

Contributions Plan No. 16

GABLES PRECINCT

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THE
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Sydney's Garden Shire



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May 2022

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Amendment No.	Description	Date Amendment Came into Force
1	Amendment to update value of the roundabout at the intersection of Terry Road and Old Pitt Town Road as recommended by IPART and required by the Minister for Planning.	<i>13 September 2016</i>
2	Amendments to clarify the role of private certifiers in the imposition contributions on Complying Development Certificates.	<i>17 May 2022</i>

1 PART A: SUMMARY SCHEDULES

This Plan is The Hills Section 7.11 Contributions Plan (CP) No. 16 – Gables Precinct.

The contributions received from this Plan will provide for both active and passive open space (pedestrian/cycle links, parks, playgrounds etc), road works, drainage, and administration costs.

The open space, road works and drainage to be provided will contribute towards satisfying the needs of the incoming population and workforce of the Gables Precinct. The net additional population estimated to occur as a result of the development of this area is 13,498 persons.

The costs of required open space, road works, drainage and administrative tasks are summarised below.

Work Schedule: Cost per Category (base cost)

OPEN SPACE	AMOUNT \$
Land	38,404,712
Works	16,693,120
SUB TOTAL	55,097,832

TRANSPORT AND TRAFFIC	AMOUNT \$
Land	16,391,088
Works	87,658,956
SUB TOTAL	104,050,044

WATER MANAGEMENT	AMOUNT \$
Land	28,200,860
Works	32,568,000
SUB TOTAL	60,768,860

COMMUNITY FACILITIES	AMOUNT \$
Land	119,000
Works	Nil
SUB TOTAL	119,000

ADMINISTRATION	AMOUNT \$
SUB TOTAL	Nil

TOTAL WORKS:	220,035,736
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Development Timetable

It is anticipated that expenditure will occur on a pro-rata basis in accordance with the development path as outlined in Table below.

Year	% of Population
1	18.4%
2	
3	
4	
5	11.9%
6	
7	12.2%
8	
9	12.5%
10	
11	12.2%
12	
13	11.6%
14	
15	12.5%
16	
17	8.7%
18	

Contributions by Category – Per Person

Facility Type	Unit	\$: Rate
Open Space - Land	Per Person	3,222.60
Open Space - Capital	Per Person	1,274.98
Transport Facilities - Land	Per Person	1,375.40
Transport Facilities - Capital	Per Person	6,921.82
Water Management - Land	Per Person	2,368.78
Water Management - Capital	Per Person	2,592.98
Community Facilities - Land	Per Person	9.99
Community Facilities - Capital	Per Person	0.00
Administration	Per Person	0.00
TOTAL (2014/2015)	Per Person	17,766.55

Contributions by Dwelling Type (Base Year – 2014/2015)

Development Type	\$: Rate Per Dwelling
Subdivision, Dwelling Houses and Dual Occupancies	60,406.28**
Multi Unit Housing*	
4 Bedroom	55,076.31**
3 Bedroom	44,416.38**
2 Bedroom	31,979.79**
1 Bedroom	30,203.14**

* Multi Unit Housing includes Attached Dwellings, Multi Dwelling Housing and Residential Flat Buildings

**Subject to a contribution cap of \$30,000 in accordance with Section 94E Ministerial Direction dated 21 August 2012

2 PART B: ADMINISTRATION AND OPERATION OF THE PLAN

INTRODUCTION

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.16 – Gables Precinct'.

2.3 Area to which this plan applies

This Contributions Plan applies to the Gables Precinct as shown on the Locality Map at Figure 1.

FIGURE 1: LAND TO WHICH THIS CONTRIBUTIONS PLAN APPLIES



2.4 What is the purpose of this Development Contributions Plan?

The purpose of this development contributions plan is to:

- (a) authorise the council to impose conditions under section 7.11 (s7.11) of the *Environmental Planning and Assessment Act 1979* when granting consent to development on land to which this plan applies;
- (b) provide an administrative framework under which specific public facilities strategies may be implemented and co-ordinated;
- (c) outline the anticipated demand for public facilities and services arising from the development of the Gables Precinct;
- (d) ensure that adequate public facilities are provided for as part of any new development in the Gables Precinct;
- (e) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions in the Gables Precinct;
- (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 its assessment and administration of the development contributions plan.

2.5 Application of the Plan

When a development application or Complying Development Certificate Application for residential development is lodged and relates to land to which this plan applies, Council or the Private Certifier shall levy contributions on development in accordance with the provisions of this Plan.

A Contributions Plan becomes part of the development control process under the EP&A Act by virtue of Sections 4.17 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 of the Act.

2.6 Commencement of this Plan

This development contributions plan has been prepared pursuant to the provisions of s7.11 of the EP&A Act and Part 4 of the EP&A Regulation and takes effect from the date on which public notice was published, pursuant to clause 214(4) of the EP&A Regulation.

2.7 Relationship with other plans and policies

This development contributions plan supersedes The Hills Section 7.12 Contributions Plan.

DEVELOPER CONTRIBUTIONS

2.8 Policies and 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 ways:

Monetary Contribution

This is the most common method of payment. However, as discussed below, payment can be offset by providing 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 proposed works in kind offset must be included in the conditions of consent or a s4.55 modification of the consent, to reflect the proposed offset.

The works must be included in the works schedule as set out in Section 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 work 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 Box Hill North Precinct 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);
- Council may consider works to a higher standard than the Contributions Plan allowance, however no reimbursement of additional costs will be provided;

- the financial implications for cash flow and whether the proposed works pre-empt the future orderly implementation of the works as identified in the works schedule; and
- future dedication, handover and management arrangements.

Dedication of Land

Council will accept the dedication of land (identified for public purposes under this plan) to offset the required monetary contribution. The value of land will be negotiated between the applicant and Council, and any monetary contributions payable will be reduced by the value of the land formally agreed upon. An appropriate condition will be included in any consent applying to land identified for public purposes to ensure that the land is transferred to Council at no cost.

2.10 Planning Agreements

In accordance with Section 7.4 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 and 7.12 to the development that is subject of the agreement.

The provisions of Sections 7.4 to 7.10 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 into a planning agreement should in the first instance 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.

A Voluntary Planning Agreement between The Hills Shire Council and the principal developer within the Gables Precinct (formerly E J Cooper and Sons) has been executed. Under this planning agreement, the principal developer will be responsible for the delivery of all local infrastructure within the Box Hill Precinct, at no cost to Council. The planning agreement exempts future development (up to 4,100 dwellings/lots) on land controlled by the principal developer (and subject to the planning agreement) from the payment of monetary contributions under this plan.

2.11 When must Contributions be paid?

Section 7.11 contributions must be paid in full, as follows:

- **Development Applications involving subdivision only:** Prior to the issue of a Subdivision Certificate.
- **Development Applications involving building work only** - where conditions of consent require the payment of a contribution: Prior to the issue of a Construction Certificate.
- **Combined Development Applications for Subdivision and Building Works:** Prior to the issue of a Construction Certificate. If individual construction certificates are submitted for each dwelling, payment is required in full for the total development or stage (as approved in accordance with Section 2.12 of this plan) prior to the issue of a construction certificate for the first dwelling.
- **Combined Development Applications for development and building works** - where conditions of consent require the payment of a contribution: Prior to the issue of a Construction Certificate.

- **Complying Development Certificate** - In accordance with Clause 202(4) of the EP&A Regulation, a complying development certificate must provide that monetary payments in accordance with the conditions must be made before the commencement of the building work or subdivision work authorised by the certificate.

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 credit*).

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.

* Refer Section 2.16.

2.13 Construction certificates and the obligations of accredited certifiers

In accordance with clause 20 of the EP&A Regulation (Development Certification and Fire Safety), 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 13(2) of the EP&A Regulation (Development Certification and Fire Safety). Failure to follow this procedure may render such a certificate invalid.

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 and Offsets for Works In Kind

There may be cases where an applicant carries out works in kind, which are included in the Schedule of Works in this Contributions Plan but the cost of which exceeds the contribution required for that facility category. In these situations the applicant will be reimbursed for the cost of the works that: -

- exceed the contribution due within that facility category, and
- have been approved by Council as being consistent with the contributions plan.

2.16 Credit for existing development

The payment of contributions is applicable to any residential development in the Gables Precinct which will increase the population over and above that which existed on 19 January 2016 and which will create a demand for the provision of such infrastructure.

For the purposes of calculating contributions payable under this plan a credit will be made available for any existing lot with an approved dwelling that existed on or before 19 January 2016.

However, any parcel that was vacant on or prior to 19 January 2016 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.

2.17 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.

2.18 Pooling of contributions

This plan expressly authorises monetary s7.11 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 Exemptions

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.

2.20 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. The model covers a period of 18 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 12 years from June 2002 to June 2014.

Capital Expenditure Index

The capital expenditure indexation assumption is based upon an average of the annual percentage change in the Australia Bureau of Statistics Producer Price Index for New South Wales over the past 15 years from June 1999 to June 2014.

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

A cash flow projection will be prepared using the above elements over the life of the Contributions Plan. The cash flow is the difference between the Indexed Expenditure and the Revenue Projections.

Discount Rate

The discount rate is based on the IPART Fact Sheet ‘Latest discount rate for use in local development contributions plans’ dated September 2015. This is consistent with the methodology within the IPART technical paper ‘Modelling local development contributions in a present value framework’ dated June 2015.

Formula

The Contribution rate per person 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:

$$PV(\text{Costs}) = PV(\text{Revenue})$$

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

- 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:

$PV (\text{Costs}) = PV [(\text{No. of Persons}) * (\text{Development Contribution})]$

Therefore:

$PV (\text{Development Contribution}) = PV [(\text{Costs}) / (\text{No. of Persons})]$

The Contribution rate per dwelling/lot is determined by the contribution rate per person multiplied by the assumed occupancy rate (see Part C, Table 1).

