Hawkesbury City Council

Section 94
contributions
plan
2008

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1 INTRODUCTION

New development generates additional demand for open space, recreational facilities, community facilities, road works and the like. Section 94 of the Environmental Planning & Assessment Act 1979 permits Councils to require persons developing land to pay monetary contributions and/or dedicate land to meet the increased demand for public services and amenities generated by development.

This plan sets out the guidelines for administration of Section 94 Contributions and more specifically, makes the public aware of how Section 94 Contributions are formulated and Council's intentions regarding the type, location and timing of the public amenities and services to be provided.

1.1 WHAT IS THE NAME OF THIS DEVELOPMENT CONTRIBUTIONS PLAN?

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 AREA THE PLAN APPLIES

This plan applies to all land within the local government area (LGA) of Hawkesbury City Council as shown in Figure 1.

1.3 WHAT IS THE PURPOSE OF THIS DEVELOPMENT CONTRIBUTIONS PLAN?

The purpose of this Development Contributions Plan is to:

(a) provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
(b) ensure that adequate public facilities are provided for as part of any new development;
(c) to authorise the council to impose conditions under Section 94 of the *Environmental Planning and Assessment Act 1979 (EP & A Act)* when granting consent to development on land to which this plan applies;
(d) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
(e) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and,
(f) enable the council to be both publicly and financially accountable in its assessment and administration of development contributions plan.

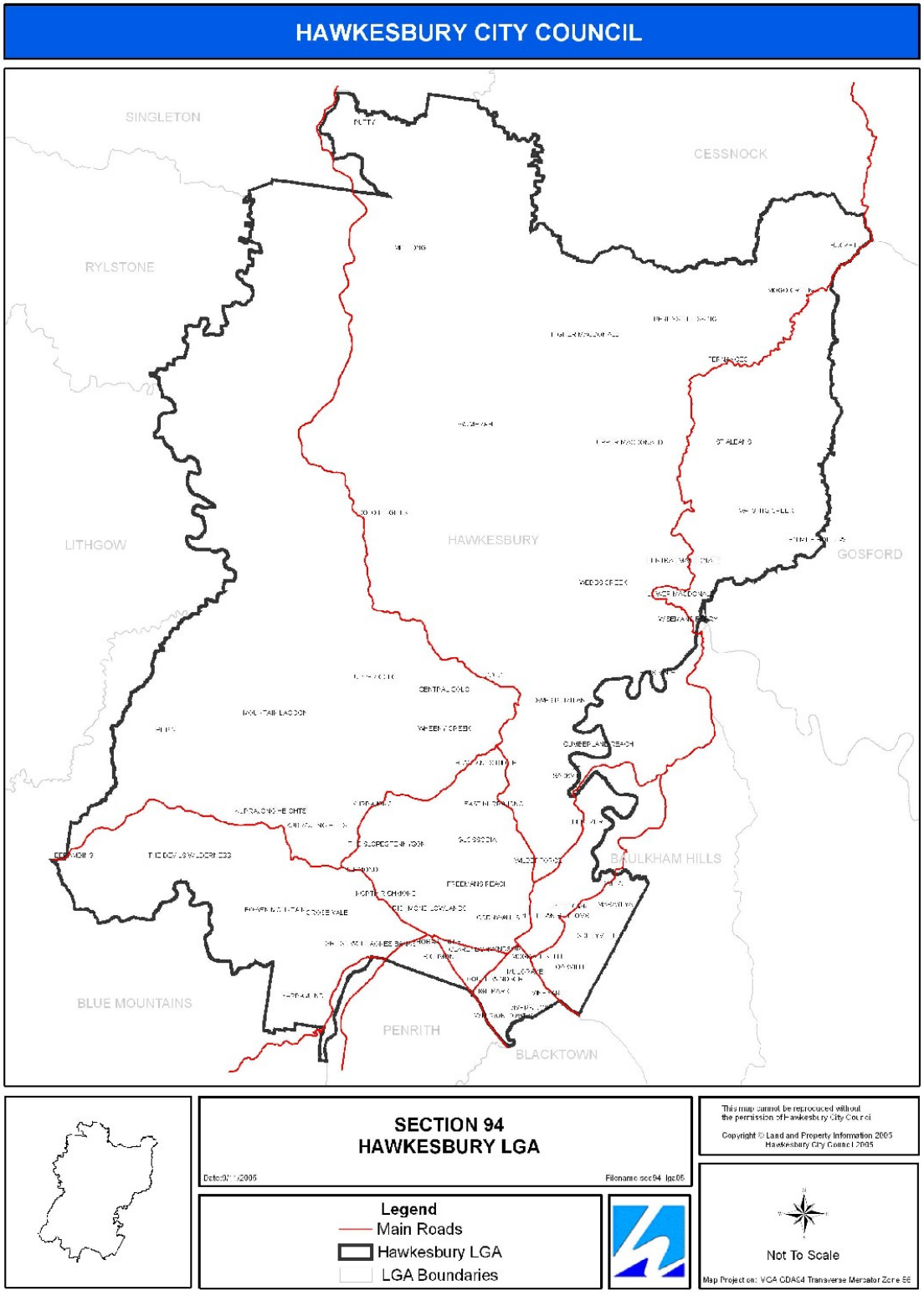


Figure 1 - Hawkesbury Local Government Area

1.4 COMMENCEMENT OF THE PLAN

This development contributions plan takes effect on that date that public notice of its approval is given in a local newspaper.

Editor's note: The Public Notice for this Plan appeared in the Hawkesbury Gazette on 10 December 2008.

1.5 RELATIONSHIP TO OTHER PLANS

The development contributions plan supplements the provisions of the Hawkesbury Local Environmental Plan 1989 and Hawkesbury Development Control Plan and any amendments or additional plans which they may supersede.

These plans must be consulted by applicants when deciding to develop, as they set down standards and guidelines for different development types. Depending upon the development type, the appropriate contributions will then be determined.

1.6 BASIC PRINCIPLES OF S94

Council may levy Section 94 Contributions for:

1. public services and public amenities which are to be provided in the future, or

2. those public services and facilities which Council has already provided ahead of demand, in anticipation of increased population or demand.

It is important to recognise that Section 94 Contributions are to meet demands generated by new development. The contributions are not in any way used to help address the service demands of existing residents.

In order for Council to require Section 94 Contributions for development, three principles must apply. These principles are:-

- *a contribution must be for, or relate to, a planning purpose;*
- *a contribution must fairly and reasonably relate to the subject development; and*
- *the contribution must be such that the responsible planning authority, duly appreciating its statutory duties, could have properly imposed.*

Apart from addressing the above three principles, the nexus or relationship between the development and the facilities being provided must be clearly demonstrated in the contributions plan. Therefore, as long as contributions are fair, reasonable and directly related to development and a clear relationship can be established between the demand for the facility or the types of services, then a Section 94 Contribution can be applied. Levying contributions on development is important as it reduces the cost burden of new development on the existing residents and ensures the provision of an acceptable level of public amenity and service to new development in the Hawkesbury LGA.

For each type of amenity and service for which a contribution is required, within this plan the following will be addressed:-

- *the nexus between the development and the provision of the public amenity or service*
- *the level of provision*
- *the contribution rate*
- *the catchment area*
- *a Works Schedule outlining works to be undertaken.*

The purpose of providing this information is to give a clear background behind the contribution rate and the facilities and amenities which will ultimately be provided to meet the demands of new development.

This Contributions Plan will be reviewed periodically and adjusted where required. This is because anticipated development trends and population predictions cannot be precisely determined.

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 AIMS AND OBJECTIVES

In light of the above introduction and the basic principles of Section 94 Contributions Plans, the aims and objectives of this Contributions Plan are:

- *To ensure that the Section 94 Contributions levied on new development in the Hawkesbury LGA are reasonable. This will be achieved by establishing a level and range of public services and public amenities which are most appropriate to the needs and expectations of new residents.*

- *To ensure that an appropriate level in the provisions of public amenities and services occurs in the Hawkesbury LGA by making clear Council's intentions regarding the type, location and timing of the public amenities and services in this area.*

- *To ensure that public services and public amenities are provided as early as practicable and in line with new demands.*

- *To ensure that the capital cost of providing the public amenities and public services described in this Plan and as detailed in the Works Schedule of the Contributions Plan are funded by developer contributions on an equitable basis, employing a user pays policy regarding the funding identified for public services and public amenities so that existing residents of the LGA are*

not subsidising new development. In return, any public amenities and public services to be provided under this Contributions Plan are not for the purpose of making up the shortfalls in the services and amenities of the existing residents.

- *To establish the nexus (relationship) between the proposed new development and the need for increased public amenities and services in the LGA. This will be established by providing the link between the increases in the population and the established level for the provision of the services and amenities identified in this Contributions Plan.*

3 POPULATION GROWTH AND AMENITIES AND SERVICES

3.1 DEFINITION OF S94 CONTRIBUTION CATCHMENT AREAS

It is important to predict where the new arrivals in the community are going to live so that the demand for public amenities and services that they generate can be satisfied in a cost effective manner. In other words, contributions levied by Council must be spent within an area which is accessible to the contributor. For the purpose of this document, this area is defined as a "catchment".

In preparing the original 1992 Contributions Plan the following research was undertaken prior to defining the "catchment" boundaries:

- Subdivision and medium density housing commencements were mapped for the period 1989 - 1991.
- Activity/Nodes were identified and mapped. These activity nodes included shopping and commercial centres and community activities.
- Highly used road routes were identified and mapped.
- Physical constraints such as rivers, slope, floodplain, wetlands and bushfire hazard were identified and mapped.
- "Collector districts" from the 1986 Census were mapped and population data used to identify trends in facilities provision.
- The growth rate attributable to residential land releases and potential for future development was examined.

It quickly became obvious that the Hawkesbury River physically divides the LGA into two regions as crossing the river is difficult, being restricted to three bridges and four ferries.

Applying the other factors mentioned above further refined the analysis and resulted in four catchments being originally formed.

Subsequent amendments to the original Contributions Plan have re-examined past and future population and development trends and the validity of defining the four catchments in original 1992 plan has stood the test of time.

However, as a result Hawkesbury Local Environmental Plan 1989 - Amendment 145 and the likely future development of land to the north of Pitt Town village Catchment 5 was

added to the Contributions Plan on 18 August 2006. Catchment 5 is separately discussed in Section 7A of this plan.

The location of the five catchments is shown in Figure 2.

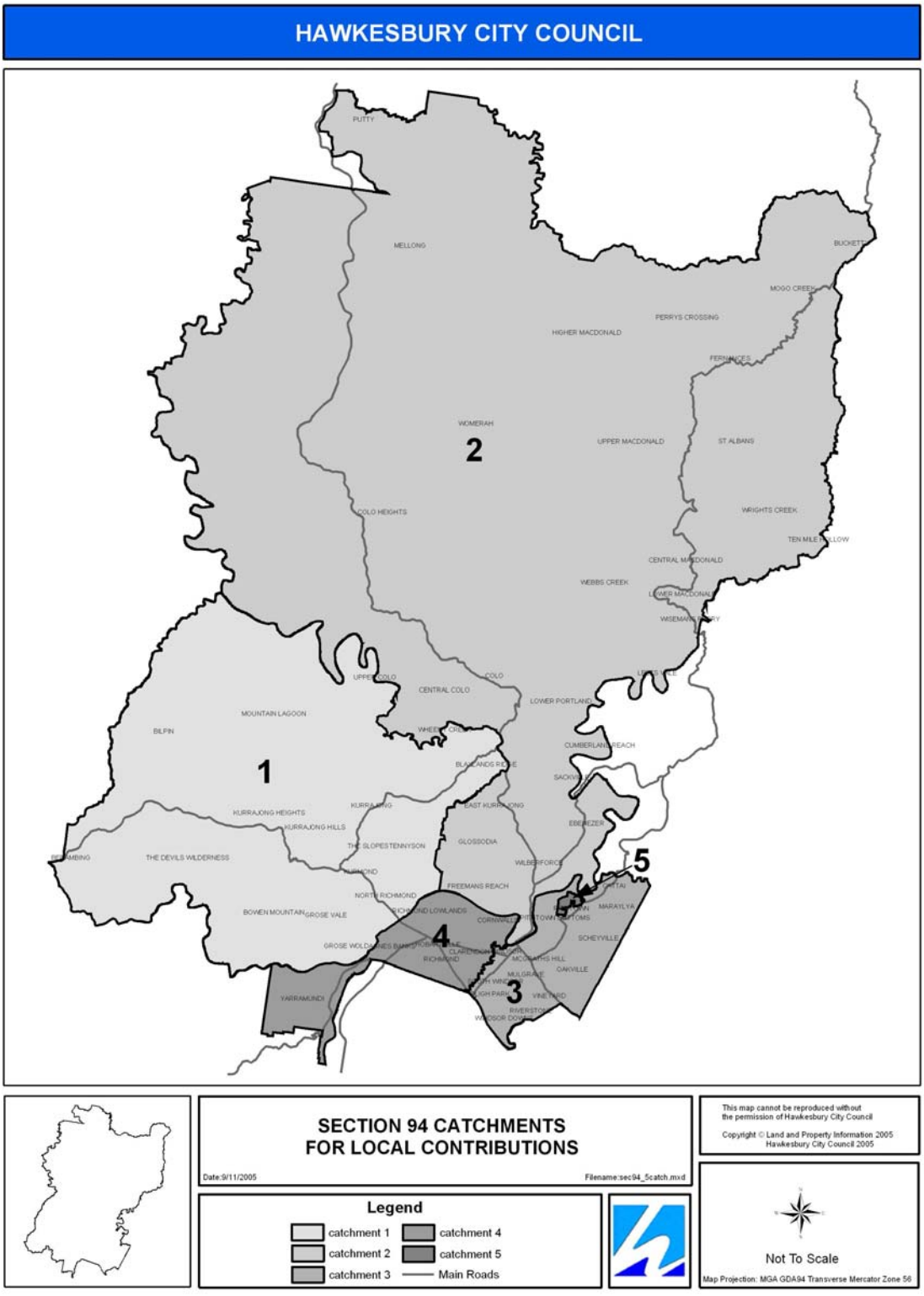


Figure 2 - Location of catchments

3.2 SUMMARY OF POPULATION CHANGE 1991-1996

	1991	1996	No. Change	% Change
Catchment 1	11,828	13,172	1,344	11.36%
Catchment 2	10,781	11,441	660	6.12%
Catchment 3	18,676	22,807	4,131	22.12%
Catchment 4	10,038	9,961	(77)	-0.77%
TOTAL	51,323	57,381	6,058	11.80%

The above tables shows population growth, by catchment, for the Hawkesbury LGA for the period 1991 to 1996 based on census information. The table illustrates annual growth for the period of 5 years to 1996 of 11.80%, which is annual growth rate of 2.36%.

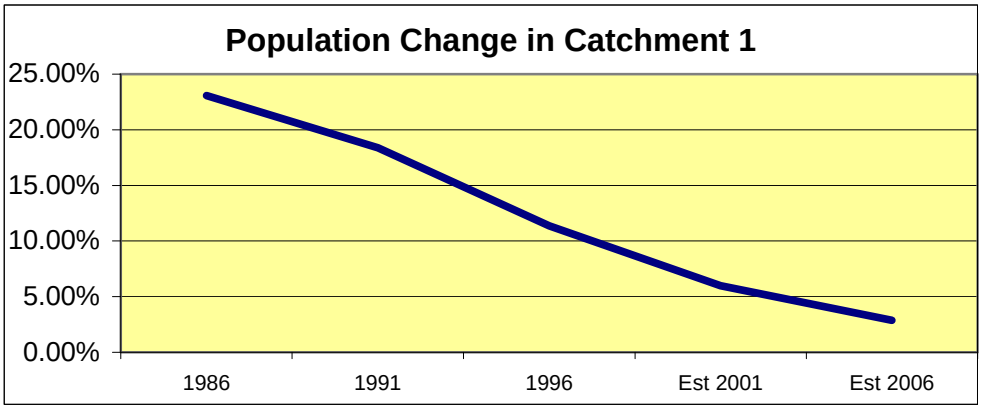
There are limited opportunities in each catchment for increased density through infill developments. These are difficult to predict in terms of numbers and location. Section 94 contributions are levied for this development and each plan review will assess the level of such development.

3.3 EXPECTATIONS OF GROWTH

The following tables show estimated population growth, by catchment, for the period 1996 - 2001, based on available information. The tables also show an estimate for population growth for the period 2001 - 2006, based on existing trends with reference to likely future development in each catchment.

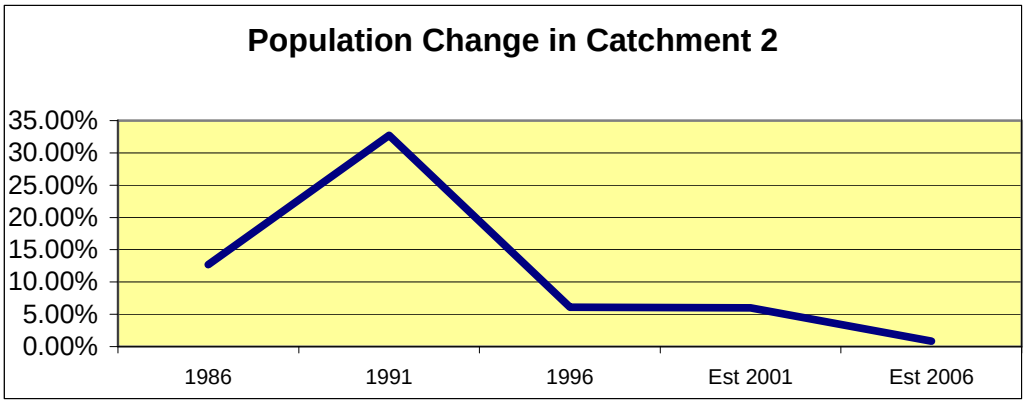
Catchment 1

Year	Population	Population Change	% Change	Avge Annual Pop'n Growth
1981	8,118			
1986	9,991	1,873	23.07%	4.61%
1991	11,828	1,837	18.39%	3.68%
1996	13,172	1,344	11.36%	2.27%
Est 2001	13,962	790	6.00%	1.20%
Est 2006	14,595	633	4.5%	0.9%



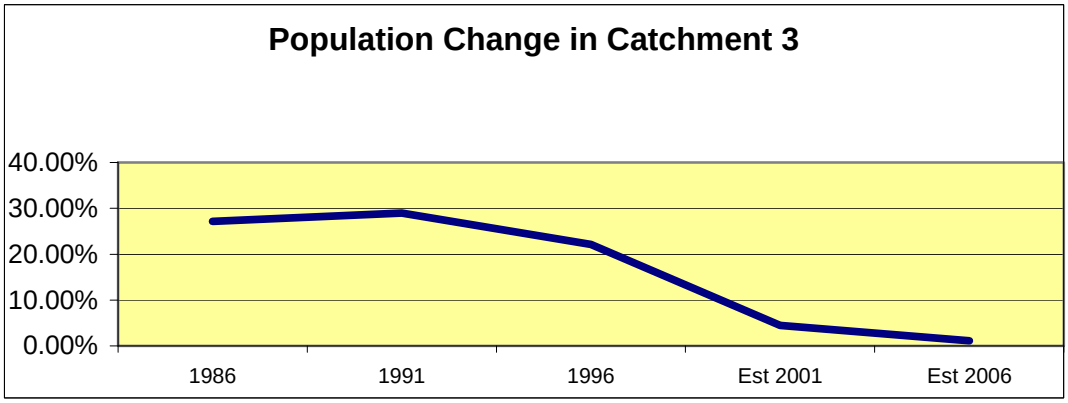
Catchment 2

Year	Population	Population Change	% Change	Avge Annual Pop'n Growth
1981	7,207			
1986	8,123	916	12.71%	2.54%
1991	10,781	2,658	32.72%	6.54%
1996	11,441	660	6.12%	1.22%
Est 2001	12,127	686	6.00%	1.20%
Est 2006	12,227	100	0.82%	0.16%



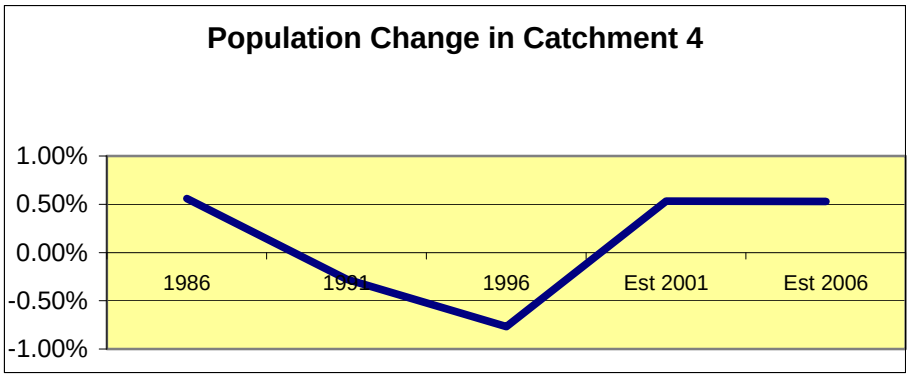
Catchment 3

Year	Population	Population Change	% Change	Avge Annual Pop'n Growth
1981	11,389			
1986	14,482	3,093	27.16%	5.43%
1991	18,676	4,194	28.96%	5.79%
1996	22,807	4,131	22.12%	4.42%
Est 2001	23,833	1,026	4.50%	0.90%
Est 2006	25,259	1,426	5.98%	1.20%



Catchment 4

Year	Population	Population Change	% Change	Avge Annual Pop'n Growth
1981	10,010			
1986	10,066	56	0.56%	0.11%
1991	10,038	-28	-0.28%	-0.06%
1996	9,961	-77	-0.77%	-0.15%
Est 2001	10,014	53	0.53%	0.11%
Est 2006	10,067	53	0.53%	0.11%



Total

It is anticipated that the population growth, as a result of development for the period 1996 to 2001 will be in the order of 2,555 persons and an average growth rate of 0.89%. Infill development is to be monitored closely and the plan revised to accommodate any variances from these projections. The forecast population increases on which Section 94 contributions are collectable for the period 2001 - 2006 by catchment are shown below.

Catchment 1	633
Catchment 2	100
Catchment 3	1426
Catchment 4	53
TOTAL	2,212

The incoming population over the five year period July 2001 to July 2006 will generate demands for many public amenities and services, including:-

- Community Facilities
- Recreation Facilities
- Open Space
- Car Parking in Commercial Areas

- Road Intersection Improvements
- Drainage

Also, future industrial and commercial developments may generate the need for contributions for, drainage, road maintenance and intersection improvements.

4 OCCUPANCY RATE

The following occupancy rates are used in this Plan for the purpose of calculating contributions on a per lot or dwelling basis for community facilities, recreation facilities and open space.

New lot	=	3.5 people/dwelling
New lot in Catchment 5	=	3.2 people / dwelling

Multi-Unit Housing (villas, townhouses, flats, dual occupancy)

3 bedrooms	=	2.6 people/dwelling
2 bedrooms	=	2.3 people/dwelling
1 bedroom	=	1.8 people/dwelling

For other residential development types, contributions will be calculated in accordance with an appropriate occupancy rate determined by the nexus between the residential development and the demand for facilities generated.

In calculating the contributions for residential development, it is the **increased** number of persons which is used as the basis of the calculation. In other words, credit is given for existing development on the land.

5 COMMUNITY FACILITIES

Community facilities include buildings such as Child Care Centres, Community Centres, Neighbourhood Centres (Community Halls, Schools of Arts etc.), Function Centres and Libraries. The design of new community buildings as specified in this plan is best described as multi-purpose and will enable use by different age groups at different times for different purposes.

These types of buildings will be required to be provided in each catchment. In some cases, existing buildings can be extended or altered; in other cases, new buildings will have to be erected. The cost of these buildings includes the bricks and mortar, car parking provision and landscaping etc. The estimated costing for the construction of such facilities is extracted from the Rawlinson's Construction Cost Guide and is estimated to be \$1,808.11 per m^2 (2001).

5.1 NOTIONAL AND ACTUAL STANDARD FOR COMMUNITY FACILITIES

To arrive at a per person or per dwelling contribution rate for Community Facilities, it is necessary to establish a "standard". In other words, what is a reasonable amount of Community Facilities floor space/person that Council can require "new" people to contribute towards? The notional standard for community buildings has been determined to be 0.5 m^2 per capita. Of this 0.3 m^2 should be local facilities and 0.2 m^2 would comprise of district facilities. District facilities refer to community infrastructure that services the entire population base, for example the city library.

A comparison of the notional standard for community facilities within each catchment and the actual standard is summarised in the table below.

Catchment	Population (1996)	Existing floor space (m^2) (July 1998)	Actual standard (m^2)	Notional Standard (m^2)
1	13,172	3,104	0.2357	0.3000
2	11,441	2,653	0.2319	0.3000
3	22,807	5,067	0.2222	0.3000
4	9,961	3,500	0.3514	0.3000
District	57,381	14,360	0.2503	0.2000

In those catchments where a shortfall exists, i.e.: the actual standard is below the notional standard, Hawkesbury City Council is committed to financing the shortfall. Developers will be required to contribute at a level equivalent to the actual standard.

