

Contributions Plan No. 19  
**Showground Station  
Precinct**

THE  
**HILLS**  
Sydney's Garden Shire

[www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au)



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**11 September 2018**

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<b>Amendment No.</b>	<b>Description</b>	<b>Date Amendment Came into Force</b>

## 1 PART A: SUMMARY SCHEDULES

This Plan is The Hills Section 7.11 Contributions Plan (CP) No.19 – Showground Station Precinct.

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

The open space, water management and transport and traffic works to be provided will contribute towards satisfying the needs of the incoming population and workforce within the Showground Sydney Metro Northwest Station Precinct. The net additional population estimated to occur as a result of the development of the precinct is 21,819 persons. It is estimated that the development of this area will also provide for approximately 551,527m<sup>2</sup> of employment floor space.

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

### Work Schedule: Cost per Category (base cost)

OPEN SPACE	AMOUNT \$
Land	\$46,341,017
Works	\$26,506,698
<b>SUB TOTAL</b>	<b>\$72,847,715</b>

TRANSPORT AND TRAFFIC	AMOUNT \$
Land	\$27,827,240
Works	\$50,738,422
<b>SUB TOTAL</b>	<b>\$78,565,662</b>

WATER MANAGEMENT	AMOUNT \$
Land	\$0.00
Works	\$11,105,641
<b>SUB TOTAL</b>	<b>\$11,105,641</b>

ADMINISTRATION	AMOUNT \$
<b>SUB TOTAL</b>	<b>\$1,325,261</b>

<b>TOTAL WORKS:</b>	<b>\$163,844,280</b>
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## Development Timetable

It is anticipated that development within the Showground Station Precinct will occur generally in accordance with the development path outlined in the Table below.

Year	% of Residential Development	% of Non-Residential Development
<b>0-5</b>	9%	2%
<b>6-10</b>	46%	16%
<b>11-15</b>	31%	52%
<b>16-20</b>	14%	30%

This anticipated development path is similar to that observed within greenfield release areas and demonstrates the following characteristics:

- Some initial take-up of residential development within the first 5 years;
- Peak development period between years 6 and 15 after rezoning;
- Continuation of a high rate of development from 15 years onwards.

It is anticipated that there will be a higher take-up of residential opportunities in the short-term, with the take-up of non-residential opportunities by the market more likely to occur in the longer-term.

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	\$2,719.08
Open Space – Capital	\$1,374.40
Transport and Traffic – Land	\$676.25
Transport and Traffic – Capital	\$1,052.34
Water Management – Capital	\$274.76
Administration	\$36.16
<b>Total 2018/2019)</b>	<b>\$6,132.99</b>

## Contributions by Dwelling Type (Residential Development)

Dwelling Type	\$ Rate (Per Dwelling)**
Subdivision / Dwelling House / Dual Occupancy	\$20,000.00
<b>Medium and High Density Dwellings*</b>	
1 Bedroom	\$9,199.49
2 Bedroom	\$12,879.29
3 Bedroom	\$15,945.78
4+ Bedroom	\$19,012.28

\* 'Medium and High Density Dwellings' includes any form of residential development with the exception of a dwelling house, dual occupancy dwelling or secondary dwelling.

\*\* The rate is also used to value any credits for existing dwellings on land – refer to Section 2.15

## Contributions by Category – Per m<sup>2</sup> Floor Area (Non-Residential)

Facility Type	\$ Rate (m <sup>2</sup> Floor Area)
Open Space – Land	\$0.00
Open Space – Capital	\$0.00
Transport and Traffic – Land	\$42.28
Transport and Traffic – Capital	\$65.80
Water Management – Capital	\$11.45
Administration	\$1.04
<b>Total 2018/2019)</b>	<b>\$120.57</b>

