



**GROWTH CENTRES**  
COMMISSION

**SPECIAL INFRASTRUCTURE CONTRIBUTION**

**PRACTICE NOTE**

**Section One**

**November 2008**

This Practice Note supersedes that published in December 2006.

## 1.0 INTRODUCTION

Sections 94ED to 94EM of the Environmental Planning & Assessment Act 1979 (the Act), enable the collection of a Special Infrastructure Contribution as a contribution towards the funding of regional infrastructure in the North West and South West Growth Centres. Under Section 94EE of the Act the Minister for Planning has declared that a Special Infrastructure Contribution will be applied to development within the Growth Centres.

The purpose of this practice note is to provide guidance as to the calculation and collection of the Growth Centres Commission Special Infrastructure Contribution and the calculation of any credits obtainable under a Works in Kind agreement (WIK). It should be noted that the explanatory material set out in this practice note is for information purposes only and does not represent any commitment to specific items of infrastructure, nor does it represent a detailed costing of such items.

A range of additional regional infrastructure and services will be required as a result of the development within the Growth Centres. The Special Infrastructure Contribution will provide for a source of funds toward the provision of regional infrastructure including:

- New and upgraded regional roads;
- New and upgraded heavy rail;
- Bus services;
- Educational services;
- Health services;
- Emergency services;
- Attorney General's services;
- Provision of conservation lands; and
- Precinct planning and delivery.

The Special Infrastructure Contributions will generate funding that is closely aligned to the rate of development and will provide a source of funding that will allow infrastructure to be provided on a "right on time" basis. Not all of the above infrastructure and services will be funded from the Special Infrastructure Contributions. With the exception of land, the costs of the construction and operation of social infrastructure facilities such as schools and TAFES, hospitals and emergency services will be borne by the NSW Government.

## **2.0 DETERMINATION OF THE SPECIAL INFRASTRUCTURE CONTRIBUTION**

### **2.1 Date of Commencement**

This Practice Note takes effect from the date of the Minister's determination under Section 94EE of the Act.

### **2.2 Introduction**

The Minister for Planning has determined that a Special Infrastructure Contribution will be applicable to development within the North West and South West Growth Centres. Under the Minister's determination the following Special Infrastructure Contribution will apply:-

- Residential land \$349,200 per hectare of Net Developable Area
- Industrial land \$150,000 per hectare of Net Developable Area

These contributions will be kept under review as outlined later in this Practice Note, and may be amended in accordance with any determinations made by the Minister under Section 94EE(1) of the Act.

### **2.3 Definition of Net Developable Area**

The Net Developable Area under this practice note will be regarded as:

- **residential land:** The land occupied by development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding public open space indicated on the Precinct Plan and other non-residential zoned land.
- **industrial land:** The land occupied by development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding public open space indicated on the Precinct Plan and other non-industrial zoned land.

For the purpose of determining the Special Infrastructure Contribution, the following land will be excluded from Net Developable Area (and is what is referred to above as "non-residential zoned land" and "non-industrial zoned land"):

- flood affected land, below the 1 in 100 year flood level;
- existing urban zoned land within the Growth Centres (unless subject to a change of land use zoning which allows for an intensification of use generating additional demand for regional infrastructure and services);
- land zoned as public recreation;
- land identified as public open space in (1) either one of the three components of the Precinct Planning Package, being the SEPP, DCP or Section 94 Contribution Plan or (2) which is accepted for dedication as open space by Council or the Growth Centres Commission;

- land set aside for publicly owned community facilities and/or community services provided under Section 94 of the EP&A Act;
- public schools and TAFE colleges;
- publicly owned health facilities;
- ambulance stations, fire stations & police stations;
- roads to be provided under the provision of Section 94 of the EP&A Act;
- major roads in the North West and South West Growth Centres included in the Schedules at Section 2 of this Practice Note;
- existing road to be included as part of the proposed road network;
- bus depots, bus transfer stations;
- rail corridors, rail stations & associated parking facilities;
- transport corridors;
- golf courses, but not associated structures such as club houses and the like. In some instances it may be appropriate to grant a time limited consent to ensure the golf course does not prevent the future urban development of the site; and
- areas for facilities provided by Sydney Water or Integral Energy.

## **2.4 Definition of Attributable Cost**

The attributable cost for each item in the infrastructure schedules set out in Section 2 of this Practice Note represents the amount allocated for the relevant item within the Special Infrastructure Contribution, which may differ from the final actual cost of the item. It will be the maximum value used in determining the offset as a result of any Works-In-Kind proposal. The Special Infrastructure Contribution will be subject to indexation in accordance with section 2.7 of this Practice Note and will be reviewed every four years. The Government's commitments in relation to infrastructure will be found in the State Infrastructure Strategy and Budget Paper 4.

