown of local road costs is shown in the following table:

Item	Cost (Nov 2005)
Amelia Grove	excluded*
Bathurst Street	\$1,701,579
Bootles Lane (west)	\$180,816
Bootles Lane (middle)	\$548,592
Buckingham Street (west)	excluded*
Buckingham Street (middle)	\$132,024
Buckingham Street (east)	\$636,720
Hall Street (west)	\$539,736
Hall Street (middle)	excluded*
Hawkesbury Street	\$481,734
Johnston Street (west)	\$358,121
Johnston Street (middle)	\$83,004
New Road (north from Buckingham Street)	\$200,005
New Road (south from Bootles Lane)	\$383,738
Wells Street (west)	\$107,093
TOTAL	\$5,353,162

* these items excluded based on review and refinement of the facility needs for the proposed development in March 2008

A map showing the location of the proposed facilities is shown in Appendix 1A.

A detailed description and costing for these works is contained in Appendix 1.

The contribution formula for road works can be expressed as:

$$\text{Contribution per lot} = CRw / T$$

Where

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
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CRw = the cost of road works, in dollars

T = the number of additional development lots (i.e. 893)

The contribution rate per lot at March 2008 is shown in the table in Appendix 1.

7A.12 STATE AND REGIONAL TRANSPORT INFRASTRUCTURE

Development within Catchment 5 will lead to an increase in the demand for State and regional transport infrastructure.

A range of infrastructure improvements have been identified as being at least partly generated by development in Catchment 5.

The improvements, together with the monetary contributions from Catchment 5 development sought under this Plan, are shown in the following table:

Item	Cost (Mar 2005)
INFRASTRUCTURE COSTS LEVIED ON DEVELOPMENT ON ALL LAND IN CATCHMENT 5	
Mulgrave Railway station parking	\$430,000
Interim bus service for 2 years*^	\$679,810
Contribution to construction of Pitt Town Bypass*#	\$6,000,000
TOTAL	\$7,109,810
TOTAL (CPI updated for March 2008)	\$7,148,980
INFRASTRUCTURE COSTS LEVIED ON DEVELOPMENT ON LAND IN CATCHMENT 5 THAT IS NOT SUBJECT TO VOLUNTARY PLANNING AGREEMENT	
Contribution to construction of Pitt Town Bypass*#	\$6,100,000
TOTAL	\$6,100,000

* these items already indexed to March 2008

^ this item corresponds to bus delivery option 3 identified on page 57 of the TMAP

No allowance for indexing of this item

For the proposed Pitt Town Bypass works, the estimated total cost (\$12.1 million) will be met by developers of land in Catchment 5 as follows:

- \$6 million will be contributed by development on all developable land in Catchment 5; and
- the balance (\$6.1 million) will be contributed as 'additional contributions' by development on land not subject to the voluntary planning agreement discussed in Section 7A.3 of this Plan.

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
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The voluntary planning agreement includes developer commitments to make contributions toward regional infrastructure to the value of approximately \$16.5 million (or approximately \$25,500 per additional development lot). These commitments are deemed to represent satisfactory arrangements for the provision of regional infrastructure under clause 55 of *Hawkesbury Local Environmental Plan 1989*.

This Plan authorises the levying of additional monetary contributions for regional infrastructure on development on land not subject to the voluntary planning agreement. The additional contributions (on a per-lot basis) are comparable to the value of commitments contained in the voluntary planning agreement.

The making of additional contributions under this Plan will be deemed to represent a developer making satisfactory arrangements for the provision of regional infrastructure under clause 55 of *Hawkesbury Local Environmental Plan 1989*.

The timing of the Pitt Town Bypass works will be dependent on the rate of, and monetary contributions received from, Catchment 5 development. All contributions for State and regional transport infrastructure shall be held in trust by the Council until called upon by the relevant State Government agency responsible for the provision of the infrastructure.

A map showing the location of the proposed facilities is shown in Appendix 1A.