A summary of the program of works by facility category is included in Part C, Table 7 and contains details of indexation assumptions over the life of the plan. Contribution rates are set out in Part A and Table 8.

2.21 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
- indexation assumptions.

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

- construction costs by reference to the Australian Bureau of Statistics Producer Price Index.
- land acquisition costs by reference to the Australian Bureau of Statistics Established House Price index for Sydney.
- changes in the capital costs of various studies and activities required to support the strategies in the plan by reference to the actual costs incurred by council in obtaining these studies.

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.

2.22 Contributions Register

A Contributions Register will also be maintained for this Contributions Plan in accordance with the *EP&A Regulation* 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 Contributions Plan the condition was imposed under; and
- the date any contribution was received and its nature and extent.

At the end of the each financial year, the Council is required to make an annual statement within the yearly budget. This statement must include the following:

- (a) Opening and closing balances of money held in the Section 7.11 Contributions Plan by the Council for the accounting period;
- (b) Total amounts received by way of monetary contribution under this Plan;
- (c) Total amount spent in accordance with this Plan; and
- (d) Outstanding obligations of the Council to provide works for which contributions have been received.

2.23 When did this plan come into force?

This Plan came into force on 19 January 2016.

3 PART C: STRATEGY PLANS

3.1 Residential Development Nexus

3.1.1 Anticipated Dwelling Profile

This section sets out supporting information for the assumptions pertaining to the future residential population of Gables Precinct.

Based on the area available for residential development, the applicable land use zones, minimum lot size requirements and expected residential densities, the Gables Precinct is expected to accommodate approximately 4,600 dwellings comprising 2,045 detached dwellings, 1,910 small lot and medium density dwellings and 645 apartment dwellings.

3.1.2 Dwelling Occupancy

Table 1 sets out the average occupancy rates for residential development based on historical analysis of six similar development areas in The Hills as at the 2011 Census.

TABLE 1: AVERAGE OCCUPANCY RATES OF SIX SIMILAR DEVELOPMENT AREAS, 2011

Dwelling Type	Average Occupancy Rates
Dwelling Houses	3.4
Multi Unit Housing:	
<i>1 Bedroom</i>	1.7
<i>2 Bedroom</i>	1.8
<i>3 Bedroom</i>	2.5
<i>4 bedroom</i>	3.1

Source: Australian Bureau of Statistics, 2011 Census of Population and Housing. Average Occupancy Rates based on the areas of Bella Vista, West Pennant Hills, Crestwood, Glenhaven, Castle Hill and Kellyville/Rouse Hill.

3.1.3 Estimated population

Table 2 indicates the total estimated population at full development based on the assumed dwelling yield and occupancy rates.

TABLE 2: ESTIMATED POPULATION BASED ON DWELLING YIELD AND OCCUPANCY

Dwelling Type	Number Of Estimated Dwellings	Average Occupancy Rate	Total Estimated Population
Dwelling Houses	1855	3.40	6,307
Large Lot Residential	190	3.40	647
Small Lot / Medium Dwelling Housing	1911	2.80	5,351
Residential Flat Buildings	645	1.85	1,193
Totals	4,600		13,498
Expected additional population			13,498

Note: the figures might show a minor discrepancy due to rounding to whole numbers.

3.1.4 Demography

It is assumed that Gables will appeal to a population with similar characteristics to that moving into other new release areas in this part of The Hills Shire, such as Kellyville, Bella Vista, Beaumont Hills and Rouse Hill.

In terms of overall dwelling mix, Bella Vista has a mix that is most similar to that expected within Gables, with around 84% detached dwellings and 16% medium density dwellings. It can therefore be assumed that the profile for Gables is likely to most closely resemble the Bella Vista profile.

Reflecting the predominance of detached housing, households comprising couples with children are the majority household type in all the nearby areas, with the proportion significantly higher than the Sydney average and also higher than the average across The Hills Shire. Altogether, households with children (including single parent families) average about 70% of all households in these areas, while households without children (couples without children and lone person households) average around 30%.

The age breakdown across these suburbs shows that 25-30% of the population is generally aged under 15 years, with around 25% aged 15-34 years. By contrast, Bella Vista shows reasonably high proportions of people aged 15-34 years and relatively fewer younger children. The proportion of residents aged 35-64 years is also relatively larger than in surrounding suburbs. While there may be several reasons for this particular population profile, including changes over time, the population breakdown also reflects the housing mix in this area, with its higher proportion of smaller dwellings.

Gables is expected to have a much smaller proportion of older residents than the LGA or Sydney average. This is likely to reflect the recent development of these suburbs as well as the dwelling mix.

In considering the types of households who may be attracted to apartment living in Box Hill North, Landcom's experience in Rouse Hill provides some guidance. From previous projects in the area, Landcom (now UrbanGrowth NSW) has advised that higher density dwellings in Rouse Hill town centre have been attractive to a wide range of households. These include:

- Empty nesters and retirees, seeking a smaller home requiring low maintenance;
- Young people, often renting and sharing accommodation, and benefitting from convenient access to training and town centre employment;
- First home owners, seeking to get a start in the market with a smaller dwelling;
- Couples, including those with children, who are willing to sacrifice a larger garden in a detached property for close access to shops, transport and schools;
- Single people; and
- Approximately 40-50% of properties have provided rental accommodation; the balance are owner occupied.

From this analysis, it can be expected that families with children will be the predominant household type in Box Hill North, especially for the detached dwellings. These families will span a mix of life cycle stages, and include both young families with pre-school children and more mature families upgrading their dwelling, with children across a span of age groups, including adolescents. As for the nearby areas, there will also be a proportion of households without children, including both young couples and empty nester households. These households may be especially attracted to the smaller and medium density dwellings that will provide opportunities for downsizing as well as more affordable homes for new entrants to the housing market. Based upon experience in surrounding areas and other newly developed suburbs, the proportion of lone person households and those in the oldest age cohorts is expected to be low.

3.2 Rationale for New Facilities and Services

A key principle of Section 7.11 is to demonstrate a relationship between the anticipated development and the demand for additional open space, community facilities, drainage and road works in the Gables Precinct. The demonstration of a relationship between new development and such demand is a core requirement of a valid Contributions Plan.

The expected development and resulting population within the Gables Precinct will create an increased demand for various public facilities and services. Having regard to the level of facilities already available and the characteristics of the expected population, it will be necessary to provide additional:

- local active and passive open space including playing fields, playgrounds and pedestrian and cycle paths;
- a multi-purpose community facility;
- new roads and public transport facilities; and
- water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.

3.3 Open Space Facilities

3.3.1 Open Space Demand

Future development within Gables will generate an additional residential population that will require access to a range of active and passive open space and recreation areas. The open space and recreation facilities required from the expected development of Gables are documented within a study entitled "Box Hill North Social Planning Report" prepared by Elton Consulting in July 2013.

Based on the findings of previous recreation studies and the likely characteristics of the future Gables population, it is likely that the broad needs of the Gables population will include the following:

- The large proportion of families suggests the need for a variety of parks for informal play and passive recreation that support family and community activities. There will be demand for larger recreation parks and linear parks that provide a focus for family activities including walking, bike riding, play, picnics and social gathering opportunities. These should provide a diversity of recreation settings and opportunities for all age groups and all abilities.
- Parks that are locally accessible and provide high quality and well maintained facilities that support recreation and play will be required. People should have the potential to walk to open space for activities, which will generally require residents to be within 400-500m of usable open space.
- There will be demand for outdoor areas for larger gatherings and cultural events e.g. extended family and group picnics, amphitheatre, markets.
- A relatively large proportion of children is likely and this highlights the need for playgrounds and other outdoor activity opportunities such as bike tracks, BMX and skateboarding. Playgrounds should offer a range of play experiences for different age groups and include paths, play equipment, fencing, landscaping and shelter from sun, wind and rain.
- The likely large proportion of young people highlights the need for parks and public spaces that are designed to be friendly to young people, providing meeting places that are safe and welcoming and allow for social interaction and informal games.
- There may be demand for adventure based activities, such as mountain biking, trail bikes, horse riding, rock climbing. This should include opportunities for adventure play for primary school aged children as well as young people – for instance informal tracks and mounds for BMX and active games, observation places and structures, flying fox.
- The large proportion of adults suggests potential high demand for lower impact and flexible physical activity opportunities such as walking and bike riding. Linear connections and a network of walking and cycling tracks should be provided to support the potential high participation in walking and provide links to key destinations and recreation nodes.
- Opportunities that increase incidental physical activity, through design of footpaths, road networks and accessible, safe and well lit walking and cycling tracks should be provided. Bike tracks that provide safe and appealing activity and transport opportunities, particularly for children and young people, will be essential.
- The open space network should also include areas to walk dogs, and off leash exercise areas for dogs.
- Options to enhance individual fitness in parks and trails will also be important.
- Opportunities to enjoy bushland, water and other natural settings, for picnics, bushwalking and as spaces for reflection, rest and relaxation will be valuable to broaden recreation opportunities.
- To meet the demand for organised sport, multi- purpose playing fields that are suitable for a variety of field sports, and able to accommodate both junior and adult sporting activities for males and females will be required.

- There will also be demand for access to both outdoor and indoor courts for court sports, and indoor spaces for activities such as dance, martial arts, yoga, fitness, gym.
- Access to aquatic facilities that include a variety of leisure and fitness activities and programs consistent with local needs and preferences will also be required.

Some of these needs will be satisfied by local open space and facilities to be provided within Box Hill North, while others will be addressed by accessing facilities in the wider district and more broadly in the region.