5.2 CONTRIBUTION FORMULA

Considering the above information the contribution formula for local and district community facilities can be expressed as

Contribution = N x [A+ (C x S)]

Where:
- N = Number of Occupants
- A = Admin Cost (@$12.50 per capita)
- C = Actual cost of providing facility/m^2
- S = Community facilities actual standard for catchment. If actual standard is greater than the nominal standard then the nominal standard is to be used

Hence the contribution rates from 1 July 2001 is as detailed in the table below.

	Local Facilities Contribution per person	District Facilities Contribution per person	Total Contribution payable per person
Catchment 1	$438.67	$374.12	$812.79
Catchment 2	$431.80	$374.12	$805.92
Catchment 3	$414.26	$374.12	$788.38
Catchment 4	$554.93	$374.12	$929.05

Note: Above contribution rates adopted by Council on 11 September 2001.

5.3 WORKS PROGRAM

The contributions collected for community facilities under this plan will be expended in accordance with the works program detailed below. The works program also takes into consideration unexpended monies collected under earlier versions of this plan.

Project	Catchment	Projected Year for Works	Estimated Present Value of Works
Nth Richmond Community Centre Extensions	1	2001/2002	$485,968
Kurrajong District Community Facility	1	2005/2006	$290,293
Glossodia Community Centre Extensions	2	Current	$179,799
Glossodia Community Centre Extensions	2	2005/2006	$100,650
Sth Windsor - Family & Children's Centre	3	2002/2003	$362,000
Sth Windsor - Family & Children's Centre	3	2005/2006	$116,578
Yarramundi Community Centre	4	Current	$27,433
Richmond Senior Citizens Centre	4	2001/2002	$38,000
Hobartville Community Centre Extension	4	2002/2003	$197,687
Hobartville Community Centre Extension	4	2005/2006	$117,728
New Library	District	2005/2006	$1,811,431
Extension to Hawkesbury Senior Citizens Centre - Richmond	District	2009	$1,500,000

6 RECREATION FACILITIES

Even though there is an abundance of open space land within the LGA, this land is under-utilised principally due to a lack of facilities and embellishments. Recreation facilities include amenities blocks, change rooms, kiosks, park shelters and swimming pools. These types of facilities will be required to be provided in each catchment.

The estimated costing for the construction of such facilities is extracted from the Rawlinson's Construction Cost Guide and is estimated to be $2,092.77 per m^2 (2001).

6.1 NOTIONAL AND ACTUAL STANDARD FOR RECREATION FACILITIES

To arrive at a per person or per dwelling contribution rate for Recreation Facilities, it is necessary to establish a "standard". In other words, what is a reasonable amount of Recreation Facilities floor space/person that Council can require "new" people to contribute towards? The notional standard for recreation buildings has been determined to be 0.15 m^2 per capita. Of this 0.12 m^2 should be local facilities and 0.03 m^2 would comprise district facilities.

A comparison of the notional standard for community facilities within each catchment and the actual standard as is summarised in the table below.

Catchment	Population (1996)	Existing floor space (m^2) (July 1998)	Actual standard (m^2)	Notional Standard (m^2)
1	13,172	1,128	0.0856	0.1200
2	11,441	1,300	0.1136	0.1200
3	22,807	3,237	0.1419	0.1200
4	9,961	1,255	0.1260	0.1200
District	57,381	9,521	0.1659	0.0300

In those catchments where a shortfall exists, i.e.: the actual standard is below the notional standard, Hawkesbury City Council is committed to financing the shortfall. Developers will be required to contribute at a level equivalent to the actual standard.

6.2 CONTRIBUTION FORMULA

Considering the above information the contribution formula for local and district recreation buildings can be expressed as

$$\text{Contribution} = N \times [A + (C \times S)]$$

Where:
- N = Number of Occupants
- A = Admin Cost (@$12.50 per capita)
- C = Actual cost of providing facility/m^2

S = Community facilities actual standard for catchment

Hence the contribution rates from 1 July 2001 is a detailed in the table below.

	Local Facilities Contribution per person	District Facilities Contribution per person	Total Contribution payable per person
Catchment 1	$191.64	$75.28	$266.92
Catchment 2	$250.24	$75.28	$325.52
Catchment 3	$263.63	$75.28	$338.91
Catchment 4	$263.63	$75.28	$338.91

Note: Above contribution rates adopted by Council on 11 September 2001

6.3 WORKS PROGRAM

The contributions collected for recreational buildings under this plan will be expended in accordance with the works program detailed below. The works program also takes into consideration unexpended monies collected under earlier versions of this plan.

Project	Catchment	Projected Year for Works	Estimated Present Value of Works
Memorial Park Shelter	1	Current	$10,000.00
Bowen Mountain-H/cap amenities	1	Current	$18,886.00
Kemsley Down Reserve amenities	1	Current	$111,771.00
Navua Reserve Amenities	1	Current	$54,859.00
Kemsley Downs, Shelter	1	2001/2002	$14,000.00
Turnball Park Improvements	1	2002/2003	$75,000.00
Bilpin - Disabled Toilet	1	2003/2004	$8,900.00
Powell Park, Picnic Shelter	1	2003/2004	$15,000.00
Memorial Park - Rotunda	1	2005/2006	$81,434.00
Wilberforce Park Shelters	2	Current	$15,214.00
Woodland Park - Shelter/Tables	2	2001/2002	$12,000.00
Woodbury Park Storage Facility	2	2005/2006	$30,467.00
McLeod Park Amenities	3	Current	$28,000.00
Pool Park Amenities	3	Current	$64,000.00
Bligh Pk Berger Rd-Awning	3	Current	$20,000.00
Berger Rd Lakeside Amenities	3	Current	$43,970.00
Berger Lakeside Shelter/Tables	3	Current	$31,255.00
McQuade Park Shelter	3	Current	$10,000.00
Maraylya Pk Disabled Aments	3	Current	$20,000.00
Bligh Pk Tennis Courts - Disabled Toilet	3	2001/2002	$15,000.00

Sth Windsor Netball - Disabled Toilet	3	2001/2002	$20,000.00
South Windsor Netball Court Building Extension	3	2001/2002	$70,000.00
Cattai Bridge Reserve, Amenities	3	2001/2002	$45,000.00
Cattai Bridge Reserve, Shelter	3	2001/2002	$12,000.00
Berger Rd Lakeside Facilities	3	2005/2006	$90,623.00
Icely Park-Amenities Ext	4	Current	$52,115.00
Pugh's Lagoon - Shelter	4	2001/2002	$20,000.00
Tamplin Field - Shelter	4	2002/2003	$12,000.00
Smith Park - Rotunda	4	2005/2006	$55,542.00
Hanna Pk Public Amenities	District	Current	$120,000.00
Richmond Park Rotunda	District	Current	$60,000.00
Friendship Park - Shelter	District	Current	$20,000.00
Colbee Park Shelter	District	2001/2002	$20,000.00
Friendship Park Shelter	District	2001/2002	$20,000.00
Kurrajong Heights Lookout Platform	District	2003/2004	$30,000.00
Hanna Park Shelters	District	2005/2006	$35,814.00

7 PARK IMPROVEMENTS

Types of park improvements include playgrounds, park furniture, earthworks, sporting infrastructure and landscaping.

The same catchments identified in community facilities and recreation facilities apply to park improvements. It has been deemed 60% of the total contribution payable by developers should be spent on local facilities within the collection catchment. The remaining 40% of the developer's contribution will be spent on district facilities for use by new residents.

Below is a table estimating the average cost of constructing a park to serve 1200 residents.

Improvements	**2001 Cost**
Groundworks (earthworks, irrigation, turf	$112,058.10
Park Furniture (BBQ, Seat & Tables, fencing, signage)	$18,433.80
Playground Equipment	$25,738.02
Landscaping (garden beds, tree planting, revegetation)	$58,905.00
Facilities Construction (lighting, sporting infrastructure)	$100,942.38
Car Parking	$23,104.62
Cost of average park construction for 1200 residents	$339,181.92

Per Capita Cost	**$282.65**

7.1 CONTRIBUTION FORMULA

Contribution = N x [A+ C]

Where: N = Number of Occupants
A = Admin Cost (@$12.50 per capita)
C = Actual cost of providing facility/m^2 (i.e 60% of $282.65 for local catchment facilities and 40% of $282.65 of district facilities)

Contribution rates from 1 July 2001 are provided in the following table.

Catchment	Local Facilities Contribution per person	District Facilities Contribution per person	Total S94 Contribution Payable
1	$182.09	$125.56	$307.65
2	$182.09	$125.56	$307.65
3	$182.09	$125.56	$307.65
4	$182.09	$125.56	$307.65

Note: Above contribution rates adopted by Council on 11 September 2001

7.2 WORKS PROGRAM

The contributions collected for park improvements under this plan will be expended in accordance with the works program detailed below. The works program also takes into consideration unexpended monies collected under earlier versions of this plan.

Project	Catchment	Projected Year for Works	Estimated Present Value of Works
Kemsley Downs-Playground	1	Current	$30,180
Redbank Ck- Landscaping	1	Current	$35,650
Navau Reserve Landscaping	1	Current	$30,000
Hanna Park Landscaping	1	Current	$10,000
Hawkesbury Park Skate Park	1	Current	$47,119
Nth Richmond Park Shelter	1	Current	$11,945
Memorial Park - Landscaping	1	2003/2004	$50,000
McMahon Park - 400m Track	1	2005/2006	$48,783
Wilberforce Park Landscaping	2	Current	$22,270
Woodbury Pk Landscape Bush Regeneration	2	Current	$20,000
Woodlands Park - Carparks	2	2005/2006	$28,012
Colbee Park Groundwork	3	Current	$91,585
Berger Rd Lake-L/scaping	3	Current	$22,927

Winifred Banks L/scaping	3	Current	$3,013
Pool Park - Improvements	3	Current	$50,000
McQuade Park Landscaping	3	Current	$38,808
McLeod Pk Landscaping	3	Current	$20,000
Berger Rd Irrigation	3	Current	$69,000
McQuade Park Fencing	3	Current	$12,000
Berger Road Sportsfield Floodlights	3	2003/2004	$27,000
Bligh Pk/Sth Windsor - Skate Park	3	2005/2006	$23,497
Pughs Lagoon Stage 2 Improvements	4	2001/2002	$19,000
Yarramundi - Bush Regeneration, Track Construction & Fencing	4	2001/2002	$33,473
Richmond Park - Parklighting	4	2005/2006	$47,360
Benson's Lane Groundworks	District	Current	$11,704
Richmond Park Landscaping	District	Current	$30,000
Benson's Lane Landscaping	District	Current	$50,000
Rickabys Ck Footbridge	District	Current	$60,000
North Richmond Skate Park	District	2001/2002	$45,881
Community Nursery	District	2001/2002	$105,000
Macquarie Park - Bank stabilisation, bush regeneration, track construction, furniture	District	2004/2005	$50,000
Charles Kemp Memorial Reserve	District	2005/2006	$47,902

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 certain land in Catchment 5 being the Central, Cattai and Thornton East precincts as shown in Appendix 1A. These contributions relate only to the provision of regional infrastructure.

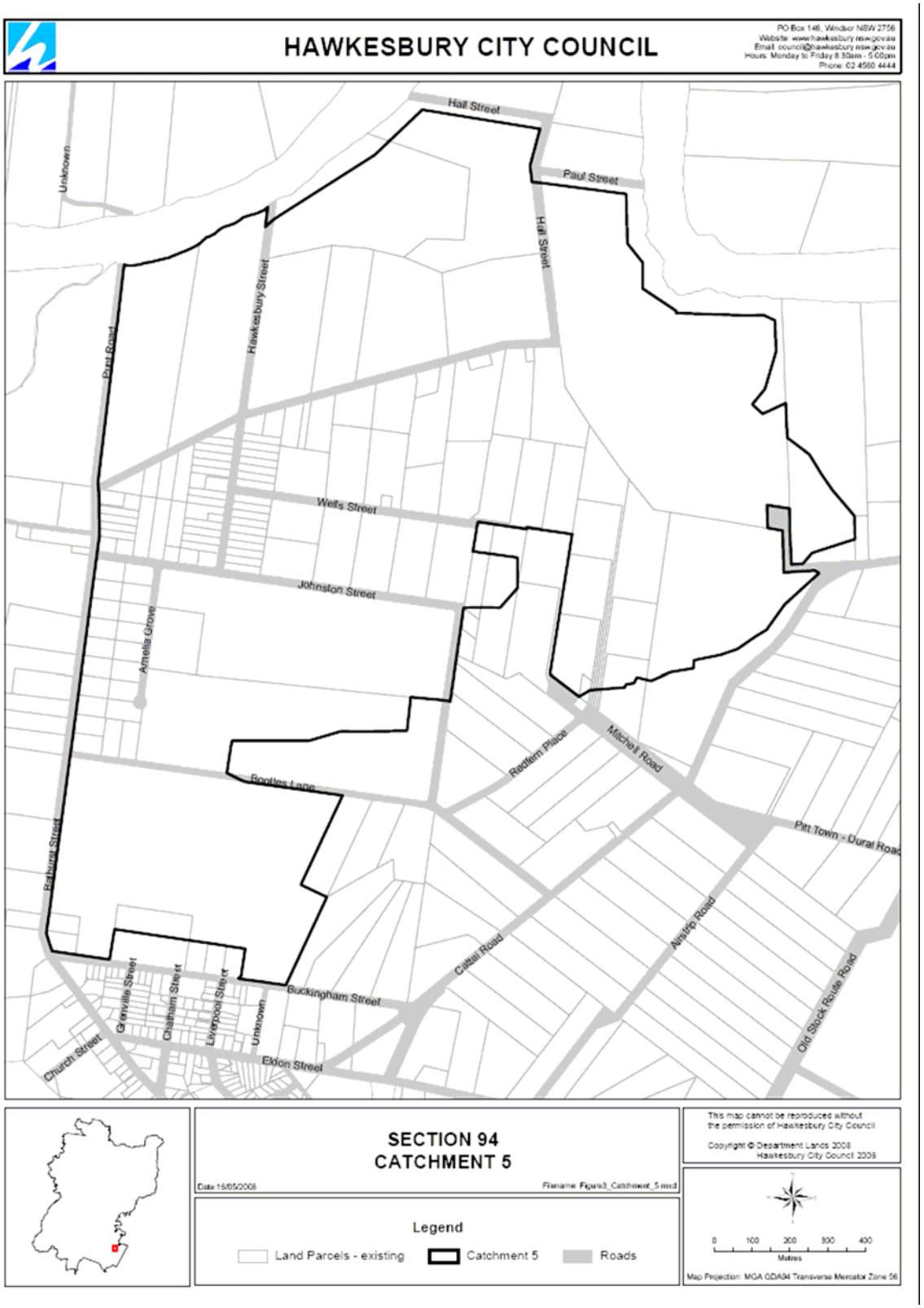
Requirements in relation to the additional contributions are discussed in the following section and in Section 7A.12.

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



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 101 DP 1113833 (previously Lot 1, DP133026)
- Lot 16, DP 1021340
- Lot 17, DP 1021340
- 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

The voluntary planning agreement will be taken to constitute the making of satisfactory arrangements for regional infrastructure under clause 55 for land subject of the agreement and for the following lots for which further regional infrastructure contributions will not be sought:

- Lot 11, DP 1021340
- Lot 12, DP 1021340
- Lot 13, DP 1021340
- Lot 14, DP 1021340
- Lot 15, DP 1021340
- Lot 18, DP 1021340

Accordingly, the commitments made under the voluntary planning agreement are deemed to represent satisfactory arrangements under clause 55 for the development of the Bona Vista, Fernadell, Blighton, Cleary and Thornton precincts as shown in the precinct plan at Appendix 1A.

Where no voluntary planning agreement or other arrangement has been made by a developer for the provision of the infrastructure listed above then the developer will be required to make additional contributions toward regional infrastructure under this Plan (that is, for development of land within the Central, Cattai and Thornton East Precinct as shown in the precinct map at Appendix 1A).

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. A map showing the location of the precincts is included in Appendix 1A.

Precinct	Existing lots	Proposed lots	Net additional lots	Staging order	Cumulative net additional lots
Bona Vista	2	246	244	1	244
Fernadell	1	210	209	2	453
Blighton	2	19	17	3	470
Cleary	6	112	106	4	576
Thornton	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		

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 the 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. 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:

Contribution per lot = CI / 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 101 DP 1113833, 7 Buckingham Street, Pitt Town	Trapezoidal shaped area of land with area of 3ha	Active open space
E. Lot 101 DP 1113833, 7 Buckingham Street, Pitt Town	Irregular shaped land with area of 4000m2	Community centre site
F. Lot 101 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 11 and 12 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:

Contribution per lot = (CLA / T) + 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.

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

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.

Item (for a 606m2 facility)	**Estimated Present Value of Works (Nov 2005)**
Construction costs	$1,200,000
Carpark (71 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:

Contribution per lot = (CCf / T) +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.

Bona Vista Park	**Estimated Value of Works (Nov 2005)**
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**

Brinsley Park Upgrade	**Estimated Value of Works (Mar 2008)**
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:

Contribution per lot = (CRf / T) +A

Where

CRf = the cost of recreation facilities, 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.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.

Bona Vista Park	**Estimated Value of Works (Nov 2005)**
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**

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

Fernadell Park	**Estimated Value of Works (Nov 2005)**
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:
Contribution per lot = (CPi / T) +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:

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:

Contribution per lot = CRw / T

Where

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 THE CENTRAL, CATTAI AND THORNTON EAST PRECINCTS OF CATCHMENT 5 AS SHOWN IN APPENDIX 1A	
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 in the Central, Cattai and Thornton East precincts discussed in Section 7A.3 of this Plan.

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 for development of the Fernadell, Bona Vista, Blighton, Cleary and Thornton precincts as shown on the precinct plan at Appendix 1A.

This Plan authorises the levying of additional monetary contributions for regional infrastructure on development on land within the Central, Cattai and Thornton East precincts. 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:

Contribution per lot = (CRiALL / TALL) + (CRiPART / TPART)

Where:

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

TALL = the number of additional development lots in Catchment 5 (i.e. 893)

CRiPART = the cost of State and regional transport infrastructure to be met by development on land in the Central, Cattai and Thornton East precincts.

TPART = the number of additional development lots on land in the Central, Cattai and Thornton East precincts (i.e. 246)

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

8 CAR PARKING

New development in commercial centres generates parking demands. Sometimes it is not practical or feasible to provide on-site parking. In these cases, it is reasonable for Council to accept a contribution in lieu of providing on-site parking and to provide parking in a location that is accessible to the development that has generated the car parking demand.

Different commercial activities generate different parking demands. The Hawkesbury Development Control Plan must be consulted to determine the relevant parking requirements for different land uses.

The area to which this Contributions Plan applies in relation to car parking is the land designated in Hawkesbury Local Environmental Plan 1989 as General Business 3(a) and Special Business 3(b).

The estimated cost for construction of the parking space is extracted from Rawlinson's Construction Cost Guide and is currently estimated at $1,428 (2001) per space.

8.1 CONTRIBUTION FORMULA

The contribution formula for a car parking space can be expressed as

Contribution per parking space = C + (A x V)

Where C = Cost of Construction
A = Area of land to be acquired
V = Value of land

Hence the contribution rate from 1 July 2001 is detailed below.

Cost of construction, $1,428
Area of land is 35 m^2
Value of land $250/$m^2$

1 car parking space = $10,178

This contribution rate adopted by Council on 11 September 2001.

It is intended to collect car parking contributions and expend them within five years on the basis of suitable land becoming available within that period

9 INTERSECTION IMPROVEMENTS

When new development occurs in the Mulgrave industrial area, it generates additional traffic. All traffic flows from and onto Windsor Road via three intersections, namely Curtis Road, Groves Avenue and Park Road. These intersections need to be upgraded to accommodate the increase in industrial traffic. The location of the intersection improvement contribution map is shown in Figure 10.

9.1 CONTRIBUTION FORMULAE

$$\text{Contribution} = \frac{\text{Cost of Intersection}}{\text{Area of Developable land}}$$

Contribution rate of Curtis Road/Windsor Road Intersection

Cost of intersection = $100,290 (1992)
Area of developable land = 130,737 m^2

Contribution = $0.77/$m^2$

Contribution rate for Groves Avenue and Park Road Intersections

Cost of intersection	=	2 x $251,800 (1992)
Area of developable land	=	428,000 m^2
Contribution	=	$1.18/$m^2$

These contribution rates adopted by Council on 14 December 1992.

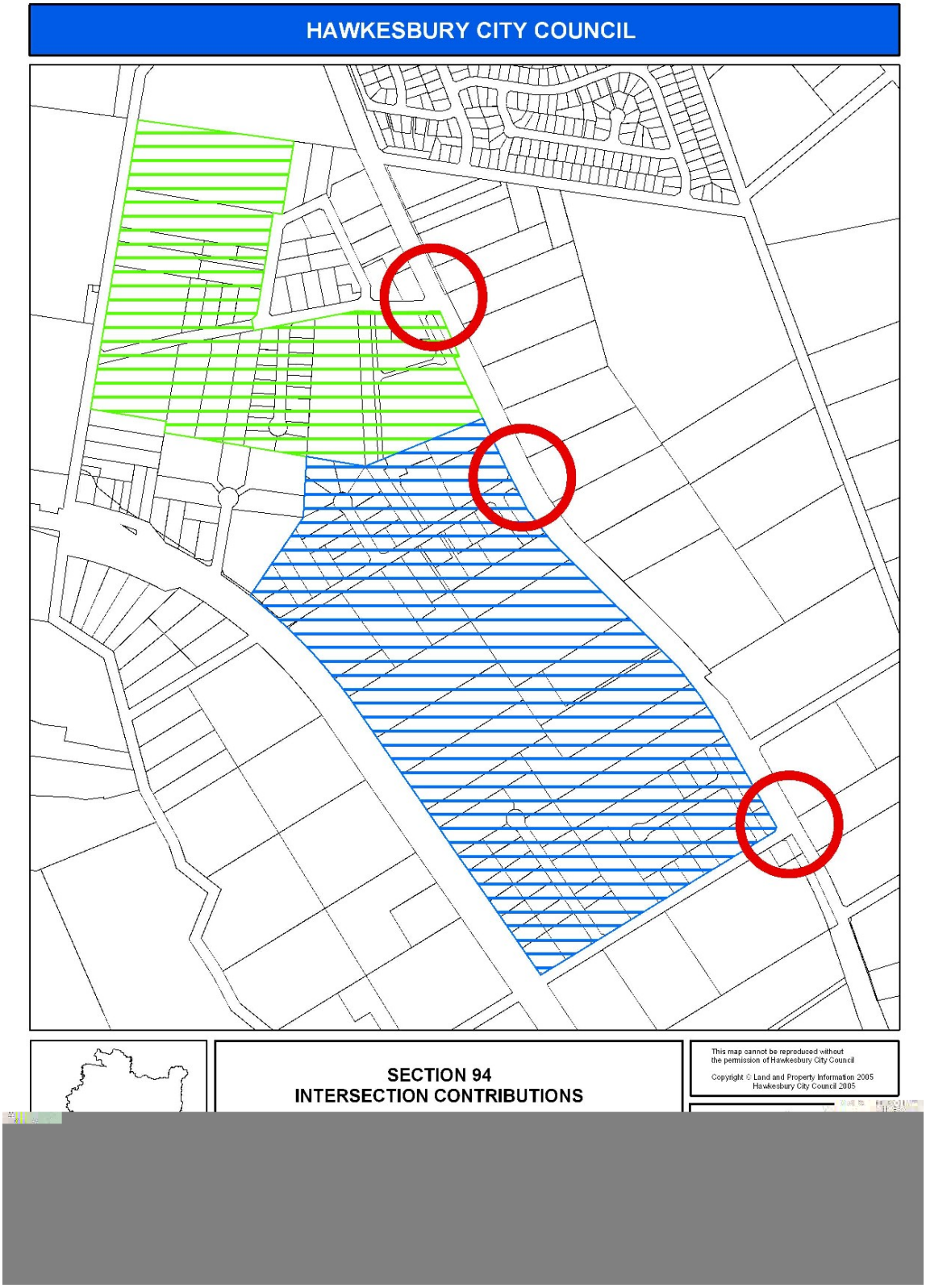


Figure 10 - Intersection Improvements

Administration costs are factored into the contributions for community facilities, recreational facilities and park improvements.

13 PAYMENT OF CONTRIBUTIONS

13.1 WHEN IS THE CONTRIBUTION PAYABLE?

Council requires Section 94 contributions to be paid in full as follows:

- **Development involving subdivision only:**
  Prior to release of final plan of subdivision (i.e. Subdivision Certificate)

- **Development involving building work only:**
  Prior to issue of Construction Certificate

- **Development involving subdivision and building work (e.g. dual occupancy, integrated housing):**
  Prior to release of final plan of subdivision (i.e. Subdivision Certificate) or prior to issue of construction certificate for the building works, whichever occurs first.

- **Development where no Construction Certificate is required:**
  Prior to occupation/commencement of the development.

13.2 CONSTRUCTION CERTIFICATES AND THE OBLIGATION OF ACCREDITATED 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 work 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 provide to the 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 exception to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

13.3 COMPLYING DEVELOPMENT AND THE OBLIGATION OF ACCREDITATED CERTIFIERS?

In accordance with Section 94EC(1) of the *EP & A Act*, accredited certifiers must impose a condition requiring monetary contributions in accordance with this development

contributions plan for industrial buildings and industrial building additions, as is applicable.