The contribution formula for State and regional transport infrastructure cost can be expressed as:

$$\text{Contribution per lot} = (\text{CRI}_{\text{ALL}} / \text{T}_{\text{ALL}}) + (\text{CRI}_{\text{PART}} / \text{T}_{\text{PART}})$$

Where

CRI_{ALL} = the cost of State and regional transport infrastructure to be met by all development in Catchment 5, in dollars

T_{ALL} = the number of additional development lots in Catchment 5 (i.e. 893)

CRI_{PART} = the cost of State and regional transport infrastructure to be met by development on land in Catchment 5 not subject to voluntary planning agreement, in dollars

T_{PART} = the number of additional development lots on land in Catchment 5 not subject to voluntary planning agreement (i.e. 246)

The contribution rates per lot at March 2008 is shown in the table in Appendix 1.

4. Amendments to the contributions plan appendices

4.1 Appendix 1

[6] Delete the title of Appendix 1 and insert instead the following title:

APPENDIX 1

CATCHMENT 5 - WORKS SCHEDULE SUMMARY AND DETAILS

[7] Insert the material on the following pages in Appendix 1:

Pitt Town Residential Precinct Development Contributions Worksheet

ASSUMPTIONS

Total allotments	943 allotments
Total net additional allotments	893 allotments
Average occupancy rate	3.2 persons per dwelling
Total net additional population	2888 persons
Land acquisition cost (non flood affected)	\$15.00 per square metre
Land acquisition cost (flood affected)	\$32.43 per square metre
Embellishment rate for Blighton Riverside Park	246 allotments
Net additional allotments subject to 'additional contributions'	

CPI @ July 2001	135.0
CPI @ Nov 2005	150.5
CPI @ Plan Adoption	154.7
CPI @ Plan Amendment	161.7

Area of land to be acquired (m2)	Costing for s94 plan (ie allowance for indexing and insertion/deletion of items)	Section 94 Contribution (per additional lot)	Commencement of works	Conclusion of works
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Contributions applying to development on all land in Catchment 5

Planning studies				
Preliminary Investigations/Plans	\$ 25,253.13	\$	28.28	before all development is completed
Land Acquisition				
Open space - non flood affected - Bona Vista	13,200	\$ 198,000.00	\$ 221.72	after Bona Vista precinct is commenced
Open space - non flood affected - Fernadell	50,000	\$ 750,000.00	\$ 839.87	after Fernadell precinct is commenced
Open space - flood affected - Blighton	16,813	\$ 252,192.00	\$ 282.41	after Blighton precinct is commenced
Community centre site	4,000	\$ 60,000.00	\$ 67.19	after Fernadell precinct is commenced
Local roads	13,578	\$ 203,670.00	\$ 228.07	after Bona Vista precinct is commenced
Administration		\$ 33,600.00	\$ 37.63	
SUB TOTAL	97,591	\$ 1,497,462.00	\$ 1,676.89	
Local Community Facilities				
Local - Fernadell		\$ 2,560,625.43	\$ 2,867.44	before Fernadell precinct is completed
Administration		\$ 38,378.23	\$ 42.98	before all development is completed
SUB TOTAL		\$ 2,599,003.66	\$ 2,910.42	