## **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.

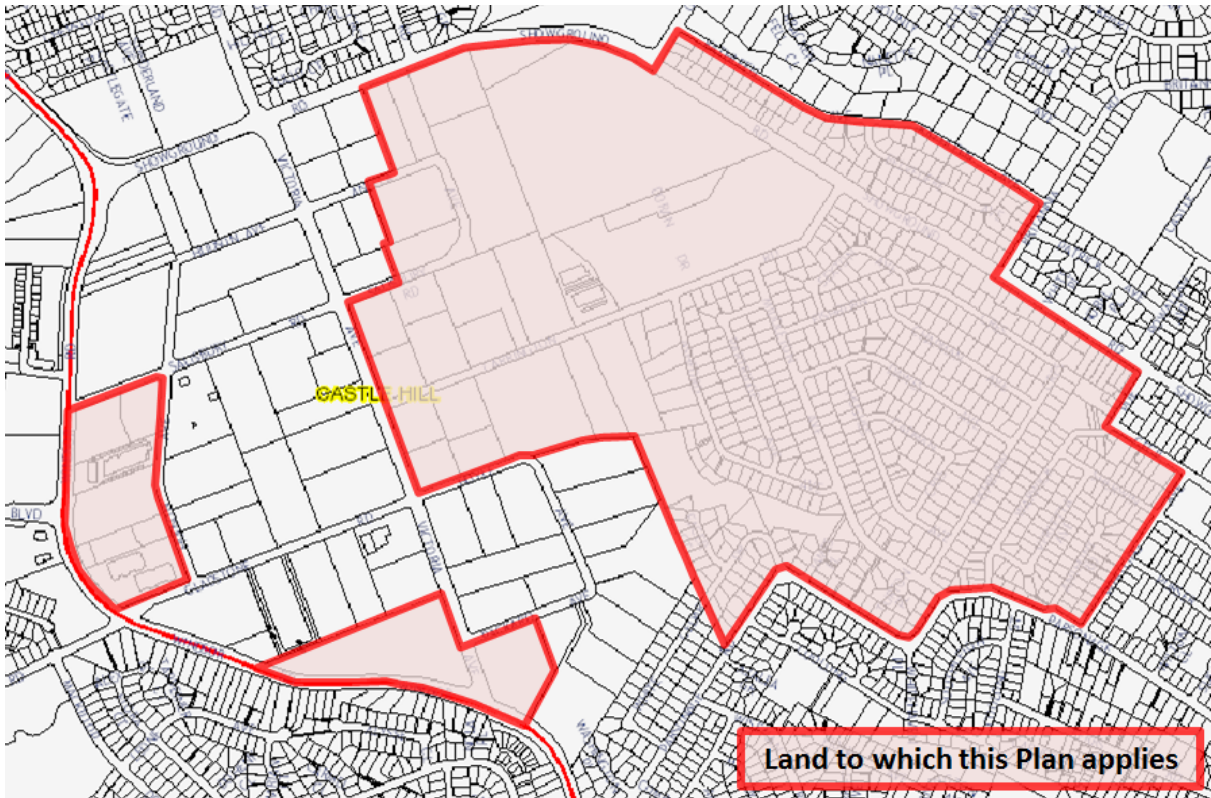
### **2.2 What is the Name of this Plan**

This Contributions Plan is called 'Contributions Plan No. 19 – Showground Station Precinct'.

### **2.3 Area to which this plan applies**

This Contributions Plan applies to land within the Showground Sydney Metro Northwest Station 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 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 within the Showground Sydney Metro Northwest Station Precinct;
- (d) ensure that adequate public facilities are provided for as part of any new development within the Showground Sydney Metro Northwest Station Precinct;
- (e) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions in the Showground Sydney Metro Northwest Station 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 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 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 section 7.11 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 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 2012 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 ways:

### **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 Plan applying to the Showground Station 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);
- 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 – Special Property Projects.

#### **Dedication of Land (not identified within this Contributions Plan)**

As development within the Precinct occurs, a number of areas identified for roads, drainage and open space must be dedicated to Council by Developers. This plan does not include any value for the acquisition of these parcels.

In recognition of this, Clause 9.2 (Site area of proposed development includes dedicated land) of LEP 2012 provides that where land for the purpose of roads, drainage or open space is dedicated to Council, at no cost, this land can be included for the purpose of calculating site area and the application of floor space ratio under Clause 4.5 of LEP 2012. Essentially, 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 provides appropriate compensation to the Developer associated with any dedication.

All dedication of land to Council (including any capital works or embellishment to that land) that is not identified for funding under this plan shall be completed as part of the works associated with individual developments within the Precinct and shall be provided at no cost to Council. While these works (and the land on which they are located) will serve a public purpose, this plan does not include any value for the completion of works on this land or the subsequent acquisition of this land.

Unless the completion of works and subsequent acquisition of the land on which the works are located is specifically identified within the Works Schedule to this Plan, with funding specifically identified for this purpose, the completion of works and dedication of the land on which the works are located will be at no cost to Council and the Developer will not be eligible for any reimbursement or offset or reduction in Section 7.11 contributions payable as a result of works completed and/or land dedicated to Council at no cost to the Council, for a public purpose.

Accordingly, unless the acquisition of the land is specifically funded under this plan, land within the precinct dedicated to Council for the purpose of roads, drainage, open space or any other public purpose 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 or completing works on this land.

## **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 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.

## **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 subdivision only, for the creation of 'major lots' / residue lots / 'superlots' to accommodate future development:** Not applicable - contributions payable as part of subsequent applications for residential, non-residential or mixed use development on 'major lots' created.

- **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 Section 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 or non-residential floor space for which the subdivision or construction certificate release is sought.

## **2.13 Construction Certificates and the obligations of accredited certifiers**

In accordance with Section 7.21 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.

## **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. Failure to apply this Contributions Plan accurately may render an approval invalid.