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

13.4 CAN PAYMENTS BE DEFERRED?

Council may allow payment of contributions to be deferred in the following cases only:

- deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program;

- where the applicant intends to make a contribution by way of a planning agreement, works in kind or land dedication in lieu of a cash contribution and council and the applicant have a legally binding agreement for the provision of the works and land dedication; or

- there are circumstances justifying the deferred or periodic payment of the contribution.

Deferred payments as outlined above are acceptable only where an unconditional bank guarantee is provided for the amount deferred. Bank guarantees will be accepted on the following conditions:

- the guarantee must carry specific wording, for example "drainage contributions for stage 3";

- the guarantee will be for the contribution amount plus the estimated amount of compound interest foregone by Council for the anticipated period of deferral, (refer to formula below);

- Council may call up the guarantee at any time without reference to the applicant, however the guarantee will generally be called up only when cash payment has not been received, land is not dedicated or material public benefit not provided by the end of the period of deferral;

- the period of deferral will be as agreed where land is to be dedicated or a material public benefit is to be provided. In merit cases, the period of deferral will be as approved by Council. The period of deferral may be extended subject to providing a renewed bank guarantee, which includes anticipated future interest; and

- Council will discharge the bank guarantee when payment is made in full by cash payment, land transfer or by completion of works in kind.

Formula for Bank Guarantee

The following formula will be applied to all bank guarantees for Section 94 contributions:

GUARANTEE AMOUNT = P + P(CI x Y) where:

P Is the Section 94 contribution due;

CI is the compound interest rate comprised of Council's estimate over the period plus 3% (allowance for fluctuations); and

Y is the period of deferral (years).

13.5 METHOD OF PAYMENT

Section 94 payments may be made in one or a combination of any of the following ways:

Monetary Contribution

This is the most common method of payment of contributions. However, payment can be off-set by transferring land to Council or providing a material public benefit as follows.

Transfer of Land

An applicant may transfer land to Council in part or full satisfaction of a contribution. The land may be for open space, community facilities, drainage, or roads and must be land which is included in a schedule of facilities in this plan. The estimated value at the time of transfer will be off-set against the contribution required for the same facility category. Off-sets against other facility categories will be by agreement only.

Material Public Benefit (Works in Kind)

An applicant may provide a material benefit (commonly referred to as works in kind) in part of full satisfaction of a contribution. The works must be included in the schedule of facilities in this plan. The value of works will be off-set against the contribution required for the same facility category. The value of the off-set will be as agreed with Council.

13.6 CREDIT FOR LAND AND MATERIAL PUBLIC BENEFITS

Where an applicant transfers land to Council or provides a material public benefit, which is included in the schedule of facilities in this plan, and is in excess of the contribution required, the excess land or value of works will be held by Council as credit for future development. The credit is expressed in terms of "number of lots" and will be off-set against contributions for the same facility category in any future development by that applicant in the area to which this plan applies. The off-set will generally be made at the contribution rate at the time of the subsequent development.

If no future development is intended, the application will be reimbursed by Council for the excess land or works, subject to agreement by Council as to the value of same. No credit will be given for land or works which are not included in this plan.

14 REVIEW OF CONTRIBUTIONS RATES

To ensure that the value of contributions are not eroded over time by movements in the Consumer Price Index (All Groups Index) for Sydney, land value increases, and the capital costs of studies used to support the Plan, the council will review the contribution rates.

The contribution rates will be reviewed by reference to the following specific indices:

- Construction costs by the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics

- Land acquisition cost by reference to average land valuation figures published by Council in Council's Management Plan

- Specific valuation for particular parcels of land that are identified in the s94 plan as published by the Council in Council's Management Plan

- Changes in the capital costs associated with provision of administration and salary costs for staff involved in implementing council's Section 94 plan by reference to increases in salary rates under the Local Government State Award Plan as published by the council in Council's Management Plan

- Changes in the capitals costs of various studies and activities required to support the strategies in the plan by reference to the actual costs incurred by council in obtaining these studies plan as published by the council in Council's Management Plan

In accordance with Clause 32(3)(b) of the *EP & A Regulation*, the following sets out the means that the Council will make changes to the rates set out in this plan.

Unless otherwise provided for in this plan, for changes to the Consumer Price Index (All Groups Index) for Sydney, the contributions rates within the plan will be reviewed on a quarterly basis in accordance with the following formula:

$Ca + $Ca X ([Current Index - Base Index])/ [Base Index]

Where

$Ca is the contribution at the time of the adoption of the plan expressed in dollars. Note this plan has been reviewed a number of times and therefore subject to a number of adoption dates. The specific adoption date for a particular contribution is shown in the relevant section relating to the contribution.

Current Index is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics available at the time of review of the contribution rate.

Base Index is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics available at the date of adoption of this plan. Note this plan has been reviewed a number of times and therefore subject to a number of adoption dates. The specific adoption date for a particular contribution is shown in the relevant section relating to the contribution.

Unless otherwise provided for in this plan, for changes to the land values, the council will publish at least on an annual basis the revised land index values that are to be used to change the base land values contained in the plan which will be determined in accordance in the following formula:

$Clv + $Clv X ([Current LV Index - Base LV Index])/ [Base LV Index]

Where

$Clv is the land values within the plan at the time of the adoption of the plan expressed in dollars. Note this plan has been reviewed a number of times and therefore subject to a number of adoption dates. The specific adoption date for a particular contribution is shown in the relevant section relating to the contribution.

Current LV Index is the land value index as published by the council available at the time or review of the contribution rate.

Base LV Index is the land value index as published by the council at the date of adoption of this plan. Note this plan has been reviewed a number of times and therefore subject to a number of adoption dates. The specific adoption date for a particular contribution is shown in the relevant section relating to the contribution.

For changes in salary costs and changes in the costs for studies and other activities associated with the plan, council will publish at least on an annual basis the revised indices that are to be used to change the base costs of salaries and the costs of studies and associated activities in administering the plan.

Note: This clause does not cover the adjustment of a contribution between the time of consent and time payment is made. This is covered by Section 15.

15 HOW ARE CONTRIBUTIONS ADJUSTED AT THE TIME OF PAYMENT?

The contributions stated in a consent are calculated on the basis of the Section 94 contributions rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

$Cp = $Cdc + [$Cdc x ($Cq - $Cc)] / $Cc

Where

$Cp is the amount of the contribution calculated at the time of payment.

$Cdc is the amount of the original contribution as set out in the development consent.

$Cq is the contribution rate applicable at the time of payment.

$Cc is the contribution rate applicable at the time of the original consent.

The current contribution are available from council offices.

16 POOLING OF CONTRIBUTIONS

This plan expressly authorises monetary Section 94 and Section 94A contributions paid for different purposes to be pooled and applied (progressively or otherwise) for these purposes. In the event that contributions are pooled, expenditure priority will be given to those items identified in the works programs for community facilities, recreation facilities, park improvements and intersection improvements.

17 MONITORING AND REVIEW

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

- levels of public service and amenity provision are consistent with likely population trends and community needs;
- contribution levels reflect changes to land values and construction costs;
- work schedules can be amended if development levels differ from current expectations.

18 FINANCIAL INFORMATION

Separate accounting records will be maintained for each contribution type in this Plan. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided.

The records are held at Council's Administration Office and may be inspected upon request.

In accordance with the Environmental Planning and Assessment Act, 1979, and Regulations, a contributions register will be maintained by Council and may be inspected upon request.

Appendix 1

Catchment 5 – Works Schedule Summary and Details

IDENTIFIER	ROAD NAME	FROM	TO	RD LENGTH	Width to widen m	Quantity	Unit	Unit Rate	Estimated cost to Pitt Town Standard Improvement	Pavement widening to HCC standard; HCC Contribution	Council contribution to HCC Rural Standard
1	**AMELIA**	**JOHNSTON**	**END**	**382.00**	**8.00**					meets HCC standard	
		Remove/dispose existing V-drain				764	m	12.00	$9,168.00		0
		New K&G		2*382		764	m	100.00	$76,400.00		0
		Widen pavement and seal		3*382		1146.00	m^2	50.00	$57,300.00		0
		Drainage pit/lintel				4.00	nos	1000.00	$4,000.00		0
		Drainage pipe 375 mm				35.00	m	310.00	$10,850.00		0
		Outlet structure and protection				1.00	ea	LS	$1,000.00		0
		Driveway adjustment		9.00		9.00	nos	2500.00	$22,500.00		0
		Utility adjustment:							$0.00		0
		Sub-total							$181,218.00		0
		Contingency (20%)						0.20	$36,243.60		0
		TOTAL COST							**$217,461.60**		**$0.00**
2	**BATHURST**	**CHATHAM ST**	**ELDON**	**189.00**	**11.00**					meets HCC standard	
		Pavement improvement with AC surfacing		189.00	13.70	2589.30	m^2	15.00	$38,839.50		$0.00
		Sub-total							$38,839.50		$0.00
		Contingency (20%)						0.20	$7,767.90		$0.00
		TOTAL COST							**$85,446.90**		**$0.00**
	BATHURST	**ELDON**	**CHURCH**	**30.00**	**11.00**					meets HCC standard	
	Note: Existing road width is 10m; widening to DCP standard of 11m is not warranted considering potential cost and impact on the residents. Only pavement surface enhancement is proposed.										
		Pavement enhancement with AC		30.00	10.00	300.00	m^2	15.00	$4,500.00		$0.00
		Sub-total							$4,500.00		$0.00
		Contingency (20%)						0.20	$900.00		$0.00
		TOTAL COST							**$5,400.00**		**$0.00**

IDENTIFIER	ROAD NAME	FROM	TO	RD LENGTH	Width to widen m	Quantity	Unit	Unit Rate	Estimated cost to Pitt Town Standard Improvement	Pavement widening to HCC standard; HCC Contribution	Council contribution to HCC Rural Standard
	BATHURST	**CHURCH ST (one side only- Southern side)**	**BUCKINGHAM ST**	**244.00**	**11.00**					meets HCC standard	
		New K&G				244.00	m	100.00	$24,400.00		$0.00
		Widen pavement/shoulder	1X244	244.00	3.00	732.00	m^2	50.00	$36,600.00		$0.00
		One bus bay		25.00	3.00	75.00	m^2	100.00	$7,500.00		$0.00
		Drainage pit/lintel				2.00	ea	1000.00	$2,000.00		$0.00
		Drainage pipe 375 mm				12.00	m	310.00	$3,720.00		$0.00
		Driveway adjustment				5.00	nos	2500.00	$12,500.00		$0.00
		Utility adjustment:				0.00					
		Electricity- relocate 1-Power pole				1.00	nos	5000.00	$5,000.00		$0.00
		Sub-total							$91,720.00		$0.00
		Contingency (20%)						0.20	$18,344.00		$0.00
		TOTAL COST							**$110,064.00**		**$0.00**
	BATHURST	**BUCKINGHAM**	**HALL**	**1275.00**	**11.00**					0.2 m exist. Pavement widening required to meet HCC standard	
		Remove existing V-drain				531.00	m	12.00	$6,372.00		$0.00
		New K&G		2x1275		2550.00	m	100.00	$255,000.00		$0.00
		Widen pavement		1275.00	5.10	6502.50	m^2	50.00	$325,125.00	0.2*1275*50	$12,750.00
		Drainage pit/lintel				16.00	nos	1000.00	$16,000.00		$0.00
		Drainage pipe 375 mm				1651.00	m	310.00	$511,810.00		$0.00
		Outlet structure and protection				6.00	nos	1000.00	$6,000.00		$0.00
		Drainage Easement work				6.00	nos	10000.00	$60,000.00		$0.00
		Driveway adjustment				30.00	nos	2500.00	$75,000.00		$0.00
		Utility adjustment:									

IDENTIFIER	ROAD NAME	FROM	TO	RD LENGTH	Width to widen m	Quantity	Unit	Unit Rate	Estimated cost to Pitt Town Standard Improvement	Pavement widening to HCC standard; HCC Contribution	Council contribution to HCC Rural Standard
		Electricity	1 Power Pole relocation			1.00	nos	8000.00	$8,000.00		$0.00
		Sub-total							$1,263,307.00		$12,750.00
		Contingency (20%)						0.20	$252,661.40		$2,550.00
		TOTAL COST							**$1,515,968.40**		**$15,300.00**
3	**BOOTLES LANE**	**BATHURST**	**LOT 1 DP 865977 (EAST)**	**180.00**	**11.00**					meets HCC standard	$0.00
		Remove/dispose existing V-drain		180.00		180.00	m	12.00	$2,160.00		$0.00
		New K&G (Northern Side only)		180.00		180.00	m	100.00	$18,000.00		$0.00
		Widen pavement		180	5.50	990.00	m^2	50.00	$49,500.00		$0.00
		Drainage pit/lintel		2.00		2		1000.00	$2,000.00		$0.00
		Drainage pipe 375 mm		180.00		192		310.00	$59,520.00		$0.00
		Driveway adjustment				3.00	nos	2500.00	$7,500.00		$0.00
		Utility adjustment:									
		Electricity				1.00	nos	12000.00	$12,000.00		$0.00
		Sub-total							$150,680.00		$0.00
		Contingency (20%)						0.20	$30,136.00		$0.00
		TOTAL COST							**$180,816.00**		**$0.00**
4	**BOOTLES LANE**	**LOT 1 DP 865977 (EAST)**	**500M TO THE EAST**	**500.00**	**11.00**					meets HCC standard	
		New K&G		2*500		1000.00	m	100.00	$100,000.00		$0.00
		Widen pavement		500.00	4.00	2000.00	m^2	50.00	$100,000.00		$0.00
		Drainage pit/lintel				6.00	nos	1000.00	$6,000.00		$0.00
		Drainage pipe 375 mm				536.00	m	310.00	$166,160.00		$0.00
		Outlet structure and protection				1.00	ea	1000.00	$1,000.00		$0.00
		Utility adjustment:									
		Electricity- relocate pole				9.00	ea	8000.00	$72,000.00		$0.00

IDENTIFIER	ROAD NAME	FROM	TO	RD LENGTH	Width to widen m	Quantity	Unit	Unit Rate	Estimated cost to Pitt Town Standard Improvement	Pavement widening to HCC standard; HCC Contribution	Council contribution to HCC Rural Standard
		Electricity- relocate pole				1.00	ea	12000.00	$12,000.00		$0.00
		Sub-total							$457,160.00		$0.00
		Contingency (20%)						0.20	$91,432.00		$0.00
		TOTAL COST							**$548,592.00**		**$0.00**
5	**BUCKINGHAM**	**LOT 3 DP 812882 (WEST)**	**LOT 3 DP 812882 (EAST)**	**66.50**	**9.00**				no work required	meets HCC standard	$0.00
	Note: Buckingham Street between Bathurst to East of School is well developed. Widening road to DCP standard (11m) is not warranted considering cost and impact on adjoining properties. Thus 9m wide pavement is considered appropriate.										
6	**BUCKINGHAM**	**LOT 3 DP 812882 (EAST)**	**WEST OF SCHOOL**	**180.00**	**9.00**					meets HCC standard	
		New K&G (Northern Side only)	1x180			180.00	m	100.00	$18,000.00		$0.00
		Widen pavement		180.00	2.00	360.00	m^2	50.00	$18,000.00		$0.00
		Drainage pit/lintel				2.00	nos	1000.00	$2,000.00		$0.00
		Drainage pipe 375 mm				192.00	m	310.00	$59,520.00		$0.00
		Driveway adjustment				5.00	nos	2500.00	$12,500.00		$0.00
		Sub-total							$110,020.00		$0.00
		Contingency (20%)						0.20	$22,004.00		$0.00
		TOTAL COST							**$132,024.00**		**$0.00**
7	**BUCKINGHAM**	**WEST OF SCHOOL**	**CATTAI ROAD**	**715.00**	**11.00**					meets HCC standard	
		New K&G			2*715	1430.00	m	100.00	$143,000.00		$0.00
		Widen pavement			5.00	715.00	m^2	50.00	$35,750.00		$0.00
		Drainage pit/lintel				10.00	nos	1000.00	$10,000.00		$0.00
		Drainage pipe 375 mm				835.00	m	310.00	$258,850.00		$0.00
		Outlet Structure				2.00	nos	1000.00	$2,000.00		$0.00
		Culvert widening	twin 600 mm dia			1.00	ea	15000.00	$15,000.00		$0.00
		Driveway adjustment				4.00	nos	2500.00	$10,000.00		$0.00
		Utility adjustment:									
		Electricity				3.00	ea	8000.00	$24,000.00		$0.00

IDENTIFIER	ROAD NAME	FROM	TO	RD LENGTH	Width to widen m	Quantity	Unit	Unit Rate	Estimated cost to Pitt Town Standard Improvement	Pavement widening to HCC standard; HCC Contribution	Council contribution to HCC Rural Standard
		Telecom				8.00	ea	4000.00	$32,000.00		$0.00
		Sub-total							$530,600.00		$0.00
		Contingency (20%)						0.20	$106,120.00		$0.00
		TOTAL COST							**$636,720.00**		**$0.00**
8	**HALL**	**BATHURST**	**LOT 9 DP 260127 (EAST)**	540.00	**11.00**					0.5 m pavement widening	
		Remove existing V-drain				183.00	m	12.00	$0.00		$0.00
		New K&G		2*540		1080.00	m	100.00	$108,000.00		$0.00
		Widen pavement		540.00	6.00	3240.00	m^2	50.00	$162,000.00	0.5*540*50	$13,500.00
		Drainage pit/lintel				10.00	nos	1000.00	$10,000.00		$0.00
		Drainage pipe 375 mm				588.00	m	310.00	$182,280.00		$0.00
		Driveway adjustment				1.00	nos	1000.00	$1,000.00		$0.00
		Sub-total							$463,280.00		$0.00
		Contingency (20%)						0.20	$92,656.00		$2,700.00
		TOTAL COST							**$555,936.00**		**$16,200.00**
9	**HALL**	**LOT 9 DP 260127 (EAST)**	**LOT 15 DP 260127 (EAST)**	**200.00**	**11.00**					0.5 m pavement widening	
		New K&G		1*200		200.00	m	100.00	$20,000.00		$0.00
		Widen pavement		200.00	6.00	1200.00	m^2	50.00	$60,000.00	0.5*540*50	$13,500.00
		Drainage pit/lintel				2.00	nos	1000.00	$2,000.00		$0.00
		Drainage pipe 375 mm				212.00	m	310.00	$65,720.00		$0.00
		Outlet structure and protection				1.00	ea	1000.00	$1,000.00		$0.00
		Tree removal				1.00	ea	5500.00	$5,500.00		$0.00
		Sub-total							$154,220.00		$13,500.00
		Contingency (20%)						0.20	$30,844.00		$2,700.00
		TOTAL COST							**$185,064.00**		**$16,200.00**

IDENTIFIER	ROAD NAME	FROM	TO	RD LENGTH	Width to widen m	Quantity	Unit	Unit Rate	Estimated cost to Pitt Town Standard Improvement	Pavement widening to HCC standard; HCC Contribution	Council contribution to HCC Rural Standard
10	**HAWKESBURY**	**HALL**	**JOHNSTON**	**409.00**	**11.00**					0.2 m widening	
		New K&G		2*409		818.00	m	100.00	$81,800.00		$0.00
		Widen pavement		409.00	5.70	2331.30	m^2	50.00	$116,565.00	0.2*409*50	$4,090.00
		Drainage pit/lintel				8.00	nos	1000.00	$8,000.00		$0.00
		Drainage pipe 375 mm				457.00	m	310.00	$141,670.00		$0.00
		Driveway adjustment				23.00	nos	2500.00	$57,500.00		$0.00
		Sub-total							$405,535.00		$4,090.00
		Contingency (20%)						0.20	$81,107.00		$818.00
		TOTAL COST							**$486,642.00**		**$4,908.00**
11	**JOHNSTON**	**BATHURST**	**HAWKESBURY**	**330.00**	**9.60**					0.4 widening	
		Remove existing V-drain				163.00	m	12.00	$1,956.00		$0.00
		New K&G		2*330		660.00	m	100.00	$66,000.00		$0.00
		Widen pavement		330.00	4.50	1485.00	m^2	50.00	$74,250.00	0.4*330*50	6732.00
		Drainage pit/lintel				6.00	nos	1000.00	$6,000.00		$0.00
		Drainage pipe 375 mm				366.00	m	310.00	$113,460.00		$0.00
		Driveway adjustment				9.00	nos	2500.00	$22,500.00		$0.00
		Intersection of Hawkesbury and Johnston									$0.00
		Extra pavement sealing				120.00	m^2	50.00	$6,000.00		
		Drainage adjustment				1.00	ea	3000.00	$3,000.00		$0.00
		Utility adjustment:									$0.00
		Electricity	1 Pole relocation with transformer			1.00	no	12000.00	$12,000.00		$0.00
		Sub-total							$305,166.00		$6,732.00
		Contingency (20%)						0.20	$61,033.20		$1,346.40
		TOTAL COST							**$366,199.20**		**$8,078.40**

IDENTIFIER	ROAD NAME	FROM	TO	RD LENGTH	Width to widen m	Quantity	Unit	Unit Rate	Estimated cost to Pitt Town Standard Improvement	Pavement widening to HCC standard; HCC Contribution	Council contribution to HCC Rural Standard
12	**JOHNSTON**	**HAWKESBURY**	**LOT 109 DP 1056832 (EAST)**	**100.00**	**9.60**					5.5 m pavement construction and sealing	
		New K&G		1*100		100.00	m	100.00	$10,000.00		$0.00
		Pavement construction			100.00	960.00	m^2	50.00	$48,000.00	5.5*100*50	28050.00
		Drainage pit/lintel				1.00	ea	1000.00	$1,000.00		$0.00
		Drainage pipe 375 mm				112.00		310.00	$34,720.00		$0.00
		Outlet structure and protection				1.00	ea	1000.00	$1,000.00		$0.00
		Driveway adjustment				1.00	ea	2500.00	$2,500.00		$0.00
		Sub-total							$97,220.00		$28,050.00
		Contingency (20%)						0.20	$19,444.00		$5,610.00
		TOTAL COST							**$116,664.00**		**$33,660.00**
13	**NEW ROAD**	**BUCKINGHAM**	**205M TO NORTH**	**135.00**	**11.00**					New Road	$0.00
		New K&G		2*135		270.00	m	100.00	$27,000.00		$0.00
		New pavement			135.00	11.00	m^2	50.00	$74,250.00		$0.00
		Drainage pit/lintel				2.00	nos	1000.00	$2,000.00		$0.00
		Drainage pipe 375 mm				160.00	m	310.00	$49,600.00		$0.00
		Outlet structure and protection				1.00	ea	1000.00	$1,000.00		$0.00
		Sub-total							$153,850.00		$0.00
		Contingency (30%)						0.30	$46,155.00		$0.00
		TOTAL COST							**$200,005.00**		**$0.00**
14	**NEW ROAD**	**205M TO NORTH OF BUCKINGHAM**	**BOOTLES**	**390.00**	**11.00**					New Road	$0.00
		New K&G		2*390		780.00	m	100.00	$78,000.00		$0.00
		Widen pavement			390.00	11.00	m^2	50.00	$214,500.00		$0.00
		Drainage pit/lintel				6.00	nos	1000.00	$6,000.00		$0.00
		Drainage pipe 375 mm				430.00	m	310.00	$133,300.00		$0.00

IDENTIFIER	ROAD NAME	FROM	TO	RD LENGTH	Width to widen m	Quantity	Unit	Unit Rate	Estimated cost to Pitt Town Standard Improvement	Pavement widening to HCC standard; HCC Contribution	Council contribution to HCC Rural Standard
		Outlet structure and protection				1.00	ea	1000.00	$1,000.00		$0.00
		Sub-total							$432,800.00		$0.00
		Contingency (30%)						0.30	$129,840.00		$0.00
		TOTAL COST							**$562,640.00**		**$0.00**
15	**WELLS**	**HAWKESBURY**	**112 TO EAST**	**112.00**	**9.60**					0.5 m widening	
		New K&G		2*112		224	m	100	$22,400.00		$0.00
		Widen pavement		112	4.6	515.2	m^2	50	$25,760.00	0.5*112*50	2856
		Drainage pit/lintel				2	nos	1000	$2,000.00		$0.00
		Drainage pipe 375 mm				124	m	310	$38,440.00		$0.00
		Outlet structure and protection				1	ea	1000	$1,000.00		$0.00
		Driveway adjustment				1	ea	2500	$2,500.00		$0.00
		Sub-total							$92,100.00		$2,856.00
		Contingency (20%)						20%	$18,420.00		$571.20
		TOTAL COST							**$110,520.00**		**$3,427.20**
							GRAND TOTAL		**$6,016,163.10**		**$97,773.60**

SUMMARY	
Total cost of road works to Pitt Town DCP Standard	**$6,016,163.10**
Council contribution to bring existing road to HCC City Standard	**$97,773.60**
Item 14 - 50% provided via s94 & 50% provided by development consent	**$281,320.00**
Total section 94 contribution	**$5,637,069.50**