Draft

	Area of land to be acquired (m ²)	Costing for #94 plan (ie allowance for indexing and insertion/deletion of items)	Section 94 Contribution (per additional lot)	Commencement of works	Conclusion of works
Local Recreation Facilities					
Local - Bona Vista	\$ 140,748.84	\$ 157.61	after Bona Vista precinct is commenced	before Bona Vista precinct is completed	
Local - Fernadell	\$ 409,353.49	\$ 458.40	after Fernadell precinct is commenced	before Fernadell precinct is completed	
Local - Community Centre	\$ 42,976.74	\$ 48.13	after Fernadell precinct is commenced	before Fernadell precinct is completed	
Local - Brinsley Park (upgraded playing field)	\$ 430,100.00	\$ 481.63	after Fernadell and Bona Vista precincts are completed	before Blighton and Cleary precincts are completed	
Administration	\$ 38,378.23	\$ 42.98		before all development is completed	
SUB TOTAL	\$ 1,061,557.30	\$ 1,188.75			
Local Park Improvement					
Local - Bona Vista	\$ 306,746.51	\$ 343.50	after Bona Vista precinct is commenced	before Bona Vista precinct is completed	
Local - Fernadell	\$ 1,155,537.21	\$ 1,293.99	after Fernadell precinct is commenced	before Fernadell precinct is completed	
Local - Blighton Riverside Park (includes rec facilities)	\$ 974,567.79	\$ 1,091.34	after Blighton precinct is commenced	before Blighton and Cleary precincts are completed	
Administration	\$ 38,378.23	\$ 42.98		before all development is completed	
SUB TOTAL	\$ 2,475,229.74	\$ 2,771.81			
Roadworks					
Intersection Cattai, Pitt Town Dural & Mitchell	\$ 759,409.81	\$ 850.40	after Fernadell and Bona Vista precincts are completed	before all development is completed	
Intersection Chatham & Bathurst	\$ 148,704.91	\$ 166.52	after Bona Vista precinct is commenced	before Fernadell precinct is completed	
Local Roads:	\$ 5,751,536.49	\$ 6,440.69			
Bathurst Street	\$ 1,828,208.46	\$ 2,047.27	after Bona Vista precinct is commenced	before Bona Vista precinct is completed	
Boottles Lane (west)	\$ 194,272.07	\$ 217.55	after Bona Vista precinct is commenced	before Bona Vista precinct is completed	
Boottles Lane (middle)	\$ 589,417.45	\$ 660.04	after Bona Vista precinct is commenced	before Bona Vista precinct is completed	
Buckingham Street (middle)	\$ 141,849.04	\$ 158.65	after Fernadell and Bona Vista precincts are completed	before all development is completed	
Buckingham Street (east)	\$ 684,103.81	\$ 766.07	after Fernadell and Bona Vista precincts are completed	before all development is completed	
Hall Street (west)	\$ 579,902.40	\$ 649.39	after Blighton precinct is commenced	before Blighton and Cleary precincts are completed	
Hawkesbury Street	\$ 517,583.97	\$ 579.60	after Central precinct is commenced	before Thornton and Central precincts are completed	
Johnston Street (west)	\$ 384,771.65	\$ 430.88	after Bona Vista precinct is commenced	before Thornton and Central precincts are completed	
Johnston Street (middle)	\$ 89,181.04	\$ 99.87	after Bona Vista precinct is commenced	before Thornton and Central precincts are completed	
New Road (north from Buckingham Street)	\$ 214,889.09	\$ 240.64	after Fernadell precinct is commenced	before Fernadell precinct is completed	
New Road (south from Boottles Lane)	\$ 412,295.00	\$ 461.70	after Fernadell precinct is commenced	before Fernadell precinct is completed	
Wells Street (west)	\$ 115,062.50	\$ 128.85	after Central precinct is commenced	before Thornton and Central precincts are completed	
Flood Evacuation Route	\$ 1,491,417.66	\$ 1,670.12	after Fernadell and Bona Vista precincts are completed	before all development is completed	
SUB TOTAL	\$ 8,151,068.87	\$ 9,127.74			

Area of land to be acquired (m2)	Costing for \$54 plan (ie allowance for indexing and insert/delete of items)	Section 94 Contribution (per additional lot)	Commencement of works	Conclusion of works
State and regional transport infrastructure				
Mulgrave Railway station parking	\$ 469,170.04	\$ 525.39	after Bona Vista precinct is commenced	before Ferradell precinct is completed
Interim bus service for 2 years	\$ 679,809.93	\$ 761.27	after Bona Vista precinct is commenced	2 years from the date of commencement
Pitt Town Bypass contribution (partial)	\$ 6,000,000.00	\$ 6,718.92	as and when contributions are received	as and when contributions are received
SUB TOTAL	\$ 7,148,979.97	\$ 8,005.58		
Additional contributions applying to development on land in Catchment 5 not subject to voluntary planning agreement*				
State and regional transport infrastructure				
Pitt Town Bypass contribution (partial)	\$ 6,100,000.00	\$ 24,796.75	as and when contributions are received	as and when contributions are received
SUB TOTAL	\$ 6,100,000.00	\$ 24,796.75		
TOTAL WORKS VALUES AND CONTRIBUTIONS PER LOT				
DEVELOPMENT ON ALL LAND IN CATCHMENT 5	\$ 22,958,554.68	\$ 25,709.47		
DEVELOPMENT ON LAND NOT SUBJECT TO PLANNING AGREEMENT*	\$ 29,058,554.68	\$ 50,506.22		

