

Contributions Plan No. 18

Bella Vista & Kellyville Station Precincts

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June 2022

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Amendment No.	Description	Date Amendment Came into Force

1 PART A: SUMMARY SCHEDULES

This Plan is The Hills Section 7.11 Contributions Plan (CP) No.18 – Bella Vista and Kellyville Station Precincts.

The contributions received from this Plan will provide for both active and passive open space, water management works, transport and traffic works (including pedestrian/cycle links), and administration costs.

The open space, community facilities and transport and traffic works to be delivered will contribute towards meeting the needs of the incoming population within the Bella Vista and Kellyville Sydney Metro Northwest Station Precincts. The additional population estimated to occur as a result of the development of these precincts is 13,845 additional persons. It is also estimated that the Precincts will accommodate 176,736m² of employment floor space (25,736m² retail and 151,000m² commercial).

Given the close proximity of the Precincts, and shared demand for infrastructure, it is appropriate for both the Bella Vista and Kellyville Station Precincts to be considered as a combined 'catchment' area and for local infrastructure to be planned on this basis.

The costs of required open space, transport and traffic works, water management works and administrative tasks are summarised below.

Work Schedule: Cost per Category (base cost)

OPEN SPACE	AMOUNT \$
Land	\$78,070,221
Works	\$50,181,665
SUB TOTAL	\$128,251,886

TRANSPORT AND TRAFFIC	AMOUNT \$
Land	\$Nil
Works	\$23,333,250
SUB TOTAL	\$23,333,250

WATER MANAGEMENT	AMOUNT \$
Land	\$Nil
Works	\$900,000
SUB TOTAL	\$900,000

COMMUNITY FACILITIES	AMOUNT \$
Land	\$6,528,000
Works	\$Nil
SUB TOTAL	\$6,528,000

ADMINISTRATION	AMOUNT \$
	\$1,116,224

TOTAL WORKS:	\$160,129,360
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Development Timetable

It is anticipated that development within the Bella Vista and Kellyville Station Precincts will occur generally in accordance with the development path outlined in the Table below.

Year	% of Residential Development	% of Non-Residential Development
1-5	22.7%	11.7%
6-10	28.4%	9.4%
11-15	21.6%	36.7%
16-20	14.2%	18.2%
21-25	13.1%	24%

Table 1 Development Timetable

A large portion of the corridor forms part of the Developable Government Land. Divestment of this land is being managed by Landcom on behalf of Sydney Metro. The projected development uptake within this Plan is based on the development and staging information submitted as part of the State Significant Development Applications for this land. This development path will be subject to ongoing monitoring and review as development within the Precincts occurs.

Contributions by Category – Per Person (Residential Development)

Facility Type	\$ Rate (Per Person)
Open Space - Land	\$6,489
Open Space - Capital	\$3,675
Transport Facilities - Capital	\$684
Water Management - Capital	\$51
Community Facility - Land	\$513
Administration	\$65
Total (2020/2021)	\$11,478

Table 2 Contributions by Category – per person (Residential Development)

Contributions by Dwelling Type (Residential Development)

Facility Category	Dwelling House	Integrated Housing	Seniors Housing / Boarding House Rooms	Medium and High Density Development *			
				4 Bedroom	3 Bedroom	2 Bedroom	1 Bedroom
<i>All Residential Development</i>							
Open Space Land	\$22,063.65	\$17,521.13	\$9,733.96	\$20,116.85	\$16,872.20	\$13,627.55	\$9,733.96
Open Space Capital	\$12,495.15	\$9,922.62	\$5,512.56	\$11,392.63	\$9,555.11	\$7,717.59	\$5,512.56
Transport Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transport Capital	\$2,326.15	\$1,847.24	\$1,026.24	\$2,120.90	\$1,778.82	\$1,436.74	\$1,026.24
Administration	\$220.10	\$174.79	\$97.10	\$200.68	\$168.31	\$135.95	\$97.10
Community Facility - Land	\$1,745.12	\$1,385.83	\$769.91	\$1,591.14	\$1,334.50	\$1,077.87	\$769.91
Community Facility - Capital	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Management Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Management Capital	\$173.46	\$137.75	\$76.53	\$158.15	\$132.65	\$107.14	\$76.53
Total	\$39,023.63	\$30,989.35	\$17,216.31	\$35,580.37	\$29,841.60	\$24,102.83	\$17,216.31

**Includes but not limited to Attached Dwellings, Semi-Detached Dwellings, Multi-Dwelling Housing, Terrace Housing, Residential Flat Buildings and Shop Top Housing*

Table 3 Contributions by Dwelling Type (Residential Development) (2020/21)

Contributions by Category – Per m² Floor Area (Non-Residential)

Facility Category	Rate (Per m ²)
<i>All Non-Residential Development</i>	
Transport Capital	\$85.60
Administration	\$1.24
Water Management Capital	\$1.35
	\$88.19

Table 4 Contributions by Category – Non-Residential Development (2020/21)

2 PART B: ADMINISTRATION AND OPERATION OF THE PLAN

2.1 Section 7.11 Principles

Under Section 7.11 of the Environmental Planning and Assessment Act, 1979 ('EP&A Act') Council has the power to levy contributions from developers for public amenities and services required because of development. The three general principles in applying Section 7.11 contributions are:

1. A contribution must be for, or relate to, a planning purpose;
2. A contribution must fairly and reasonably relate to the subject development; and
3. The contribution must be such that a reasonable planning authority, duly appreciating its statutory duties, could have properly imposed.

Under the provisions of Section 7.11, Council may either:

- require land to be dedicated free of cost;
- require money to be contributed for works or facilities to be provided in the future;
- require money to be contributed towards the cost of works or facilities already provided in anticipation of development;
- accept the provision of a material public benefit, or works in kind, in satisfaction of Section 7.11 requirements; or
- require or accept a combination of any of the above.

The ability to levy developers for the provision of essential public facilities and services is considerably important to The Hills Shire. This 'user pays' approach can significantly reduce the financial burden of new urban development on existing Shire residents.

One of the fundamental responsibilities of any Council in imposing Section 7.11 contributions is to ensure that the contributions levied are reasonable. That is, the works and facilities to be provided must be a direct consequence of the development on which the contributions are levied. They must not unnecessarily inflate development costs. Therefore, contributions are limited to essential or base-line works and facilities considered necessary to sustain acceptable urban development.

2.2 What is the Name of this Plan

This Contributions Plan is called 'Contributions Plan No.18 – Bella Vista and Kellyville Station Precincts'.

2.3 Area to which this plan applies

This Contributions Plan applies to land within the Bella Vista and Kellyville Sydney Metro Northwest Station Precincts as shown on the Locality Map at Figure 1.