Pitt Town Residential Precinct Development Contributions Worksheet

ASSUMPTIONS

Total allotments	943	allotments	CPI @ July 2001	135.0
Total net additional allotments	893	allotments	CPI @ Nov 2005	150.5
Average occupancy rate	3.2	persons per dwelling	CPI @ Plan Adoption	154.7
Total net additional population	2858	persons	CPI @ Plan Amendment	161.7
Land acquisition cost (non flood affected)	$15.00	per square metre		
Land acquisition cost (flood affected)	$15.00	per square metre		
Embellishment rate for Blighton Riverside Park	$32.43	per square metre		
Net additional allotments subject to 'additional contributions'	246	allotments		

	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
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	before Bona Vista precinct is completed
Open space - non flood affected - Fernadell	50,000	$ 750,000.00	$ 839.87	after Fernadell precinct is commenced	before Fernadell precinct is completed
Open space - flood affected - Blighton	16,813	$ 252,192.00	$ 282.41	after Blighton precinct is commenced	before Blighton and Cleary precincts are completed
Community centre site	4,000	$ 60,000.00	$ 67.19	after Fernadell precinct is commenced	before Fernadell precinct is completed
Local roads	13,578	$ 203,670.00	$ 228.07	after Bona Vista precinct is commenced	before Bona Vista precinct is completed
Administration		$ 33,600.00	$ 37.63		before all development is completed
SUB TOTAL	**97,591**	**$ 1,497,462.00**	**$ 1,676.89**		
Local Community Facilities					
Local - Fernadell		$ 2,560,625.43	$ 2,867.44	after Fernadell precinct is commenced	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**		

	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
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
Bootles Lane (west)		*$ 194,272.07*	*$ 217.55*	after Bona Vista precinct is commenced	before Bona Vista precinct is completed
Bootles 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*	*$ 158.85*	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 Bootles 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 s94 plan (ie allowance for indexing and insertion/deletion 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 Fernadell 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, Fernadell Properties Pty Ltd and Vermont Quays Pty Ltd. Lands subject to the planning agreement are as follows:

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

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**	

Appendix 1A

Catchment 5 – Works Schedule Maps

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Website: www.hawkesbury.nsw.gov.au
Email: council@hawkesbury.nsw.gov.au
Hours: Monday to Friday 8.30am - 5.00pm
Phone: 02 4560 4444
Hall Street
Paul Street
Hall Street
Unknown
Hawkesbury Street
Punt Road
Wells Street
Johnston Street
Amelia Grove
Redfern Place
Mitchell Road
Bootles Lane
Pitt Town - Dural Road
Bathurst Street
Cattai Road
Airstrip Road
Old Stock Route Road
Grenville Street
Chatham Street
Liverpool Street
Unknown
Buckingham Street
Church Street
Eldon Street
SECTION 94
LAND ACQUISITION
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Land Parcels - existing
Land Acquistion
Roads
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Metres
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Punt Road
Wells Street
Johnston Street
Amelia Grove
Redfern Place
Mitchell Road
Bootles Lane
Bathurst Street
Pitt Town - Dural Ro
Airstrip Road
Cattai Road
Old Stock Route Road
Buckingham Street
Grenville Street
Chatham Street
Liverpool Street
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Church Street
Eldon Street
SECTION 94
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Land Parcels - existing
Community Facility
Roads
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Metres
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Hall Street
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Wells Street
Johnston Street
Amelia Grove
Redfern Place
Mitchell Road
Bootles Lane
Bathurst Street
Pitt Town - Dural Ro
Airstrip Road
Cattai Road
Old Stock Route Road
Buckingham Street
Grenville Street
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Church Street
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RECREATIONAL FACILITIES
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Land Parcels - existing
Recreational Facilities
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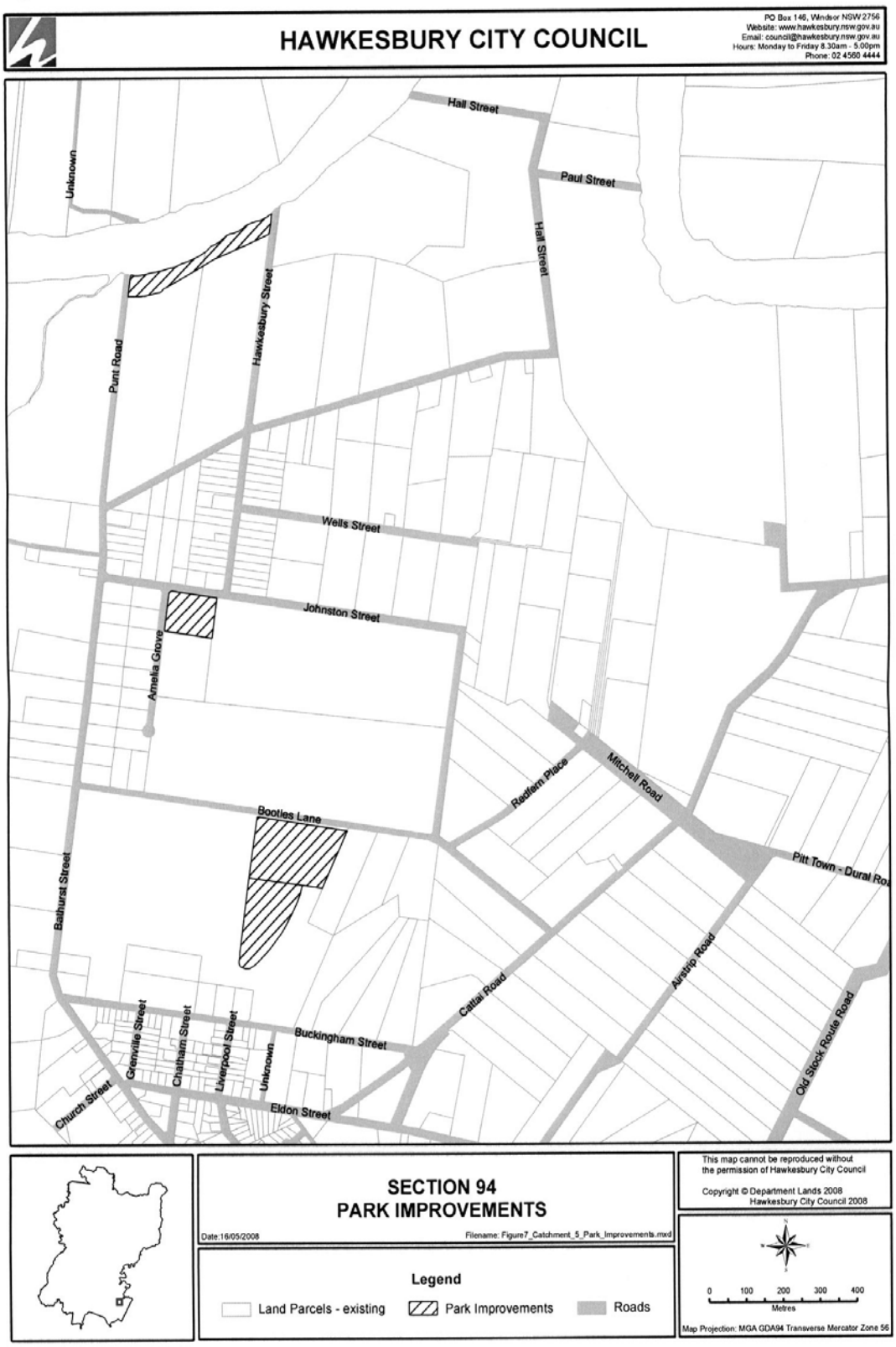
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Hall Street
Paul Street
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Hawkesbury Street
Punt Road
Wells Street
Johnston Street
Amelia Grove
Radfern Place
Mitchell Road
Bootles Lane
Bathurst Street
Pitt Town - Dural Rd
Airstrip Road
Cattai Road
Old Stock Route Road
Buckingham Street
Greenvale Street
Chatham Street
Liverpool Street
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Church Street
Eldon Street
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Park Improvements
Roads
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Paul Street
Hall Street
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Punt Road
Wells Street
Johnston Street
Amelia Grove
Redfern Place
Mitchell Road
Pitt Town - Dural Road
Boodles Lane
Bathurst Street
Airstrip Road
Cattai Road
Old Stock Route Road
Buckingham Street
Grenville Street
Chatham Street
Liverpool Street
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Church Street
Eldon Street
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Road Improvements
Intersection Improvements
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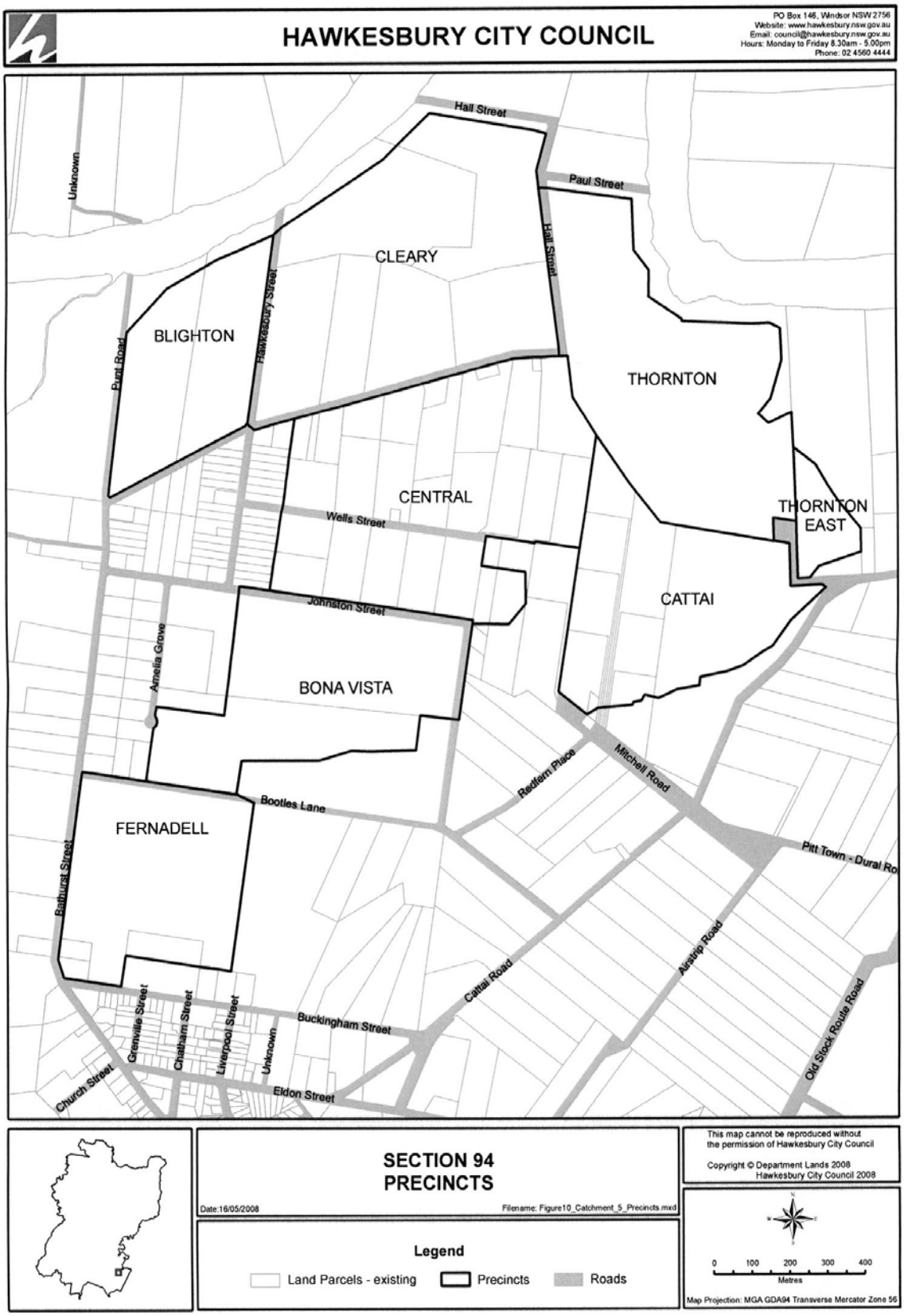
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Phone: 02 4560 4444
Hall Street
Paul Street
Unknown
CLEARY
Hall Street
Hawkesbury Street
Punt Road
BLIGHTON
THORNTON
CENTRAL
Wells Street
THORNTON EAST
CATTAI
Johnston Street
Amelia Grove
BONA VISTA
Redfern Place
Mitchell Road
Bootles Lane
FERNADELL
Bathurst Street
Pitt Town - Dural Ro
Airstrip Road
Cattai Road
Grenville Street
Chatham Street
Liverpool Street
Unknown
Buckingham Street
Old Stock Route Road
Church Street
Eldon Street
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Precincts
Roads
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Metres
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Appendix 2

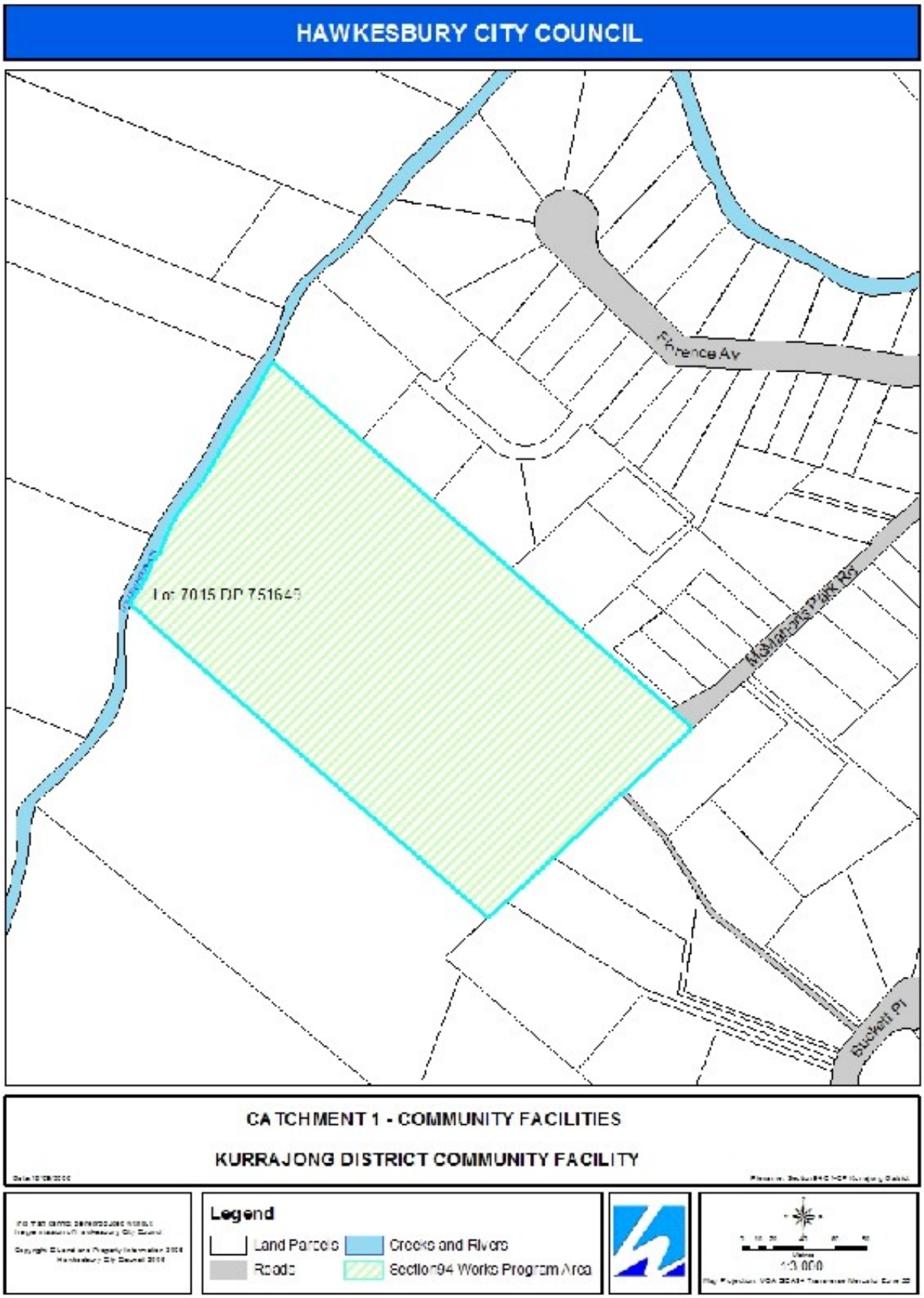
Drainage catchments

Editor's note: This section was removed from this plan and incorporated into Council's Management Plan - Revenue Pricing Policy on 9 May 2006.

Appendix 3

Maps showing location of community facilities, recreation facilities and park improvements to be completed as at 18 August 2006