## **2.5 Development to which the Special Infrastructure Contribution applies**

The Special Infrastructure Contribution applies to all development in the North West and South West Growth Centres that requires development consent under the Environmental Planning and Assessment Act 1979, unless otherwise exempt as set out in this Practice Note. Special provisions apply to development occurring within these areas prior to the completion of Precinct Planning, as set out at Section 2.6.7.

The land use zones referred to in this practice note are those used in the Standard Instrument (Local Environmental Plans) Order 2006, except those specifically referred to in relation to the parts of the Edmondson Park Precinct within the Campbelltown Local Government Area.

### **2.5.1 Residential - Special Infrastructure Contribution**

In accordance with section 2.2 of this Practice Note, development requiring consent under the Act, except for neighbourhood shops and shop top housing, that is carried

out on land within the North West and South West Growth Centres that is within the following land use zones will be required to pay the Residential Land Special Infrastructure Contribution:

- Zone R1 General Residential
- Zone R2 Low Density Residential
- Zone R3 Medium Density Residential
- Zone R4 High Density Residential
- Zone R5 Large Lot Residential
- Zone RE2 Private Recreation

The levy will be triggered if residential development is approved under the Flexible Zone Boundaries clause (a standard clause in the LEP Template which permits development which would otherwise be prohibited if it is permissible within a certain distance of an adjacent zone). The levy will apply at the rate which would have applied had the development actually been in that neighbouring zone.

### **2.5.2 Industrial - Special Infrastructure Contribution**

In accordance with section 2.2 of this Practice Note, development requiring consent under the Act that is carried out on land within the North West and South West Growth Centres within the following land use zones will be required to pay the Industrial Land Special Infrastructure Contribution:

- Zone B5 Business Development
- Zone B7 Business Park
- Zone IN1 General Industrial
- Zone IN2 Light Industrial
- Zone IN3 Heavy Industrial

The levy will be triggered if industrial development is approved under the Flexible Zone Boundaries clause (a standard clause in the LEP Template which permits development which would otherwise be prohibited if it is permissible within a certain distance of an adjacent zone). The levy will apply at the rate which would have applied had the development actually been in that neighbouring zone.

### **2.5.3 Differential Contribution in Heritage Curtilage, Natural Waterways and Environmental Living Zone**

Development requiring consent under the Act that is carried out on land within the North West and South West Growth Centres within the following land use zones or identified areas will be required to pay a Differential Special Infrastructure Contribution:

- Zone W1 Natural Waterways

- Zone E4 Environmental Living
- Land within a heritage curtilage identified on the listing of the State Heritage Register.

See Section 2.6.6 for details.

#### **2.5.4 Edmondson Park - Special Infrastructure Contribution**

Development requiring consent under the Act, that is carried out on land within the Edmondson Park Precinct within the following land use zones under *Campbelltown (Urban Area) Local Environmental Plan 2002* will be required to pay a Residential Land Special Infrastructure Contribution:

- Zone 2(c) Higher Density Residential
- Zone 6(c) Private Open Space

#### **2.5.5 Existing Development**

No contribution will be required for:-

- *a lot not greater than 1000m<sup>2</sup> created through a subdivision involving the excision of an existing approved dwelling. The allowance is for the excised lot only. Any land area over 1000m<sup>2</sup> may be considered as developable land for the purpose of calculating Net Developable Area.*
- *a residue lot that does not contain a dwelling provided it is nominated on its title as “no further development or works are permitted on this lot without development consent and the making of a Special Infrastructure Contribution in accordance with this Practice Note”.*

#### **2.5.6 Private Schools**

Where a private school shares its facilities with a public school and/or the community (for example active playing fields, libraries, gymnasiums or the like), the private school may be entitled to a reduction on the levy in relation to the shared area.

### **2.6 Contribution Rate Formulas**

#### **2.6.1 Determination of the Contribution Rate and Contributions Payable for Particular Development**

Contributions for development to which this plan applies will be determined by multiplying the contribution rate applicable at the date of payment by the final Net Developable Area of the land on which the development is carried out.

The actual contribution payable for a particular development will be calculated by the consent authority at the time payment is made, based on the Net Developable Area

of the development determined by reference to the final plan of subdivision or construction plans or other approved plans relating to the development.

The contribution rate comprises two components which allows for separate indexation to account for differential movements in construction costs and land prices.