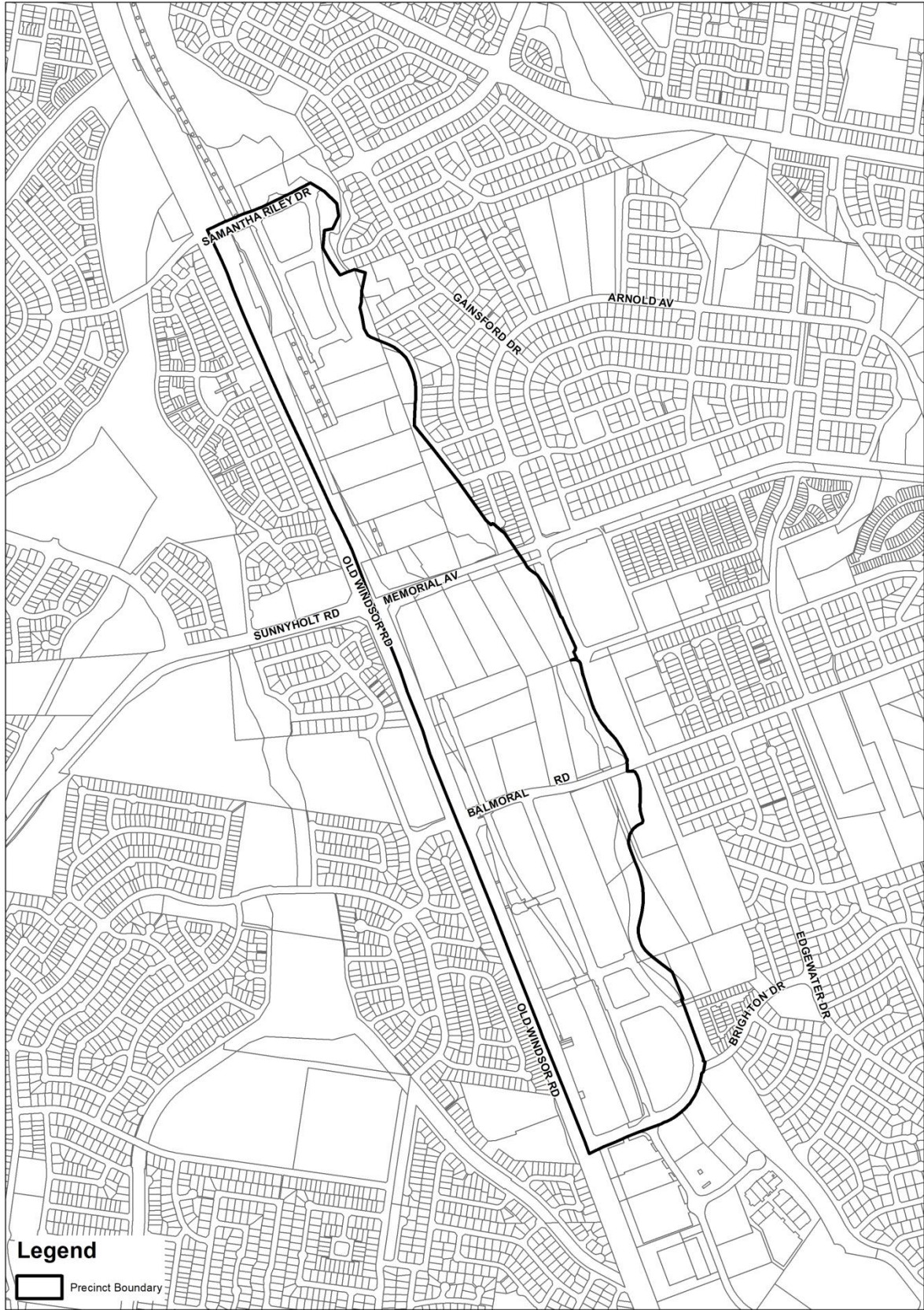


Figure 1 Land to which this Plan applies

2.4 What is the purpose of this Development Contributions Plan?

The purpose of this Contributions Plan is to:

- a) Authorise the Council to impose conditions under section 7.11 (s7.11) of the EP&A Act when granting consent to the development on land to which this plan applies;
- b) Provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- c) Outline the anticipated demand for public facilities and services arising from the development of the Bella Vista and Kellyville Station Precincts;
- d) Ensure that adequate public facilities are provided for as part of any new development in the Bella Vista and Kellyville Station Precincts;
- e) Provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions in the Bella Vista and Kellyville Station Precincts;
- f) 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
- g) Enable the Council to be both publicly and financially accountable in assessment and administration of the development contributions plan.

2.5 Application of the Plan

When a development application for residential development, non-residential development (resulting in new floor space or an increase in existing floor space) or mixed-use development is lodged and relates to land to which this plan applies, Council shall levy contributions on development in accordance with the provisions of this Plan. A summary of the application of this contributions plan with respect to different development types is provided below:

- **Residential Development:** Contributions payable calculated based on the application of the residential contribution rate established under this plan to the residential development yield proposed.
- **Non-Residential Development:** Contributions payable calculated based on the application of the non-residential contribution rate established under this plan to the area of new or additional non-residential floor space proposed.
- **Mixed Use Development:** Contributions payable for mixed-use development will relate to both the residential and non-residential component of the development. This will be calculated based on the application of the residential contribution rate to the residential development yield proposed and the application of the non-residential contribution rate to the area of new or additional non-residential floor space proposed.

A Contributions Plan becomes part of the development control process under the EP&A Act by virtue of Sections 4.17 (former Section 80A) and 7.11. The provisions of this plan are one of a number of considerations that are relevant when Council determines a development application in accordance with Section 4.16 (former Section 80) of the Act.

2.6 Commencement of this Plan

This contributions plan has been prepared pursuant to the provisions of Section 7.11 of the EP&A Act and Part 4 of the EP&A Regulations 2000 and takes effect from the date on which public notice is published, pursuant to clause 31(4) of the EP&A Regulation.

2.7 Relationship with other plans and policies

The development contributions plan supplements the provisions of The Hills Local Environmental Plan and any amendment or local environmental plan which it may supersede.

2.8 Policies & Procedures on the Levying and Payment of Contributions

The following sections describe the policies and procedures involved in levying and payment of developer contributions under this plan including method/timing of payment, planning agreements, deferred/periodic payment, obligations of accredited certifiers with respect to construction certificates/complying development, savings and transitional provisions, credits/offsets for works-in-kind, calculation of contributions rates and review and monitoring process of the plan.

2.9 Method of Payment

Council will accept Section 7.11 payments in one, or a combination, of the following methods:

Monetary Contribution

This is the most common method of payment. However, as discussed below, payment can be offset by the provision of a material public benefit that is identified in the Contributions Plan.

Material Public Benefit (Works-in-Kind)

Where an applicant makes a written request and Council in its absolute discretion determines that it is appropriate, an applicant may provide a material public benefit (commonly referred to as works-in-kind) in part, or full, satisfaction of a monetary contribution. Any written request must demonstrate that the works in kind are of equivalent or greater benefit to the community compared to what has been identified under this Contributions Plan.

The works must be included in the works schedule as set out in Part C. The cost of the work will be offset against the contribution required for the same facility category only. For example if the works relate to the embellishment of a local park the cost of the works would be offset against the required open space contribution. The amount of the offset will be as agreed by Council and will not exceed the cost allocation for the works included in the Contributions Plan.

In assessing such a request, Council will generally take into account the following:

- whether the proposed works in kind will be to a suitable standard for Council to eventually accept;
- finalisation of, or consistency with, the detailed design of the facilities;
- the submission of plans and cost estimates to Council of the proposed works to be undertaken by the applicant;
- whether the location, siting and design of the proposed works has regard to the Development Control Plans applying to the Bella Vista and Kellyville Station Precincts and this Contributions Plan;
- the timing of completion and future recurrent costs including staffing and maintenance and future management (particularly if a work to a higher standard is proposed);
- financial implications for cash flow and whether the proposed works pre-empt the future orderly implementation of the works identified in the works schedule;
- Council may consider works to a higher standard than the Contributions Plan allowance, however no reimbursement of additional costs will be provided; and
- future dedication, handover and management arrangements.

Dedication of Land (identified within this Contributions Plan)

Council will generally not accept the dedication of land (identified for public purposes under this plan) to offset the required monetary contribution. Rather the developer will be required to pay the full contribution relating to land acquisition.

If the acquisition of the land is funded through this Contributions Plan, the value of the land can then be negotiated separately between the applicant and Council, and a value formally agreed upon prior to payment. An appropriate condition may be included in any consent applying to land identified for public purposes to ensure that the land is transferred to Council. These consents would require satisfactory arrangements being made with Council's Manager – Infrastructure and Transport Planning.