The quantum of public open space to be provided in Gables has been determined with regard to the likely characteristics and needs of the forecast population and is summarised below:

TABLE 3: GABLES OPEN SPACE PROVISION

Dwelling Type	Area (Ha)
Active Open Space	9.22
Pocket Parks	2.47
Passive Open Space Land	29.19
Total Area	40.88
Rate of Provision (Hectares per 1,000 persons)	3.0

In addition to approximately 41 hectares of open space land comprising sporting fields, local and formal parks and a linear area of passive open space along the transmission easement, there are some opportunities to utilise areas of drainage land along Cataract Creek and its tributaries to provide linear access ways for passive recreational activities. The proposed rate of provision of 3.0 hectares per 1,000 persons is considered appropriate within the Gables Precinct.

3.3.2 Proposed Open Space and Recreation Facilities

Playing Fields

The draft open space plan for Gables makes provision for 9.22 hectares of open space for sporting fields. This allows for the creation of two sports grounds, as follows:

- one of 4.368 ha, located in the centre of the precinct adjoining the neighbourhood retail centre and primary school. It is proposed that this will provide one double playing field and associated setbacks, parking and surrounding passive open space. As identified in the previous chapter, it is also proposed that this sports park will provide shared open space for the co-located primary school.
- one sportsground of 4.851 ha, located in the north-western part of the development area. This will accommodate a second double playing field or a large oval suitable for senior cricket / AFL. This sportsground adjoins land affected by electricity transmission lines and the riparian corridor to create a large area of open space which may also contain areas for informal recreation and walking / cycling trails.

The recommended provision of sportsgrounds is based on providing for larger sporting complexes with a minimum of two playing fields, rather than single fields dotted around the development, in order to provide economies of scale for infrastructure and better support sporting competitions and multiple teams.

The two sportsgrounds are proposed as multi-use facilities, rather than being allocated for specific sporting codes.

Local Open Space

Areas of open space for informal recreation equate to 40.88 ha. This includes pocket parks (ranging in size from 0.45 ha to 0.84 ha), a district central park and larger areas of open space adjacent to Cataract Creek and its tributaries, which are not flood affected, and within the existing transmission line easement.

The proposed areas of open space allow for a diversity of recreation opportunities in both larger district parks and smaller local parks. The parks have been equitably distributed to ensure that all residents will be within 400-500 m walking distance from an area of open space (including parks, sporting fields or riparian corridors) to support accessible participation in recreation.

A quality central park connected to the main commercial area is proposed, to enhance the appeal and amenity of the centre. This large park, which is over 11 ha, will contain a substantial water body and associated picnic and barbecue facilities, play areas and a network of walking and cycling paths, creating a major recreation destination and focal point for the whole community and wider district.

Based upon a common standard of around 1 playground per 1,300 residents (Recreation Strategy 2007 and from other Growth Centre councils), Gables is likely to require approximately 10 playgrounds. These are to be provided across the site according to Council's preferred hierarchy, to include:

- one central district level playground with high quality equipment which caters to both young and older children, along with picnic and barbecue facilities to meet the need for "something for everyone" family activities;
- five (5) local playgrounds in local parks, with some for toddlers and some for older children;
- four (4) play spaces with more limited (or no) play facilities.

Together the playgrounds should ensure that there is a range of play equipment and play opportunities for children of different ages across the precinct. Each play area should offer a different experience, and provide fencing (if adjacent to water, road, or steep slope), seating, shade, and drinking water.

Passive areas of open space

The extensive water management system presents significant opportunities to create a network of linear open space linkages along the main creek line and its tributaries. Although these areas are primarily for drainage purposes they also provide a focal point for the development and will provide a visual backdrop and quality recreation linkages. There are also opportunities to include barbecue and picnic facilities, seating, playgrounds, fitness equipment and pedestrian and cycle pathways.

3.3.3 Apportionment

The need to provide the open space identified in this part of the plan is generated by the residential development of the Gables Precinct. It is therefore appropriate that residential development within the Gables Precinct be subject to the full cost of providing these open space facilities.

3.3.4 Schedule of Works and Costs Estimates

A schedule of open space to be levied under this plan is included in Table 6 – Works Schedules. Cost estimates are included for both acquisition and capital works. Each facility to be provided can be located by reference to Figure 2 - Location of Facilities.

3.3.5 Contributions Formula

The method used to calculate the contributions rate for open space, capital works and open space land acquisition is set out in Section 2.20.

The contribution rates for open space are set out in Table 8.

3.4 Community Facilities

3.4.1 Community facilities demand

Future development of Gables will generate an additional residential population that will require access to a range of community facilities and services. To create a socially sustainable community which supports the health and well-being of the community and which promotes social interaction and the development of community networks, a population of around 13,500 people will generate demand for access to spaces for:

- organised community activities, programs and classes, such as playgroups, fitness groups and after school classes
- meetings of local organisations and community groups
- accommodation for community services and the delivery of sessional and outreach services
- a base for community development activities and community cultural events
- leisure activities for young people and for older people, and
- hire for private functions, such as birthday parties.

These uses are best provided for in a multi-purpose community centre which can incorporate a variety of large and smaller spaces suitable for a range of social, leisure and cultural activities. Based on the level of provision adopted for the North Kellyville Precinct (77m²/1000 residents), a community centre of approximately 1,020m² is to be provided in Box Hill North. This is broadly consistent with the benchmark of 80m²/1000 people contained within Council's Community Centres Policy and Strategy (December 2006).

3.4.2 Proposed Community Facilities

Facilities and services for older people

The proportion of older people expected to be attracted to Gables will not be high. However, there will still be a number of older people in the area, and it will be important that their needs are met in order to ensure that they do not become isolated in an otherwise child and family oriented community. The social, leisure and recreational needs of older people may be met through mainstream services and facilities for the whole community, and through programs and activities for older people delivered within the recommended multi-purpose community centre at the local neighbourhood level and existing civic and cultural facilities at the district level.

Facilities for young people

Within Box Hill North, there will be a need for “things for young people to do” at the local level. The needs of young people for space for social and leisure activities is to be met through the proposed multi-purpose community centre, a well-designed public domain, open space, sporting and recreation facilities. The multi-purpose community centre will include space suitable for activities for young people, with a youth focus on both indoor and outdoor elements.

3.4.3 Apportionment

The need to provide a community facility identified in this part of the plan is generated by the residential development of the Gables Precinct. It is therefore appropriate that residential development within the Gables Precinct be subject to the full cost of providing this facility.

Notwithstanding this, in order to remain consistent with NSW Planning and Infrastructure *Essential Works List* for the levying of Local Development Contributions, this Contribution Plan will only levy for the land acquisition associated with the proposed community facility.

3.4.4 Schedule of Works and Cost Estimates

A schedule of community facilities to be levied under this plan is included in Table 6 – Works Schedules. Cost estimates are included for only the land acquisition associated with the community facility.

3.4.5 Contributions Formula

The method used to calculate the contributions rate for land acquisition required for the community facility is set out in Section 2.20.

The contribution rates for community facilities are set out in Table 8.

3.5 Transport Facilities

3.5.1 Transport Facilities Demand

A traffic and transport analysis titled “Box Hill North – Transport and Access Impact Assessment” was prepared by GTA in July 2013 (“Traffic Report”). This report establishes the need for infrastructure works resulting from development of the Gables Precinct, namely:

- capacity improvements to existing intersections with additional turning lanes and / or increased lane storage;
- intersection treatment upgrades (i.e. priority controls to roundabouts or traffic signals);
- road widening, clearway treatments and condition improvements; and
- bus accessible routes through Gables and bus stop facilities.

3.5.2 Summary of the demand analysis of existing facilities

The pre-urban road network within the Gables Precinct was largely developed to cater for rural traffic volumes only. The urbanisation of the area, however, will necessitate the establishment of an extensive traffic movement network. The works are considered necessary to facilitate development, whilst ensuring an acceptable level of access, safety and convenience for all street and road users within the Gables Precinct.

3.5.3 Proposed Transport Facilities

Based on the results of the Traffic Report and the proposed access locations, the following infrastructure works will be required to facilitate the development of the Gables Precinct:

TABLE 4: PROPOSED TRANSPORT FACILITIES

Transport Works	Description
Road Upgrades	
Boundary Road (north)	Resurfacing of Pavement between Old Pitt Town Road and Maguires Road
Old Pitt Town Road	Widening of Old Pitt Town Road between ~150 metres west of BHN Access Road West and ~150 metres east of BHN Access Road East.
Road Upgrade (Collector Road 2)	Upgrade of Red Gables Road
Road Upgrade (Collector Road 5)	Upgrade of Janpieter Road (north) south of Red Gables Road
Boundary Road	Additional upgrade works (removing crest)
New Roads	
New Road (Collector Road 1)	Between Boundary Road and drainage reserve
New Road (Collector Road 3)	Between “Collector Road 1” and Old Pitt Town Road (east)
New Road (Collector Road 4)	Between “Collector Road 1” and Red Gables Road
Intersections	
Boundary Road / Maguires Road	Give-way control: Localised widening, turn bays

Transport Works	Description
Boundary Road / opp. Hession Rd	Give-way control: Localised widening, turn bays
Boundary Road / Red Gables Road	Give-way control: Localised widening, turn bays
Boundary Road / Cataract Road	Give-way control: Localised widening, turn bays
Boundary Road / Old Pitt Town Rd	Convert to dual-lane roundabout
Old Pitt Town Road / BHN Access Road West	Provide new dual-lane roundabout
Old Pitt Town Road / Terry Road	Upgrade existing intersection to a dual (2) lane roundabout
Annangrove Road/ The Water Lane/ Withers Road	Provide left turn/slip lane
Mountable Roundabouts	Six new mountable roundabouts at various Locations
Bus Stops	
Bus stops along D2	Provide 12 additional bus stops along Route D2
Bus stops along D3	Provide 16 additional bus stops along Route D3
Cycleways	
Cycleway 1	Adjoining open space and water management
Cycleway 2	Adjoining open space and water management
Cycleway 3	Adjoining open space and water management

3.5.4 Apportionment

The need to provide the traffic and transport facilities identified in this part of the plan is generated by the residential development of the Gables Precinct. It is therefore appropriate that all development within the Gables Precinct be subject to the full cost of providing these facilities with the exception of the intersection upgrade at Old Pitt Town Road and Terry Road of which 30.5% is apportioned to this Plan in accordance with the recommendations of IPART.