**2.6.2 Contributions Formula: Capital Contribution (CC)**

The component of the contribution rate for items other than land purchase under this plan represents the attributable cost of the physical works and materials required to complete the infrastructure and costs attributable to services and planning.

In the contribution formula: 
$$CC = \frac{C1 + C2}{NDA}$$

Where:

**CC** represents the capital component of the contribution rate per hectare.

**C1** represents the present attributable cost, at the date of the adoption of this Plan, of constructing works, bus services and planning already provided.

**C2** represents the estimated current attributable cost, at the date of the adoption of this Plan, of constructing works, bus services and planning which are yet to be provided.

**NDA** represents the estimated total Net Developable Area of the Growth Centres measured in hectares.

**2.6.3 Contributions Formula: Land Contribution (LC)**

The land component of the contribution under this plan represents the attributable cost of all land purchases required to provide infrastructure services and Regional Public Recreation or Conservation lands.

In the contribution formula: 
$$LC = \frac{L1 + L2}{NDA}$$

Where:

**LC** represents the land component of the contribution rate per hectare

**L1** represents the present attributable cost, at the date of the adoption of this Plan, of land acquisitions already made.

**L2** represents the current estimated current attributable cost, at the date of the adoption of this Plan, of land acquisitions, which are yet to be made.

**NDA** represents the estimated total Net Developable Area of the Growth Centre measured in hectares.

#### **2.6.4 Contribution Rate for Residential Land**

The contribution rate per hectare for Residential Land is set based on the attributable costs of the physical works and materials, including land purchase, required to complete the infrastructure and costs attributable to services and planning.

Contribution Rate = CC as indexed (in accordance with Section 2.7 of this Practice Note) at the date of payment of the contribution + LC as indexed (in accordance with Section 2.7 of this Practice Note) at the date of payment of the contribution.

#### **2.6.5 Contribution Rate for Industrial Land**

In recognition that local employment provides the opportunity to reduce the demands on transport facilities both within and external to the Growth Centres and because industrial land does not generate a full demand for services, it has been determined that the infrastructure contribution for industrial lands will be less than the contribution for residential land. This both acknowledges the lesser demand made for infrastructure or services and will encourage the early development of local employment.

#### **2.6.6 Differential Contribution Rate for Heritage Curtilage, Natural Waterways and Environmental Living Zone**

Development within Zone W1 Natural Waterways, Zone E4 Environmental Living, and within the heritage curtilage of land identified on the listing of the State Heritage Register will be required to pay a Residential Special Infrastructure Contribution. For the purpose of calculating the Special Infrastructure Contribution within these areas, the Net Developable Area of any lot greater than 1000m<sup>2</sup> will be deemed to be 1000m<sup>2</sup>.

#### **2.6.7 Contribution Rate for Development Proceeding in Advance of Completion of Relevant Precinct Planning**

Development requiring consent under the Act that is carried out on land within the North West and South West Growth Centres prior to the completion of the Precinct Planning Process for the relevant Precinct (being the date on which the Sydney Region Growth Centres SEPP is amended to zone the relevant precinct) will be required to pay the residential Special Infrastructure Contribution.

For the purpose of calculating the Special Infrastructure Contribution, the Net Developable Area will be the land to which the Development Application applies, or 500m<sup>2</sup>, whichever is the greater. Residential land which has been subject to the contribution will not be further levied for a Special Infrastructure Contribution following the completion of Precinct Planning.

The Special Infrastructure Contribution may be payable at the reduced rate where the development is on a site that can be confirmed to be subject to the reduced SIC under another section of this Practice Note.

The Special Infrastructure Contribution is not payable for development relating to single dwelling houses, dual occupancies, development which is ancillary to an existing approved use or development that in the opinion of the Growth Centres Commission meets either of the following transitional criteria:

- The development is a land use that would not normally be located in an urban area, it has a time limited consent and limited capital investment to ensure that the future urban potential of the site or surrounding land is not jeopardised as determined by the Growth Centres Commission.
- The development is on land that can be confirmed to the satisfaction of the Growth Centres Commission to be exempt from the Net Developable Area under section 2.3 of this Practice Note.

Ancillary means a use that is secondary to the main approved use on the site and which supplements or supports the main approved use but is not a use that is or could be independent of the existing approved use.