2.10 Planning Agreements

In accordance with Section 7.4(1) (former Section 93F) of the EP&A Act, a planning agreement is a voluntary agreement or arrangement between a planning authority and a developer under which the developer agrees to make contributions towards a public purpose. A planning agreement may wholly or partly exclude the application of Section 7.11 to the development that is subject of the agreement.

The provisions of Section 7.4 to 7.10 (former Section 93L) of the EP&A Act and accompanying Regulation prescribe the contents, form, subject matter and procedures for making planning agreements. Any person seeking to enter a planning agreement should firstly submit a proposal in writing to Council, documenting the planning benefits and how the proposal would address the demands created by development for new public infrastructure, amenities and services.

2.11 When must Contributions be paid?

Where Section 7.11 contributions are payable under this plan, they must be paid in full, as follows:

- **Development Applications involving subdivision only, for the purpose of individual residential allotments (to accommodate an individual dwelling and/or dual occupancy):** Prior to issue of Subdivision Certificate.
- **Development Applications involving building work only:** Prior to the issue of a Construction Certificate.
- **Combined Development Applications for subdivision and building works:** Prior to the issue of a Construction Certificate.
- **Combined Development Applications for development and building works:** Prior to the issue of a Construction Certificate.

If individual construction certificates are submitted for different stages of the development, payment is required in full for the total development or stage (if approved and conditioned in accordance with Clause 2.12 of this plan) prior to the issue of the first construction certificate for that development or stage.

2.12 Deferred or Periodic Payment

Council will only permit deferred or periodic payment where development is staged. The stages of development and relevant contribution payment for each stage must be clearly documented in the conditions of consent. In this regard a Section 4.55 modification of

consent is required if proposed staging of development is not reflected in the original consent.

For development which is staged, Section 7.11 contributions must be paid at the rate applicable at the time of subdivision or construction certificate, for at least the number of additional lots/dwellings for which subdivision or construction certificate release is sought.

For each stage, the calculation of the number of lots/dwellings for which contributions are payable will count any residue lot as a single lot.

For example:

Stage 1: 20 residential lots and one residue lot are created from one original lot.
Contributions would be payable for 20 lots (20 + 1 residue less 1 existing lot).

Stage 2: 20 residential lots are created from the residue lot. Contributions would be payable for 19 lots (20 lots less the one existing residue lot).

This method ensures that contributions are paid for the total number of additional lots created from an original lot/s. In the example, 40 lots are created from 1 existing lot and contributions are payable for 39 additional lots.

2.13 Construction Certificates and the obligations of accredited certifiers

In accordance with Section 6.8 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 confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided 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 exceptions 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.

2.14 Complying development and the obligations of accredited certifiers

In accordance with Section 7.21 of the EP&A Act accredited certifiers must impose a condition requiring monetary contributions in accordance with this Contributions Plan.

The conditions imposed must be consistent with Council's standard Section 7.11 consent conditions and be strictly in accordance with this Contributions Plan. It is the professional responsibility of the accredited certifiers to accurately calculate the contribution and to apply the Section 7.11 condition correctly.

2.15 Credit for existing development

The payment of contributions is applicable to any development within the Bella Vista and Kellyville Station Precincts which will increase the residential population or non-residential floor space within the precinct over and above the current population and which will create demand for the provision of infrastructure.

For the purposes of calculating contributions payable under this plan a credit will be made available for any existing lot with an approved residential development that existed on or before the adoption of the Section 7.11 Contributions Plan – Bella Vista and Kellyville Station Precincts. Council may issue a credit to the value of the existing approved population on site, consistent with the occupation rate outlined in Section 3.1 of this plan.

However, any parcel that was vacant on or before the adoption of this plan which did not generate a demand for works or facilities of the type to be levied for under this plan, and for which no previous contribution under Section 7.11 of the EP&A Act has been made, shall upon subdivision or development for residential purposes be liable for the payment of contributions in accordance with this Contributions Plan.

In short, Section 7.11 credits will not apply to existing vacant parcels.

2.16 Savings and transitional arrangements

A development application which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

2.17 Exemptions

As stated in Section 2.5 this Contributions Plan applies to all development applications for residential and non-residential development. The only exemptions allowed are those the subject of a direction from the Minister for Planning under Section 7.17 of the EP&A Act.

2.18 Pooling of contributions

This plan expressly authorises monetary Section 7.11 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.19 Calculation of Contributions

Net Present Value Method

The contribution formula has been arrived at having regard to the Development Contribution Practice Notes issued by the then Department Infrastructure Planning and Natural Resources (DIPNR) in July 2005. These notes provide Council with two options, either a calculation based on nominal values or a net present value (NPV) methodology.

To ensure that the value of contributions is not eroded over time, the proposed method of contribution calculation is based upon a NPV methodology. This approach is a standard financial accounting tool which discounts future cash flows to account for the fact that funds received or spent today are worth more than future funds.

Contributions Formula

The formula uses a discounted cash flow model, to calculate the contribution rate per person or m² of additional non-residential floor area. The model covers a period of 25 years (life of the Contributions Plan). The following elements are used in this calculation:

Land Acquisition Index

The land acquisition indexation assumption is based upon an average of the annual percentage change in the Australian Bureau of Statistics Established House Price index for Sydney over the past 15 years from June 2005 to June 2019.

Capital Expenditure Index

The capital expenditure indexation assumption is based upon an average of the annual percentage change in the Australian Bureau of Statistics Producer Price Index for New South Wales over the past 15 years from June 2005 to December June 2020. Open space expenditure is indexed based on the Producer Price Index (Non-Residential Building Construction). Transport and traffic expenditure is indexed based on the Producer Price Index (Road and Bridge Construction).

Administrative Costs Index

Administrative costs will be indexed at 2.5% which represents the midpoint of the Reserve Bank of Australia’s inflation target of 2-3%, on average over the cycle.

Indexed Expenditure

Total of Indexed land acquisition, capital or administrative costs.

Revenue Projections

Revenue will be indexed at 2.5% which represents the midpoint of the Reserve Bank of Australia’s inflation target of 2-3%, on average over the cycle.

Cash Flow

Revenue projections will be calculated by multiplying the estimated additional population (see Table 5 in Section 3.1) by the contribution rate per person, and will be indexed at 2.5% which represents the midpoint of the Reserve Bank of Australia’s inflation rate of 2-3 per cent, on average over the cycle.

Discount Rate

Methodology based on IPART technical paper July 2015 and IPART Fact Sheet ‘Latest discount rate for use in local development contributions plans’ dated September 2015. Nominal discount rate based on the 10-year Commonwealth bond yield plus IPART’s estimate of the debt margin (half of the rate spread between the 10-year Commonwealth bond and non-financial corporate A-rated 10-year debt and a margin of 12.5 basis points to allow for the cost of raising debt).

Formula (Residential Development)

The Contribution rate per person (for residential development) is determined on the basis that the NPV (Net Cash Flow) at the Discount Rate over the total life of the plan is neutral. This is calculated using the following formula for each facility category:

$$PV(Costs) = PV(Revenue)$$

$$PV(costs) = N_1 * DC + \frac{N_2 * DC}{(1+r)} + \dots + \frac{N_t * DC}{(1+r)^t}$$

- Where: N (i) = No. of persons in year (i)
- DC = development contribution (\$ in year 1 of CP)
- r = discount rate (%)
- t = time in years

From the equation above:

$$PV (Costs) = PV [(No. of persons) * (Development Contribution)]$$

Therefore:

$$PV (Development Contribution) = PV [(Costs) / (No. of persons)]$$

The contribution rate per dwelling/lot is determined by the contribution rate per person multiplied by the assumed occupancy rate (see Table 5).