## **2.15 Credit for existing development**

The payment of contributions is applicable to any development within the Showground Station Precinct which will increase the residential population or non-residential floor space within the precinct over and above that which existed on 15 December 2017 and which will create demand for the provision of infrastructure.

For the purposes of calculating residential development contributions payable under this plan a credit will only be made available for any existing lot with an approved dwelling that existed on or before 15 December 2017. The value of a credit will be calculated based on the existing dwelling/s on the lot/s.

Any parcel that was vacant on or prior to 15 December 2017 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.

For the purposes of calculating non-residential development contributions payable under this plan, development will only be levied for new or additional non-residential floor space which was not approved or which did not exist on or before 15 December 2017. The value of a credit will be calculated based on the existing non-residential floor space which was approved and existed prior to 15 December 2017.

## **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 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.

## **2.18 Exemptions**

The only exemptions allowed are those the subject of a direction from the Minister for Planning under s7.17 of the EP&A Act.

## **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 m<sup>2</sup> of additional non-residential floor area. The model covers a period of 20 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 2002 to June 2017.

**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 2002 to June 2017. Open space and community facilities expenditure is indexed based on the Producer Price Index (Non-Residential Building Construction). Water management and 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**

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**

A discount rate of 4.3% is applied, consistent with the recommendations within the Draft Technical Paper *Modelling Local Development Contributions (Selection of a discount rate for Councils that use an NPV methodology)* prepared by the Independent Pricing and Regulatory Tribunal and the latest discount rate published by the Independent Pricing and Regulatory Tribunal (August 2017).

**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:

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

The contribution rate per dwelling/lot is determined by the contribution rate per person multiplied by the assumed occupancy rate (see 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:

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

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

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

From the equation above:

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

Therefore:

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

The contribution rate for non-residential development is determined by applying the contribution rate per square metre (see Part C, Table 19). The contribution rate per square metre is payable for any new or additional non-residential floor space created by a development. For the purpose of this plan 'floor space' is defined as:

*Any enclosed floor area (including all floor levels) as well as any outdoor areas used for the storage and/or display of goods for either wholesale or retail sale, but not including any areas of the site used for car parking and/or access to parking spaces or landscaped areas.*

## **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.

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

- capital works and construction costs by the ABS Producer Price Index;
- land acquisition costs by the ABS Established House Price index (Sydney);
- revenue and administration costs by the ABS All Groups CPI for Sydney; and
- 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.

## **2.21 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.

## **2.22 When did this plan come into force?**

This Plan came into force on **11 September 2018**.



### **3 PART C: STRATEGY PLANS**

This section contains chapters that determine the anticipated development within the Showground Station Precinct (both residential and non-residential), the expected demand for new public facilities and infrastructure and justify the developer contributions established under this Contribution Plan are reasonable and appropriate through establishment of links or 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 the demand for public facilities and services. It is therefore necessary to establish a link or nexus between the development anticipated within the Showground Precinct 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. The forecasts provide the framework within which the works and facilities that will be required as a consequence of new development can be planned.

##### **3.1.2 Existing Population**

There is currently 687 existing dwellings within the Showground Station Precinct, with an assumed population of 2,061 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 Showground Station Precinct, over and above this existing population.

##### **3.1.3 Development Potential: Future Population and Commercial Floor Space**

The Showground Station Precinct will undergo significant transformation and redevelopment as a result of the Sydney Metro Northwest, expected to commence operations from 2019. The Precinct forms part of the NSW Government's *North West Rail Link Corridor Strategy* (2013), Council's *The Hills Corridor Strategy* (2015) and in August 2014, was endorsed by the NSW Government as a "Priority Precinct" (now "Planned Precinct").

On 15 December 2017, land within the Showground Station Precinct was rezoned to facilitate high density residential and commercial development. The rezoning enabled a significant increase in new dwellings, population and commercial floor space within the Precinct. As detailed in Tables 1 and 2 below, having regard to the applicable planning controls, the land to which this plan applies (shown in Figure 1) has potential to accommodate approximately 10,743 additional dwellings and 551,527m<sup>2</sup> of additional gross floor area for retail and commercial uses.

Table 1 provides a summary of the estimated dwelling yield and population within the Showground Station Precinct. Assumptions have been made on the likely number, mix and type of dwellings to be delivered based on the application of key development standards applicable under The Hills Local Environmental Plan 2012, as well as those within the applicable Development Control Plan. 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 projection for the Showground Station Precinct is based upon a 20 year time frame and assumes 100% uptake of residential development opportunities within the area (with a mixed take up of 'base' floor space ratios and 'incentivised' floor space ratios across R4 High Density Residential land).