* Voluntary planning agreement means the planning agreement entered into between the Minister for Planning, Johnson Property Group Pty Ltd, Bona Vista Properties Pty Ltd, Ferradell Properties Pty Ltd and Vermont Quays Pty Ltd. Lands subject to the planning agreement are as follows:

- Lot 14, DP 865977
- Lot 132, DP 1025876
- Lot 1, DP133026
- Lot 16, DP 1021340
- Lot 17, DP 1021341
- Lot 2, DP 76375

Anticipated staging of development and infrastructure for Pitt Town Residential Precinct

Precinct	Existing lots	Lots proposed	Net additional lots	Anticipated staging order	Cumulative net additional lots	Contributions receipts collected in each stage	Cumulative contributions receipts at end of each stage
Bona Vista (VPA)	2	246	244	1	244	\$6,273,110	\$6,273,110
Fernadell (VPA)	1	210	209	2	453	\$5,373,279	\$11,646,389
Blighton (VPA)	2	19	17	3	470	\$437,061	\$12,083,450
Cleary (VPA)	6	112	106	4	576	\$2,725,204	\$14,808,653
Thornton (VPA)	1	72	71	5	647	\$1,825,372	\$16,634,026
Central Precinct	28	194	166	6	813	\$8,384,032	\$25,018,057
Cattai	9	80	71	7	884	\$3,585,941	\$28,603,999
Thornton East	1	10	9	8	893	\$454,556	\$29,058,555
Total	50	943	893				

Summary (for calculation of additional contributions)

Land subject to voluntary planning agreement	12	659	647
Land not subject to voluntary planning agreement	38	284	246
Total	50	943	893

Facility category total costs

Land Acquisition	\$1,497,462
Local Community Facilities	\$2,599,004
Local Park Improvement	\$2,475,230
Local Recreation Facilities	\$1,061,557
Roadworks	\$8,151,069
State and regional transport infrastructure	\$13,248,980

Matching of staging schedule to anticipated receipts

Completion threshold (assuming staging order above)	Cumulative lots	Cumulative works value	Receipts	Cash position of contribution plan
Before end of Bona Vista precinct development	244	\$3,461,063	\$6,273,110	\$2,812,047
Before end of Fernadell precinct development	453	\$10,364,425	\$11,646,389	\$1,281,964
Before end of Blighton and Cleary precinct development	576	\$12,601,187	\$14,808,653	\$2,207,466
Before end of Thornton and Central precinct development	813	\$13,707,787	\$25,018,057	\$11,310,271
Before end of development	893	\$29,058,555	\$29,058,555	\$0

Draft

Works Items Notes

Blighton Riverside Park

Council's standard for the provision of open space in Pitt Town is 2.8 ha per 1,000 residents. Applying this standard results in the following open space requirement: **3,0013 hectares**. Section 94 facilities must be located in a way that they can be conveniently access by the population of the expected development. In the context of the subject site, this means ideally providing open space facilities closer to the existing Pitt Town village. Priority must therefore be assigned to including the open space shown in the concept plan that can be accessed by most of the development's population. That is, Fernadell and Bona Vista Park.

These parks comprise an area of **1,3200 hectares**. There is therefore a balance of **1,6813 hectares** to be provided to serve the future population. It is recommended that this open space be provided in the form of a riverside park in the Blighton precinct.