3.5.5 Schedule of Works and Cost Estimates

A schedule of Transport Facilities to be levied under this plan is included in Table 6 – Works Schedules. Cost estimates are included for both acquisition and capital works. Each facility to be provided can be located by reference to Figure 2 - Location of Facilities.

3.5.6 Contributions Formula

The formula used to calculate the contributions rate for traffic facility capital works and land acquisition is set out in Section 2.20.

The contribution rates for Traffic Facilities are set out in Table 8.

3.6 Water Cycle Management

3.6.1 Water Cycle Facilities Demand

The urbanisation of the Gables Precinct will require significant investment in a new, comprehensive water cycle management scheme to cater for the increase of impervious surfaces which affect the hydrological cycle.

J Wyndham Prince (JWP) have prepared a Water Cycle Management Strategy (“the WCMS Report”) for the Gables Precinct to:

- minimise the impact of flooding;
- reduce the impacts of urbanisation on receiving streams, wetlands and groundwater;
- remove stormwater pollutants to improve overall storm water quality;
- mimic as close as possible the existing runoff behaviour for small storms;
- retain and enhance riparian and aquatic habitats;
- reduce potable water demand to conserve potable water supply; and
- recognise the importance of stormwater as a valuable resource.

The stormwater management strategy proposed for the release area focuses on minimising the impacts of the development on the total water cycle and maximising the environmental, social and economic benefits achievable by utilising responsible and sustainable stormwater management practices.

3.6.2 Proposed Drainage Facilities

To maintain stormwater quality at the required levels, a “treatment train” approach is proposed where various types of pollutants are removed by a number of devices acting in series. The devices that have been selected to mitigate the expected pollutant loads are ‘land take’ efficient; have relatively low maintenance requirements and will ensure the water quality that discharges into Cataract Creek and its tributaries meets the prescribed targets. Works to be provided under this Contributions Plan are set out in Table 5.

TABLE 5: PROPOSED WATER CYCLE MANAGEMENT FACILITIES

Water Quality Measures	
Inlet Pit Filter Inserts and Gross Pollutant Traps (GPTs)	GPT devices are to be provided at the outlet to stormwater pipes. These systems operate as a primary treatment to remove litter, vegetative matter, free oils and grease and coarse sediments prior to discharge to downstream (Secondary and Tertiary) treatment devices.
Swales	Four (4) swales are proposed on the fringes of the riparian corridors. The swales will collect and convey base flows from selected catchments and discharge them to the bioretention systems and raingardens for further treatment.
Bio-retention Systems and Raingardens	Twenty (20) regional scale bio-retention systems and ‘rain gardens’ are proposed within the development. Rain gardens are large scale, non-linear bioretention systems. The systems will be appropriately sized to achieve the nutrient reduction targets outlined in the <i>Office of Environment and Heritage</i> draft guidelines (2006). The bio-retention systems and rain gardens will also attenuate first flush flows to reduce the risk of stream erosion within the water courses.
Pond	One (1) pond is proposed for Box Hill North, located at the

Water Quality Measures	
	<p>confluence of the two main water courses within the central portion of the site. The pond will provide multiple benefits to the site including, aesthetics, water quality, potential stormwater harvesting and reuse opportunities and minor volume management. The pond will also include wetland planting at appropriate locations.</p> <p>Stormwater flows up to at least the 3 month ARI will be treated by a combination of other water quality devices prior to entering the lake. The lake is approximately 4 hectares in area, will have an extended detention depth of at least 300mm and a hydraulic retention time of 8 hours.</p>
Detention Basins	<p>Peak storm flow attenuation up to the 100 year ARI event is addressed through the provision of six (6) online and offline detention storages located within the site. Two (2) of these basins are designed to manage 2 year ARI peak flows, with excess flows overtopping into an adjacent basin for attenuation up to the 100 year ARI event.</p>

3.6.3 Apportionment

The water management facilities are required to address the water quality and quantity targets contained within the Growth Centres Development Code as determined by the DECC.

The need to provide the water cycle management facilities identified in this part of the plan is generated by the residential development of the Gables Precinct. It is therefore appropriate that all development within the Gables Precinct be subject to the full cost of providing these facilities.

3.6.4 Schedule of Works and Cost Estimates

A schedule of Water Management Facilities to be levied under this plan is included in Table 6 – Works Schedules. Cost estimates are included for both capital works and land acquisition. Each facility to be provided can be located by reference to Figure 2 - Location of Facilities.

3.6.5 Contributions Formula

The formula used to calculate the contributions rate for Water Management Facilities – capital works and Water Management Facilities – land acquisition for residential development is set out in Section 2.20.

The contribution rates for Water Management Facilities are set out in Table 8.

3.7 Work Schedules

The capital items in this works schedule have been costed by the following consultants:

- J. Wyndham Prince – Water Cycle Management Plan;
- GTA Consultants – Box Hill North– Transport and Access Impact Assessment; and
- Elton Consulting – Box Hill North Social Planning Report.

The priorities for provision of public facilities and services identified in Sections 3.3 to 3.7 of this plan have been included in the works schedules (Table 6). The implementation of the various facilities and services has been prioritised according to the particular needs of the incoming population and is linked to a population threshold. The ability to deliver a particular facility is largely dependent upon the rate of development within the Gables, and the corresponding receipt of contributions by Council.

Many facilities such as such as cycleways along roads, roundabouts, drainage links and local open space generally provide a local level of service. Accordingly these facilities will generally be implemented concurrent with the affected or adjoining subdivisions, subject to the receipt of sufficient contributions.

Overall, the population projections contained within this plan are based upon a 16 year time frame. 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 7 and contains indexation assumptions. Monitoring of the plan in accordance with Section 2.21 will allow for review and adjustment of population projections and the works schedule as required.

TABLE 6: WORKS SCHEDULES

Water Cycle Management Facilities					
Item No	Item Identification	Description	Quantity	Unit	Council (\$)
Combined Basin and Raingarden Facilities					
1	Basin A	Combined Basin incl. three (3) raingardens one (1) Swale & GPT	137,200	m3	\$10,696,000
2	Basin A West	Combined Basin incl. one (1) raingarden & GPT	10,700	m3	\$1,417,000
3	Basin A South	Basin	18,000	m3	\$797,000
4	Basin B	Combined Basin incl. one (1) raingarden & GPT	3,800	m3	\$1,278,000
5	Basin C	Combined Basin incl. one (1) raingarden & GPT	6,900	m3	\$2,118,000
6	Basin D	Combined Basin incl. one (1) raingarden & GPT	7,100	m3	\$2,115,000
Single Raingardens					
7	Raingarden A	Bioretention raingarden	420	m2	\$190,000
8	Raingarden B	Bioretention raingarden	840	m2	\$335,000
9	Raingarden C	Bioretention raingarden	1,250	m2	\$473,000
10	Raingarden D	Bioretention raingarden	1,900	m2	\$841,000
11	Raingarden E	Bioretention raingarden	1,100	m2	\$425,000
12	Raingarden F	Bioretention raingarden	1,350	m2	\$590,000
13	Raingarden G	Bioretention raingarden	1,300	m2	\$576,000
14	Raingarden H	Bioretention raingarden	900	m2	\$427,000
15	Raingarden I	Bioretention raingarden	800	m2	\$378,000
16	Raingarden J	Bioretention raingarden	2,300	m2	\$974,000
17	Raingarden K	Bioretention raingarden	1,550	m2	\$663,000
18	Raingarden L	Bioretention raingarden	550	m2	\$298,000
19	Raingarden M	Bioretention raingarden	220	m2	\$179,000
Swales					
20	Swale SW02	Swale	200	m	\$217,000
21	Swale SW03	Swale	225	m	\$161,000
22	Swale SW04	Swale	240	m	\$137,000
Culverts					
23	Culverts	4 Culverts		Item	\$3,305,000
Creek Embellishment Works					
24	Creek embellishment	Site filling and re-grading within existing creeks	397,800	m3	\$3,978,000
Sub-Total					\$32,568,000