**TABLE 1: SHOWGROUND STATION PRECINCT  
EXPECTED DWELLINGS AND POPULATION AT FULL DEVELOPMENT**

Zone / FSR	Net Developable Area (m <sup>2</sup> )	Units	Population*
<b>Showground Precinct</b>			
Government Land	73,732	1,521	3,012
R4 High Density Residential/3:1	38,900	1,050	2,079
R4 High Density Residential/2.7:1	98,134	2,384	4,720
R4 High Density Residential/2.3:1	140,124	2,900	5,742
Cattai Creek Masterplan Area**	161,431	2,122	4,202
R3 Medium Density Residential	372,483	1,453	4,359
<b>Total Dwellings and Population</b>		<b>11,430</b>	<b>24,114</b>
<b>Existing Dwellings and Population</b>		687	2,301
<b>Total Additional Dwellings and Population</b>		<b>10,743</b>	<b>21,819</b>

\* 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: 55% of all units with an occupancy rate of 2-2.1 persons per unit;
- 3+ Bedroom Units: 20% of all units with an occupancy rate of 2.6 persons per unit;
- Average Occupancy Rate for Residential Flat Building Units: 2 persons per unit;
- Occupancy Rate in R3 Medium Density areas: 3 persons per dwelling;
- Occupancy Rate for existing dwellings: 3.35 persons per dwelling.

\*\* The Cattai Creek Masterplan area will be subject to detailed master planning by the Department of Planning and Environment. Following the completion of this master planning process, this Contributions Plan will be amended, if necessary, to reflect the final outcomes within this part of the Precinct.

Table 2 provides a summary of the estimated non-residential floor space likely to be achieved within the Showground Station Precinct. The amount of potential non-residential floor space has been calculated based on the key development standards applicable to the land.

**TABLE 2: SHOWGROUND STATION PRECINCT  
EXPECTED NON-RESIDENTIAL DEVELOPMENT YIELD**

Zone / FSR	Net Developable Area (m <sup>2</sup> )	Potential Additional GFA (m <sup>2</sup> )	Uptake	Additional GFA (m <sup>2</sup> )
<b>Showground</b>				
B6 Enterprise Corridor / 2.3:1*	146,994	191,092	90%	171,983
Government Land / Station Site	73,732	131,715	90%	118,544
Cattai Creek Masterplan**	328,813	290,000	90%	261,000
<b>Total Additional Non-Residential Gross Floor Area</b>				<b>551,527</b>

\* It is assumed that existing non-residential development within this area has a maximum floor space ratio of 1:1. The current controls now allow for uplift to a maximum floor space ratio of 2.3:1. This plan only levies for new and/or additional non-residential floor area and as such, contributions will only be payable in

*association with new/additional non-residential floor area above the existing amount (likely to be an additional 1.3:1).*

*\*\* The Cattai Creek Masterplan area will be subject to detailed master planning by the Department of Planning and Environment. The estimated Net Developable Area and potential additional GFA are indicative only. Following the completion of this master planning process, this Contributions Plan will be amended, if necessary, to reflect the final outcomes within this part of the Precinct.*

### **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 Showground Station Precinct is not catered for within Council's existing open space network and has not been accounted for under any existing contributions plan. Accordingly, this additional population will increase demand for both active and passive forms of open space beyond that catered for within the existing and planned open space network.

Based on standard benchmarks for greenfield locations (2.83 ha per 1,000 population) an additional population of approximately 20,000 people would generate demand for approximately 56.5 hectares of open space comprising approximately 24 ha of active open space and 32 ha of passive open space. However, given the high density and future urban character of the precincts and the availability and high cost of land, the provision of open space at these benchmark rates would not be feasible.

In contrast with these standard benchmark rates, the *Community Facilities and Open Space Study* publicly exhibited with the plans for the Showground Priority Precinct recommends that the provision of open space within the Showground Priority Precinct should instead be at a rate of 1 ha per 1,000 population (comprising 0.5 ha of active open space and 0.5 ha of passive open space). Based on these recommended rates, additional population of approximately 21,819 people would require approximately 21.8 ha of open space comprising 10.9 ha of active open space (which would generally accommodate approximately 4-5 individual playing fields) and 10.9 ha of passive open space.

While this rate of provision is significantly lower than the standard benchmark rate for greenfield development areas, it is considered acceptable in the context of the Showground Station Precinct given the high cost and low availability of land, the likely urban and high density character of the precincts and the high amenity and access to informal passive open space opportunities which will be provided within the Showground and Cattai Creek corridor.

#### **Active Open Space Demand**

Using the rate of provision recommended within the Department of Planning and Environment's *Community Facilities and Open Space Study* for the Showground Priority Precinct, approximately 10.9 ha of active open space will be required to cater for an additional population of approximately 21,819 (it is noted that 10.9 ha of active open space would typically accommodate approximately 4-5 playing fields assuming an average area of 2 ha for each field and associated facilities).