All other proposed land dedication for open space in the Blighton precinct is beyond the minimum open space benchmark and should not be included in the section 94 plan.

The cost of this facility is determined as follows:

Park improvements and recreation facilities:	\$562,156.67	Cost based on the unit cost of embellishing a similar sized park (Bona Vista Park) - i.e. \$32.43/m2 indexed.
Additional river-related recreation facilities:	\$412,411.12	Cost based on JPG cost of jetty, childrens bike track and toilets shown on page 24/25 of the draft VPA prepared by JPG
Total	\$974,567.79	

Draft

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
Pitt Town Residential Precinct Contributions Plan Amendment**

4.2 Appendix 1A

[8] Insert the material on the following pages after Appendix 1:

**Direction under Section 94EAA of the Environmental Planning and Assessment Act 1979
Pitt Town Residential Precinct Contributions Plan Amendment**

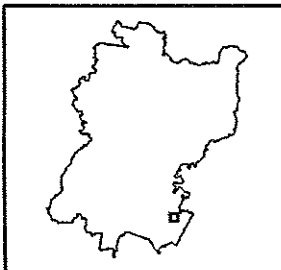
APPENDIX 1A

CATCHMENT 5 - WORKS SCHEDULE MAPS



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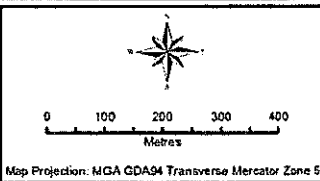


**SECTION 94
LAND ACQUISITION**
Date: 16/05/2008 Filename: Figure4_Catchment_5_Land_Acquisition.mxd

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Legend

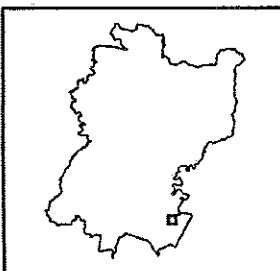
Land Parcels - existing	Land Acquisition	Roads
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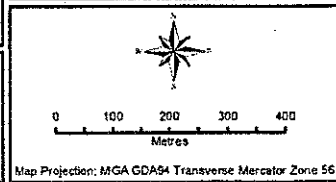
**SECTION 94
COMMUNITY FACILITY**

Date: 16/05/2008 Filename: Figure5_Catchment_5_Community_Facility.mxd

Legend

- Land Parcels - existing
- Community Facility
- Roads

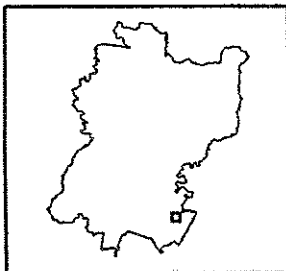
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SECTION 94 RECREATIONAL FACILITIES

Date: 16/05/2008

Filename: Figure6_Catchment_5_Recreational_Facilities.mxd

Legend		
	Land Parcels - existing	
	Recreational Facilities	
		Roads

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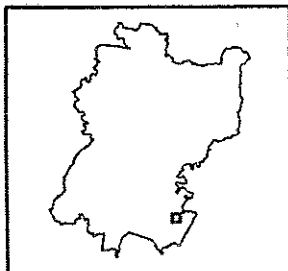
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Metres

Map Projection: MGA GDA94 Transverse Mercator Zone 56



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SECTION 94 PARK IMPROVEMENTS