### 2.7 Indexation of Capital Contribution and Land Contribution

The following indices will apply to the contribution components:

- **Capital Contribution:** Quarterly variations in the “Price Index for the Output of the General Construction Industry”. (ABS Catalogue 6427.0 - Producer Price Indexes).
- **Land Contribution:** Variations in a land index, published periodically by the Growth Centres Commission, for the purpose of determining the Land Contribution under this plan. The land index will measure any variation in estimated average land values within the North West and South West Growth Centres between the previous publication period and the current publication period. Any such variation will be determined by averaging the variation in the cost of prime residential land acquisitions per sq/m between the previous publication period and the current publication period. The data on which the index is based will be obtained through independent land valuations carried out on behalf of the Growth Centres Commission for the purpose of determining the current value of the land index.

The Capital Contribution and the Land Contribution will be indexed as follows:

$$IndexedContribution = \frac{CCorLC}{V} \times applicable\ current\ index$$

Where:

V represents the Value of the applicable Index at the date of this Practice Note.

Indexation will occur each time the relevant index is published.

The current indexation rates will be placed on the Growth Centres Commission's website [www.gcc.nsw.gov.au](http://www.gcc.nsw.gov.au).

## **2.8 Basis for Determining Contributions**

Initially, the amount of contributions will be estimated based on the Net Developable Area in the development application drawings. Subsequently, before a sub-division certificate or construction certificate is released, the consent authority or Growth Centres Commission will calculate or adjust the final contributions at the time of payment in accordance with the final plan of subdivision or final construction drawings, as applicable.

The Minister has directed Councils to impose a specific condition of development consent when issuing relevant approvals.

### **3.0 PAYMENT OF SPECIAL INFRASTRUCTURE CONTRIBUTIONS**

A condition will be imposed on all relevant development consents requiring payment of the appropriate contribution.

Payment of monetary contributions must be made:

- *where subdivision is involved:*  
prior to the issue of a Subdivision Certificate
- *where development is to occur without subdivision:*  
prior to the issue of a Construction certificate
- *in cases where title is created by Crown Plan:*  
prior to registration of title.

Approval to defer satisfaction of Special Infrastructure Contributions under this plan will not be granted.

#### **4.0 WORKS IN KIND**

With the approval of the Minister, the Growth Centres Commission may accept the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future residential or industrial development. Such an arrangement will be agreed only after consultation with the relevant Authority.

Section 2 of this Practice Note details those items considered to provide a material public benefit and potentially worthy of Works-in-Kind.

The value of a Works-in-Kind arrangement will be the 100% attributable cost of the works. A developer may receive progressive Special Infrastructure Contribution offsets at key project milestones. The NSW Government will provide a credit equivalent to 25% of the attributable practice note value of the works unless an application is made for a cash contribution. If actual project costs exceed the attributable Practice Note value, the developer is responsible for all costs.

## **5.0 ACCELERATING LAND RELEASES**

Developers will have the opportunity to submit development proposals in advance of the Growth Centre Commission's precinct planning process. Such proposals will have to comply with the Precinct Acceleration Protocol that is available on the Department of Planning's website:

<http://www.planning.nsw.gov.au/programservices/pap.asp>

## **6.0 REVIEW OF THE PRACTICE NOTE**

The Schedules in Section 2 of this Practice Note will be reviewed every 4 years.

Between reviews, the Special Infrastructure Contribution will be indexed to maintain parity with movements in costs (see Section 2.7).

The Practice Note will also be reviewed as part of each Precinct Planning Process.

## **7.0 SECTION TWO OF THE PRACTICE NOTE**

The Growth Centres Commission has prepared schedules of proposed regional infrastructure requirements and has determined the maximum amount of credit (attributable cost) that could be made available should that infrastructure be undertaken under a Works-in-Kind arrangement. These schedules are in Section Two of this Practice Note.



**GROWTH CENTRES**  
COMMISSION

**SPECIAL INFRASTRUCTURE CONTRIBUTION**

**PRACTICE NOTE**

**Section Two**

**November 2008**



GROWTH CENTRES  
COMMISSION

**SPECIAL INFRASTRUCTURE CONTRIBUTION  
CALCULATION SCHEDULE**

INFRASTRUCTURE ITEM	75%		100%
	ATTRIBUTABLE		ATTRIBUTABLE
	Indexed to Sept 2008		Indexed to Sept 2008
Roads	\$ 2,143,098,000		\$ 2,857,464,000
Rail	\$ 851,530,000		\$ 1,135,373,000
Bus	\$ 255,672,000		\$ 340,896,000
Emergency	\$ 5,267,000		\$ 7,022,000
Health	\$ 14,207,000		\$ 18,942,000
Education	\$ 295,864,000		\$ 394,485,000
Open Space	\$ 489,926,000		\$ 653,234,000
Planning and Delivery	\$ 330,584,000		\$ 440,778,000
<b>TOTAL</b>	<b>\$ 4,386,148,000</b>		<b>\$ 5,848,194,000</b>