Formula (Non-Residential Development)

The Contribution rate per square metre (for non-residential development) is determined on the basis that the NPV (Net Cash Flow) at the Discount Rate over the total life of the plan is neutral. This is calculated using the following formula for each facility category:

$$PV(Costs) = PV(Revenue)$$

$$PV(costs) = N_1 * DC + \frac{N_2 * DC}{(1+r)} + \dots + \frac{N_t * DC}{(1+r)^t}$$

Where: N (i) = No. of square metres in year (i)
 DC = development contribution (\$ in year 1 of CP)
 r = discount rate (%)
 t = time in years

From the equation above:

$$PV (Costs) = PV [(No. of square metres) * (Development Contribution)]$$

Therefore:

$$PV (Development Contribution) = PV [(Costs) / (No. of square metres)]$$

The contribution rate per square metre is payable for any new or additional non-residential Gross Floor Area created by a development.

2.20 Review and Monitoring Of Plan

This plan will be subject to regular review by Council in accordance with the provisions of the EP&A Regulation. The purpose of such a review is to ensure that:

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

The contribution rates and works program for this plan have been formulated using information available at the time of writing. A number of variables will be monitored to facilitate the review process. Some of these are listed below:

- lot production and dwelling construction;
- potential development remaining;
- construction costs;
- land costs;
- projected development rate;
- assumed occupancy rates;
- anticipated population; and
- indexation assumptions.

Any changes to the Contributions Plan, apart from minor typographical corrections, will be placed on public exhibition in accordance with the requirements of the EP&A Act and Regulation.

2.21 Timing of Provision

The implementation of the various facilities and services has been prioritised according to the particular needs of the incoming population and is linked to the projected staging of development. The ability to deliver a particular facility is largely dependent upon the rate of development Bella Vista and Kellyville Station Precincts, and the corresponding receipt of contributions by Council.

Overall, the population projections contained within this plan are based upon a 25 year timeframe. It is intended that facilities identified within the works schedule to the Contributions Plan will be delivered within this time period. A summary of the program of works by facility category is included in Table 8. Monitoring of the plan in accordance with subsection 2.20 will allow for review and adjustment of population projections and the works schedule as required.

2.22 Financial Information

The following section documents what financial information is held and maintained by Council in accordance with Environmental Planning & Assessment Act and Regulations. Council maintains a separate accounting record for this Contributions Plan. It contains details concerning contributions received and expended, including interest earned, for each service or amenity provided.

This record will be held at Council's Corporate and Financial Services Division and will include:

- the various kinds of public amenities or services for which expenditure is authorised by the plan;
- the total amounts received by way of monetary contribution for the different facility categories;
- the amounts paid for different facility categories which have been pooled and progressively applied; and
- the total amounts spent in accordance with the plan for the different facility categories.

Council will also prepare a statement with respect to this plan and other contribution plans as soon as practical after the end of each year in its annual financial report. This statement will include:

- the opening and closing balances of money held by Council for the accounting period;
- the total amounts received by way of monetary contribution for the different facility categories;
- the total amounts spent in accordance with the plan for the different facility categories; and
- the outstanding obligations of Council to provide works for different facility categories for which contributions have been received.

A Contributions Register will also be maintained and may be inspected on request. This Register will include:

- details of each consent for which a Section 7.11 condition has been imposed;

- the nature and extent of the contribution required by the condition for each facility category;
- the name of the Contribution Plan the condition was imposed under; and
- the date any contribution was received and its nature and extent.

2.23 When did this plan come into force?

This Plan came into force on 21 June 2022.

3 PART C: STRATEGY PLANS

This section of the Plan outlines the anticipated development within the Bella Vista and Kellyville Precincts, the expected demand for new public facilities and infrastructure, and provides justification that the developer contributions are reasonable and appropriate through establishment of links (nexus) between the development and the need for new facilities and services.

3.1 Development Potential

3.1.1 Development and Facility Needs

Council can only levy Section 7.11 contributions where development will, or is likely to, require the provision of, or increase in the demand for, public facilities and services. It is therefore necessary to establish a link or nexus between the development anticipated within the Bella Vista and Kellyville Station Precincts and the need for public facilities and services.

The dwelling, population and non-residential development forecasts outlined in this section are therefore crucial elements in the overall Contributions Plan. It is upon these forecasts that the majority of planning decisions are based.

3.1.2 Existing Population

There is currently one (1) dwelling within the Bella Vista and Kellyville Station Precincts, with an assumed population of 3.4 persons. The infrastructure planning undertaken by Council and documented within this Contributions Plan is based upon the demands which would be generated by the additional population expected within the Bella Vista and Kellyville Station Precincts, over and above this existing population.

3.1.3 Development Potential: Future Population and Commercial Floor Space

The Bella Vista and Kellyville Station Precincts will undergo significant transformation and redevelopment as a result of the Sydney Metro Northwest. The Precincts form part of the NSW Government's *North West Rail Link Corridor Strategy* (2013), Council's *The Hills Corridor Strategy* (2015). On 1 December 2017 land within the Bella Vista and Kellyville Station Precincts was rezoned by the State Government as part of the Planned Precincts Program to facilitate high density residential and commercial development. The rezoning enabled a significant increase in new dwellings, population and commercial floor space within the Precincts.

The land to which this plan applies (shown in Figure 1) has potential to accommodate approximately 7,047 dwellings (7,046 additional dwellings) which equates to approximately 13,848 people (13,845 additional people) and 176,736m² of additional non-residential floor space. The dwelling and non-residential floor space projections are based on the development forecasts undertaken as part of the State Significant Development Applications for Kellyville (SSD 10343) and Bella Vista (SSD 10344), which were lodged with the Department of Planning, Industry and Environment by Landcom on behalf of Sydney Metro.

Table 5 provides a summary of the estimated dwelling yield and population within the Bella Vista and Kellyville Station Precincts. Occupancy rates have then been applied to each dwelling type to project the likely population within the area, based on the 2016 Census data for The Hills Local Government Area (LGA). The population projections for the Bella Vista and Kellyville Station Precincts are based upon a 25 year time frame and assume 100% uptake of residential development opportunities within these areas.

The table also provides a summary of the estimated non-residential floor space likely to be achieved within the Bella Vista and Kellyville Station Precincts. The amount of potential non-residential floor space has been calculated based on the uptake projections provided as part of the State Significant Development Applications mentioned above.

Super-lot	Units	Population*	Non Residential (GFA)
Kellyville Precinct			
Lot A	366	718	7,033
Lot B	463	911	3,703
Lot C	277	544	-
Lot D	298	585	-
Lot E	251	494	-
Lot F	255	501	-
Other	411	808	-
Bella Vista Precinct			
Lot A1/A1.1	205	403	1,000
Lot A2	189	371	-
Lot A2.1	285	560	-
Lot A2.2	318	625	-
Lot B1	264	519	-
Lot B1.1	248	487	-
Lot B2	-	-	16,250
Lot B3	189	371	-
Lot 3.1	189	371	-
Lot 3.2	420	825	-
Lot 3.3	382	751	-
Lot 3.4	67	132	-
Lot 3.5	85	167	-
Lot B4	492	967	-
Lot C.1	-	-	26,200
Lot C1.1	-	-	32,200
Lot C1.2	-	-	37,300
Lot C2	-	-	25,500
Lot C2.1	-	-	100
Lot C2.2	-	-	27,450
Lot C2.3	471	926	-
Other	922	1,812	-
Existing Dwellings	1	3.4	-
Total Additional Dwellings and Population	7,046	13,845	-
Additional Non-Residential GFA	-	-	176,736

Table 5 Projected Dwellings, Population and Non-Residential Floor Space

* Population has been calculated based on the 2016 Census data for The Hills Local Government Area (LGA) and an anticipated mix of units as follows:
 - 1 Bedroom Units: 25% of all units with an occupancy rate of 1.5 persons per unit;
 - 2 Bedroom Units: 60% of all units with an occupancy rate of 2 persons per unit;
 - 3 Bedroom Units: 15% of all units with an occupancy rate of 2.6 persons per unit;
 - Average Occupancy Rate for all Units: 1.965 persons per unit.