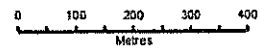
Date: 16/05/2008

Filename: Figure7_Catchment_5_Park_Improvements.mxd

- Legend**
- Land Parcels - existing
 - Park Improvements
 - Roads

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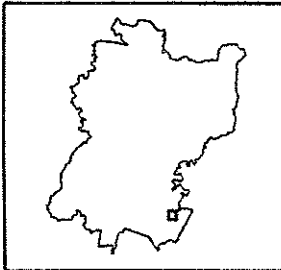
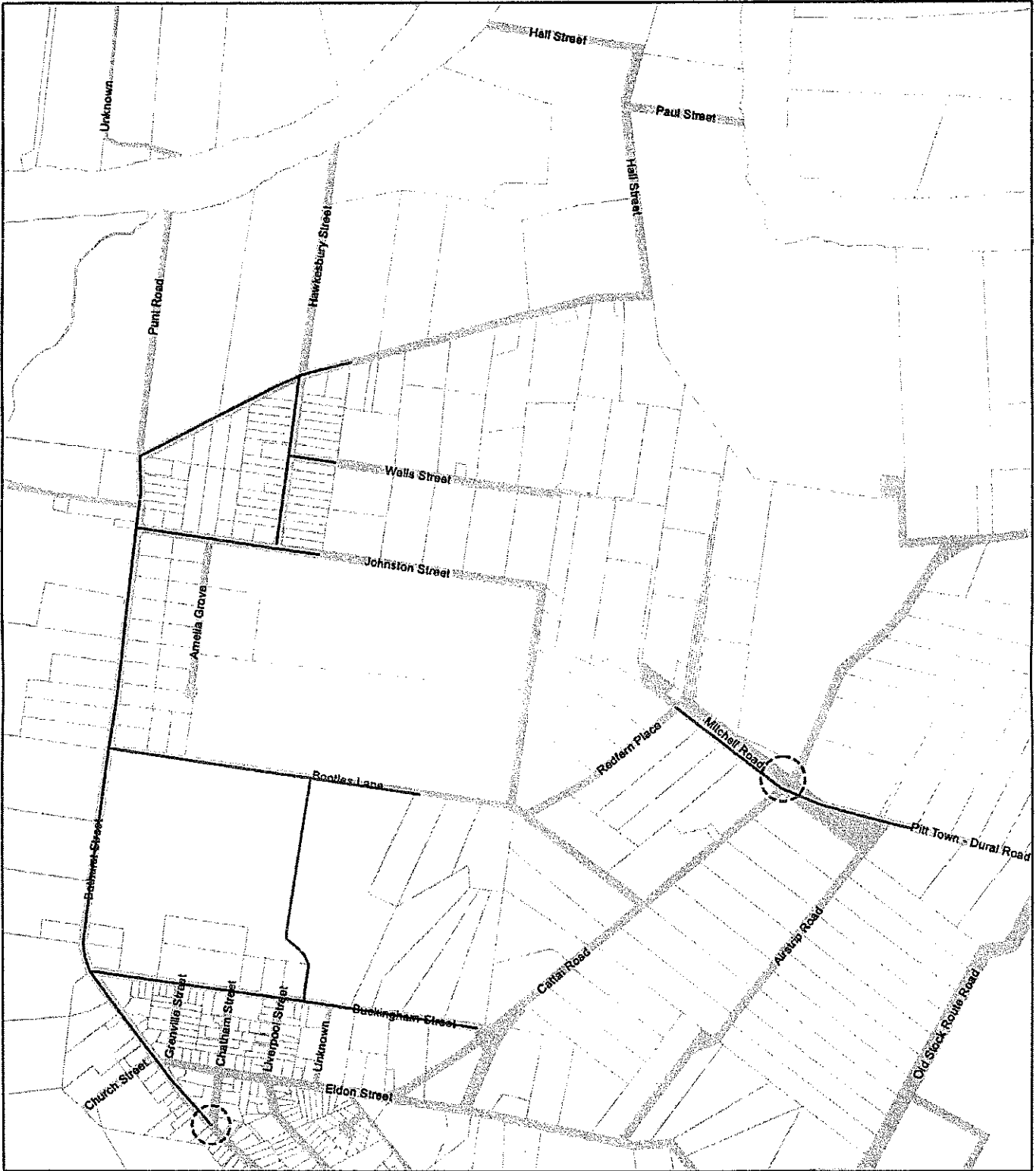


Map Projection: MGA GDA94 Transverse Mercator Zone 58



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SECTION 94 ROAD WORKS

Date: 16/05/2008

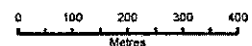
Filename: Figure5_Catchment_5_Road_Works.mxd