In addition to the required 4-5 playing fields, active open space requirements calculated based on participation rates within The Hills Shire (from the 1995, 2005 and 2012 Recreation Plan household survey results), indicate that 10,743 additional dwellings (or approximately 21,819 additional people) would also generate demand for approximately:

- 4 cricket ovals (typically located in the place of 2 single fields in alternate seasons);
- 6 tennis courts; and
- 5 netball/basketball courts.

In contrast to this, the Department of Planning and Environment's *Showground Station Precinct Finalisation Report* (December 2017), identifies the need for "*contribution to embellishment of sports fields in the surrounding area*", however no specific locations are identified by the Department of Planning and Environment to meet the identified demand for new active open space generated by the rezoning of the Precinct.

### **Active Open Space Proposed**

Given the high cost and low availability of land within and surrounding the Showground Priority Precinct, the provision of 4-5 new playing fields on newly acquired land within (or surrounding) the precinct will not be possible. Accordingly, it is proposed to instead meet the additional demand for active open space through the combination of the following solutions:

- Expansion of Fred Caterson Reserve to provide an additional 3 single playing fields (allowing for 1 cricket oval) and associated parking, amenities, pathways and planting. The expansion of this existing facility would require relocation of the existing pony club which utilises this land. It is considered that these relocation costs are a reasonable cost associated with making this land available for use as active open space (further, the anticipated costs associated with the relocation of the existing pony club are significantly less than land costs which would be associated with the acquisition of new 'developable' land within or surrounding the precinct for use as active open space);
- The provision of 1 synthetic field – *co-located in Castle Hill (to be determined)*; and
- Expansion of Castle Glen Reserve Playing Fields, including car parking, amenities and lighting to enable for an additional field (for winter use) and increase the capacity of this reserve for organised sport during winter seasons.

The provision of four (4) new playing fields will result in a shortfall of 1 playing field. However, it is considered that these new facilities will be adequately supplemented by the proposed increase in the capacity of existing land at Castle Glen Reserve. It is considered that the cumulative capacity generated by the active open spaces proposed under this Plan will be sufficient to meet the demand generated by an additional population of 21,819 people.

It is noted that the relocation of the existing pony club, provision of fields (potentially within school sites), provision of synthetic playing surfaces and provision of floodlighting are not classified by the Department of Planning and Environment as "essential" local infrastructure works. However, it is considered that the inclusion of these particular items within the contributions plan (as opposed to the costs associated with the acquisition and embellishment of new land sufficient in size to accommodate five (5) new playing fields – which would be classified as "essential" works) represents a more cost-efficient way of meeting the demand for active open space. Further, this approach is supported by the Department of Planning and Environment's *Showground Station Precinct Finalisation Report* (December 2017), which states that "*the Department is supportive of*" Council's forming agreements "*with the Department of Education to share school facilities and the conversion of fields to synthetic turf*".

On this basis, and having regard to the significant constraints to the provision of entirely new facilities within or surrounding the Showground Precinct, it is considered that the proposed solutions to addressing the demand for active open space represent a more logical, cost-efficient and economically feasible way to ensure adequate active open space is provided for the future residential population of the Showground Station Precinct.

The demand for this active open space is solely generated by the residential development within the Showground Precinct and it is therefore appropriate that residential development within this area be subject to the full cost of providing these open space facilities.

### **Passive Open Space Demand**

Using the rate of provision recommended within the Department of Planning and Environment's *Community Facilities and Open Space Study* for the Showground Priority

Precinct, approximately 10.9 ha of additional passive open space will be required to cater for an additional population of 21,819 people. This would typically take the form of designated local and neighbourhood parks as well as more informal areas within riparian corridors.

The Department of Planning and Environment's *Showground Station Precinct Finalisation Report* (December 2017), identifies the need for the following passive open spaces to address the demands of the additional residential population within the Precinct:

- Expansion and embellishment of Chapman Avenue Reserve from 1,900m<sup>2</sup> to approximately 6,280m<sup>2</sup>;
- Revitalisation of Cattai Creek Corridor including acquisition of land in the corridor;
- A village plaza with a minimum area of 1,150m<sup>2</sup> located to the east of Doran Drive connecting Showground Station to Castle Hill Showground (potentially to be provided by the Developer); and
- Embellishment of the existing Castle Hill Showground and Cockayne Reserve.

### ***Passive Open Space Proposed***

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. Having regard to the outcomes of the rezoning of the Precinct and the Department of Planning and Environment's *Showground Station Precinct Finalisation Report* (December 2017) and *Community Facilities and Open Space Study* for the Showground Priority Precinct, it is proposed to meet the demand for passive open space generated by the future residents within the Showground Precinct through the provision of the following:

- Acquisition, expansion and revitalisation of the creek corridor connecting to Cockayne Reserve (Creek Corridor) to include an additional 10,236m<sup>2</sup>, in accordance with the Precinct Plans finalised by the Department of Planning and Environment;
- Expansion of Chapman Avenue Reserve to include an additional 4,059m<sup>2</sup>, in accordance with the Precinct Plans finalised by the Department of Planning and Environment; and
- A town square urban plaza, located on the station site to the east of Doran Drive (connecting the station to the Showground), with an area of 1,150m<sup>2</sup>.