The Lot Identification Plans for the Kellyville and Bella Vista Precincts are shown below.



Figure 2 Reference Scheme – Bella Vista (Hassell Studio 2019)



Figure 3 Reference Scheme – Kellyville (SJB Urban 2020)

3.1.4 Demand for Public Facilities and Services

A key principle of Section 7.11 is to demonstrate a relationship between the anticipated development and the demand for the additional local infrastructure to be provided through a Contributions Plan. The demonstration of this relationship between new development and such demand is a core requirement of a valid Contributions Plan.

A range of facilities and services have been identified as being required to address the impacts of the expected development, including:

- Open Space Facilities;
- Community Facilities;
- Transport and Traffic;
- Water Management; and
- Plan Administration Costs.

The following section of the Contributions Plan identifies the nexus between the proposed development and the facilities or services listed above, specifies the appropriate level of apportionment (if any), and provides a brief description of the proposed works.

3.2 Open Space Facilities

3.2.1 Open Space Demand and Proposed Facilities

The additional population anticipated within the Bella Vista and Kellyville Station Precincts is not catered for within Council's existing open space network and has not been accounted for under any existing contributions plan. Accordingly, the additional population will increase demand for both active and passive forms of open space beyond what is currently catered for within the existing and planned open space network.

Based on the traditional benchmarks for greenfield locations (2.83 ha per 1,000 population) an additional population of 13,848 people (13,845 additional people) would generate demand for approximately 39.18 hectares of open space comprising approximately 16.6 ha of active open space and 22.57 ha of passive open space. However, given the high density urban character of the Precincts and the high cost of land, the provision of open space at these benchmark rates would not be feasible. The following section provides an overview of the forecast demand and proposed provision of open space to meet the needs of the future population within the Precinct.

Active Open Space Demand

Currently, within The Hills Shire Local Government Area, playing fields are provided at a rate of approximately 1 field per 2,144 persons. Based on the existing level of service provision, an additional population of 13,845 people would generate the need for 6.5 additional playing fields. However, in recognition of the difficulties associated with the provision of active open space within high density areas Council's Recreation Strategy 2019 includes a benchmark level of service provision for new high density development of 1 playing field per 2,000 high density dwellings. Based on this benchmark the future growth within the corridor would generate demand for 3.52 playing fields. When applying this threshold requirement, a total of 4 playing fields will be required to satisfy the additional demand.

Active Open Space Proposed

To address the demand for active open space, it is proposed that the Caddies Creek Sporting Complex will be expanded by 9.5 hectares to accommodate an additional 4 single playing fields (allowing for 1 cricket oval) and associated parking, amenities, playground, pathways and planting. It is noted that around 7.1ha of land will be transferred to Council and funded through the State Government's Special Infrastructure Contribution Framework and other programs. This Plan includes the full the cost of the remaining 2.4ha of land (owned by Sydney Metro) and the full cost of embellishing the facility.

The demand for the above active open space is solely generated by the residential development within the Bella Vista and Kellyville Precincts and it is therefore appropriate that residential development within these areas be subject to the full cost of providing this open space facility. Furthermore the above infrastructure is consistent with the NSW State Government's Finalisation Report for the Kellyville Station Precinct which contains an infrastructure schedule which requires the land to be used for the expansion of the sport fields.

Passive Open Space Demand

The purpose of passive open space is to provide informal play space and opportunities for supervised play within convenient walking distance from any given residence. The State Significant Development Applications for Kellyville and Bella Vista were supported by a Social Infrastructure and Open Space Assessment, prepared by Elton Consulting in August 2019. The assessment recommended that a total of around 8ha of open space to be distributed across:

- 6 to 8 local parks with an average park size of 0.4ha and a minimum size of 0.2ha (3.0 ha in total) located within 200m walking distance of residents. These parks can include pocket parks, play space for very young children, play space for older children and local recreation space such as sports courts.
- One large district park of approximately 3ha central to both precincts, that includes a mix of active and passive activities and a common or plaza suited to community gatherings. We would also recommend that this space cater for local sport facilities such as training and informal sport matches. It could also be designed as a shared use space with the local primary school. In order for this space to be shared use, there would need to be careful design and good management agreements in place.
- A high quality linear open space along the length of Elizabeth Macarthur Creek (approximately 2ha) that is within 10 minutes walking or 800m to residents' (400m preference for high density areas) to residents and wide enough to comfortably accommodate cyclists and pedestrians.

Passive Open Space Proposed

It is proposed to meet the demand for passive open space through the provision of the following:

- 1.4 ha of land for two (2) local parks within the Bella Vista Precinct ranging in size from 3,815m² to 6,650m²;
- 0.67 ha of land for one (1) neighbourhood park within the Kellyville Precinct;
- 1.05 ha of land under the viaduct (within the Kellyville Precinct) accommodating a small courts (as well as associated seating, lighting and fencing) which will cater for a combination of activities;
- 2.97 ha of land for a District Open Space within the Bella Vista Precinct adjoining the future primary school;
- 0.32 ha of land for two (2) town square urban plazas, located at each station, each with an area of 1,600m²;
- 1.67 ha of land for 'riparian parks' within the Elizabeth Macarthur Creek corridor and greenway link; and
- 2.4km of cyclepath along Elizabeth Macarthur Creek from Samantha Riley Drive to Celebration Drive.

The indicative location and area of these proposed passive open spaces is detailed within Figure 4, Location of Facilities.

With respect to land acquisition for these passive open spaces:

- The proposed 1,600m² urban plaza to the east of Bella Vista Station will be transferred as public land with both the land and capital costs of the plaza included within this Plan. Whereas the proposed plaza to the east of Kellyville station will remain in private ownership, with an easement for public right of access. Accordingly the land cost of the Kellyville urban plaza is not included within this Plan.
- All other local and neighbourhood parks funded within this plan will be transferred to Council.

The demand for this passive open space is solely generated by the residential development within the Bella Vista and Kellyville Precincts and it is therefore appropriate that residential development within these Precincts be subject to the full cost of providing these open space facilities.

3.2.2 Apportionment

The demand for open space is principally generated by future residential development within the Precinct. It is therefore appropriate that only residential development be levied for the cost of delivering open space facilities.

3.2.3 Schedule of Works and Costs Estimates

A schedule of open space to be levied under this plan is included in Table 7. Each facility to be provided can be located by reference to Figure 4, Location of Facilities.

3.2.4 Contributions Formula

The method used to calculate the contribution rate for open space capital works and open space land acquisition is set out in Section 2.19.

3.3 Community Facilities

3.3.1 Community Facilities Demand and Provision

The additional population anticipated within the Bella Vista and Kellyville Station Precincts will increase demand for community facilities such as libraries and multi-purpose community centre spaces. However, this population has not been catered for within Council's existing network of community facilities and has not been accounted for under any existing contribution plans.

When the land was rezoned in November 2017 the NSW State Government's Finalisation Reports recognised the need for a multipurpose community centre at either Kellyville Station or Bella Vista Station Precinct and recommended that these be funded through development contributions.

A Social Infrastructure and Open Space assessment, prepared by Elton Consulting in August 2019, was submitted with the Bella Vista and Kellyville State Significant Development Applications. The assessment identified that future growth within the corridor would generate demand for around 1,650m² of community and library floor space.