Legend

- Land Parcels - existing
- Roads
- Road Improvements
- Intersection Improvements

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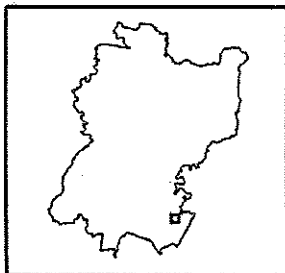
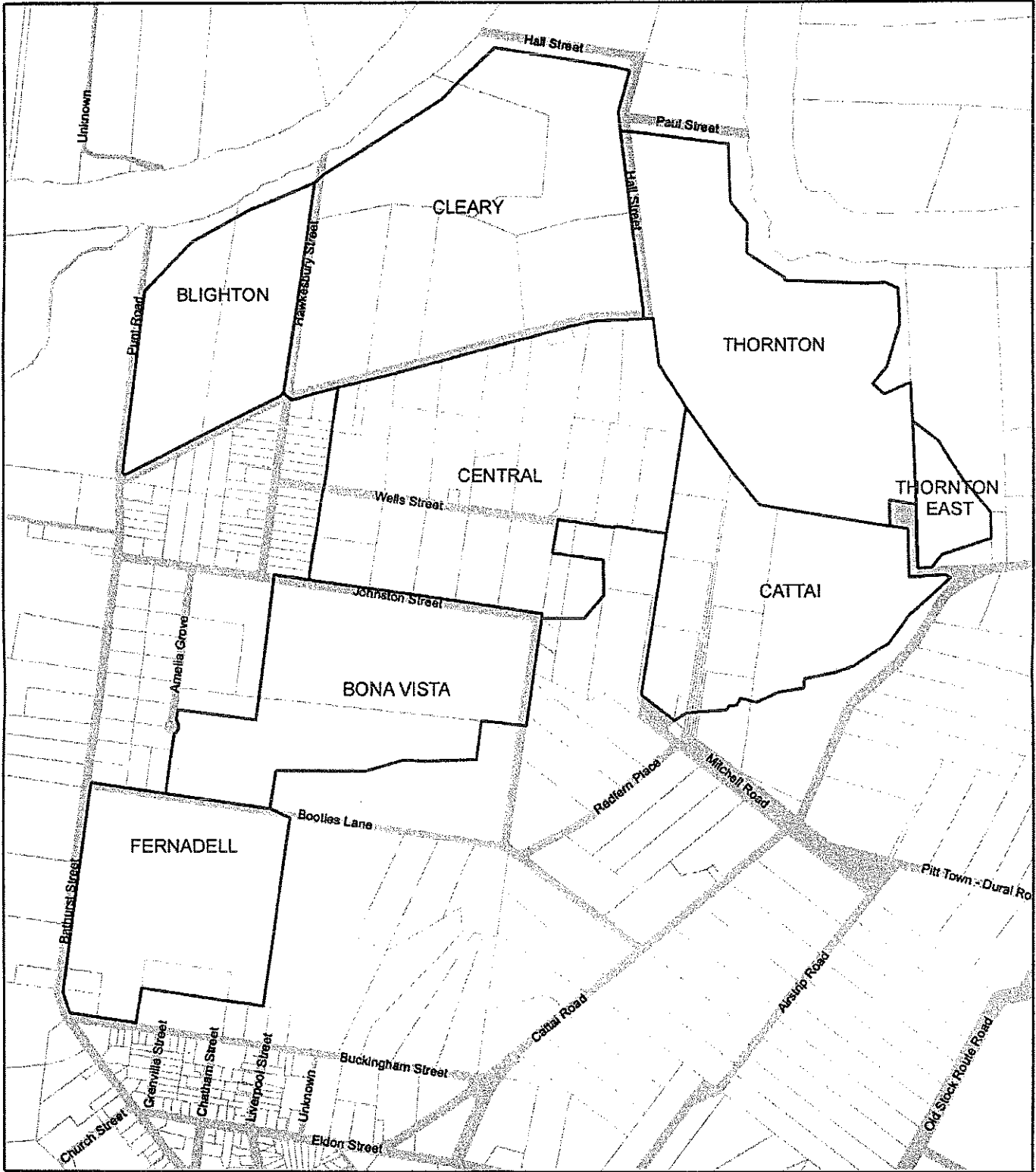