These three (3) opportunities above will provide approximately 15,445m<sup>2</sup> of additional passive open space, which will result in a shortfall of approximately (8.5 – 9.4 ha) in comparison to the identified demand for passive open space. However, it is considered that a portion of this shortfall can be met through future embellishment of existing areas within the Showground and creek corridor through the precinct.

In recognition of this unsatisfied demand, this Plan includes a contribution towards future embellishment of the Showground for passive recreation opportunities, with a value equivalent to embellishing approximately 8.5ha of additional passive open space (being the approximate shortfall in provision of passive open space). This is considered to be a reasonable contribution towards future embellishment of the Showground proportionate to the demand for this passive open space generated by development within the Showground Precinct.

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

### **3.2.2 Schedule of Works and Costs Estimates**

A schedule of open space to be levied under this plan is included in Table 3. Each facility to be provided can be located by reference to Figure 2, Location of Facilities.

### **3.2.3 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 2.19.



### **3.3 Community Facilities**

#### **3.3.1 Community Facilities Demand and Provision**

The additional population anticipated within the Showground Station Precinct is not catered for within Council's existing network of community facilities and has not been accounted for under any existing contributions plan. Accordingly, this additional population will increase demand for community facilities such as library centres and multi-purpose community centre spaces.

The Department of Planning and Environment's *Showground Station Precinct Finalisation Report* (December 2017), identifies the need for a new multipurpose community centre at Castle Hill Showground, with a minimum floor area of 1,500m<sup>2</sup> (including youth and community needs). The Department of Planning and Environment's finalisation report identifies that the cost of providing this library may be provided through Council's Contributions Plan.

However, in response to the public exhibition of this Contributions Plan, the Department of Planning and Environment advised Council to reconsider the funding of the proposed additional library floor space within the Contributions Plan given it is not identified on the Department of Planning and Environment's "Essential Works List" of items that can be funded through Contributions Plan.

Accordingly, while the Department of Planning and Environment's Finalisation Report identifies the need for a community facility that could be funded through the Contributions Plan, subsequent advice (also from the Department of Planning and Environment) recommends that the community facility should not be funded through the Contributions Plan. Given this, potential alternative funding sources for the provision of new community facilities must be investigated.

### **3.4 Transport Facilities**

#### **3.4.1 Transport Facilities Demand and Provision**

The traffic and transport network within and around the Showground Precinct will be subject to a number of major improvements as part of the delivery of the Sydney Metro Northwest by the NSW Government and the development of areas within the Precinct.

Specifically, the following transport infrastructure will be provided by parties other than Council (including Transport for NSW, UrbanGrowth NSW and future individual developers within the Precincts) as development occurs, at no cost to Council:

- New local and collector roads within the precinct (including roads within the station site and proposed new local roads within residential and commercial areas identified within the Showground Priority Precinct Development Control Plan).
- Widening of existing roads, where identified within the applicable Development Control Plan and not specifically funded through this Contributions Plan.
- Intersection upgrades and signalisation as required at the following intersections:
  - Showground Road and Carrington Road; and
  - Showground Road and Victoria Avenue.
- Upgrade of the intersection of Windsor Road and Showground Road (left-turn into Showground Road).

In addition to these works, the following traffic and transport infrastructure will also be provided under this Contributions Plan to meet future demand, whilst ensuring an acceptable level of access, safety and convenience for all street and road users within the Showground Precinct:

- Upgrade and widening of Carrington Road to four (4) lanes incorporating a central landscaped median;
- One (1) new roundabout at the intersection of Middleton Avenue and Fishburn Crescent;
- Upgrade of the following intersections:
  - Carrington Road and Victoria Avenue;
  - Carrington Road and Middleton Avenue;
  - Victoria Avenue and Anella Avenue/Hudson Avenue (left-in/left-out);
  - Victoria Avenue and Hoyle Avenue/Gladstone Road;
  - New road between Fishburn Avenue and Showground Road (left-in/left-out);
- One (1) pedestrian bridge over Cattai Creek between Anella Avenue and the Showground;
- One (1) pedestrian bridge over Carrington Road at Cattai Creek;
- Cycleway along Cattai Creek corridor between Showground Road and Cockayne Reserve; and
- Shared footpaths/cycleways along Salisbury Road (between Victoria and Windsor Road) and the remainder of Victoria Avenue (both sides) (between Showground Road and Windsor Road).