The assessment recognised that co-locating community centre space with libraries can provide a much more efficient use of resources, by sharing common facilities rather than each facility having its own separate spaces and amenities. Larger and more consolidated facilities provide efficiencies in terms of delivery costs as well as ongoing maintenance, management and staffing costs for Council. It also provides the opportunity for a significant piece of social infrastructure to be delivered that can meet the needs of the wider community. Co-location can also enhance synergies between services and encourage greater integration of service delivery. The assessment notes that any new facility should provide flexible, multipurpose space which is able to be used by a wide range of community members. Having the ability to provide for multiple concurrent uses also contributes to the vibrancy of a facility.

In order to ensure efficiency in service provision, any proposed facility would need to accommodate the increased demand within the corridor and the additional demand within the broader catchment. Any determination on the final location for a future facility would ultimately be informed by Council's long term approach to asset management which will ensure an appropriate distribution of facilities throughout the Shire. In this regard the final size of the facility would need to be in the order of around 4,000m² GFA, of which future growth within the Bella Vista and Kellyville Precincts would contribute toward around 1,650m².

The Plan levies development for 1,600m² of land for a potential community facility to the east of Bella Vista Station.

As the State Governments Essential Works List does not include the capital costs of community facilities, the contributions plan will not include any capital funding for community facilities. It is anticipated that a VPA with Lancom would address both the land and capital contribution towards community facilities. If a decision is made to deliver a larger facility at this location, the cost of delivering any additional floor space beyond the 1,650m² which is linked to the demand from the Precincts would need to be funded from alternative funding sources.

3.3.1 Apportionment

The demand for community facilities is principally generated by future residential development within the Precinct. It is therefore appropriate that only residential development be levied for the cost of delivering open space facilities.

3.3.2 Schedule of Works and Costs Estimates

A schedule of open space to be levied under this plan is included in Table 7. Each facility to be provided can be located by reference to Figure 4, Location of Facilities.

3.3.3 Contributions Formula

The method used to calculate the contribution rate for open space capital works and open space land acquisition is set out in Section 2.19.

3.4 Transport Facilities

3.4.1 Transport Facilities Demand and Provision

The traffic and transport network within and around the Bella Vista and Kellyville Precincts will be subject to a number of major improvements to support future residential and non-residential development. Of the overall traffic and transport infrastructure required to support future development, the following items are funded within this Plan:

- Three (3) signalised intersections at:
 - Balmoral Road/ Mawson Avenue;
 - Balmoral Road/ Celebration Drive; and
 - Brighton Drive/ Celebration Drive.
- Two (2) dual lane circulating roundabout at:
 - The new road near Colonial Street Vehicular Bridge (Kellyville Precinct); and
 - North of District Open Space (Bella Vista Precinct).
- One (1) intersection upgrade at Samantha Riley Drive/ Decora Drive: Provision of a left slip into the Kellyville precinct from the eastern approach of Samantha Riley Drive.
- Two (2) vehicular bridges over Elizabeth Macarthur Creek (one at Colonial Street and the second near Free Settlers Drive connecting to the north-eastern corner of Bella Vista District Park).
- Two (2) pedestrian/cycle bridges over Elizabeth Macarthur Creek (one near Unaipon Avenue Place/ Celebration Drive Intersection and the second near Decora Drive and Wenden Avenue).
- One (1) pedestrian bridge over Memorial Avenue.

All local roads, asset relocation, water management devices, footpaths, street tree planting, traffic management devices and treatment of local roads (both temporary and permanent) not identified for funding under this plan and located within or adjacent to the Precincts will be considered as part of the works associated with individual developments within the Precincts and will be provided (including the dedication of land) at no cost to Council. This plan does not include any value for the acquisition of this land.

In recognition of this, Clause 8.2 (Exceptions to Floor Space Ratio) of The Hills LEP provides that where land for the purpose of roads is dedicated to Council, at no cost, the gross floor area potential which could have otherwise been achieved on this land may be transferred to other land within the development.

This provision, which allows a Developer to 'transfer' development potential from dedicated lands, ensures that a Developer's overall yield is not decreased as a result of dedicating land to Council and is considered to provide appropriate compensation for the Developer associated with any dedication.

Accordingly, unless the acquisition of the land is specifically funded under this plan, land within the Precincts which dedicated to Council for the purpose of roads will be at no cost to Council and the Developer will not be eligible for any financial compensation or reduction in Section 7.11 payable as a result of dedicating this land to Council.

3.4.2 Apportionment

The need to provide the traffic facilities funded through this Plan is generated by both residential and non-residential development within the Bella Vista and Kellyville Precincts. It is therefore appropriate that all development within the Precincts be subject to the full cost of providing these traffic facilities.

Precinct Level Apportionment

The cost of providing traffic facilities is apportioned between residential and non-residential development based on the extent of traffic generation associated with each use. To determine an appropriate apportionment rate, vehicle generation rates specified in the RMS Guide to Traffic Generating Developments have been applied to the anticipated residential and non-residential development yields as follows:

<i>Development Type</i>	<i>Yield</i>	<i>Vehicle Generation Rate (RMS)</i>	<i>Daily Vehicle Trips</i>	<i>%</i>
Residential	7,047 units	2.9 per unit	20,436	39%
Non-Residential (other than retail)	151,000m ²	10 per 100m ² GFA	15,100	61%
Non-Residential (Retail)	25,736m ²	63 per 100m ² GLFA	16,214	
<i>Total</i>			50,370	100%

Table 6 Traffic Generation and Apportionment

Based on the above, 39% of the cost of traffic infrastructure within this plan is apportioned to residential development within the Precincts, while the remaining 61% is apportioned to non-residential development within the Precincts.

While the specific traffic generation resulting from each individual development within the Precinct would vary, this high level estimation based on traffic generation rates provides a suitable method of apportioning costs for traffic infrastructure at a strategic level.

3.4.3 Schedule of Works and Cost Estimates

A schedule of Traffic and Transport Facilities to be levied under this plan is included in Table 7. Cost estimates are included for capital works. Each facility to be provided can be located by reference to Figure 4, Location of Facilities. This Figure identifies the location of all traffic and transport facilities funded through this Plan.

3.4.4 Contributions Formula

The formula used to calculate the contributions rate for traffic facility capital works is set out in Section 2.19.

3.5 Water Management

3.5.1 Water Management Demand and Provision

The State Significant Development Applications for the Bella Vista and Kellyville Precincts were supported by a Stormwater Management Plan, prepared by Wood and Grieve Engineers, September 2019. The purpose of the Plan was to outline a Strategy for stormwater management and water sensitive urban design (WSUD) within the Precinct.

The Strategy identified stormwater discharge from development blocks would be via Council's public infrastructure within the road reserve and then ultimately into Elizabeth Macarthur Creek. The Stormwater Management Plan identified that Sydney Water's stormwater pollutant reduction targets can be met through the implementation of the following treatment devices:

- Tree pits – proposed within public road reserves to provide treatment through infiltration;
- Public reserve/open space infiltration – natural infiltration in pervious areas within public reserves;
- Rainwater re-use – installation of a proposed subsurface district park rainwater storage tank; and
- Gross Pollutant Traps (GPTs) – upstream installation of GPTs for each Elizabeth Macarthur Creek discharge point.

This Plan proposes to levy development for GPTs at the following locations:

- Riparian Open Space (North of Wuban Avenue);
- Riparian Open Space (East of Kellyville Neighbourhood Park);
- East of Bella Vista Local Park (North);
- Riparian Open Space (South-East of District Open Space);
- Riparian Open Space (North-East of District Open Space); and
- Near the intersection of Memorial Avenue and new Precinct Road.

The Plan also levies development for rainwater reuse infrastructure within the future Bella Vista District Park. Stormwater runoff from pervious areas in the District Park would be collected via in-ground infiltration and a subsoil drainage network and discharge to a rainwater reuse system.