Editor's note: Maps are shown for Catchments 1, 2, 3, 4 and District facilities and improvements only. Maps for works related to Catchment 5 as shown in Section 7A of this plan.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McMahons Park Rd
Bucknell Pl
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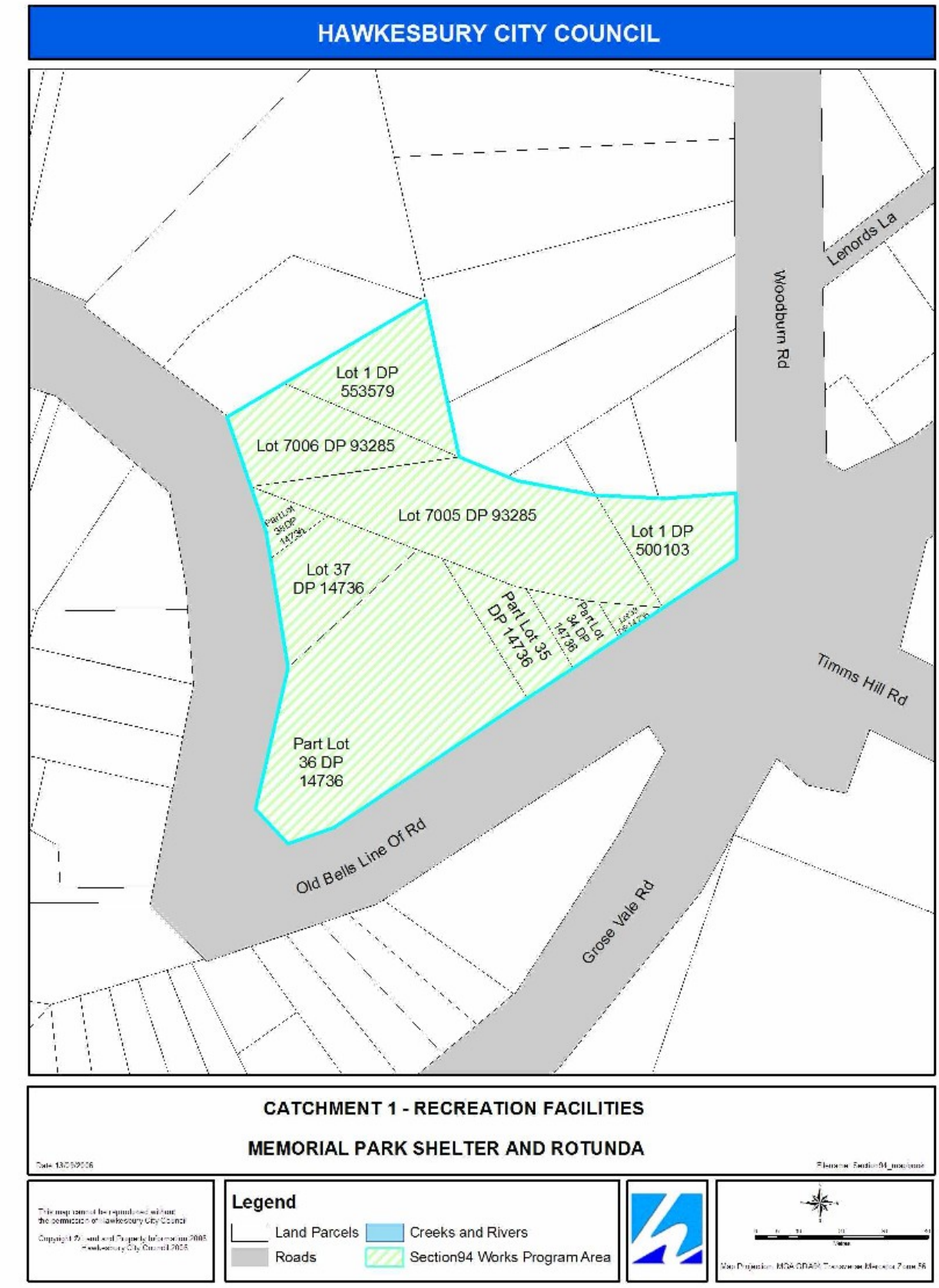
KURRAJONG DISTRICT COMMUNITY FACILITY
Legend
Land Parcels
Roads
Creeks and Rivers
Section94 Works Program Area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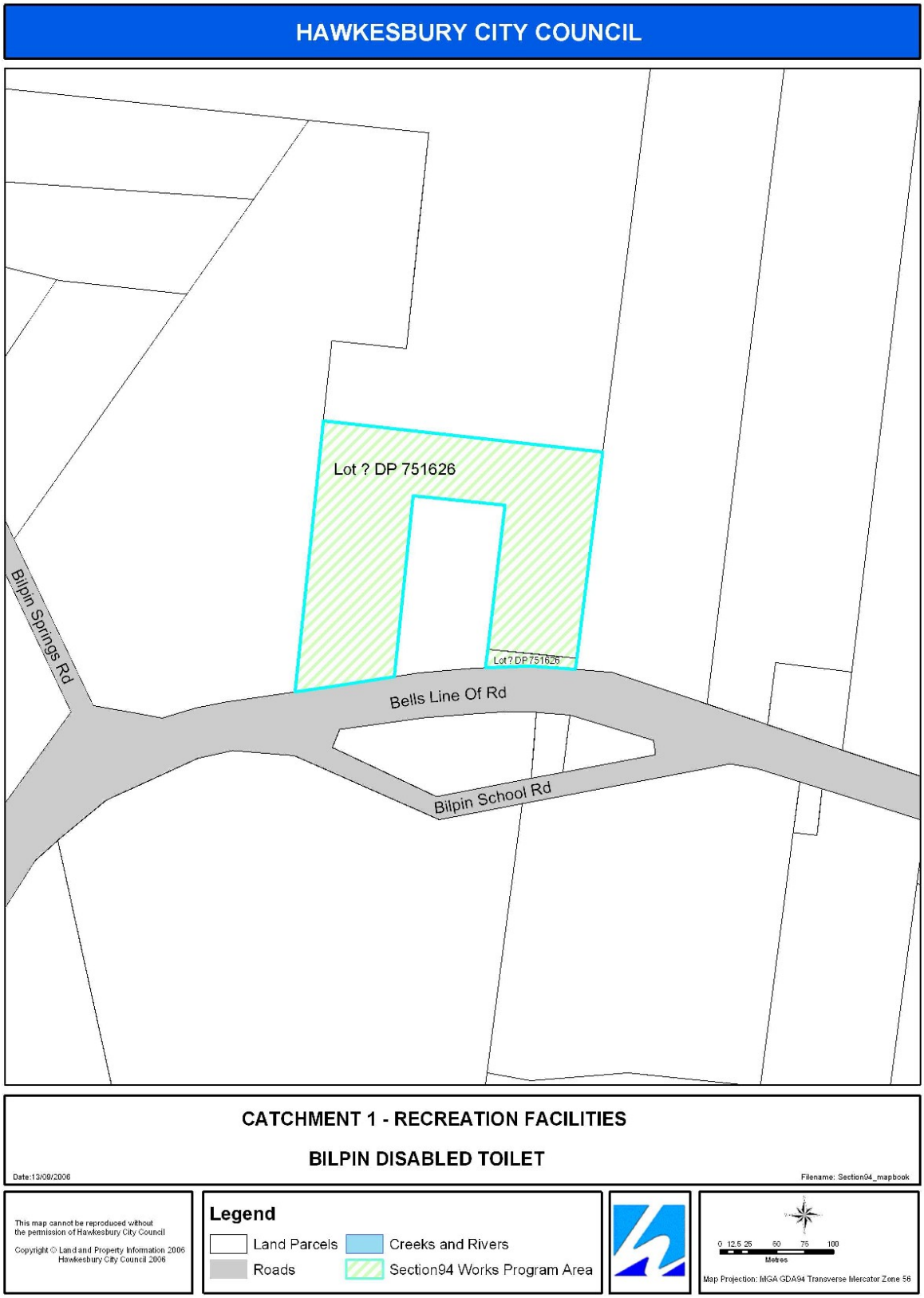
Lot 7006 DP 93285
Lot 7005 DP 93285
Lot 1 DP 500103
Lot 37 DP 14736
Part Lot 35 DP 14736
Part Lot 34 DP 14736
Timms Hill Rd
Part Lot 36 DP 14736
Old Bells Line Of Rd
Grose Vale Rd
CATCHMENT 1 - RECREATION FACILITIES
MEMORIAL PARK SHELTER AND ROTUNDA
Legend
Land Parcels
Roads
Creeks and Rivers
Section94 Works Program Area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Lot ? DP 751626
Lot ? DP751626
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Bells Line Of Rd
Bilpin School Rd
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BILPIN DISABLED TOILET
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Creeks and Rivers
Roads
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Metres
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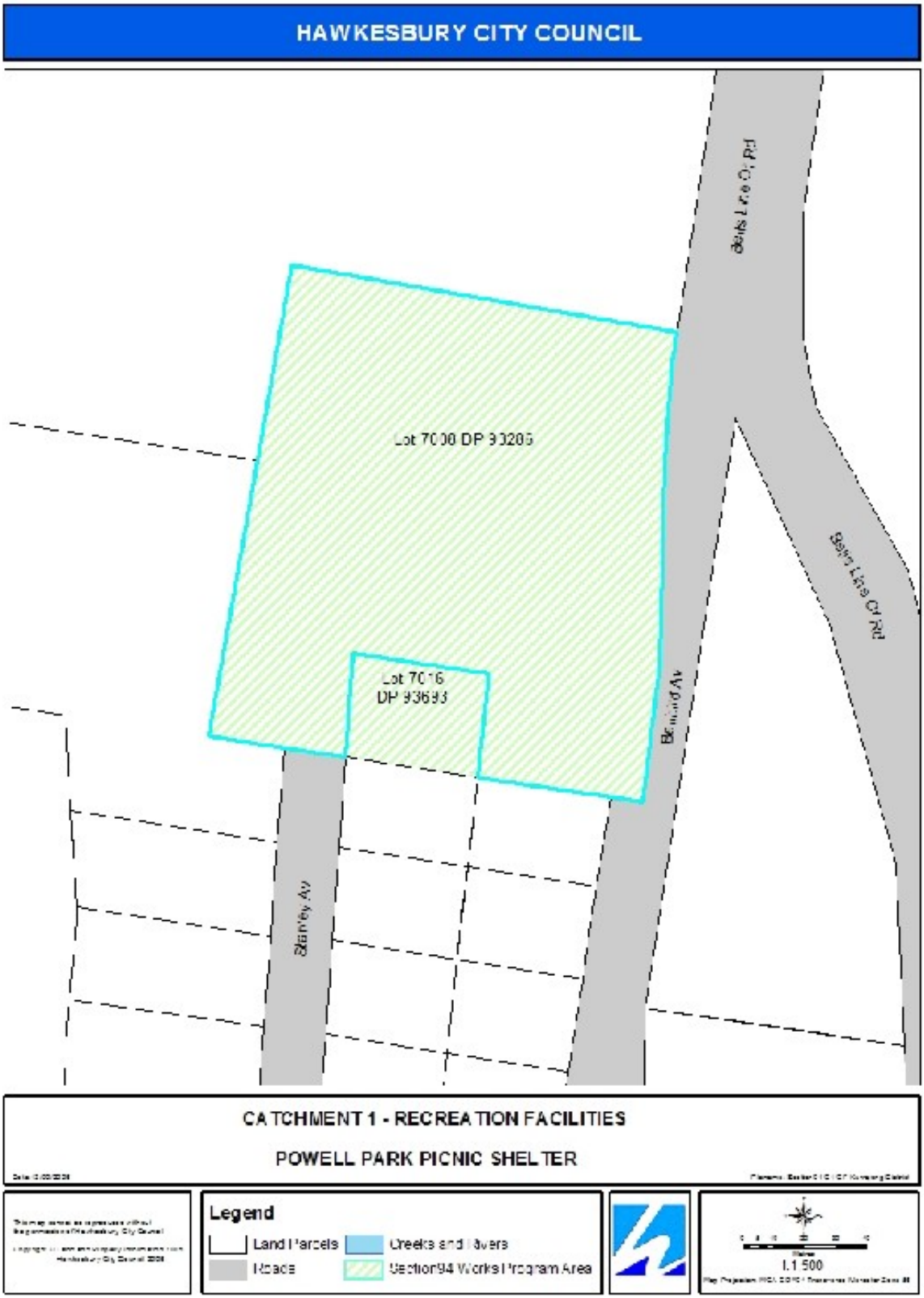
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Lot 7016
DP 93693
Stanley Av
Bernard Av
Bells Line Of Rd
Bells Line Of Rd
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POWELL PARK PICNIC SHELTER
Legend
Land Parcels
Roads
Creeks and Rivers
Section94 Works Program Area
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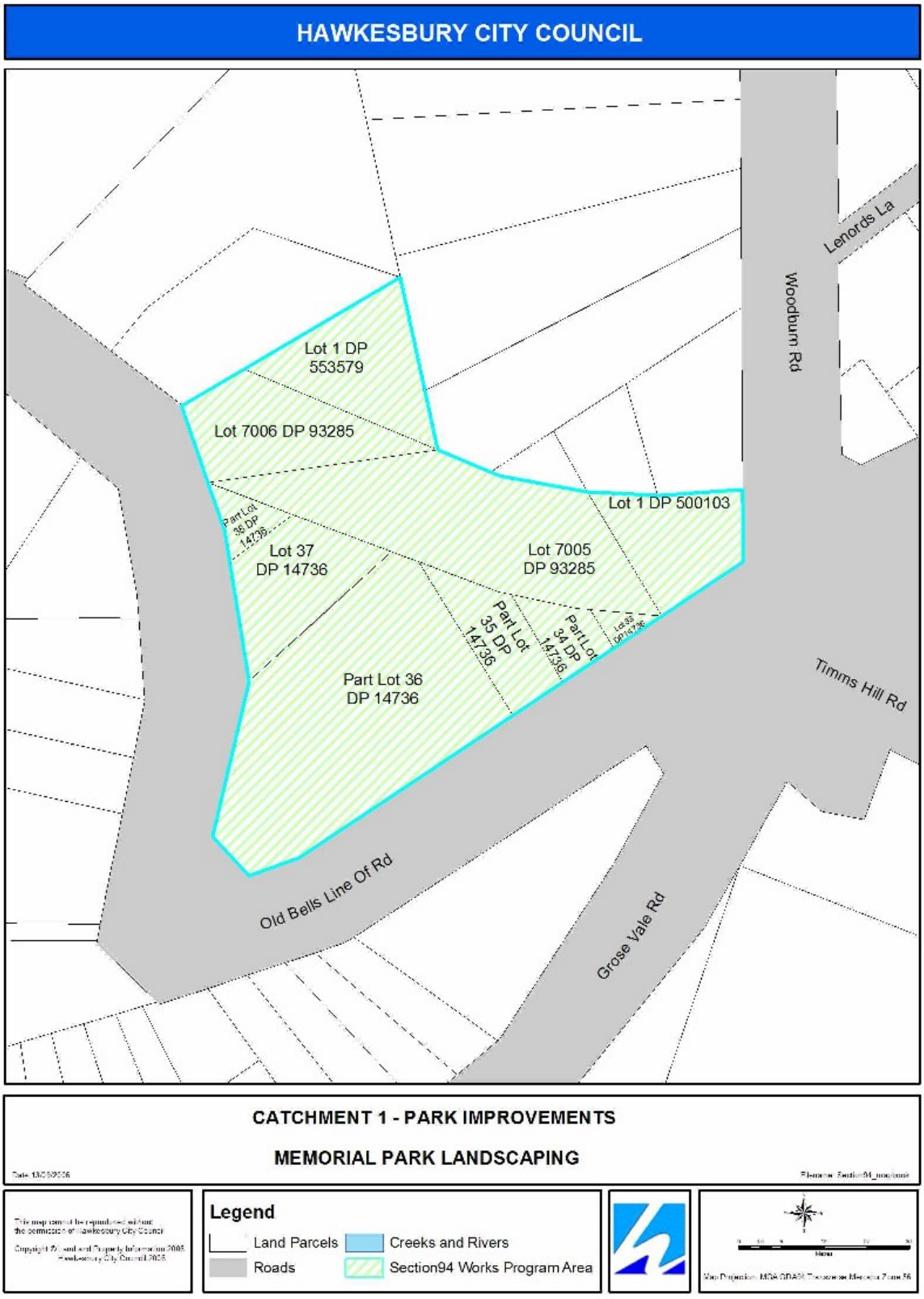
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Woodburn Rd
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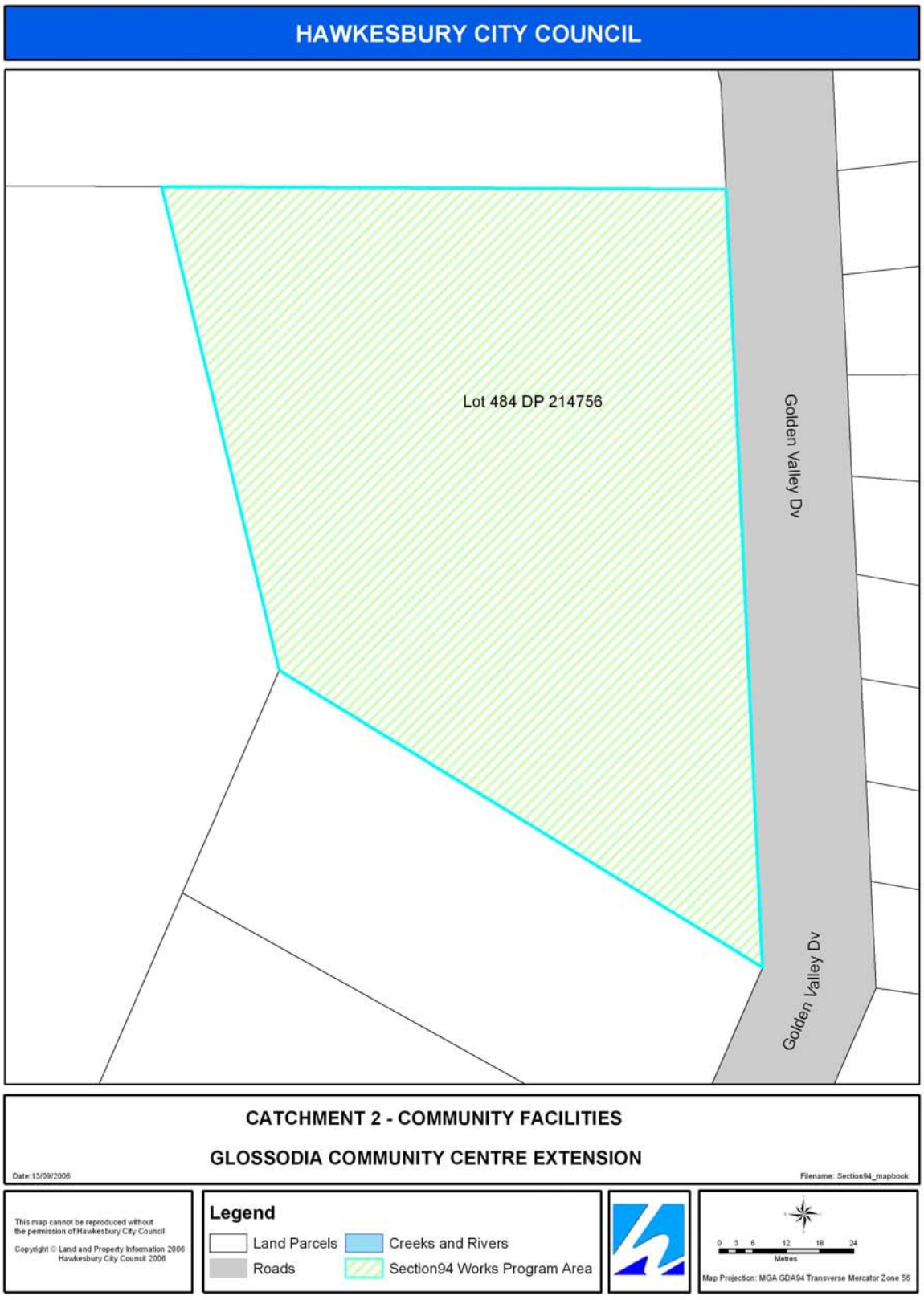
Lot 7006 DP 93285
Lot 1 DP 500103
Part Lot 35 DP 14736
Lot 37 DP 14736
Lot 7005 DP 93285
Part Lot 35 DP 14736
Part Lot 34 DP 14736
Part Lot 36 DP 14736
Timms Hill Rd
Old Bells Line Of Rd
Grose Vale Rd
CATCHMENT 1 - PARK IMPROVEMENTS
MEMORIAL PARK LANDSCAPING
Legend
Land Parcels
Roads
Creeks and Rivers
Section94 Works Program Area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Golden Valley Dv
Golden Valley Dv
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Creeks and Rivers
Roads
Section94 Works Program Area