Transport Facilities					
Item No	Item Identification	Description	Quantity	Unit	Council (\$)
Collector Roads					
19	New Road (Collector Road 1)	New Road between Boundary Road and Janpieter Road	1,082	m	\$11,902,000
20	Road Upgrade (Collector Road 2)	Upgrade of Red Gables Road	1,735	m	\$19,085,000
21	New Road (Collector Road 3)	New Road between Maguires Road and Old Pitt Town Road (east)	2,000	m	\$22,000,000
22	New Road (Collector Road 4)	New Road between Maguires Road and Old Pitt Town Road (west)	820	m	\$9,020,000
23	New Road (Collector Road 5)	Extension of Janpieter Road (south)	744	m	\$8,184,000
24	Road Upgrade (Collector Road 5)	Upgrade of Janpieter Road (north)	724	m	\$7,964,000
Road Upgrades					
15	Boundary Road (north) Resurfacing	Resurfacing Pavement b/n Old Pitt Town Road & Maguires Road	2,771	m	\$1,022,499
16	Old Pitt Town Road Widening	Between ~150 m west of BHN Access Road West and ~150 m east of BHN Access Road East.	1	item	\$3,368,000
28	Boundary Road	Additional works (i.e. removing crest)	1	item	\$1,000,000
Cycleways					
25	Cycleway 1	Adjoining open space and water management	2,268	m	\$340,200
26	Cycleway 2	Adjoining open space and water management	1402	m	\$210,300
27	Cycleway 3	Adjoining open space and water management	597	m	\$89,550
Intersections					
6	Boundary Road/ Maguires Road	Give-way control: Localised widening, turn bays	1	item	\$140,000
7	Boundary Road/ opposite Hession Road	Give-way control: Localised widening, turn bays	1	item	\$140,000
8	Boundary Road/ Red Gables Road	Give-way control: Localised widening, turn bays	1	item	\$140,000
9	Boundary Road/ Cataract Road	Give-way control: Localised widening, turn bays	1	item	\$140,000
10	Boundary Road/ Old Pitt Town Road	Convert to dual-lane roundabout	1	item	\$700,000
11	Old Pitt Town Rd/ BHN Access Rd West	Provide new dual-lane roundabout	1	item	\$700,000
12	Old Pitt Town Road/ Terry Road	Upgrade existing intersection to a dual (2) lane roundabout	1	item	\$213,500
14	Annangrove Rd/ Water Ln/ Withers Rd	Provide left turn/slip lane	1	item	\$290,000
29	Roundabouts	Mountable Roundabouts at various locations	6	item	\$788,871
Bus Stops					
17	Bus stops along D2	Provide 12 additional bus stops along Route D2	12	item	\$94,729
18	Bus stops along D3	Provide 16 additional bus stops along Route D3	16	item	\$126,305
Sub-Total					\$87,658,956

Open Space Facilities					
Item No	Item Identification and Description	Quantity	Unit	\$ Rate / ha	Council (\$)
Sporting Grounds					
7	NE playing fields embellishment – mixed active and passive open space with sports fields, amenities block, seating, pathways, lighting, BBQs and fencing	4.85	ha	\$750,000	\$3,637,500
10	Central Park playing field works – mixed active open and passive open space with sports fields, amenities block, seating, pathways, lighting, BBQs and fencing	4.37	ha	\$750,000	\$3,277,500
Local Open Space					
1	Transmission Line Park works – informal linear park with planting, seating and pathways	10.02	ha	\$400,000	\$4,009,600
3	CPW Park works – informal linear park with plating, seating and pathways	2.79	ha	\$203,584	\$568,000
4A	Central square and southern portion – playground equipment, seating, pathways and lighting	2.22	ha	\$600,000	\$1,332,000
6	Eastern Drainage Park landscaping – informal park with planting, seating and pathways	3.65	ha	\$400,000	\$1,460,000
8	SSTF Park landscaping – informal park with planting, seating and pathways	0.00	ha	\$400,000	\$-
11	SE Riparian Park landscaping – informal park with planting, seating and pathways	1.74	ha	\$400,000	\$695,600
12	Western Drainage Park – informal park with planting, seating and pathways	0.58	ha	\$400,000	\$232,000
13	Pocket Park 1 landscaping – playground equipment, seating, pathways and lighting	0.84	ha	\$600,000	\$506,640
14	Pocket Park 2 landscaping – playground equipment, seating, pathways and lighting	0.58	ha	\$600,000	\$351,000
15	Pocket Park 3 landscaping – playground equipment, seating, pathways and lighting	0.59	ha	\$600,000	\$353,280
16	Pocket Park 4 landscaping – playground equipment, seating, pathways and lighting	0.45	ha	\$600,000	\$270,000
Sub-Total		40.88	ha		\$16,693,120

Land Acquisition				
Category	Description	Quantity	Unit	Council (\$)
Water Cycle Management	Water Cycle Management Land Acquisition	47.41	ha	\$28,200,860
Traffic and Transport	Traffic and Transport Management Land Acquisition	13.86	ha	\$16,391,088
Open Space	Open Space Land Acquisition	40.88	ha	\$38,404,712
Community Facilities	Community Facilities Land Acquisition	0.2	ha	\$119,000
Sub-Total		102.35	ha	\$83,115,660

TABLE 7: SUMMARY OF WORKS PROGRAM BY FACILITY CATEGORY

Beginning of period	1/7/14	1/7/15	1/7/16	1/7/17	1/7/18	1/7/19	1/7/20	1/7/21	1/7/22
End of period	30/6/15	30/6/16	30/6/17	30/6/18	30/6/19	30/6/20	30/6/21	30/6/22	30/6/23
Calendar Year Start	2014	2015	2016	2017	2018	2019	2020	2021	2022
<i>Expenditure Projections Base Year Costs</i>									
Open Space Facilities Land	-\$38,404,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Facilities Capital	\$0	-\$586,188	-\$4,270,493	-\$732,048	-\$755,489	-\$4,258,389	\$0	-\$4,375,871	-\$651,939
Traffic Facilities Land	-\$16,391,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic Facilities Capital	\$0	-\$6,712,818	\$0	-\$15,917,283	-\$18,247,892	\$0	-\$10,163,375	-\$4,555,495	\$0
Water Management Land	-\$26,761,282	\$0	\$0	-\$418,161	\$0	\$0	\$0	-\$510,780	\$0
Water Management Capital	\$0	-\$3,121,687	-\$2,749,834	-\$2,485,252	-\$15,278,340	-\$967,175	-\$842,501	-\$2,045,302	\$0
Community Facilities Land	-\$119,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Facilities Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	-\$81,676,082	-\$10,420,693	-\$7,020,327	-\$19,552,744	-\$34,281,721	-\$5,225,564	-\$11,005,876	-\$11,487,448	-\$651,939

Beginning of period	1/7/23	1/7/24	1/7/25	1/7/26	1/7/27	1/7/28	1/7/29	1/7/30		
End of period	30/6/24	30/6/25	30/6/26	30/6/27	30/6/28	30/6/29	30/6/30	30/6/31		
Calendar Year Start	2023	2024	2025	2026	2027	2028	2029	2030	Total	Pv
<i>Expenditure Projections Base Year Costs</i>										
Open Space Facilities Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$38,404,712	-\$38,404,712
Open Space Facilities Capital	\$0	-\$953,332	\$0	-\$2,131,152	-\$1,060,951	\$0	\$0	-\$447,074	-\$20,222,925	-\$15,194,375
Traffic Facilities Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$16,391,088	-\$16,391,088
Traffic Facilities Capital	-\$13,979,203	-\$39,942,027	-\$374,519	\$0	\$0	-\$348,056	-\$311,497	-\$4,188,868	-\$114,741,033	-\$82,489,496
Water Management Land	\$0	\$0	-\$623,914	\$0	\$0	\$0	-\$762,106	\$0	-\$29,076,242	-\$28,229,466
Water Management Capital	-\$2,538,380	-\$2,036,273	-\$1,465,610	-\$2,289,673	\$0	-\$2,809,632	-\$1,218,985	-\$1,500,934	-\$41,349,580	-\$30,901,397
Community Facilities Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$119,000	-\$119,000
Community Facilities Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	-\$16,517,583	-\$42,931,632	-\$2,464,043	-\$4,420,825	-\$1,060,951	-\$3,157,687	-\$2,292,588	-\$6,136,875	-\$260,304,580	-\$211,729,534

Indexation Assumptions

Land Acquisition Index	5.13% per annum
Capital Expenditure Index	3.20% per annum
Administrative Costs Index	2.50% per annum
Discount Rate	4.90% per annum

Note. Refer to Section 2.20 of the Contributions Plan for source of indexation assumptions

Note. Land which will be owned by the Developer from Year 1 has been included in Year 1 of the Plan with income equal to expenditure as there should be no escalation on the value of this land which will be owned from the start of the plan