3.5.2 Apportionment

The need to provide water management devices funded through this Plan is generated by both residential and non-residential development within the Bella Vista and Kellyville Precincts. It is therefore appropriate that all development within the Precincts be subject to the full cost of providing these traffic facilities. The cost has been apportioned 75% to residential growth and 25% to non-residential growth.

3.5.3 Schedule of Works and Cost Estimates

A schedule of Water Management Facilities to be levied under this plan is included in Table 7. Cost estimates are included for capital works. Each facility to be provided can be located by reference to Figure 4, Location of Facilities. This Figure identifies the location of all water management facilities funded through this Plan.

3.5.4 Contributions Formula

The formula used to calculate the contributions rate for water management works is set out in Section 2.19.

3.6 Plan Administration

3.6.1 Administration and Plan Preparation

The preparation, on-going review, and implementation of this Contributions Plan requires significant Council resources. This includes allocation of time from Forward Planning, Finance, Services Delivery and Community Development staff together with professional fees, to prepare and review the Contributions Plan.

Once the plan is in place, further staff time will be required to manage the contributions system which includes the calculation and recording of contribution payments as well as monitoring of development, population, works schedule expenditure and indexation assumptions. The costs associated with the preparation and administration of this plan will therefore be levied for under this Contributions Plan.

3.6.2 Apportionment

All development will fund plan preparation and ongoing administration costs over the life of the plan. The value of administrative costs has been apportioned between residential and non-residential development based on the total value of works apportioned to each type of development under the Contributions Plan.

3.6.3 Schedule of Works and Cost Estimates

The administrative costs to be levied for under this Contributions Plan are detailed in Table 3. The administrative cost to be levied for under this Contributions Plan is based on the benchmark rate recommended by the Independent Pricing and Regulatory Tribunal of 1.5% of the total value of works within a Contributions Plan.

3.6.4 Contributions Formula

The formula used to calculate the contributions rate for administration costs is set out in Section 2.19.

3.7 Work Schedule

The development projections contained within this plan are based upon a 25 year timeframe. It is intended that the facilities identified within the works schedule to the Contributions Plan will be delivered within this time period. A summary of the program of works by facility category is included in Table 7. Monitoring of the plan in accordance with Section 2.20 will allow for review and adjustment of development projections and the works schedule as required.

The capital items in the works schedule to this Contributions Plan have been costed based on a combination of the following:

- Cost Estimates supplied by Landcom as part of the preparation of the State Significant Development Applications for the Bella Vista and Kellyville Precincts (SSD 10343) and Bella Vista (SSD 10344);
- IPART Benchmark Costs for Local Infrastructure Contributions;
- Rawlinsons Construction Cost Guide; and
- Actual cost estimates for specific items (where available).

The implementation of the various facilities and services will be prioritised according to the particular needs of the incoming population. The ability to deliver a particular facility is largely dependent upon the rate of development within the Bella Vista and Kellyville Precincts, and the corresponding receipt of contributions by Council.

Table 7: Works Schedules

Account Number	Sub-category	Description (max 60 characters for FinOne)	Apportion to this CP	Total Cost - Capital works	Land Acquisition	Capital plus Land cost
CP18BVKRT1	Vehicular Bridge	Vehicular Bridge - Kellyville Collector Road to Colonial Street	100%	3,813,650	-	3,813,650
CP18BVKRT2	Pedestrian Bridge	Pedestrian Bridge - Decora Drive to Wenden Avenue	100%	777,750	-	777,750
CP18BVKRT3	Pedestrian Bridge	Pedestrian Bridge - Memorial Avenue	100%	3,228,000	-	3,228,000
CP18BVKRT4	Pedestrian Bridge	Pedestrian Bridge - Near Unaipon Avenue/ Celebration Drive Intersection	100%	777,750	-	777,750
CP18BVKRT5	Signalised Intersection	Upgrade - Samantha Riley Drive/ Decora Drive	100%	659,500	-	659,500
CP18BVKRT6	Signalised Intersection	Signalisation - Balmoral Road/ Mawson Avenue	100%	927,500	-	927,500
CP18BVKRT7	Signalised Intersection	Signalisation - Balmoral Road/ Celebration Drive	100%	4,079,000	-	4,079,000
CP18BVKRT8	Signalised Intersection	Signalisation - Brighton Drive/ Celebration Drive	100%	2,352,000	-	2,352,000
CP18BVKRT9	Roundabout	Roundabout - New Road near Colonial Street Vehicular Bridge	100%	501,500	-	501,500
CP18BVKRT10	Roundabout	Roundabout - North of District Open Space in Bella Vista Precinct	100%	501,500	-	501,500
CP18BVKRT11	Vehicular Bridge	Vehicular bridge across Elizabeth Macarthur Creek	100%	3,813,650	-	3,813,650
CP18BVKRT12	Linear Path	Path along creek (Kellyville Precinct)	100%	893,533	-	893,533
CP18BVKRT13	Linear Path	Path along creek (Bella Vista Precinct)	100%	1,007,917	-	1,007,917
CP18BVKPF1	Playing Fields	Caddies Creek Stage 2	100%	20,631,165	10,772,001	31,403,166
CP18BVKOSE1	Passive Open Space	Riparian Open Space - Kellyville (North)	100%	575,800	320,760	896,560
CP18BVKOSE2	Passive Open Space	Riparian Open Space - Kellyville (South)	100%	752,660	459,675	1,212,335
CP18BVKOSE3	Passive Open Space	Urban Plaza - Kellyville Station (Lot B)	100%	804,260	-	804,260
CP18BVKOSE4	Passive Open Space	Local Park - Kellyville (Under viaduct)	100%	8,172,355	1,412,370	9,584,725
CP18BVKOSE5	Passive Open Space	Neighbourhood Park - Kellyville	100%	2,047,215	18,431,280	20,478,495
CP18BVKOSE8	Passive Open Space	District Open Space - Bella Vista	100%	7,641,750	20,516,805	28,158,555
CP18BVKOSE9	Passive Open Space	Local Park - Bella Vista (north)	100%	1,925,045	6,882,750	8,807,795
CP18BVKOSE10	Passive Open Space	Local Park - Bella Vista (south)	100%	1,073,340	11,273,325	12,346,665
CP18BVKOSE11	Passive Open Space	Urban Plaza - East of Bella Vista Station	100%	1,123,265	6,528,000	7,651,265
CP18BVKOSE12	Passive Open Space	Riparian Open Space - Bella Vista	100%	3,326,350	1,473,255	4,799,605
CP18BVKOSE13	District Park - Rainwater Reuse	District Park (Bella Vista Rainwater Reuse)	100%	2,108,460	-	2,108,460
CP18BVKDR1	Water Management	GPT - Riparian Open Space (North of Wuban Avenue)	100%	150,000	-	150,000
CP18BVKDR2	Water Management	GPT - Riparian Open Space (East of Kellyville Neighbourhood Park)	100%	150,000	-	150,000
CP18BVKDR3	Water Management	GPT - East of Bella Vista Local Park (North)	100%	150,000	-	150,000
CP18BVKDR4	Water Management	GPT - Riparian Open Space (South-East of District Open Space)	100%	150,000	-	150,000
CP18BVKDR5	Water Management	GPT - Riparian Open Space (North-East of District Open Space)	100%	150,000	-	150,000
CP18BVKDR6	Water Management	GPT - Near intersection of Memorial Avenue and new Precinct Road	100%	150,000	-	150,000
CP18BVKCF1		Community Land Only Item	100%	-	6,528,000	6,528,000
CP18ADMIN	Administration cost	Administration & Plan preparation	100%	1,116,224	-	1,116,224