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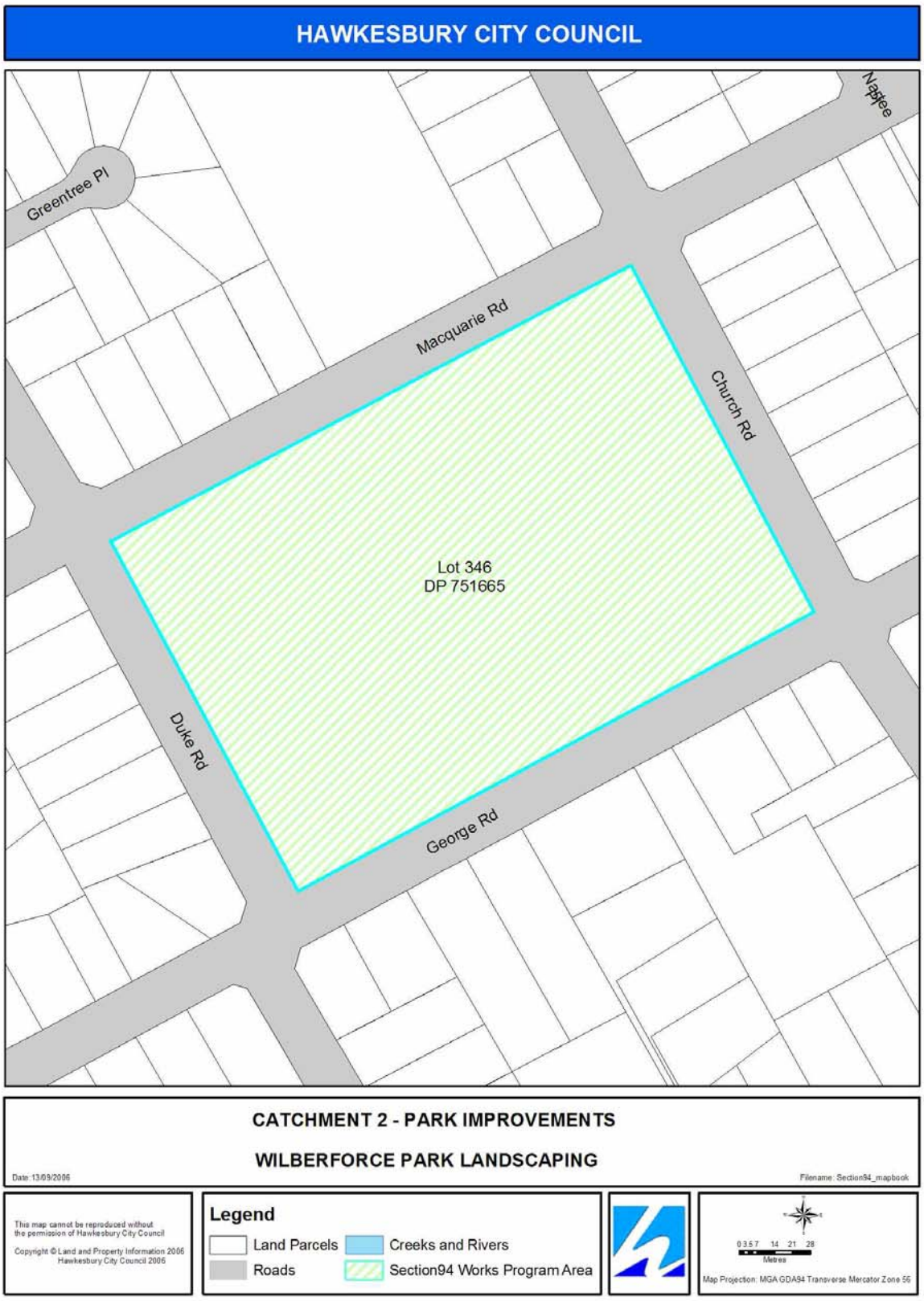
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56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Greentree Pl
Macquarie Rd
Naptee
Church Rd
Lot 346
DP 751665
Duke Rd
George Rd
CATCHMENT 2 - PARK IMPROVEMENTS
WILBERFORCE PARK LANDSCAPING
Date: 13/09/2006
Filename: Section94_mapbook
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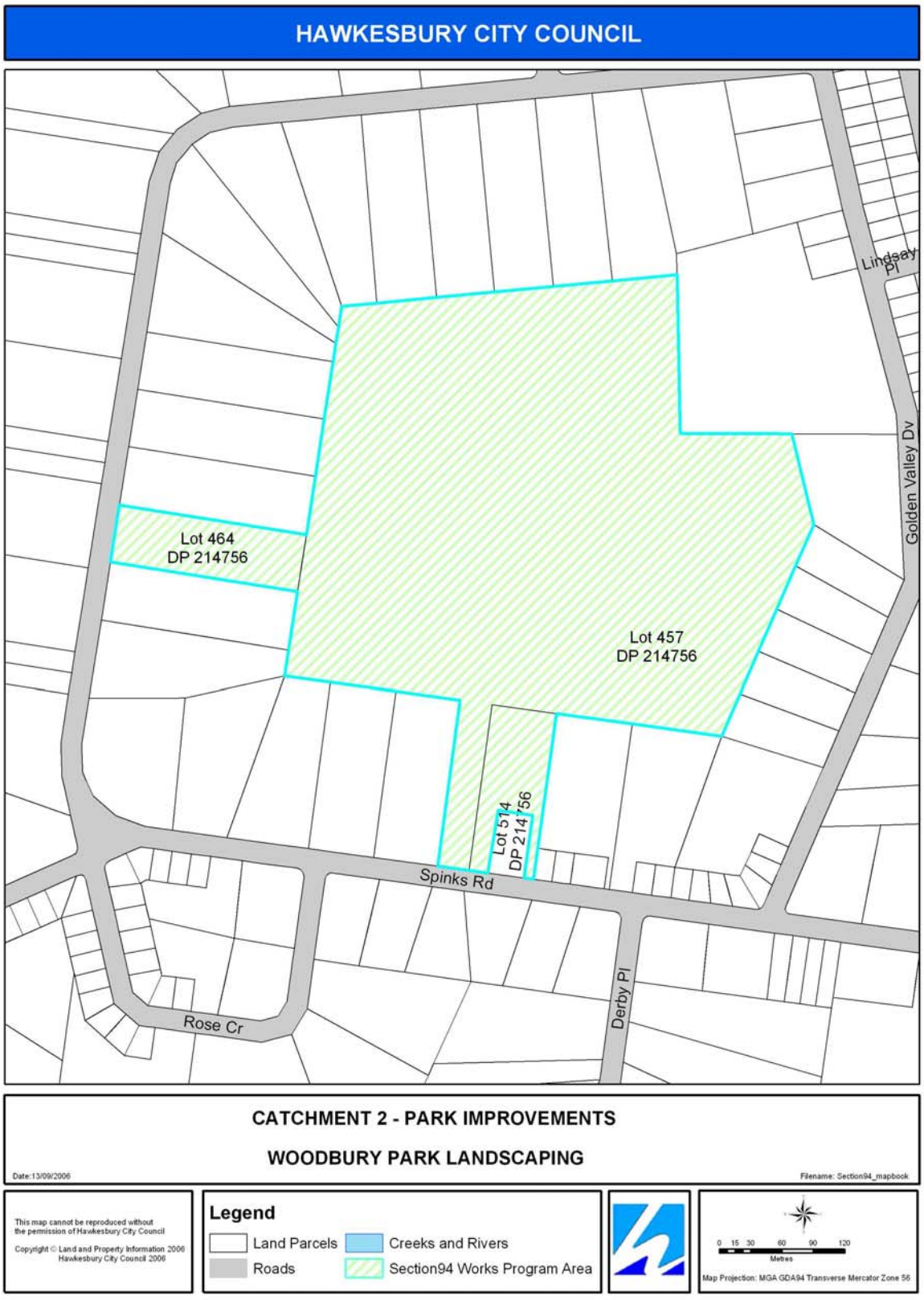
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 3.5 7 14 21 28
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Lindsay Pl
Golden Valley Dv
Lot 464
DP 214756
Lot 457
DP 214756
Lot 514
DP 214756
Spinks Rd
Derby Pl
Rose Cr
CATCHMENT 2 - PARK IMPROVEMENTS
WOODBURY PARK LANDSCAPING
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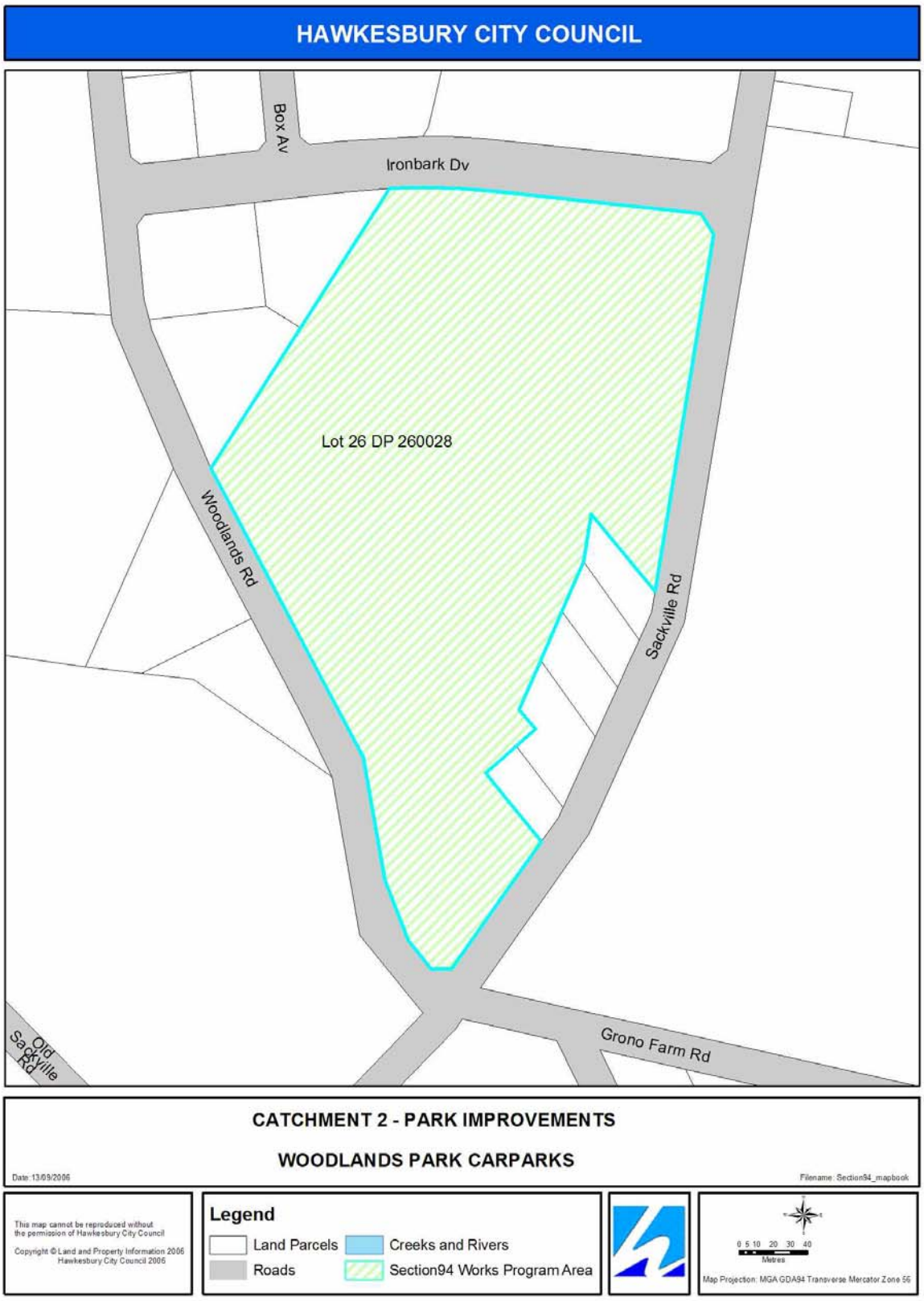
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 15 30 60 90 120
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Box Av
Ironbark Dv
Lot 26 DP 260028
Woodlands Rd
Sackville Rd
Old Sackville Rd
Grono Farm Rd
CATCHMENT 2 - PARK IMPROVEMENTS
WOODLANDS PARK CARPARKS
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Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
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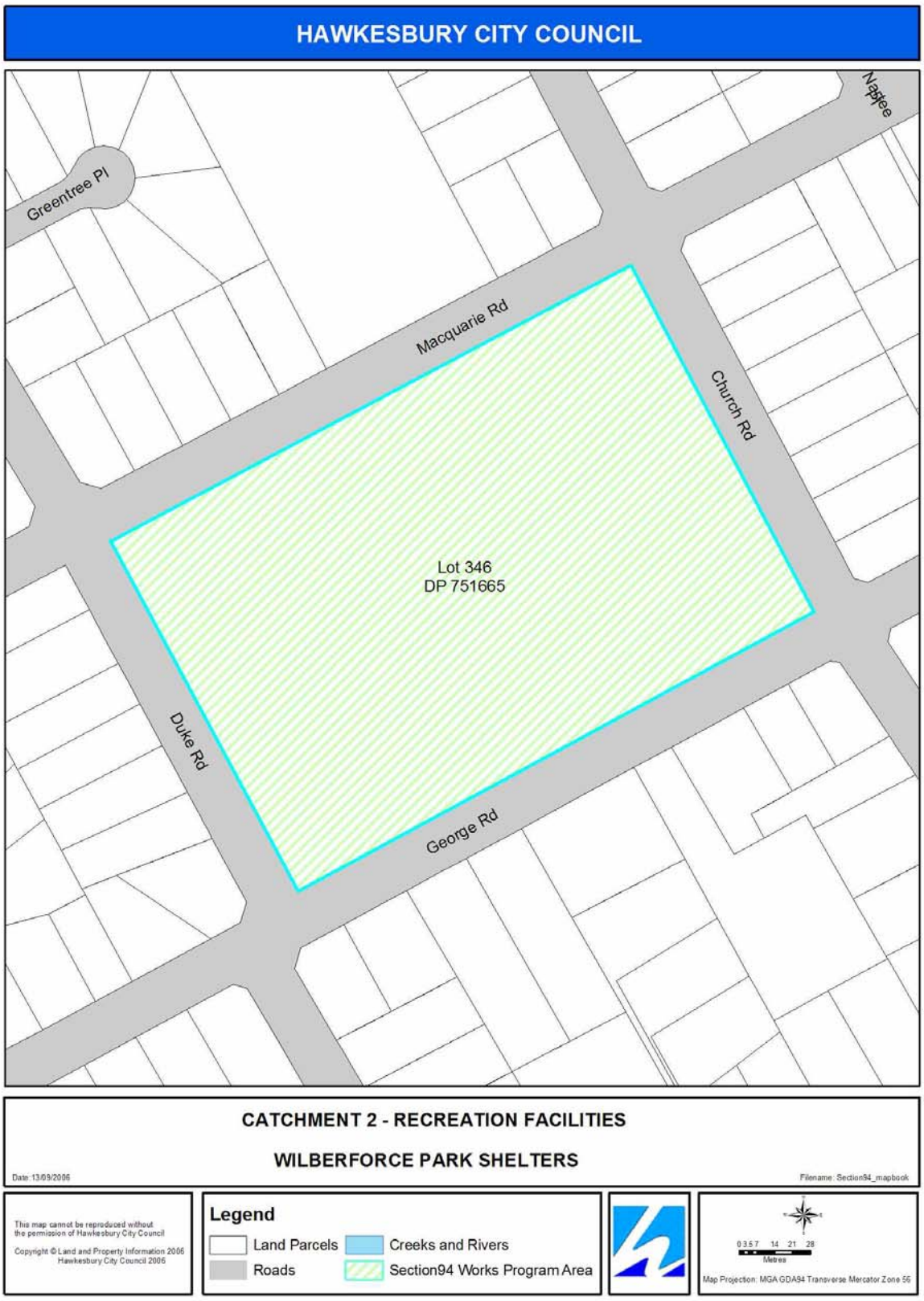
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Greentree Pl
Macquarie Rd
Nasfee
Church Rd
Lot 346
DP 751665
Duke Rd
George Rd
CATCHMENT 2 - RECREATION FACILITIES
WILBERFORCE PARK SHELTERS
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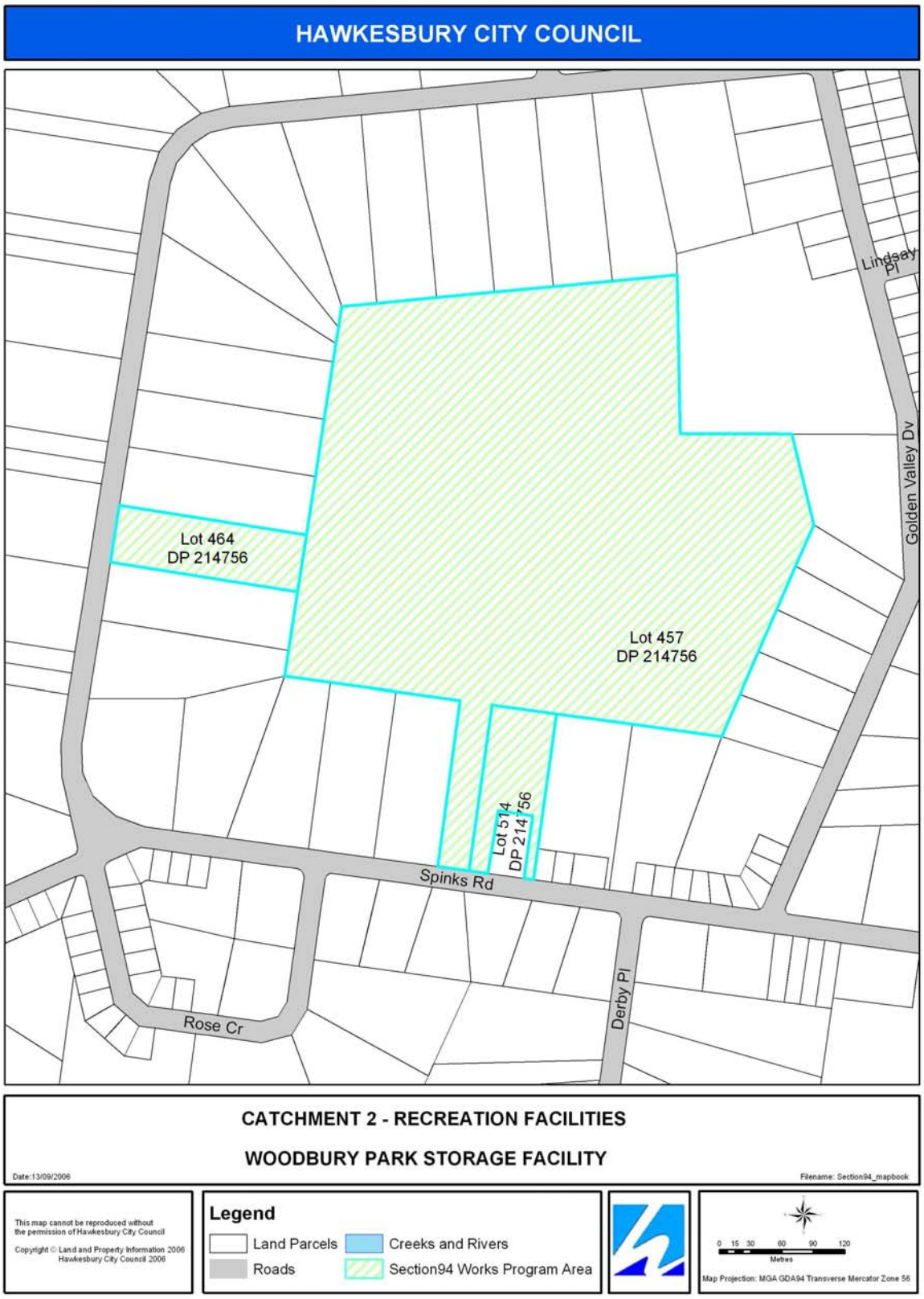
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 3.5 7 14 21 28
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Lindsay Pl
Golden Valley Dv
Lot 464
DP 214756
Lot 457
DP 214756
Lot 514
DP 214756
Spinks Rd
Derby Pl
Rose Cr
CATCHMENT 2 - RECREATION FACILITIES
WOODBURY PARK STORAGE FACILITY
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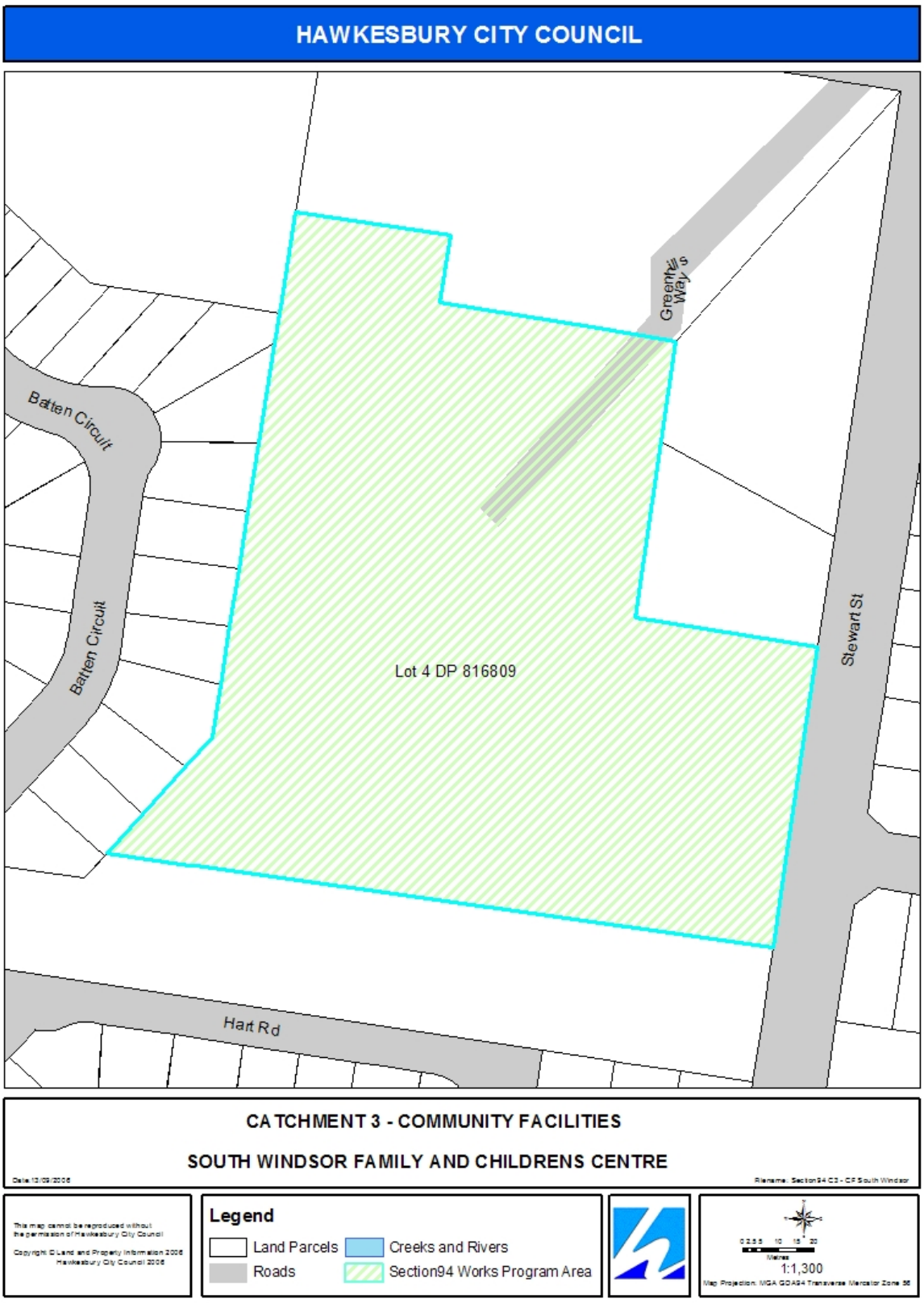
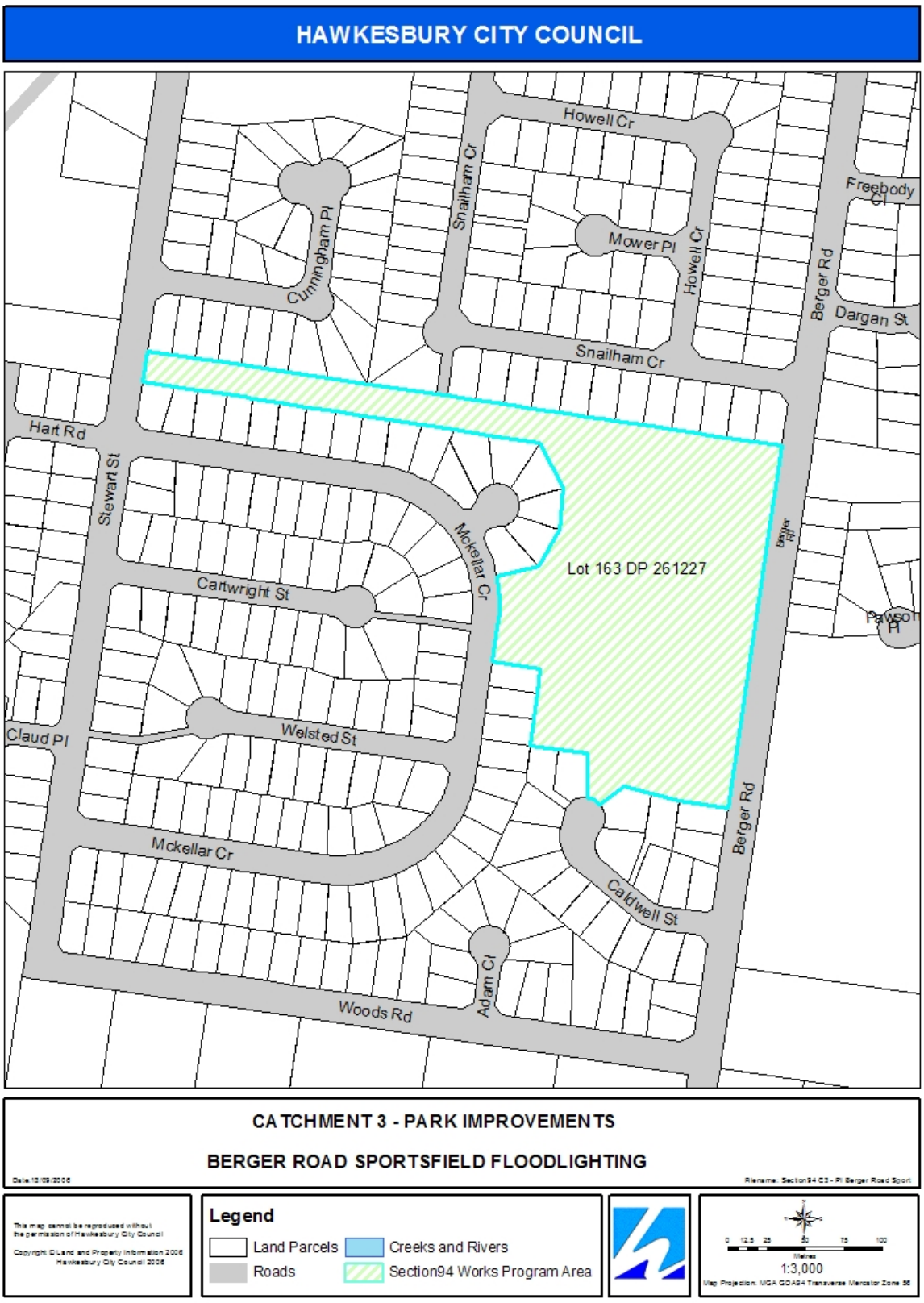
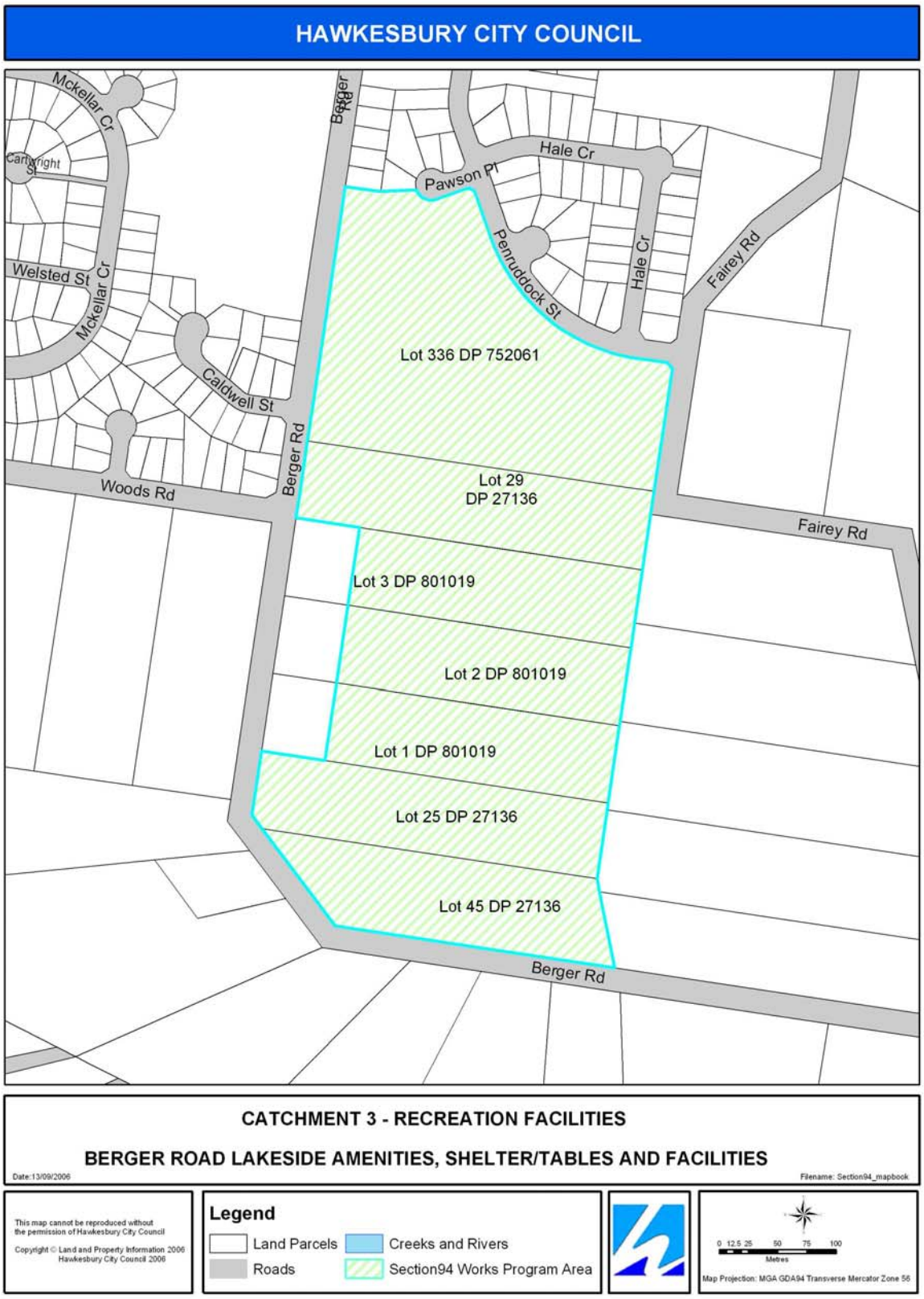
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 15 30 60 90 120
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Greens Way
Batten Circuit
Batten Circuit
Lot 4 DP 816809
Stewart St
Hart Rd
CATCHMENT 3 - COMMUNITY FACILITIES
SOUTH WINDSOR FAMILY AND CHILDRENS CENTRE
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
1:1,300