TABLE 8: CONTRIBUTION RATE SCHEDULE

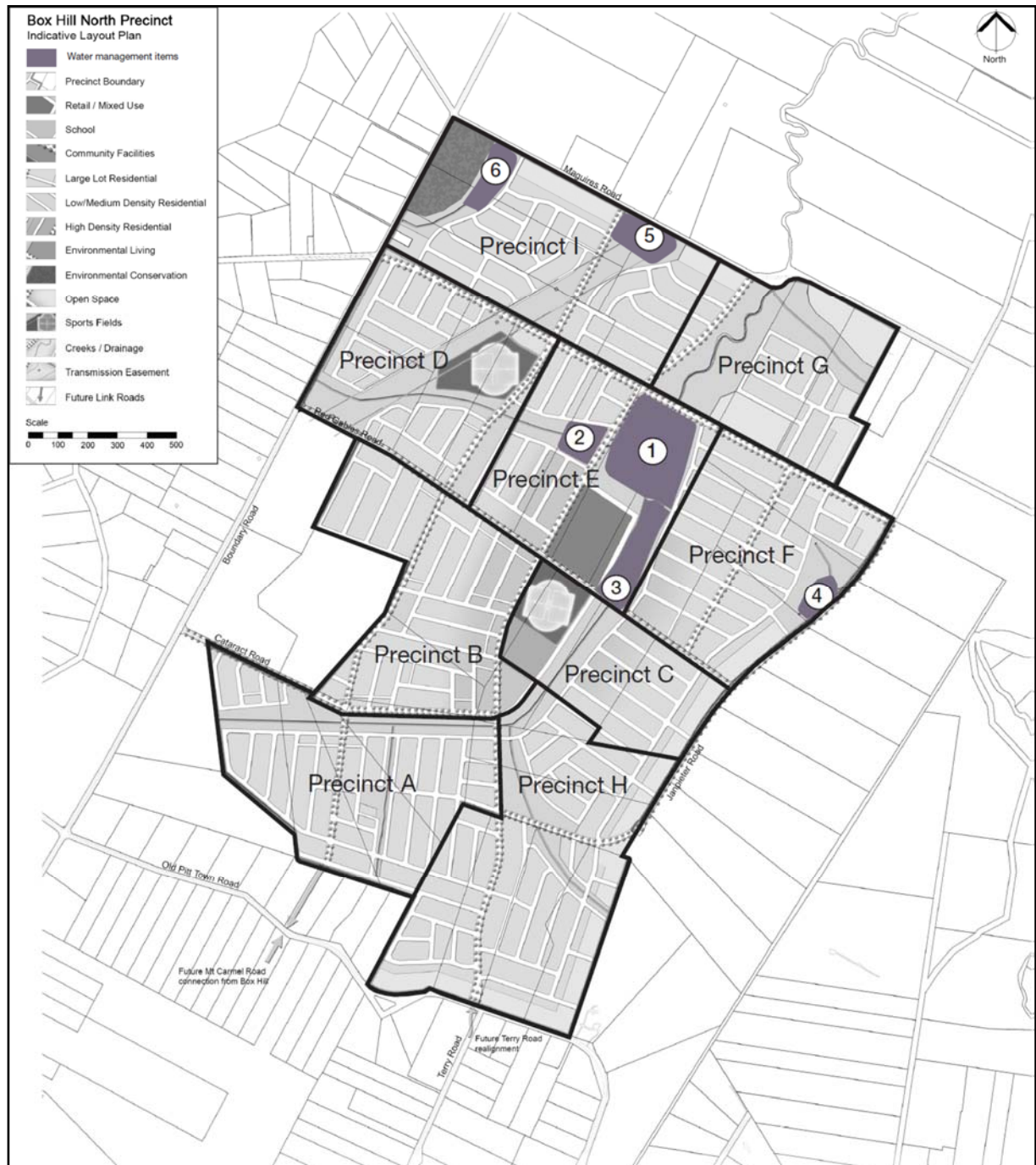
CP 16 Box Hill North
Residential Rates Schedule

Facility Category	Total Cost (PV)	Rate Per Person	CONTRIBUTION RATE PER LOT/UNIT				
			Subdivision (Lots), Dwelling Houses, Dual Occupancy Dwellings	Multi Unit Housing*			
				4 bedroom	3 bedroom	2 bedroom	1 bedroom
Open Space - Land	-\$38,404,712.33	\$3,222.60	\$10,956.84	\$9,990.06	\$8,056.50	\$5,800.68	\$5,478.42
Open Space - Capital	-\$15,194,375.32	\$1,274.98	\$4,334.94	\$3,952.45	\$3,187.46	\$2,294.97	\$2,167.47
Transport Facilities - Land	-\$16,391,088.00	\$1,375.40	\$4,676.37	\$4,263.74	\$3,438.50	\$2,475.72	\$2,338.18
Transport Facilities - Capital	-\$82,489,496.26	\$6,921.82	\$23,534.19	\$21,457.65	\$17,304.55	\$12,459.28	\$11,767.10
Water Management - Land	-\$28,229,465.62	\$2,368.78	\$8,053.85	\$7,343.21	\$5,921.95	\$4,263.80	\$4,026.92
Water Management - Capital	-\$30,901,396.84	\$2,592.98	\$8,816.15	\$8,038.25	\$6,482.46	\$4,667.37	\$4,408.07
Community Facilities - Land	-\$119,000.00	\$9.99	\$33.95	\$30.95	\$24.96	\$17.97	\$16.98
Community Facilities - Capital	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	-\$211,729,534.37	\$17,766.55	\$60,406.28	\$55,076.31	\$44,416.38	\$31,979.79	\$30,203.14
2015/2016		\$18,210.72	\$61,916.44	\$56,453.22	\$45,526.79	\$32,779.29	\$30,958.22
2016/2017		\$18,665.98	\$63,464.35	\$57,864.55	\$46,664.96	\$33,598.77	\$31,732.17
2017/2018		\$19,132.63	\$65,050.96	\$59,311.16	\$47,831.58	\$34,438.74	\$32,525.48
2018/2019		\$19,610.95	\$66,677.23	\$60,793.94	\$49,027.37	\$35,299.71	\$33,338.61

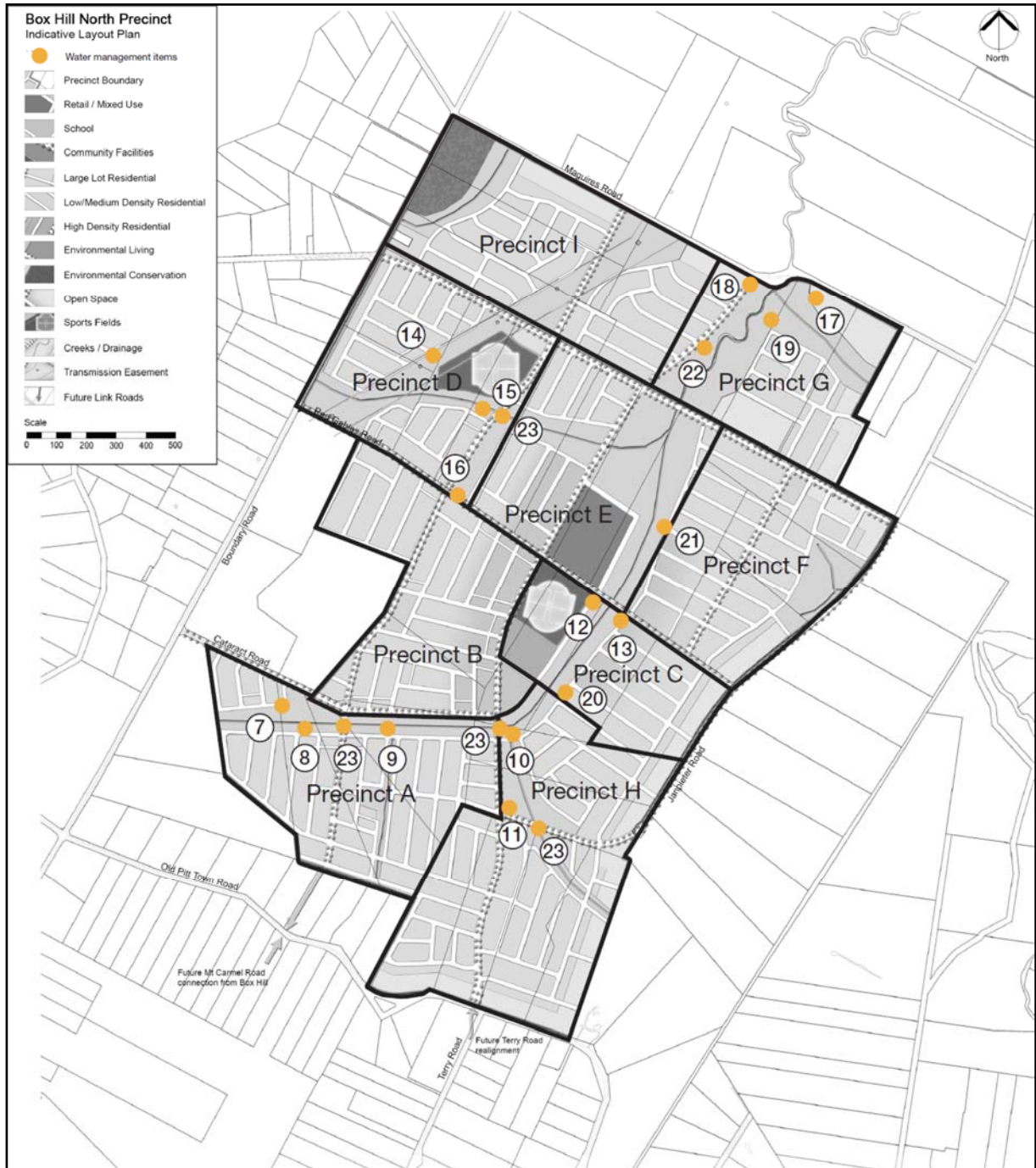
* Multi Unit Housing includes Attached Dwellings, Multi Dwelling Housing and Residential Flat Buildings

FIGURE 2: LOCATION OF FACILITIES (SHEETS 1 – 7)