Table 8: Summary of works program by facility category

Residential	Total Plan	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
Open Space - Land	78,070,221	-	28,437,490	-	-	923,664	-	44,588,610	-	-	-	821,338	-
Open Space - Capital	50,181,665	-	-	7,629,861	9,676,450	10,621,208	9,036,191	1,023,608	511,804	2,554,893	2,043,089	2,043,089	2,043,089
Roads and Transport - Capital	9,061,831	-	-	303,323	195,585	458,640	2,178,569	1,977,134	1,563,952	822,386	-	-	1,258,920
Water Management Capital	675,720	-	-	112,620	-	112,620	112,620	-	112,620	-	-	-	-
Community Facility - Land	6,528,000	-	-	6,528,000	-	-	-	-	-	-	-	-	-
Administration Costs	898,788	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952
Total	145,416,226	35,952	28,473,441	14,609,755	9,907,987	12,152,084	11,363,332	47,625,303	2,224,327	3,413,230	2,079,040	2,900,378	3,337,960

Non-Residential	Total Plan	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
Open Space - Land	-	-	-	-	-	-	-	-	-	-	-	-	-
Open Space - Capital	-	-	-	-	-	-	-	-	-	-	-	-	-
Roads and Transport - Capital	14,271,419	-	-	474,428	305,915	717,360	3,407,506	3,092,441	2,495,074	1,335,189	-	-	1,969,080
Water Management - Capital	224,280	-	-	37,380	-	37,380	37,380	-	37,380	-	-	-	-
Community Facility - Land	-	-	-	-	-	-	-	-	-	-	-	-	-
Administration Costs	217,435	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697
Total	14,713,134	8,697	8,697	520,505	314,612	763,437	3,453,583	3,101,138	2,541,151	1,343,886	8,697	8,697	1,977,777

Residential	Total Plan	FY33	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	FY44	FY45
Open Space - Land	78,070,221	-	-	-	3,299,119	-	-	-	-	-	-	-	-	-
Open Space - Capital	50,181,665	536,670	268,335	268,335	-	-	962,523	481,261	481,261	-	-	-	-	-
Roads and Transport - Capital	9,061,831	-	-	-	303,323	-	-	-	-	-	-	-	-	-
Water Management Capital	675,720	225,240	-	-	-	-	-	-	-	-	-	-	-	-
Community Facility - Land	6,528,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Administration Costs	898,788	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952	35,952
Total	145,416,226	797,862	304,287	304,287	3,638,393	35,952	998,474	517,213	517,213	35,952	35,952	35,952	35,952	35,952

Non-Residential	Total Plan	FY33	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	FY44	FY45
Open Space - Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Open Space - Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roads and Transport - Capital	14,271,419	-	-	-	474,428	-	-	-	-	-	-	-	-	-
Water Management - Capital	224,280	74,760	-	-	-	-	-	-	-	-	-	-	-	-
Community Facility - Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administration Costs	217,435	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697
Total	14,713,134	83,457	8,697	8,697	483,125	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697	8,697

Figure 4: Location of facilities














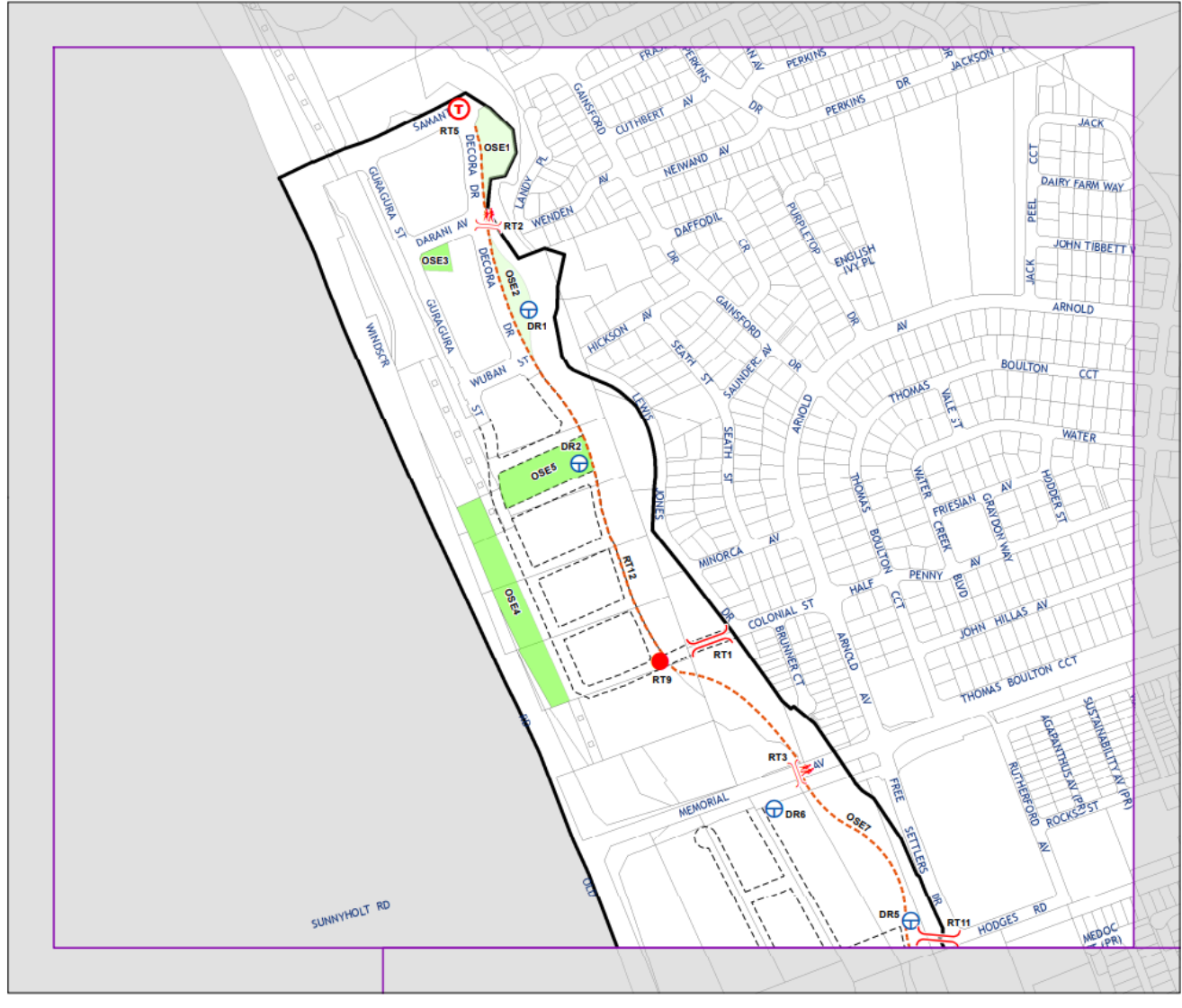
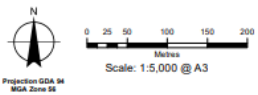
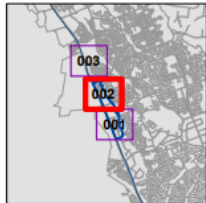
THE HILLS SHIRE COUNCIL

THE HILLS SHIRE COUNCIL
Bella Vista and Kellyville
Section 7.11 Contributions
Plan No. 18

SHEET 002

Legend

-  Water Management Facilities
-  Intersection
-  Bridge
-  Pedestrian Bridge
-  Roundabout
-  Cycleway
-  Linear Open Space
-  Passive Open Space
-  Precinct Boundary






THE HILLS
SHIRE COUNCIL

THE HILLS SHIRE COUNCIL
Bella Vista and Kellyville
Section 7.11 Contributions
Plan No. 18

SHEET 003

Legend

 Active Open Space