NET DEVELOPABLE AREA			
Estimated NDA	12,317		12,317
Allow 7% undeveloped*	11,455		11,455
Employment Land	2,574		2,574
Equiv NDA (employment)#	1,106	# Employment land = 43% of the Residential Levy	1,106
<b>Equiv NDA</b>	<b>12,560</b>		<b>12,560</b>
		349200	
Contribution/Equiv NDA	\$ 349,202		\$ 465,603
SAY	\$349,200		\$465,600

\* Assume 5% of NDA will never be subdivided

\* Assume 2% of NDA will be taken in Riparian Corridors/ Environmental

**The figures shown in this table represent the amount allocated within the Special Infrastructure Contribution, which may differ from the final actual cost of the item.**

**The figures will be updated every four years.**

**The Government's Commitments in relation to infrastructure are to be found in the State Infrastructure Strategy and Budget Paper 4.**



GROWTH CENTRES  
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<b>EDUCATION</b>				
<b>Description</b>		<b>QUANTITY</b>	<b>Completed Cost Prior to Sept. 2008</b>	<b>ATTRIBUTABLE COSTS INDEXED TO SEPT.2008</b>
<b>Identifier</b>	<b>Sector</b>			
<b>North West Sector</b>				
	Construction	NIL		\$ -
	Land Acquisition for Public Schools	22 sites	\$ -	\$ 107,865,000
	Land Acquisition for High Schools	5 Sites	\$ -	\$ 49,030,000
	Land Acquisition for Special Schools	1 Site	\$ -	\$ 3,269,000
	Land Acquisition for Tafe	NIL	\$ -	\$ -
<b>Subtotals</b>			<b>\$ -</b>	<b>\$ 160,164,000</b>
<b>South West Sector</b>				
	Construction	NIL		\$ -
	Land Acquisition for Public Schools	37 Sites	\$ -	\$ 129,080,000
	Land Acquisition for High Schools	11 Sites	\$ -	\$ 76,750,000
	Land Acquisition for Special Schools	1 Site	\$ -	\$ 2,326,000
	Land Acquisition for Tafe	1 Site	\$ -	\$ 26,165,000
<b>Subtotals</b>			<b>\$ -</b>	<b>\$ 234,321,000</b>
			<b>\$ -</b>	<b>\$ 394,485,000</b>

Land component	\$	394,485,000
Other	\$	-

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GROWTH CENTRES  
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<b>BUS SERVICES</b>				
Description		QUANTITY	Completed Cost Prior to Sept. 2008	ATTRIBUTABLE COSTS  INDEXED TO SEPT.2008
Identifier	Sector			
<b>North West Sector</b>				
	Depot Box Hill	item	\$ -	\$ 20,791,000
	Bus/train interchange Schofields	item	\$ -	\$ 41,723,000
	Land for Depots & Interchanges	1.3ha	\$ -	\$ 2,125,000
	Other captial costs, stops, shelters etc	INCLUDED WITH FARE BOX SUBSIDY		
	Fare-box subsidy	5 yr on each route	\$ -	\$ 52,173,000
<b>Subtotals</b>			<b>\$ -</b>	<b>\$ 116,812,000</b>
<b>South West Sector</b>				
	Depot Austral	item	\$ -	\$ 21,417,000
	Depot Badgally Road	item	\$ -	\$ 21,417,000
	Bus/train interchange Macarthur	item	\$ -	\$ 20,410,000
	Bus/train interchange Ingleburn	item	\$ -	\$ 20,410,000
	Bus/train interchange Bardia	item	\$ -	\$ 20,410,000
	Bus/train interchange Leppington	item	\$ -	\$ 27,368,000
	Land for Depots & Interchanges	3.2ha	\$ -	\$ 3,721,000
	Other captial costs, stops, shelters etc	INCLUDED WITH FARE BOX SUBSIDY		
	Fare-box subsidy	5 yr on each route	\$ -	\$ 88,931,000
<b>Subtotals</b>			<b>\$ -</b>	<b>\$ 224,084,000</b>
			<b>\$ -</b>	<b>\$ 340,896,000</b>

Land component	\$ 5,846,000
Other	\$ 335,050,000

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The figures will be updated every four years.