HAWKESBURY CITY COUNCIL
Howell Cr
Snailham Cr
Cunningham Pl
Mower Pl
Howell Cr
Freebody Cl
Berger Rd
Dargan St
Snailham Cr
Hart Rd
Stewart St
Mckellar Cr
Lot 163 DP 261227
Cartwright St
Pawson Pl
Claud Pl
Welsted St
Mckellar Cr
Caldwell St
Berger Rd
Adam Cl
Woods Rd
CATCHMENT 3 - PARK IMPROVEMENTS
BERGER ROAD SPORTSFIELD FLOODLIGHTING
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
1:3,000


HAWKESBURY CITY COUNCIL
Mckellar Cr
Cartwright St
Welsted St
Mckellar Cr
Caldwell St
Woods Rd
Berger Rd
Berger Rd
Pawson Pl
Hale Cr
Pennuddock St
Hale Cr
Fairey Rd
Fairey Rd
Lot 336 DP 752061
Lot 29
DP 27136
Lot 3 DP 801019
Lot 2 DP 801019
Lot 1 DP 801019
Lot 25 DP 27136
Lot 45 DP 27136
Berger Rd
CATCHMENT 3 - RECREATION FACILITIES
BERGER ROAD LAKESIDE AMENITIES, SHELTER/TABLES AND FACILITIES
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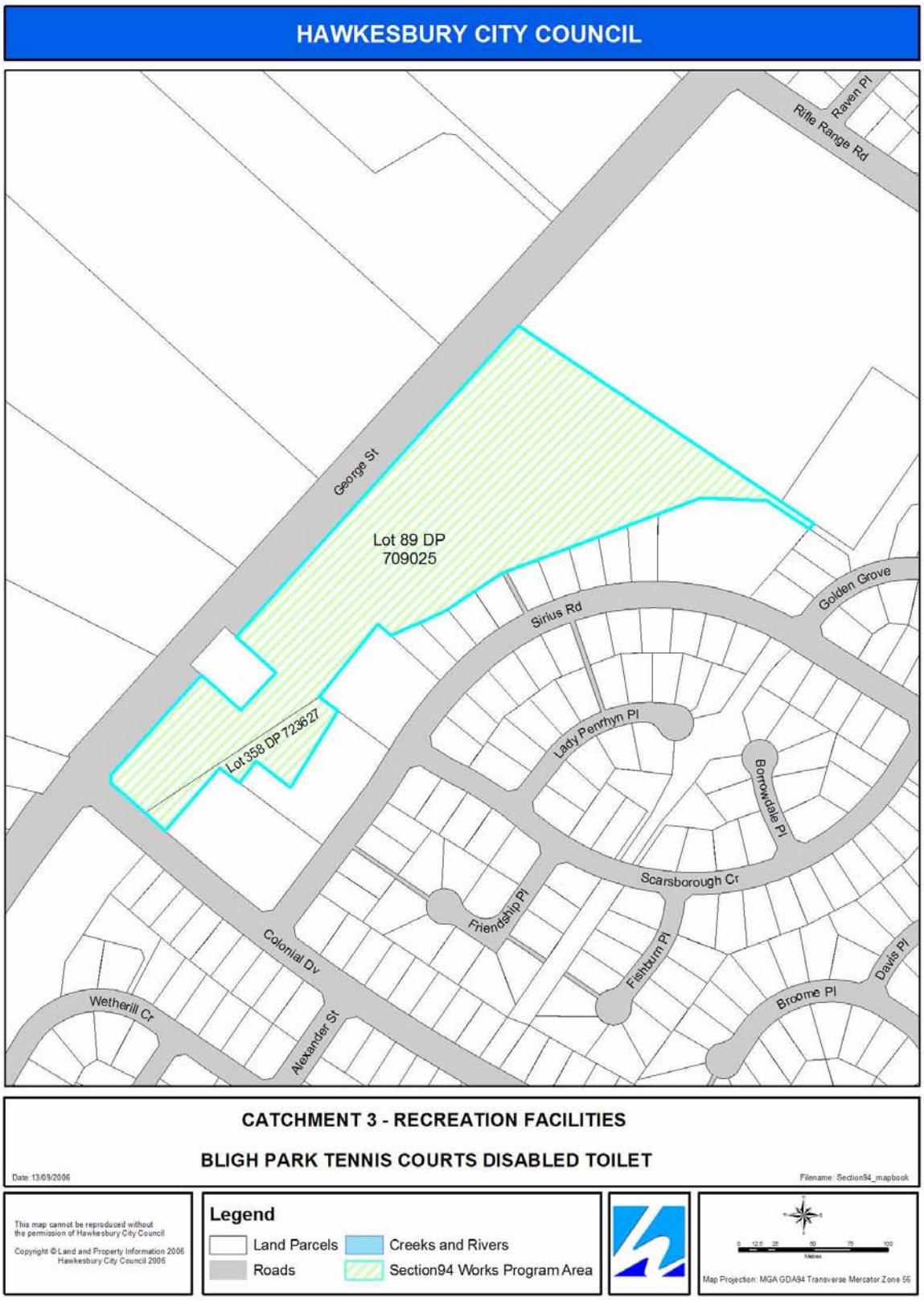
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 12.5 25 50 75 100
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Rifle Range Rd
Raven Pl
George St
Lot 89 DP 709025
Lot 358 DP 723627
Sirius Rd
Golden Grove
Lady Penrhyn Pl
Borrowdale Pl
Scarsborough Cr
Friendship Pl
Fishburn Pl
Broome Pl
Davis Pl
Colonial Dv
Wetherill Cr
Alexander St
CATCHMENT 3 - RECREATION FACILITIES
BLIGH PARK TENNIS COURTS DISABLED TOILET
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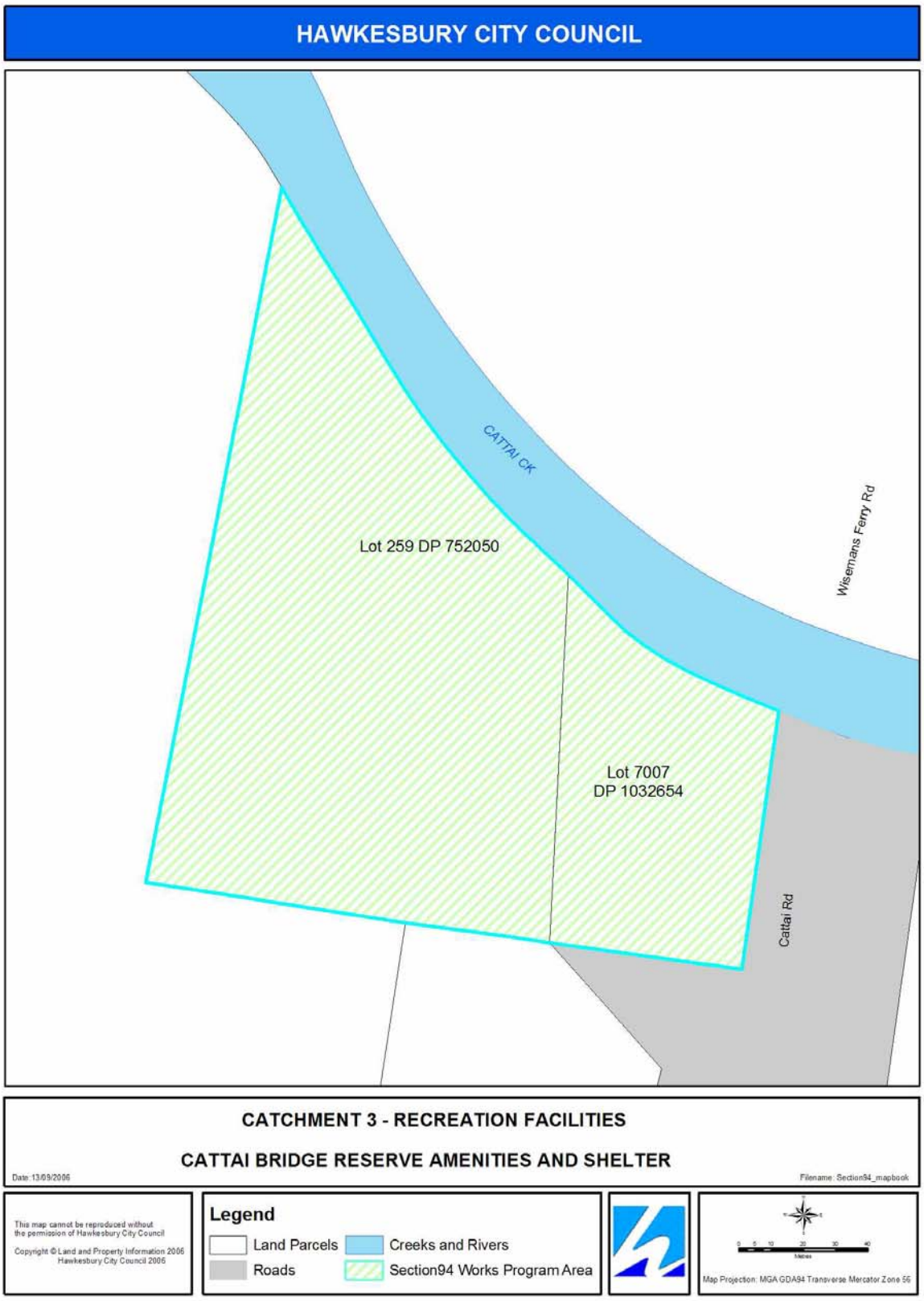
Legend
Land Parcels
Roads
Creeks and Rivers
Section94 Works Program Area
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
CATTAI CK
Wisemans Ferry Rd
Lot 259 DP 752050
Lot 7007
DP 1032654
Cattai Rd
CATCHMENT 3 - RECREATION FACILITIES
CATTAI BRIDGE RESERVE AMENITIES AND SHELTER
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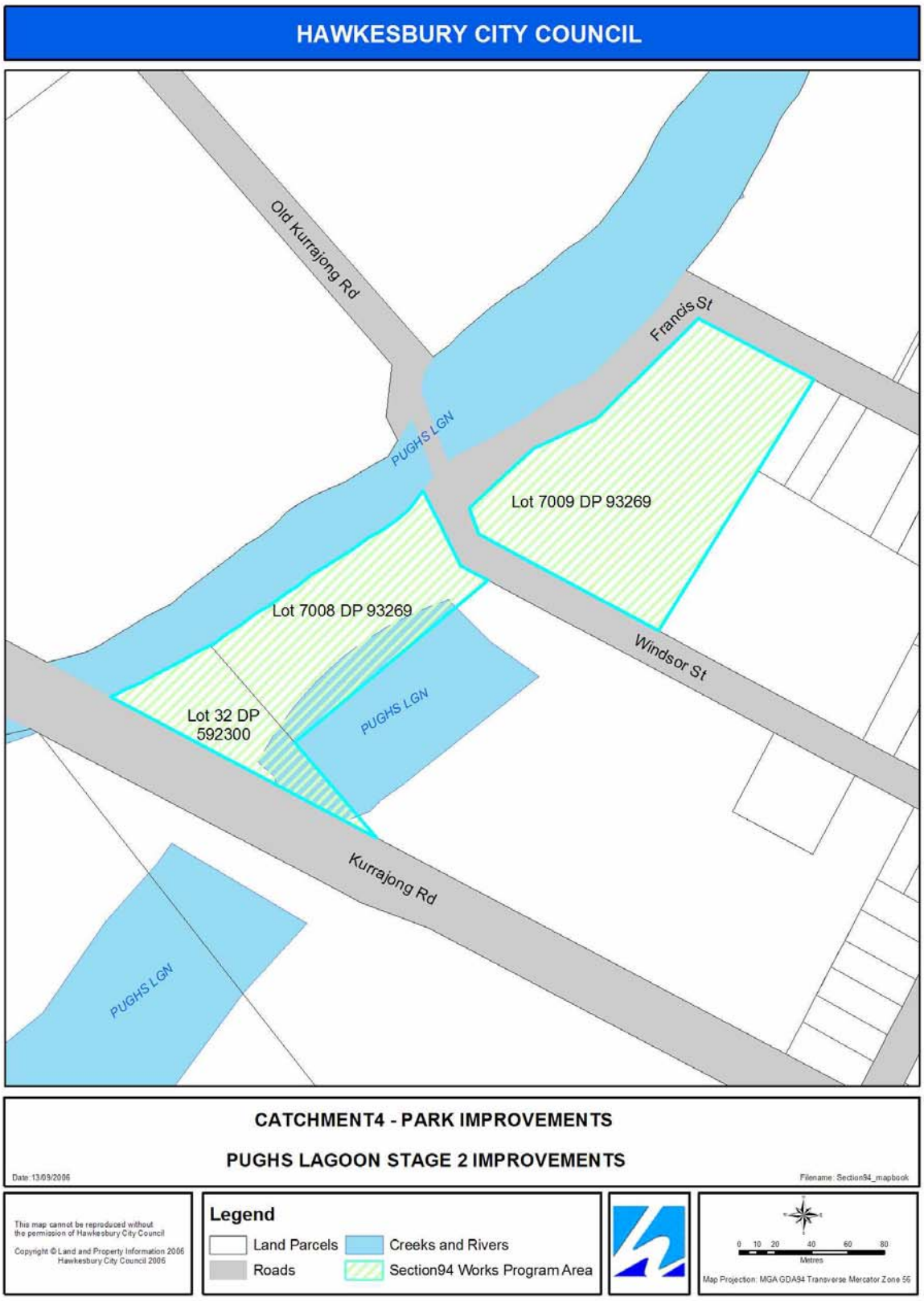
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Old Kurrajong Rd
Francis St
PUGHS LGN
Lot 7009 DP 93269
Lot 7008 DP 93269
Windsor St
Lot 32 DP 592300
PUGHS LGN
Kurrajong Rd
PUGHS LGN
CATCHMENT4 - PARK IMPROVEMENTS
PUGHS LAGOON STAGE 2 IMPROVEMENTS
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Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 10 20 40 60 80
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56

HAWKESBURY CITY COUNCIL
West Market St
Windsor St
Lot ? Sec
8 DP 758881
East Market St
March St
CATCHMENT 4 - PARK IMPROVEMENTS
RICHMOND PARK PARKLIGHTING
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Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 5 10 20 30 40
Metres
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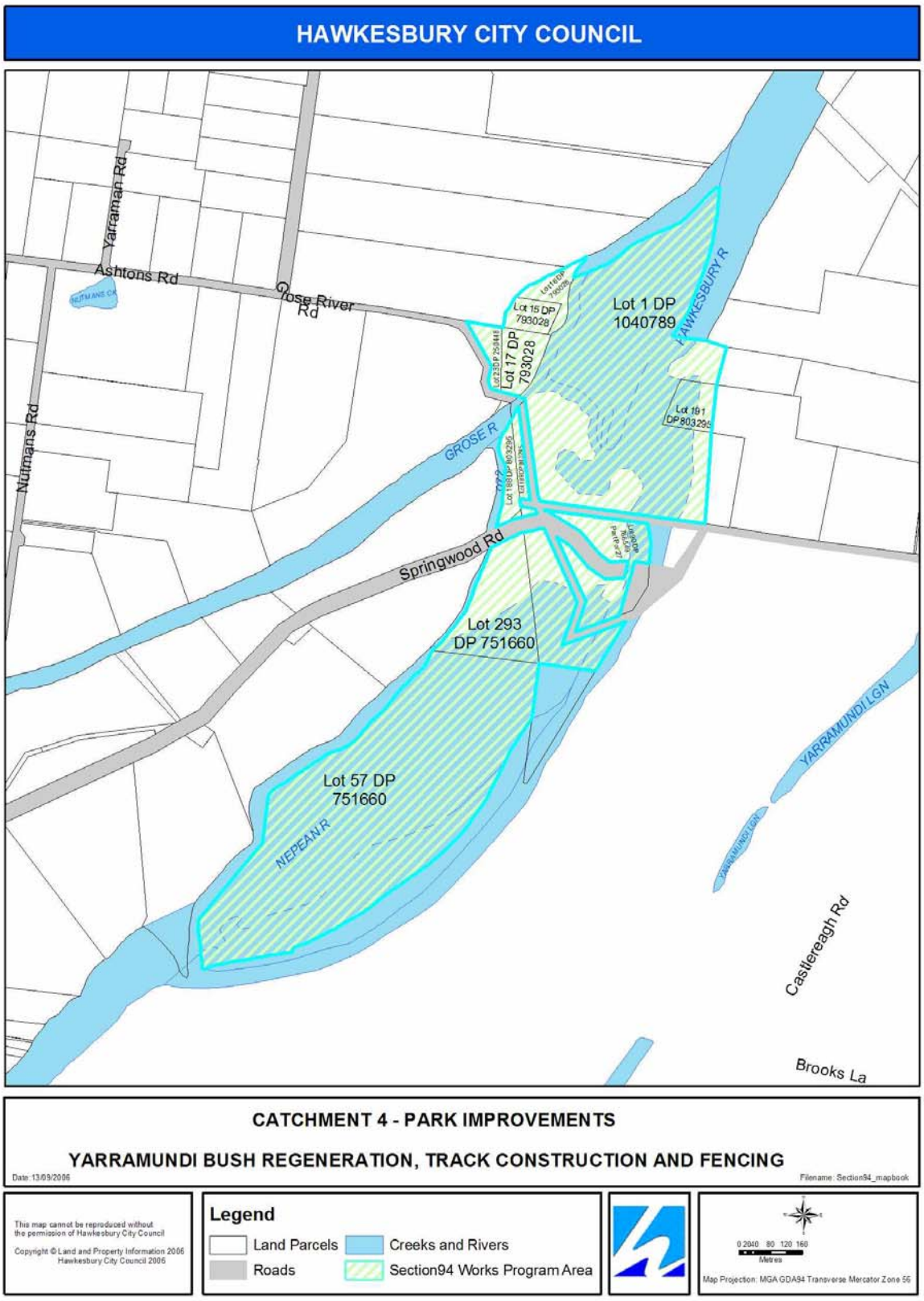
HAWKESBURY CITY COUNCIL
Yarraman Rd
Ashtons Rd
Grose River Rd
Nutmans Rd
GROSE R
Springwood Rd
HAWKESBURY R
Lot 1 DP 1040789
Lot 15 DP 793028
Lot 17 DP 793028
Lot 191 DP 803295
Lot 293 DP 751660
Lot 57 DP 751660
NEPEAN R
YARRAMUNDI LGN
Castlereagh Rd
Brooks La
CATCHMENT 4 - PARK IMPROVEMENTS
YARRAMUNDI BUSH REGENERATION, TRACK CONSTRUCTION AND FENCING
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Legend
Land Parcels
Roads
Creeks and Rivers
Section94 Works Program Area
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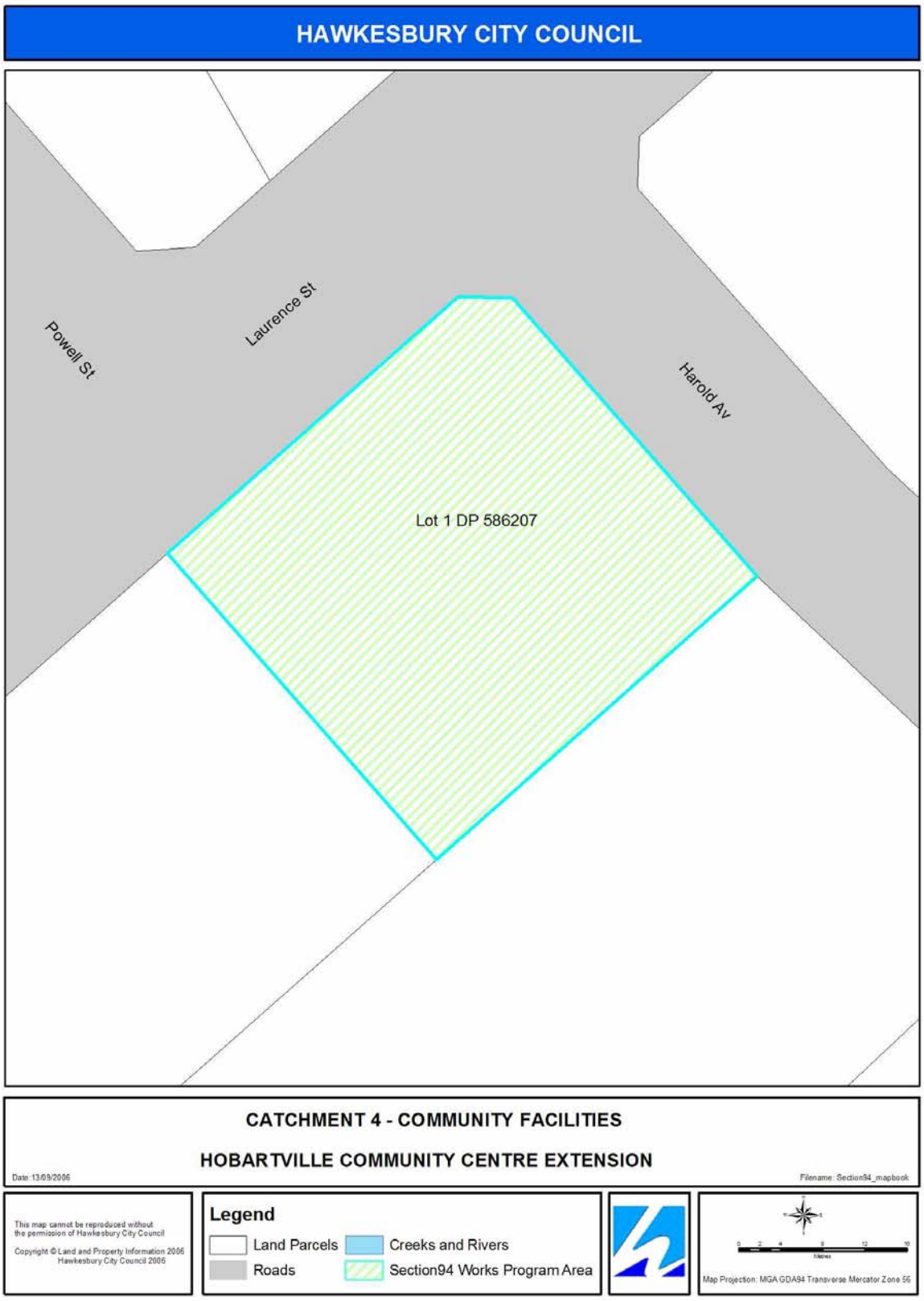
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Powell St
Laurence St
Harold Av
Lot 1 DP 586207
CATCHMENT 4 - COMMUNITY FACILITIES
HOBARTVILLE COMMUNITY CENTRE EXTENSION
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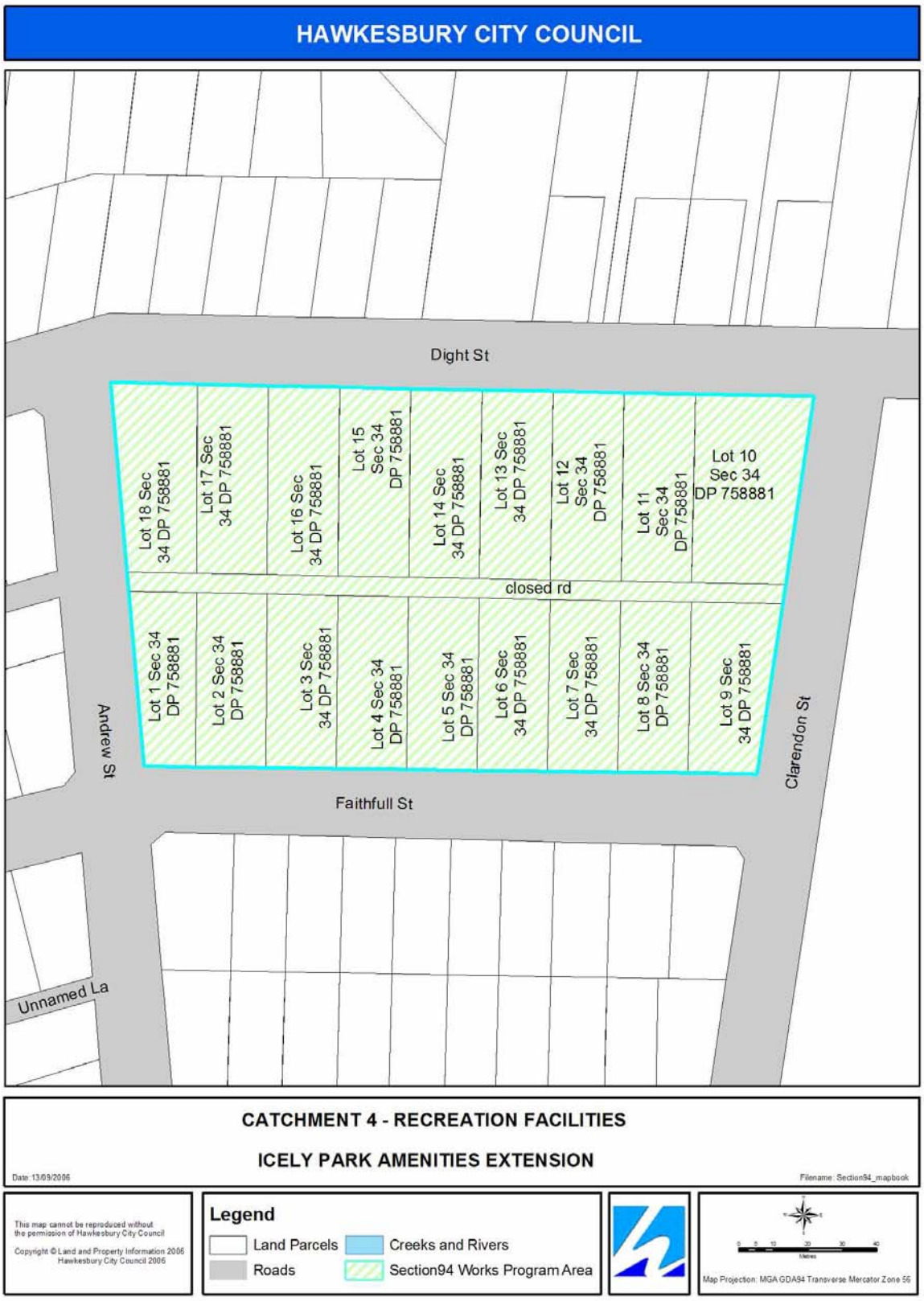
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Dight St
Lot 18 Sec 34 DP 758881
Lot 17 Sec 34 DP 758881
Lot 16 Sec 34 DP 758881
Lot 15 Sec 34 DP 758881
Lot 14 Sec 34 DP 758881
Lot 13 Sec 34 DP 758881
Lot 12 Sec 34 DP 758881
Lot 11 Sec 34 DP 758881
Lot 10 Sec 34 DP 758881
closed rd
Lot 1 Sec 34 DP 758881
Lot 2 Sec 34 DP 758881
Lot 3 Sec 34 DP 758881
Lot 4 Sec 34 DP 758881
Lot 5 Sec 34 DP 758881
Lot 6 Sec 34 DP 758881
Lot 7 Sec 34 DP 758881
Lot 8 Sec 34 DP 758881
Lot 9 Sec 34 DP 758881
Andrew St
Clarendon St
Faithfull St
Unnamed La
CATCHMENT 4 - RECREATION FACILITIES
ICELY PARK AMENITIES EXTENSION
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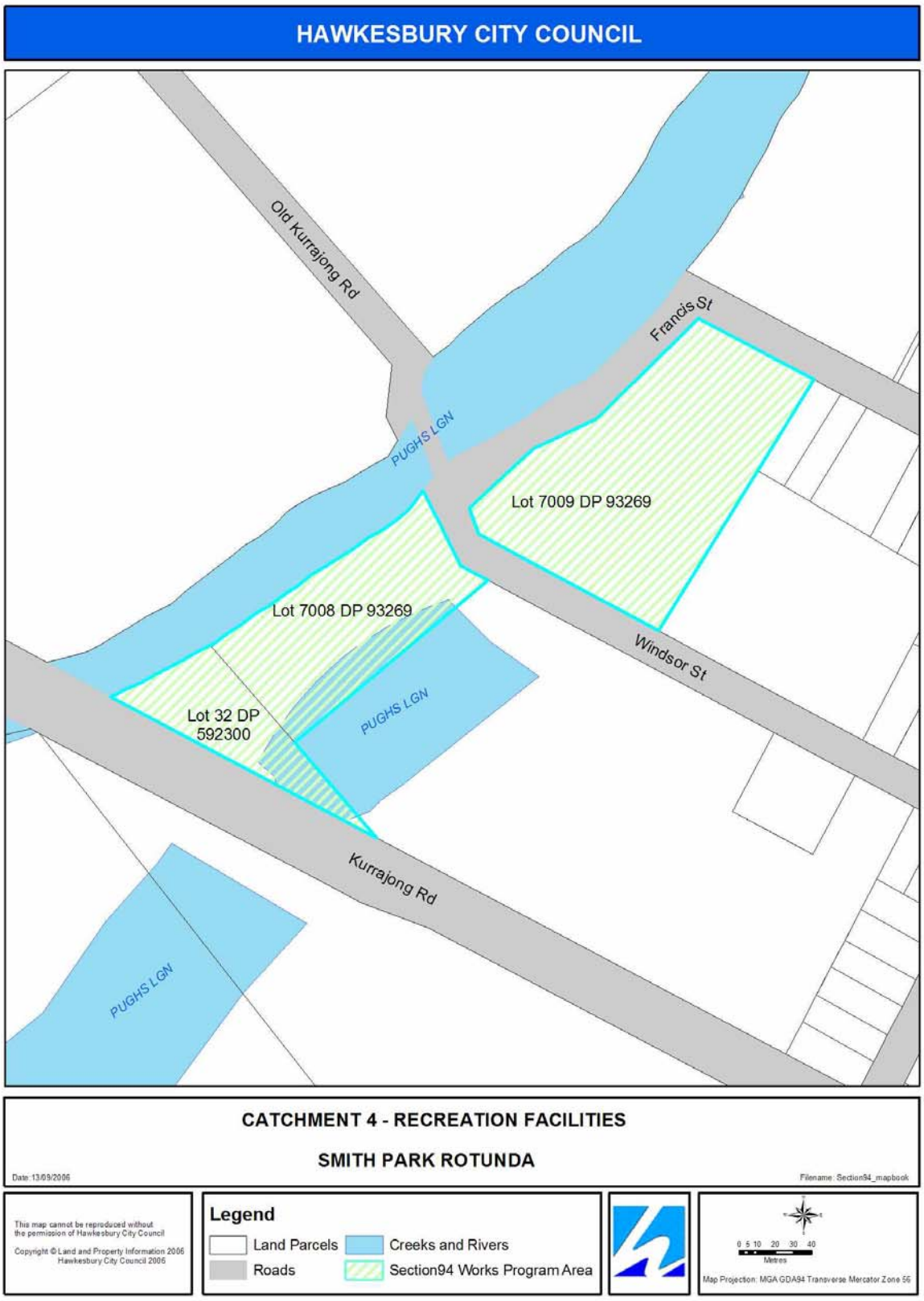
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Old Kurrajong Rd
Francis St
PUGHS LGN
Lot 7009 DP 93269
Lot 7008 DP 93269
Lot 32 DP 592300
PUGHS LGN
Windsor St
Kurrajong Rd
PUGHS LGN
CATCHMENT 4 - RECREATION FACILITIES
SMITH PARK ROTUNDA
Date: 13/09/2006
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Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 5 10 20 30 40
Metres
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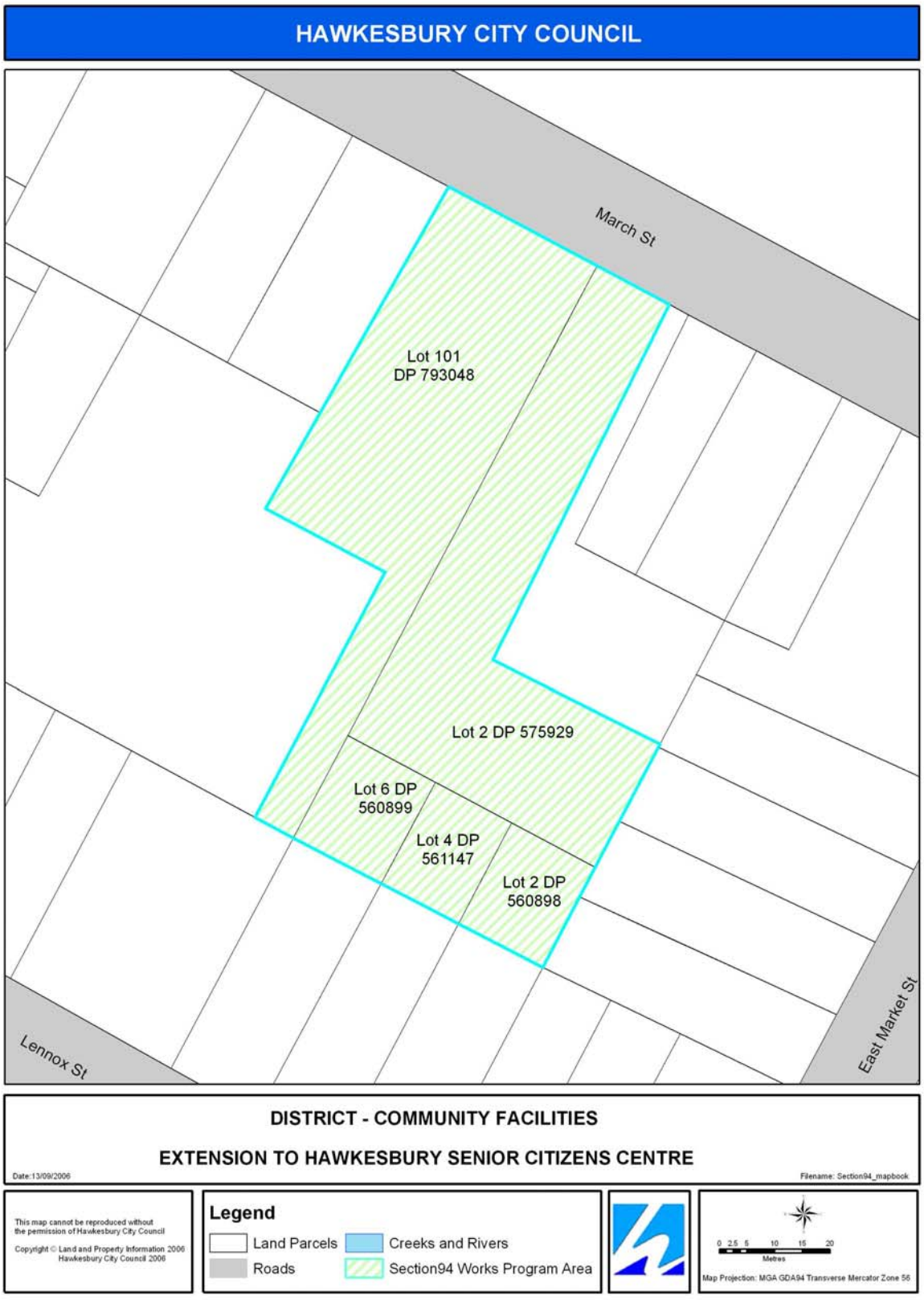
HAWKESBURY CITY COUNCIL
March St
Lot 101
DP 793048
Lot 2 DP 575929
Lot 6 DP
560899
Lot 4 DP
561147
Lot 2 DP
560898
Lennox St
East Market St
DISTRICT - COMMUNITY FACILITIES
EXTENSION TO HAWKESBURY SENIOR CITIZENS CENTRE
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Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 2.5 5 10 15 20
Metres
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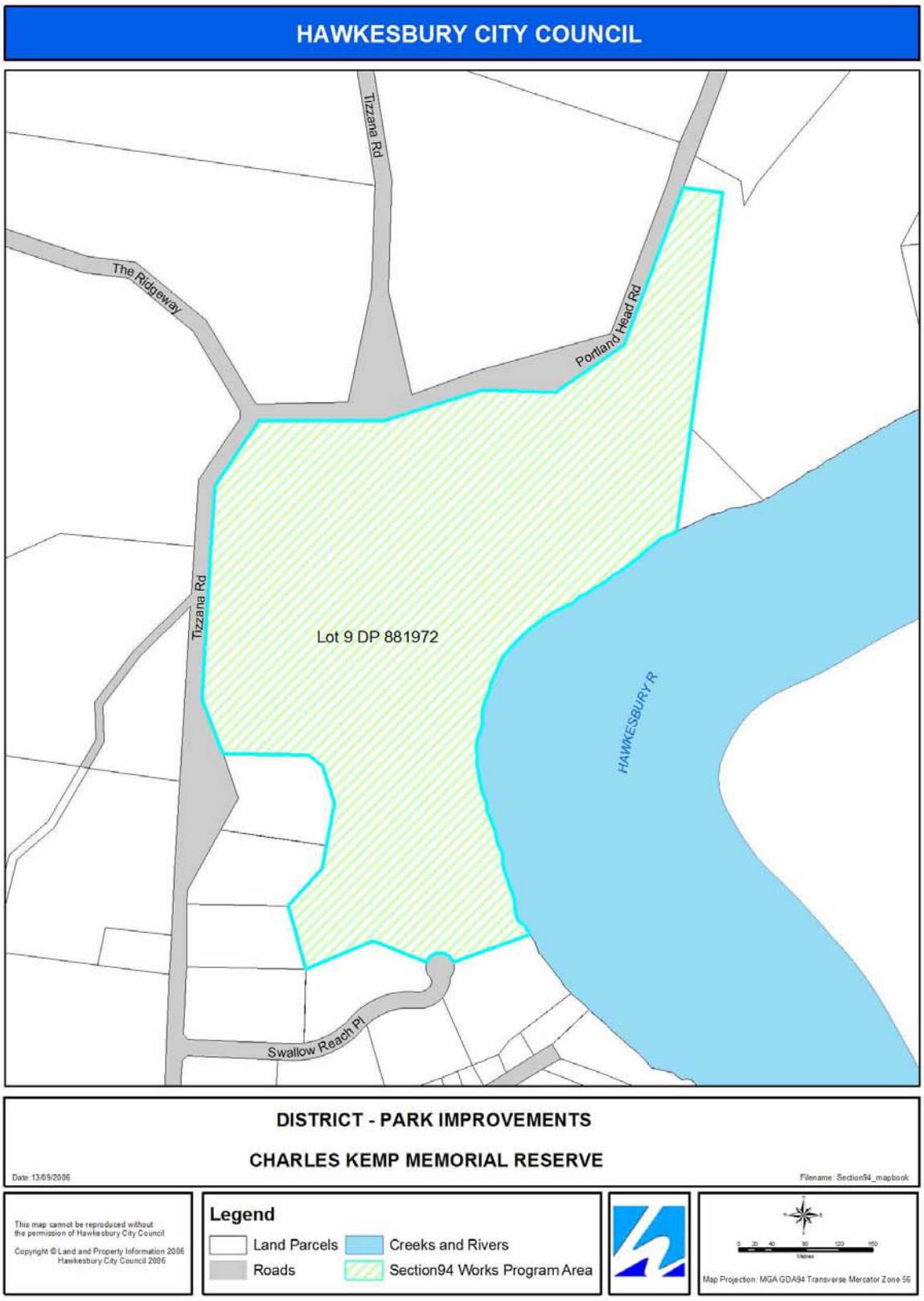
HAWKESBURY CITY COUNCIL
Tizzana Rd
The Ridgeway
Portland Head Rd
Tizzana Rd
Lot 9 DP 881972
HAWKESBURY R
Swallow Reach Pl
DISTRICT - PARK IMPROVEMENTS
CHARLES KEMP MEMORIAL RESERVE
Date: 13/09/2006
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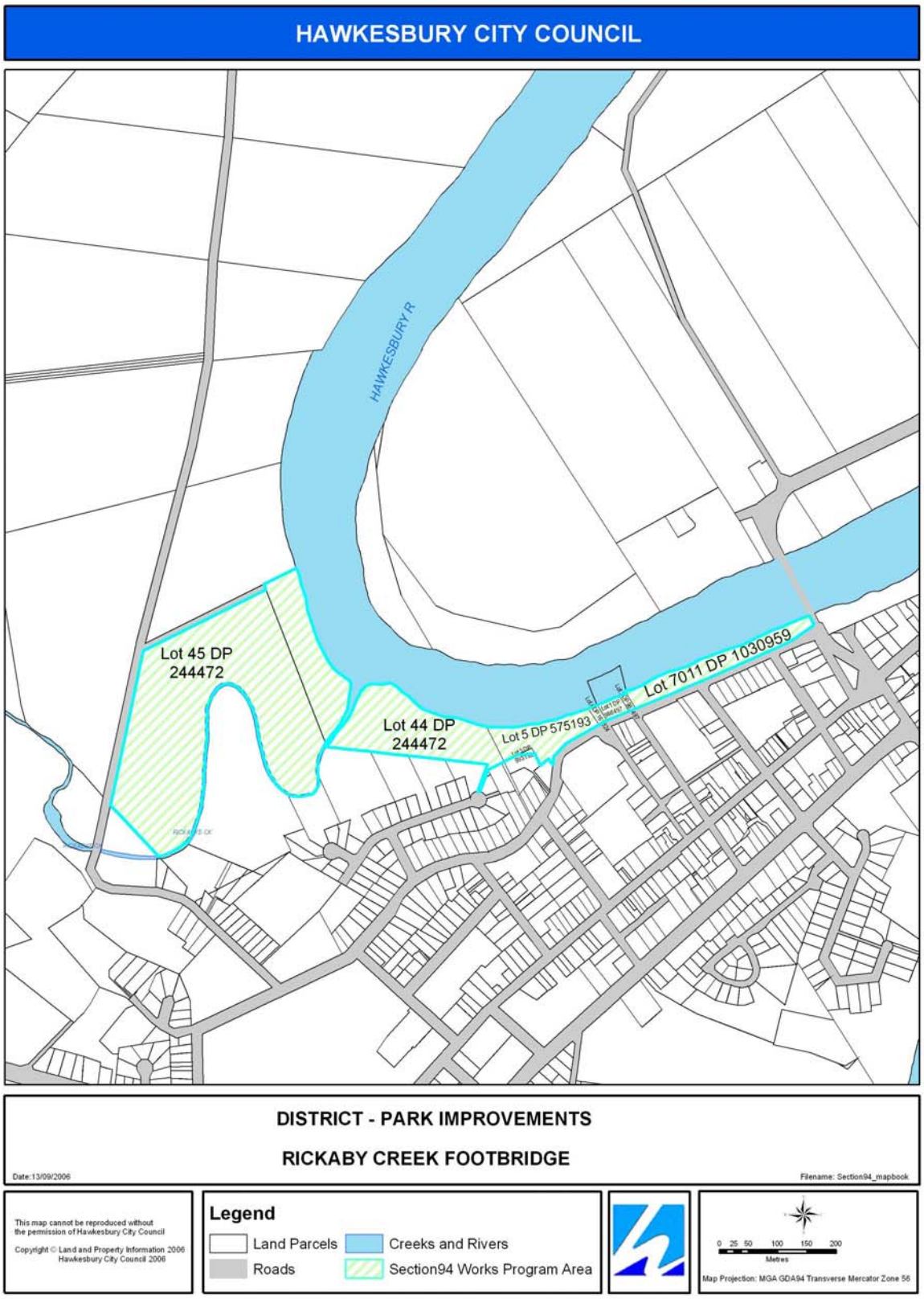
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
Map Projection: MGA GDA94 Transverse Mercator Zone 56