Map Projection: MGA GDA94 Transverse Mercator Zone 56



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SECTION 94 PRECINCTS

Date: 16/05/2008

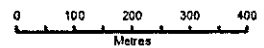
Filename: Figure10_Catchment_5_Precincts.mxd

Legend

- Land Parcels - existing
- Precincts
- Roads

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Department of Planning



New South Wales

**State Environmental Planning Policy
(Major Projects) Amendment (Pitt
Town) 2008**

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979* in accordance with the recommendation made by the Minister for Planning. (S08/00552-1/PC)

FRANK SARTOR, M.P.,
Minister for Planning

Clause 1 State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008*.

2 Aims of Policy

The aim of this Policy is to amend the *Hawkesbury Local Environmental Plan 1989*:

- (a) to establish appropriate zoning and other development controls on land to which this Policy applies, and
- (b) to provide for appropriate development on land to which this Policy applies that satisfies the principles of ecologically sustainable development and to promote the social and economic welfare of the community, and
- (c) to encourage the revitalisation of land to which this Policy applies.

3 Land to which Policy applies

This Policy applies to land in Pitt Town shown on the map marked "State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Application Map" deposited in the office of the Council of the City of Hawkesbury.

4 Amendment of Hawkesbury Local Environmental Plan 1989

Hawkesbury Local Environmental Plan 1989 is amended as set out in Schedule 1.

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008

Amendment of Hawkesbury Local Environmental Plan 1989

Schedule 1

Schedule 1 Amendment of Hawkesbury Local Environmental Plan 1989

(Clause 4)

[1] Clause 5 Definitions

Insert at the end of the definition of *the map* in clause 5 (1):

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Density Control Map

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Heritage Map

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Application Map

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Zoning Map

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Lot Size Map

[2] Clause 10 Subdivision—general

Omit clause 10 (5). Insert instead:

- (5) All subdivision is prohibited on the Pitt Town Site unless the area of each lot created for a dwelling house is equal to or greater than the minimum lot sizes for the land shown on the Lot Size Map and the number of lots created does not exceed the density control for the land shown on the Density Control Map.

[3] Clause 10 (7)

Insert after clause 10 (6):

- (7) In this clause:

Density Control Map means the map marked “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Density Control Map”.

Lot Size Map means the map marked “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Lot Size Map”.

Pitt Town Site means the land shown on the map marked “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Application Map”.

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008

Schedule 1 Amendment of Hawkesbury Local Environmental Plan 1989

[4] Clause 13 Subdivision by adjustment or relocation of boundaries

Omit “Hawkesbury Local Environmental Plan 1989 (Amendment No 145)” from clause 13 (1) (f).

Insert instead “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Application Map”.

[5] Clause 54 Pitt Town—heritage

Omit “Hawkesbury Local Environmental Plan 1989 (Amendment No 145)” from clause 54 (1).

Insert instead “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Heritage Map”.

[6] Clause 55 Pitt Town—subdivision and regional transport infrastructure

Omit “Hawkesbury Local Environmental Plan 1989 (Amendment No 145)” from clause 55 (1).

Insert instead “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Zoning Map”.

[7] Clause 55 (3) (a)

Omit “the commencement of *Hawkesbury Local Environmental Plan 1989 (Amendment No 145)*”.

Insert instead “18 August 2006”.

[8] Clause 55 (3) (b)

Omit “the commencement of that plan”. Insert instead “18 August 2006”.

[9] Clause 56

Insert after clause 55:

56 Savings in relation to development applications made before the commencement of State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008

If a development application is made before the commencement of *State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008* and is not finally determined before that commencement, the application is to be determined as if that policy had not been made.