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GROWTH CENTRES  
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## EMERGENCY SERVICES AND JUSTICE

Description		Qty	Completed Cost Prior to Sept. 2008	ATTRIBUTABLE COSTS  INDEXED TO SEPT.2008
Identifier	Sector			
<b>North West Sector</b>				
	Construction of ambulance services	NIL		\$ -
	Construction of Fire Services	NIL		\$ -
	Construction of Police Services	NIL		\$ -
	Construction of Justice Services	NIL		\$ -
	Land acquisition for Ambulance Services		\$ -	\$ 1,438,000
	Land acquisition for Fire Services		\$ -	\$ 1,177,000
	Land acquisition for Police Services		\$ -	\$ 523,000
	Land acquisition for Justice Services	0	\$ -	\$ -
<b>Subtotals</b>			\$ -	\$ 3,138,000
<b>South West Sector</b>				
	Construction of ambulance services	NIL		\$ -
	Construction of Fire Services	NIL		\$ -
	Construction of Police Services	NIL		\$ -
	Construction of Justice Services	NIL		\$ -
	Land acquisition for Ambulance Services		\$ -	\$ 1,535,000
	Land acquisition for Fire Services		\$ -	\$ 1,233,000
	Land acquisition for Police Services		\$ -	\$ 1,116,000
	Land acquisition for Justice Services	0	\$ -	\$ -
<b>Subtotals</b>			\$ -	\$ 3,884,000
			\$ -	\$ 7,022,000

Land component	\$	7,022,000
Other	\$	-

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The figures will be updated every four years.

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<b>HEALTH SERVICES</b>				
<b>Description</b>				
<b>Identifier</b>	<b>Sector</b>	<b>QUANTITY</b>	<b>Completed Cost Prior to Sept. 2008</b>	<b>ATTRIBUTABLE COSTS</b>
<b>North West Sector</b>				<small>INDEXED TO SEPT.2008</small>
	Rouse Hill Stage 1 - Ambulatory Services (shopfront rental costs)	NIL		\$ -
	Rouse Hill Stage 2 - Integrated Health Centre	NIL		\$ -
	Rouse Hill Stage 3 - IHC and Procedural & Diagnostic Services	NIL		\$ -
	Rouse Hill Stage 4 - Overnight Inpatient Services	NIL		\$ -
	Westmead Hospital	NIL		\$ -
	Blacktown/Mt Druitt Hospital	NIL		\$ -
	Land Acquisition		\$ -	\$ 8,825,000
<b>Subtotals</b>			<b>\$ -</b>	<b>\$ 8,825,000</b>
<b>South West Sector</b>				
	Liverpool Hospital	NIL		\$ -
	Leppington Stage 1 - Integrated Health Care Centre	NIL		\$ -
	Leppington Stage 2 - Overnight Inpatient Services	NIL		\$ -
	Oran Park Integrated Primary Health Care Centre	NIL		\$ -
	Campbelltown Hospital	NIL		\$ -
	Fairfield Hospital	NIL		\$ -
	Integrated Primary Health Care Centres	NIL		\$ -
	Additional Community Based Services	NIL		\$ -
	Land Acquisition			\$ 10,117,000
<b>Subtotals</b>				<b>\$ 10,117,000</b>
			<b>\$ -</b>	<b>\$ 18,942,000</b>

Land component	\$ 18,942,000
Capital component	\$ -

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The figures will be updated every four years.

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<b>Planning and Delivery</b>				
Description		QUANTITY	Completed Cost Prior to Sept. 2008	ATTRIBUTABLE COSTS  INDEXED TO SEPT.2008
Identifier	Sector			
<b>North West Sector</b>				
	Precinct Plans	item	\$ -	\$ 43,836,000
<b>Subtotals</b>			\$ -	\$ <b>43,836,000</b>
<b>South West Sector</b>				
	Precinct Plans	item	\$ -	\$ 51,663,000
<b>Subtotals</b>			\$ -	\$ <b>51,663,000</b>
<b>Costs Across Both Sectors</b>				
	GCC Running Costs	Item	\$ -	\$ 345,279,000
<b>Subtotals</b>			\$ -	\$ <b>345,279,000</b>
<b>Total</b>			\$ -	\$ <b>440,778,000</b>

Land component	\$ -
Capital component	\$ 440,778,000

The attributable cost in this schedule includes the direct costs of carrying out the required precinct planning processes, together with contingencies to address issues at a broader scale and allowances for plan implementation.