All local roads and associated asset relocation, water management devices, footpaths, street tree planting, traffic management devices and treatment (both temporary and permanent) not identified for funding under this plan and located within or adjacent to the Precinct will be considered as part of the works associated with individual developments within the Precinct 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. Unless the acquisition of this land is specifically funded under this plan, land within the precinct dedicated to Council will be at no cost to Council and the Developer will not be eligible for any offset 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 identified in this part of the plan is generated by both residential and non-residential development within the Showground Precinct. It is therefore appropriate that all development within the Precinct 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 the apportionment for the cost of traffic infrastructure within the Precinct, vehicle generation rates specified in the RMS Guide to Traffic Generating Developments have been applied to the anticipated residential and non-residential development yields within the Precinct as follows:

<b><i>Development Type</i></b>	<b><i>Yield</i></b>	<b><i>Vehicle Generation Rate (RMS)</i></b>	<b><i>Daily Vehicle Trips</i></b>	<b><i>%</i></b>
Residential (High Density)	9,977 units	1.52 per unit	15,165	<b>40%</b>
Residential (Medium Density)	1,453 dwellings	5 per dwelling	7,265	
Non-Residential (Commercial)	551,527m <sup>2</sup>	6 per 100m <sup>2</sup> GFA	33,092	<b>60%</b>
<b><i>Total</i></b>			<b>55,522</b>	<b>100%</b>

Based on the above, 40% of the cost of traffic infrastructure within this plan is apportioned to residential development within the Precincts, while the remaining 60% 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.

#### ***Intersection Upgrade: Windsor Road and Showground Road***

The demand for the upgrade and signalisation of the left-hand turn into Showground Road (from Windsor Road) is attributable to a substantially broader catchment of development and regional traffic movements, beyond that solely within the Showground Precinct. Given this, it is appropriate for this infrastructure to be funded by the NSW Government (Roads and Maritime Services).

### **3.4.3 Schedule of Works and Cost Estimates**

A schedule of Transport Facilities to be levied under this plan is included in Table 3. 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. This Figure identifies the location of all traffic and transport infrastructure (not just those facilities provided and funded under this Contributions Plan) in order to provide a more holistic view of the surrounding road network.

### **3.4.4 Contributions Formula**

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

## **3.5 Water Management**

### **3.5.1 Water Management Demand and Provision**

Upgrades to the local pipe network are required to mitigate the impact of flooding as a result of new development and increased building footprints within the Precinct. Stormwater drainage upgrade works have been identified based on preliminary estimates of pipe system upgrades required to ease the impacts of overland flowpaths on affected land within the Precinct. The delivery of these upgrades will reduce the identified hazards to future development.

### **3.5.2 Apportionment**

The need to provide the water management upgrades identified in this part of the plan is generated by both residential and non-residential development within the Showground Precinct. It is therefore appropriate that all development within the Precinct be subject to the full cost of providing these traffic facilities. The cost of water management upgrades under this plan are apportioned evenly between non-residential development (50%) and residential development (50%) within the Precinct.

### **3.5.3 Schedule of Works and Costs Estimates**

A schedule of water management upgrades to be levied under this plan is included in Table 3.

### **3.5.4 Contributions Formula**

The method used to calculate the contributions rate for water management capital 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, 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 proportioned between residential and non-residential development based on the total value of works apportioned to each 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 Schedules**

The development projections contained within this plan are based upon a 20 year time frame. 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 3. 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:

- IPART Benchmark Costs for Local Infrastructure Contributions;
- Rawlinsons Construction Cost Guide;
- Actual cost estimates for specific items (where available); and
- Actual costs and tender rates for similar works completed by Council.

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 Showground Precinct, and the corresponding receipt of contributions by Council.