HAWKESBURY CITY COUNCIL
West Market St
Windsor St
Lot ? Sec 8 DP 758881
East Market St
March St
DISTRICT - PARK IMPROVEMENTS
RICHMOND PARK LANDSCAPING
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
1:1,500


HAWKESBURY CITY COUNCIL
HAWKESBURY R
Lot 45 DP 244472
Lot 44 DP 244472
Lot 5 DP 575193
Lot 7011 DP 1030959
DISTRICT - PARK IMPROVEMENTS
RICKABY CREEK FOOTBRIDGE
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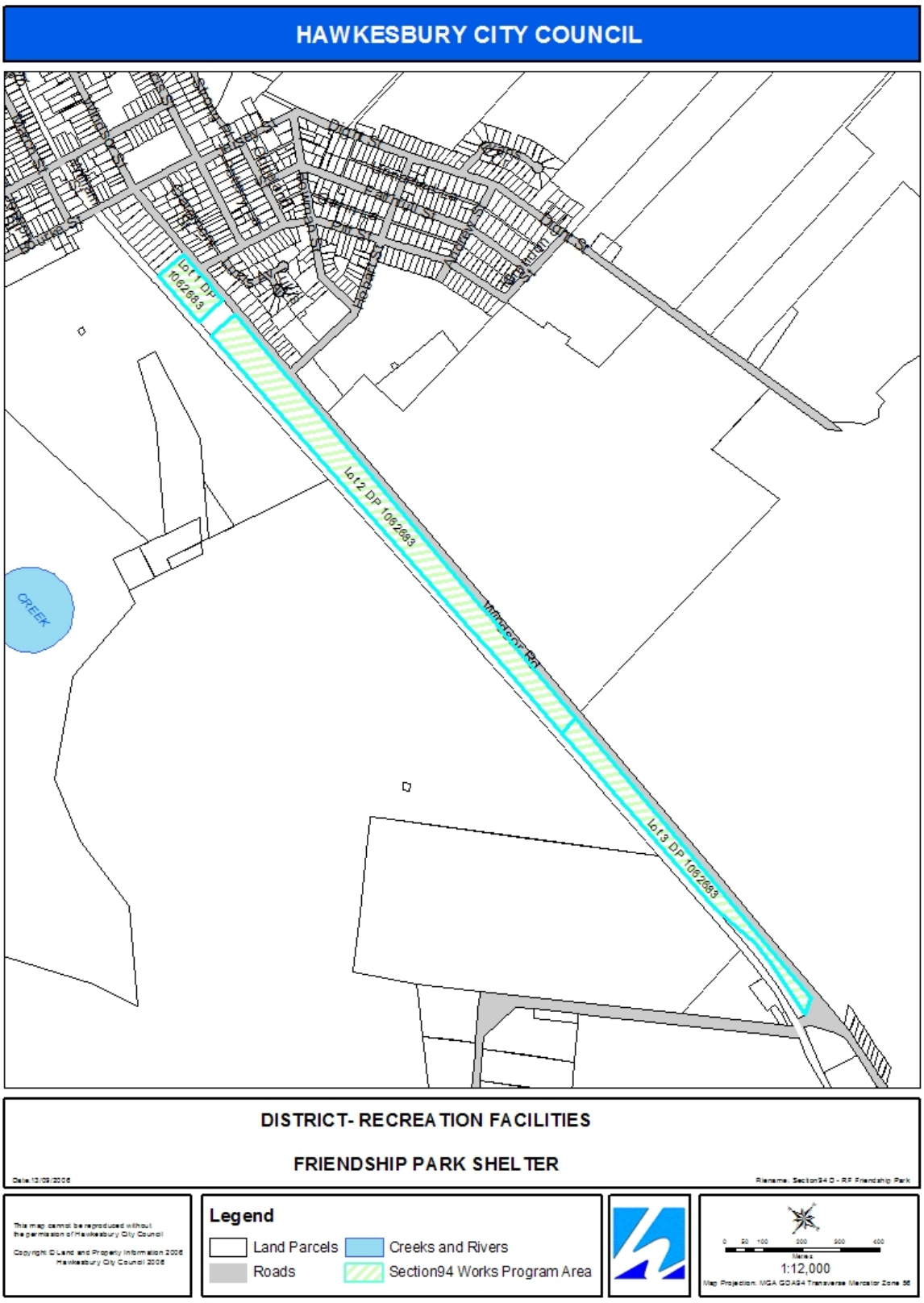
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
0 25 50 100 150 200
Metres
Map Projection: MGA GDA94 Transverse Mercator Zone 56


HAWKESBURY CITY COUNCIL
Lot 1 DP 1062683
Lot 2 DP 1062683
Lot 3 DP 1062683
Windsor Rd
CREEK
DISTRICT- RECREATION FACILITIES
FRIENDSHIP PARK SHELTER
Legend
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Creeks and Rivers
Roads
Section94 Works Program Area
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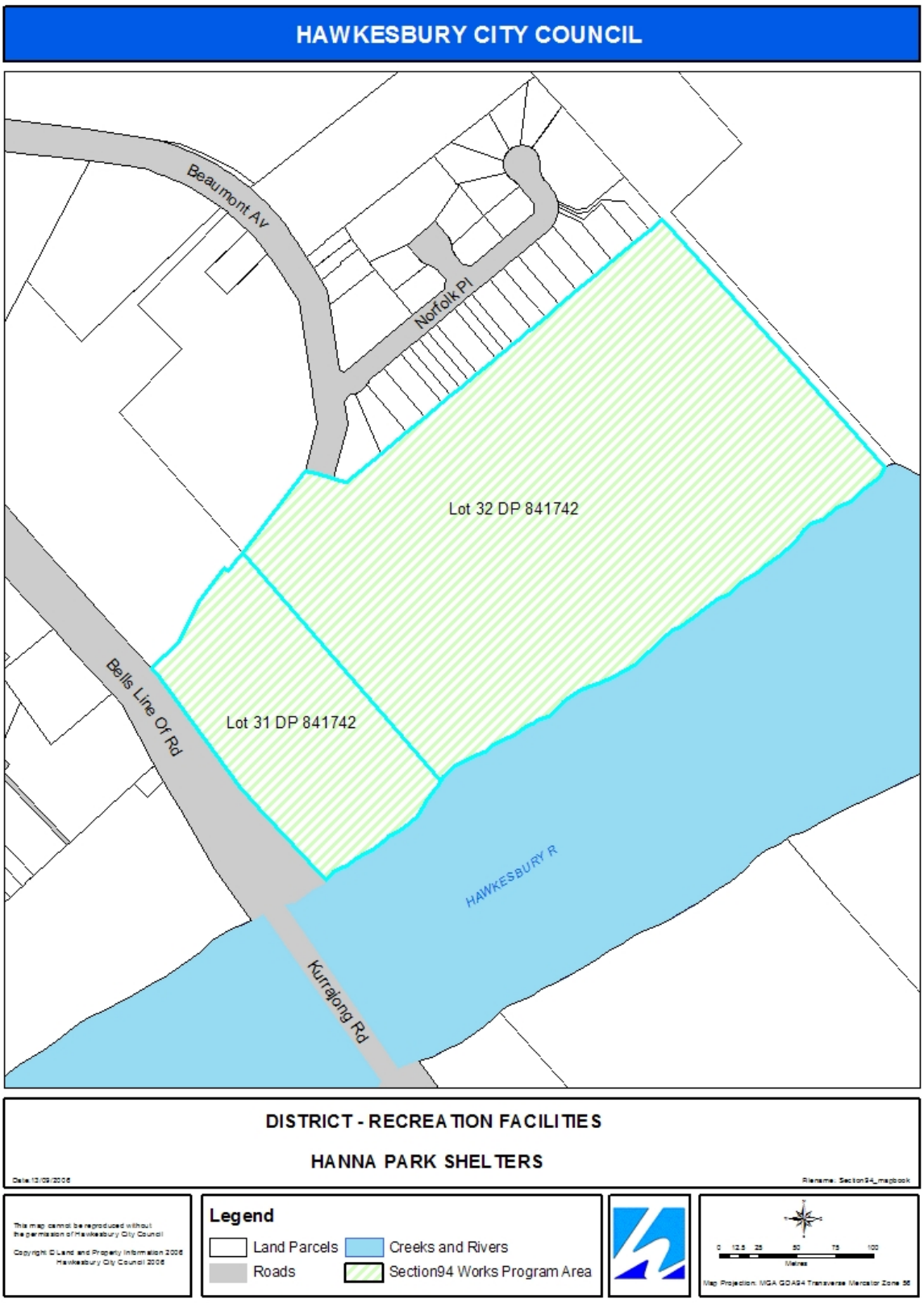
HAWKESBURY CITY COUNCIL
Beaumont Av
Norfolk Pl
Lot 32 DP 841742
Lot 31 DP 841742
Bells Line Of Rd
HAWKESBURY R
Kurrajong Rd
DISTRICT - RECREATION FACILITIES
HANNA PARK SHELTERS
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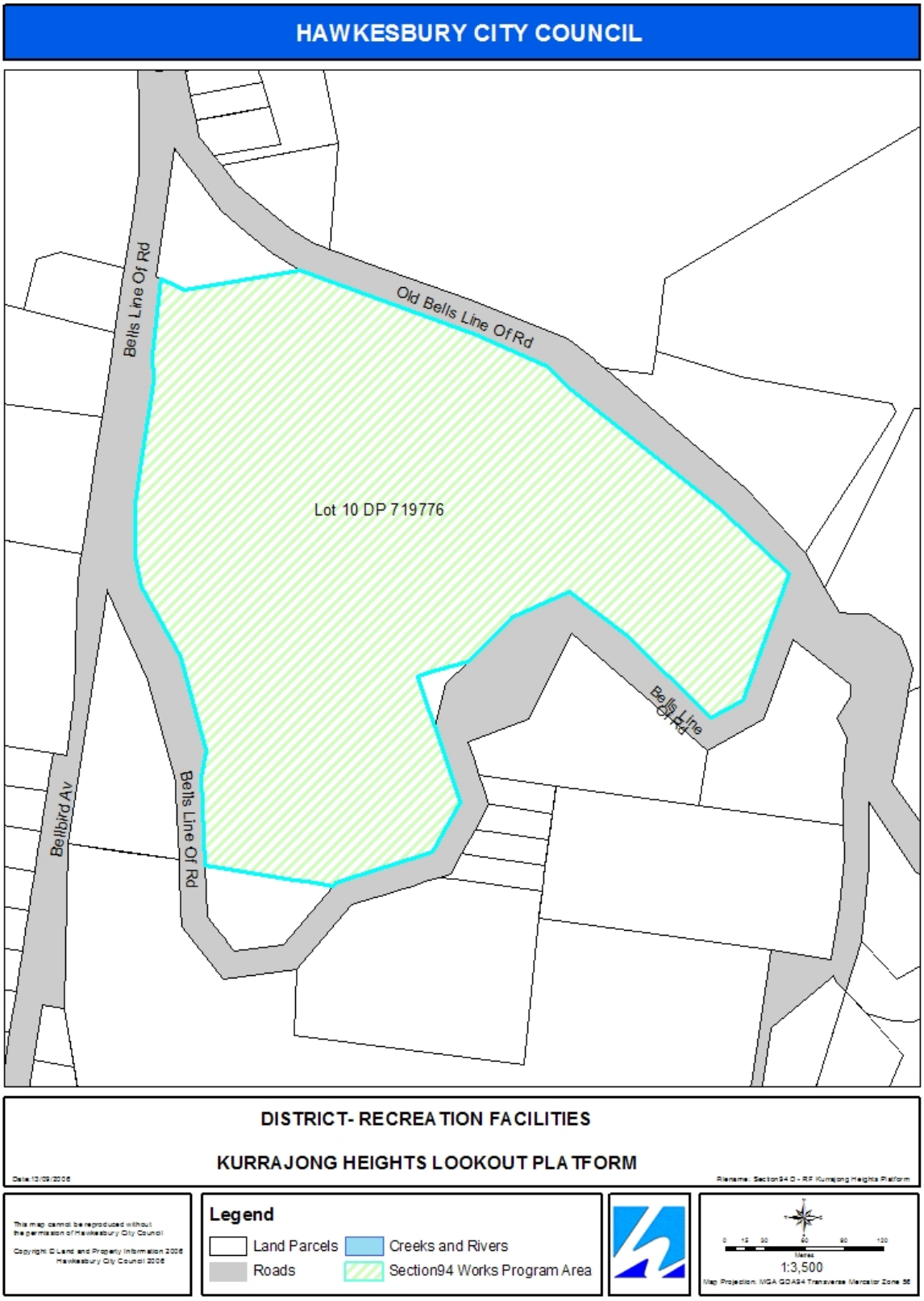
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area


HAWKESBURY CITY COUNCIL
Bells Line Of Rd
Old Bells Line Of Rd
Lot 10 DP 719776
Bellbird Av
Bells Line Of Rd
Bells Line Of Rd
DISTRICT- RECREATION FACILITIES
KURRAJONG HEIGHTS LOOKOUT PLATFORM
Legend
Land Parcels
Creeks and Rivers
Roads
Section94 Works Program Area
1:3,500