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**The figures will be updated every four years.**

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## HEAVY RAIL SERVICES

Description		QUANTITY	Completed Cost Prior to Sept. 2008	ATTRIBUTABLE COSTS  INDEXED TO SEPT.2008
Identifier	Sector			
<b>North West Sector</b>				
	Railway Station between Quakers Hill and Schofields	item	\$ -	\$ 52,824,000
	Land	1ha	\$ -	\$ 1,746,000
	Parking	220 vehicle	\$ -	\$ 3,674,000
	Duplication Schofields to Riverstone	item	\$ -	\$ 48,336,000
<b>Subtotals</b>			<b>\$ -</b>	<b>\$ 106,580,000</b>
<b>South West Sector</b>				
	Land	77ha	\$ 24,982,800	\$ 104,764,000
	Railway Glenfield to Leppington (including Railway Station at Bardia & Leppington)	item	\$ -	\$ 924,029,000
<b>Subtotals</b>			<b>\$ 24,982,800</b>	<b>\$ 1,028,793,000</b>
<b>Total</b>			<b>\$ 24,982,800</b>	<b>\$ 1,135,373,000</b>

Land component	\$	106,510,000
Capital component	\$	1,028,863,000

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GROWTH CENTRES  
COMMISSION

North West Sector - Major Roads		Length (m)	Completed Cost Prior to Sept. 2008	ATTRIBUTABLE COSTS INDEXED TO SEPT.2008
Road Description				
Identifier	NW Sector			
NR1.1	Withers Road from Mile End Road to Annangrove Road	1060	\$ -	\$ 5,645,000
NR1.2	The Water Lane from Nelson Road to Annangrove Road	990	\$ -	\$ 8,580,000
NR1.3	Annangrove Road from Windsor Road to The Water Lane	900	\$ -	\$ 5,716,000
NR1.4	Nelson Road from Windsor Road to The Water Lane	970	\$ -	\$ 5,753,000
NR2	Hambledon Road from Schofields Road to Burdekin Road	1850	\$ -	\$ 22,762,000
NR3	Stanhope Parkway from Hambledon Road to Conrad Road	2400	\$ -	\$ 6,480,000
NR4	Burdekin Road (unbuilt) from Walker Street - Railway Terrace	400	\$ -	\$ 2,239,000
NR5	Townson Road/Meadow Road, east from Richmond Road	2000	\$ -	\$ 23,277,000
NR6	Townson Road Extension East of PGH Boundary to Burdekin Road	2000	\$ -	\$ 35,332,000
NR7.1	Riverstone Central	3550	\$ -	\$ 41,841,000
NR8.1	Richmond Road from Bells creek to Townson Road #	1500	\$ -	\$ -
NR8.2	Richmond Road Townson Road to flood plain	3300	\$ -	\$ 57,316,000
NR10	Schofields Road Railway Terrace - Windsor Rd - 5km existing	4800	\$ -	\$ 68,326,000
NR11.1	New Shanes Park Road Eastern Section	3000	\$ -	\$ 57,158,000
NR12	Grange Avenue East from Richmond Rd to Carnarvon Rd	1900	\$ -	\$ 22,485,000
NR13	Grange Avenue Extension Carnarvon Rd to railway line	1500	\$ -	\$ 29,160,000
NR14.1	Garfield Road East Outside of Riverstone Centre	3200	\$ -	\$ 45,669,000
NR14.2	Garfield Road East Within Riverstone Centre	400	\$ -	\$ 2,913,000
NR15	Garfield Road West	3600	\$ -	\$ 15,167,000
NR16	Terry Road Windsor Road to Mason Road	1000	\$ -	\$ 13,049,000
NR17	Burdekin Road Underpass Nimba Centre South		\$ -	\$ 34,155,000
NR18	Schofields Road Underpass Nimba Centre North		\$ -	\$ 34,155,000
NR19	Riverstone Railway Underpass Railway Terrace - Garfield Road Railway Underpass		\$ -	\$ 55,140,000
NR20.1	Railway Terrace Duplication Riverstone Road to Schofields Road	1800	\$ -	\$ 38,716,000
NR21.1	Quakers Road Link North end Quakers Road to Townson Road Extension	1500	\$ -	\$ 16,211,000
NR21.2	Quakers Road Link Existing Quakers Road Widening	900	\$ -	\$ 4,323,000
NR22	Loftus Street Overpass		\$ -	\$ 39,356,000
	Miscellaneous -off site road and upgrades		\$ -	\$ 140,268,000
<b>Total</b>			<b>\$ -</b>	<b>\$ 831,192,000</b>

Land component	\$ 104,936,000
Capital component	\$ 726,256,000

The figures shown in this table represent the amount allocated within the Special Infrastructure Contribution, which may differ from the final actual cost of the item.  
The figures will be updated every four years.  
The Government's Commitments in relation to infrastructure are to be found in the State Infrastructure Strategy and Budget Paper 4.