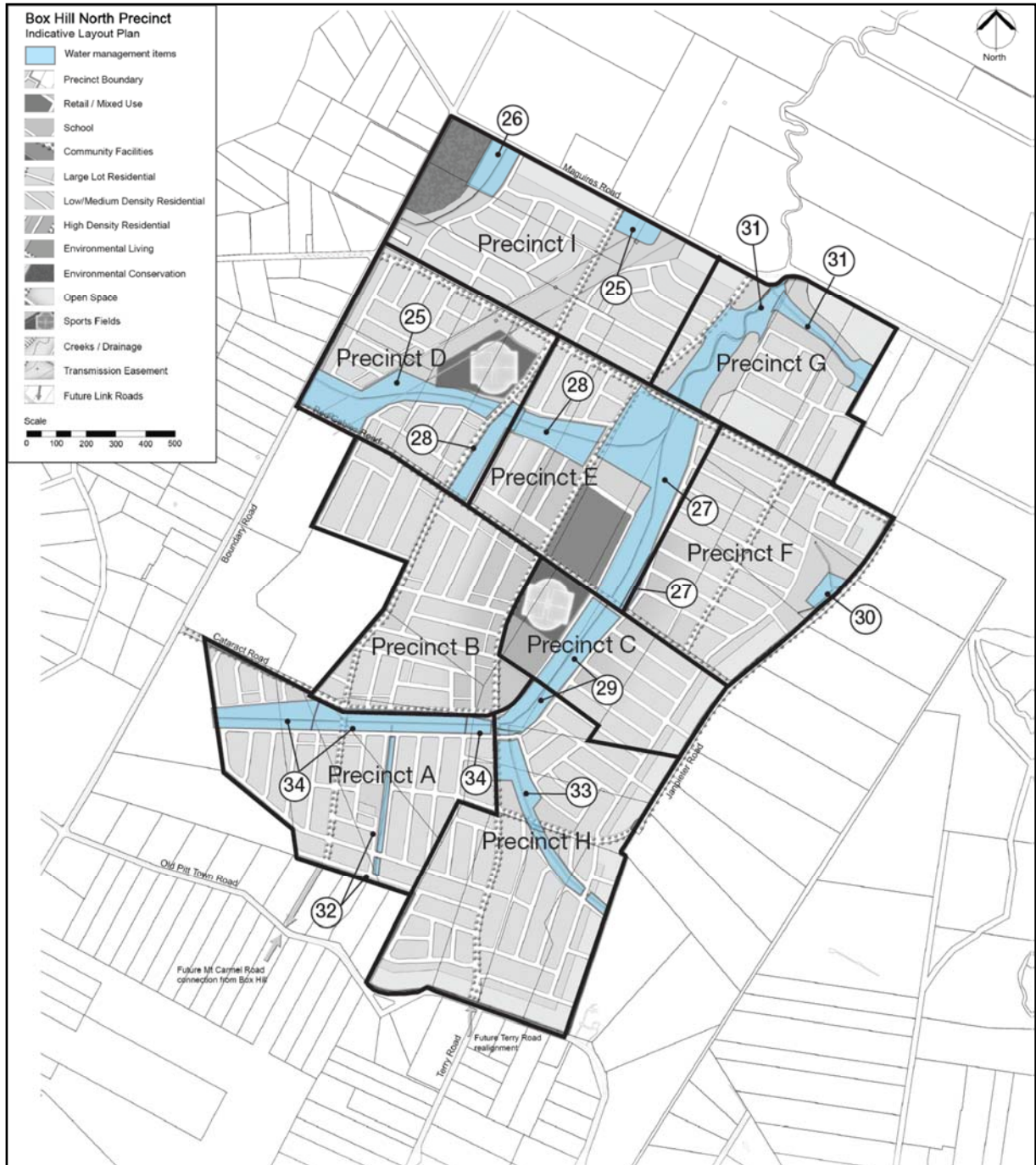
WATER CYCLE MANAGEMENT – COMBINED BASIN AND RAINGARDEN FACILITIES (ITEMS 1-6)



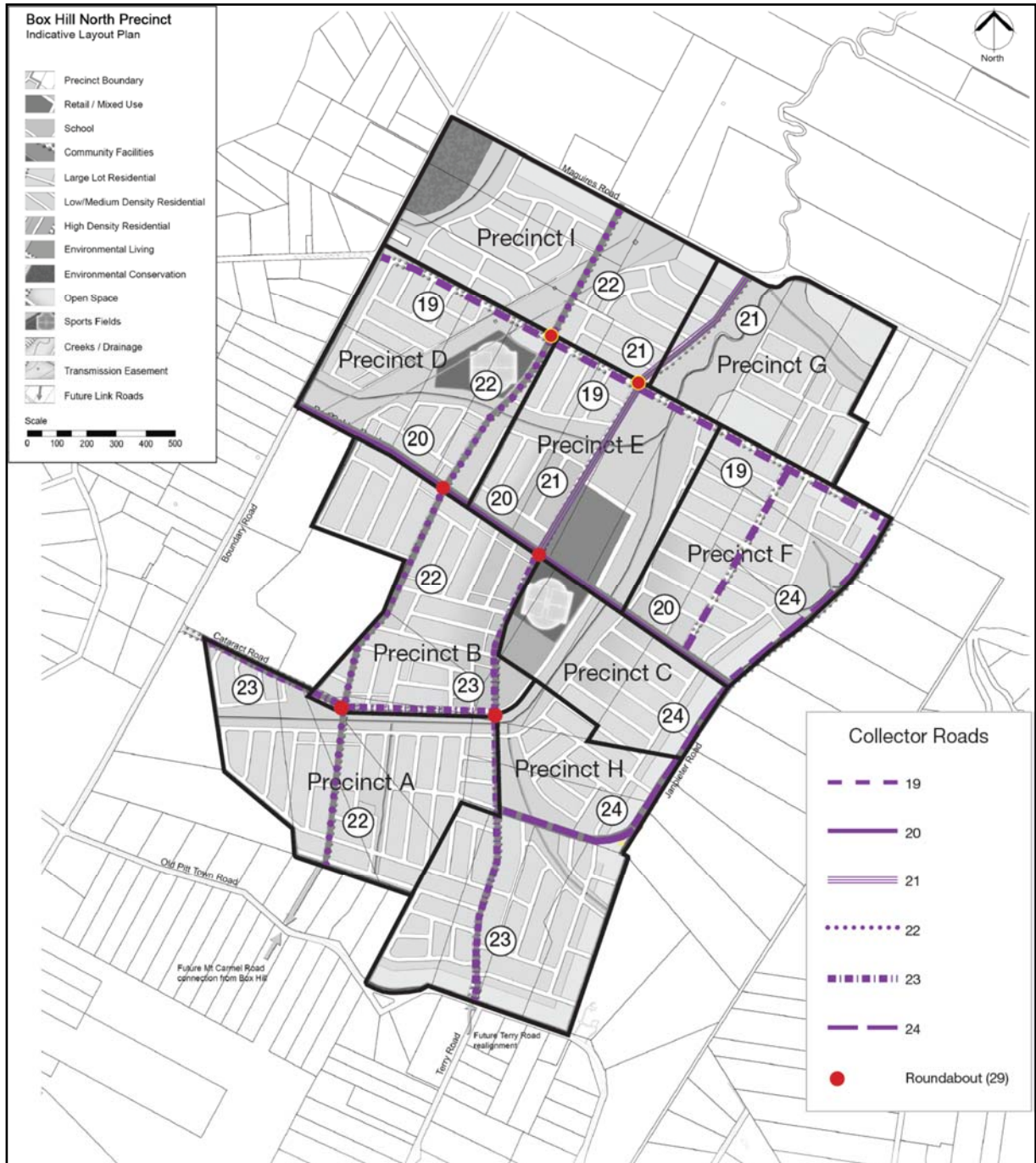
WATER CYCLE MANAGEMENT – SINGLE RAINGARDENS, SWALES AND CULVERTS (ITEMS 7-23)



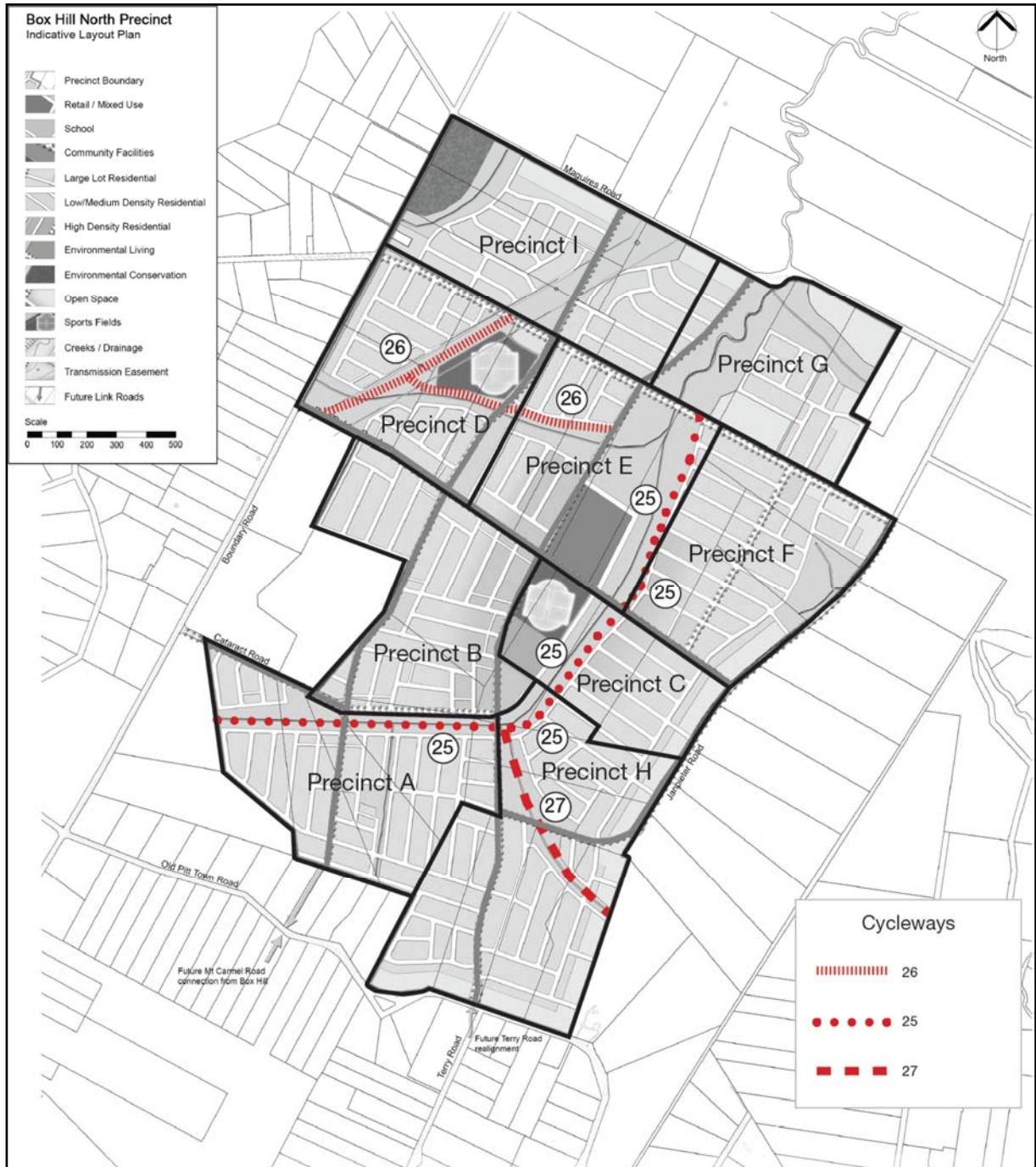
WATER CYCLE MANAGEMENT – WATER MANAGEMENT EMBELLISHMENT (ITEMS 25-34)