South West Sector - Major Roads			Completed Cost Prior to Sept. 2008	ATTRIBUTABLE COSTS <small>INDEXED TO SEPT. 2008</small>
Road Description		Length (m)		
Identifier	SW Sector			
SR1	Camden Valley Way part 1 - Cow Pasture Rd to Bernera Rd	3300	\$ -	\$ 37,573,000
SR2	Camden Valley Way part 2 - Narellan Road to Cow Pasture Road	13600	\$ -	\$ 211,422,000
SR3	Cow Pasture Road M7 - Green Valley Road	4600	\$ -	\$ 18,955,000
SR4	Bringelly Road part 1 - Fourth Avenue to Camden Valley Way	3500	\$ -	\$ 62,486,000
SR5	Bringelly Road part 2 - Fourth avenue to Western Rd	3300	\$ -	\$ 59,034,000
SR6	Bringelly Road part 3 - Western Rd to The Northern Road	3400	\$ -	\$ 66,106,000
SR7	Hoxton Park Road - Cowpasture Rd to Joadja Rd	1900	\$ -	\$ 17,704,000
SR8	Fifteenth Avenue part 1 - Cowpasture Rd to Kemps Creek	4950	\$ -	\$ 98,016,000
SR9	Fifteenth Avenue part 2 - Kemps Creek to Western Rd	1900	\$ -	\$ 32,800,000
SR10	Denham Court Road - Camden Valley Way to Campbelltown Road	3700	\$ -	\$ 6,317,000
SR11	Raby Road	3600	\$ -	\$ 38,939,000
SR12	Badgally Road	4800	\$ -	\$ 47,739,000
SR13	Campbelltown Road - St. Andrews Road to M5	7900	\$ -	\$ 148,714,000
SR14	Narellan Road - Camden Valley Way to M5	4600	\$ -	\$ 21,274,000
SR15	Narellan Road extension/Camden Valley Way intersection upgrade - Camden Valley Way to Northern Road/Fairwater Drive <sup>#</sup>	1400	\$ -	\$ -
SR16	The Northern Road part 1 - Fairwater Drive to Oran Park Road Link	3000	\$ -	\$ 35,677,000
SR17	The Northern Road part 2 - Oran Park Road Link to Marylands Estate	3700	\$ -	\$ 42,921,000
SR18	The Northern Road part 3 - Marylands Estate to Bringelly Road	4100	\$ -	\$ 47,289,000
SR19	Elizabeth Drive part 1 - M7 to Edmondson Ave	2500	\$ -	\$ 35,418,000
SR20	Elizabeth Drive part 2 - Edmondson Avenue to Western Road	3600	\$ -	\$ 65,906,000
SR21	Elizabeth Drive part 3 - Western Road to Badgerys Creek	2500	\$ -	\$ 43,736,000
SR22	Edmondson Avenue part 1 - Bringelly Rd to Fifteenth Avenue	3600	\$ -	\$ 45,483,000
SR23	Edmondson Avenue part 2 - Fifteenth Avenue to Elizabeth Drive	4800	\$ -	\$ 58,006,000
SR24	Western Road part 1 - Elizabeth Drive to Watts Road	3300	\$ -	\$ 39,617,000
SR25	Western Road part 2 - Watts Road to Bringelly Road	4350	\$ -	\$ 63,068,000
SR26	Rickard Road part 1 - Bringelly Road to Heath Road	2500	\$ -	\$ 31,608,000
SR27	Rickard Road part 2 - Heath Road to Oran Park Link Road	5700	\$ -	\$ 82,612,000
SR28	Eastwood Road - South of Bringelly Road	3200	\$ -	\$ 39,852,000
SR29	Ingelburn Road - Camden Valley Way to Eastwood Road	2600	\$ -	\$ 34,016,000
SR30	Oran Park Link Road - The Northern Rd to Camden Valley Way	4600	\$ -	\$ 61,203,000
SR31	Bringelly Link Road part 1 - Oran Park Link Road to Greenway Estate	3300	\$ -	\$ 40,796,000
SR32	Bringelly Link Road part 2 - Bringelly Road to Oran Park Link Road	3400	\$ -	\$ 42,032,000
SR33	Brooks Road - Campbelltown Road to M5 interchange	760	\$ -	\$ 4,052,000
	Miscellaneous -off site road and upgrades		\$ -	\$ 345,901,000
	<b>Total</b>	<b>127960</b>	<b>\$ -</b>	<b>\$ 2,026,272,000</b>

Land Component	\$ 290,627,000
Works	\$ 1,735,645,000

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