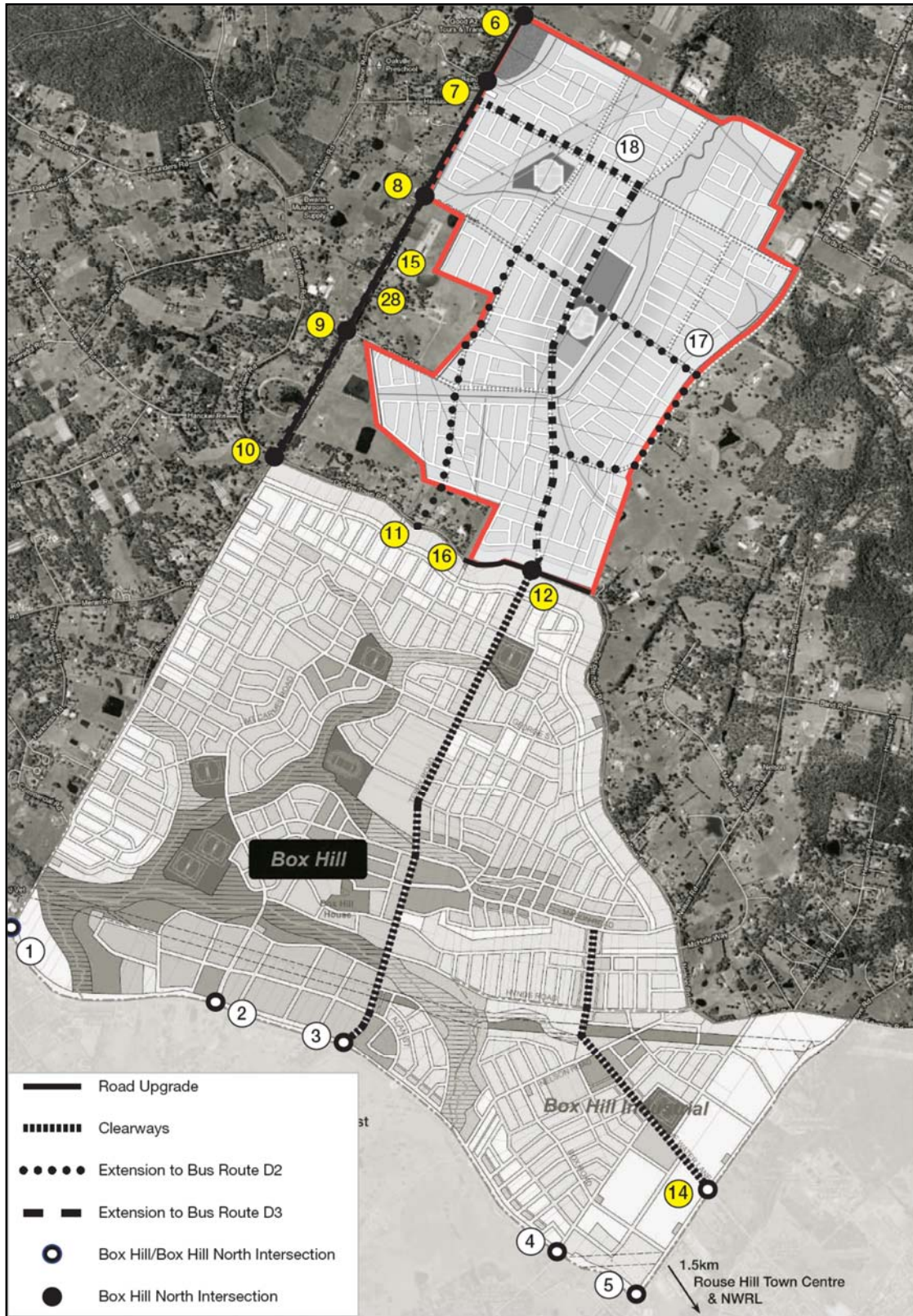
TRANSPORT FACILITIES – COLLECTOR ROADS AND ROUNDABOUTS (ITEMS 19-24 & 29)



TRANSPORT FACILITIES – CYCLEWAYS (ITEMS 25-27)

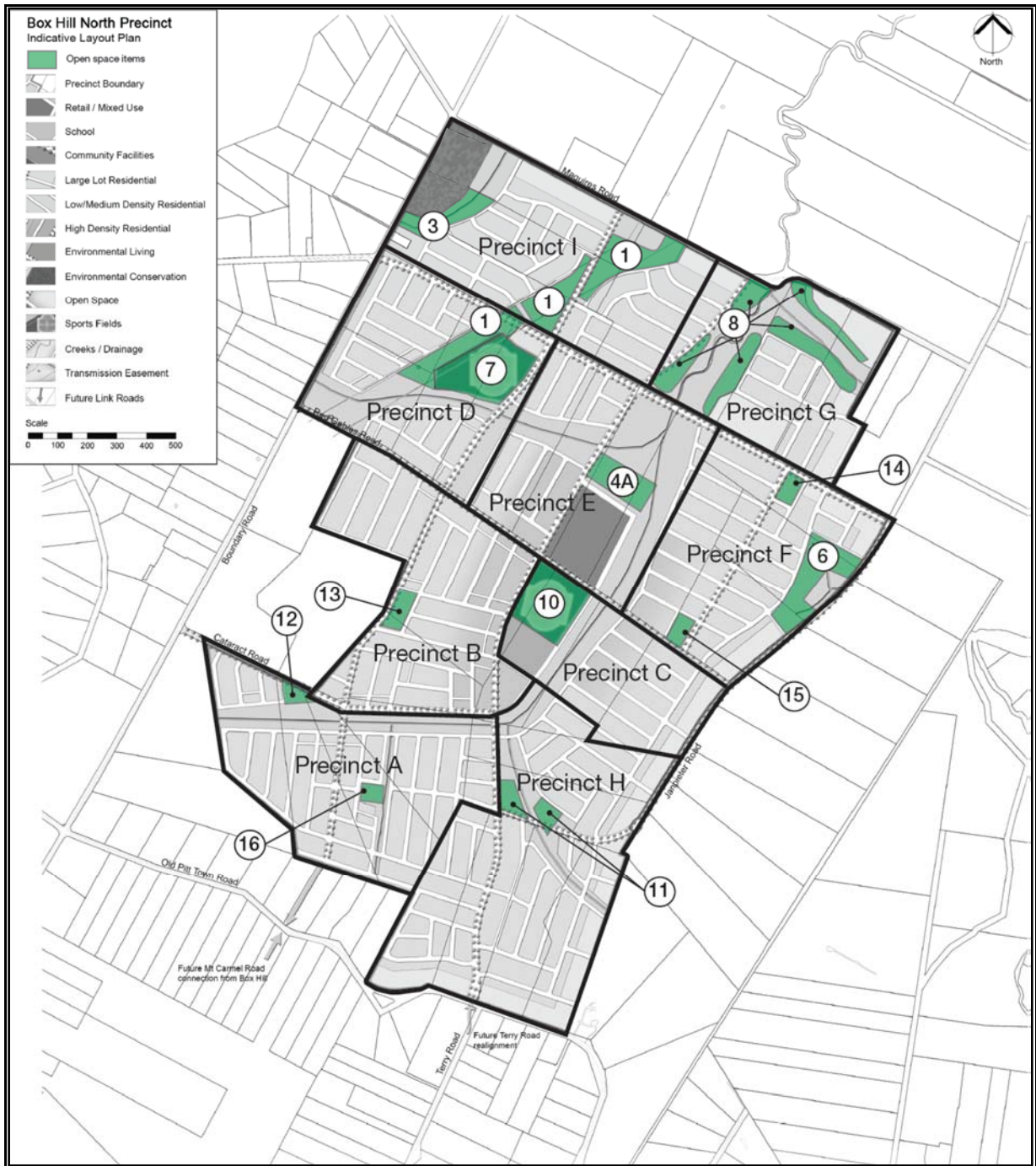


TRANSPORT FACILITIES – ROAD UPGRADES, INTERSECTIONS AND BUS STOPS (ITEMS 1-18 & 28)



Note: Items 1-5 are excluded from this plan.

OPEN SPACE FACILITIES – SPORTING GROUNDS AND LOCAL OPEN SPACE (ITEMS 1-16)



4 PART D: SUPPORTING MATERIAL

The following list identifies reports, documents and studies, which have been used for researching the basis of strategies and the Section 7.11 Contributions Plan:

- Department of Planning (2004), Section 7.11 Contributions Plans Practice Notes
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Environmental Planning and Assessment Regulation (Development Certification and Fire Safety) 2021
- Directions of the Minister for Planning in regard to Section 7.11 Contributions
- J. Wyndham Prince – Water Cycle Management Plan - Box Hill North Precinct (2013);
- Elton Consulting – Box Hill North Precinct Social Planning Report (2013); and
- GTA Consultants – Box Hill North Transport and Access Impact Assessment (2013);