**TABLE 3: WORKS SCHEDULE**

Item	Sub-category	Description	Location	Apportion to this CP	Capital works	Land Acquisition	Total Cost
PF1	Active Open Space	Expansion of Fred Caterson - 3 fields, carparking, amenities, lighting	Fred Caterson Reserve	100%	9,393,448	21,538,494	<b>30,931,942</b>
PF2	Active Open Space	Shared Synthetic Field in Castle Hill - Location to be Determined	Castle Hill	100%	3,403,539	-	<b>3,403,539</b>
PF3	Active Open Space	Expansion of Castle Glen Reserve Playing Field - carparking, amenities, lighting	Castle Glen Reserve	100%	1,437,750	-	<b>1,437,750</b>
LP1	Passive Open Space	Redevelopment of Chapman Avenue Reserve - playground, paths, fencing, landscaping	Chapman Avenue Reserve	100%	931,875	10,711,701	<b>11,643,576</b>
LP2	Passive Open Space	Development of Cockayne Reserve - playground, paths, landscaping	Cockayne Reserve	100%	1,306,395	14,090,822	<b>15,397,217</b>
LP3	Passive Open Space	Contribution towards embellishment of Castle Hill Showground	Castle Hill Showground	100%	8,561,194	-	<b>8,561,194</b>
TS1	Passive Open Space	Village Plaza linking Castle Hill Showground to Metro station and residential precinct	Castle Hill Showground	100%	1,472,497	-	<b>1,472,497</b>
RU1	Roads	Upgrade of Carrington Road and Middleton Avenue (from Carrington to Fishburn)	Carrington Rd and Middleton Ave	100%	15,664,176	27,827,240	<b>43,491,416</b>
RU1A	Roads	Relocation and Undergrounding of Utilities - to enable upgrade of Carrington Road	Carrington Rd	100%	19,500,000	-	<b>19,500,000</b>
RB1	Roundabouts	Roundabout at the intersection of Middleton Ave and Fishburn Cres	Middleton Ave and Fishburn Cres	100%	457,075	-	<b>457,075</b>
T1	Intersections	Intersection Upgrade - Victoria Ave, Anella Ave and Hudson Ave	Victoria, Anella & Hudson	100%	1,606,436	-	<b>1,606,436</b>
T2	Intersections	Intersection Upgrade Showground Rd and Fishburn Cres extension	Windsor Rd and Showground Rd	100%	1,175,810	-	<b>1,175,810</b>
T3	Intersections	Intersection Upgrade - Victoria Ave, Gladstone Rd and Hoyle Ave	Victoria Ave and Hoyle Ave	100%	1,175,810	-	<b>1,175,810</b>
BR1	Bridges	Pedestrian Bridge over Cattai Creek - Anella Ave to Showground	Over Cattai Creek	100%	4,915,857	-	<b>4,915,857</b>
BR2	Bridges	Pedestrian Bridge - Carrington Rd at Cattai Creek	Carrington Rd	100%	1,950,000	-	<b>1,950,000</b>
CF1	Community Facilities	Additional Library Floor Space: +1,000m2 of GFA	Castle Hill Showground	100%	-	-	-
CF2	Community Facilities	Multi Purpose Community Centre (Approx. 2,000m2 GFA)	Castle Hill Showground	100%	-	-	-
CW1	Footpaths/Cycleways	Cycleway along Victoria Ave - from Showground Rd to Windsor Rd	Victoria Ave	100%	1,212,353	-	<b>1,212,353</b>
CW2	Footpaths/Cycleways	Cycleway along Salisbury Rd - from Victoria Rd to Windsor Rd	Salisbury Rd	100%	546,022	-	<b>546,022</b>
CW3	Footpaths/Cycleways	Revitalisation along Cattai Creek from Showground Rd and Middleton Ave	Cattai Creek	100%	2,534,883	-	<b>2,534,883</b>
DR1	Drainage upgrade	Drainage upgrade	Throughout Precinct	100%	11,105,641	-	<b>11,105,641</b>
ADMIN	Administration cost	Administration & Plan preparation		100%	1,325,261	-	<b>1,325,261</b>
				<b>TOTAL</b>	<b>89,676,023</b>	<b>74,168,257</b>	<b>163,844,280</b>



**TABLE 4: SUMMARY OF WORKS PROGRAM BY FACILITY CATEGORY**

Residential	Total Value	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27
Open Space - Land	46,341,017	-	-	-	-	34,739,628	-	11,601,389	-	-	-
Open Space - Capital	26,506,698	-	-	-	795,201	1,590,402	3,180,804	3,445,871	2,915,737	2,650,670	2,650,670
Roads and Transport - Land	11,130,896	-	-	-	-	-	-	11,130,896	-	-	-
Roads and Transport - Capital	20,295,369	-	-	-	608,861	1,217,722	2,435,444	2,638,398	2,232,491	2,029,537	2,029,537
Water Management - Capital	5,552,821	-	-	-	27,764	111,056	166,585	235,995	263,759	360,933	388,697
Administration Costs	785,323	-	39,266	39,266	39,266	39,266	39,266	39,266	39,266	39,266	39,266
<b>Total</b>	<b>110,612,124</b>	<b>-</b>	<b>39,266</b>	<b>39,266</b>	<b>1,471,092</b>	<b>37,698,074</b>	<b>5,822,099</b>	<b>29,091,815</b>	<b>5,451,252</b>	<b>5,080,406</b>	<b>5,108,170</b>
Non-Residential	Total Value	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27
Roads and Transport - Land	16,696,344	-	-	-	-	-	-	16,696,344	-	-	-
Roads and Transport - Capital	30,443,053	-	-	-	913,292	1,826,583	3,653,166	3,957,597	3,348,736	3,044,305	3,044,305
Water Management - Capital	5,552,821	-	-	-	27,764	111,056	166,585	235,995	263,759	360,933	388,697
Administration Costs	539,938	-	26,997	26,997	26,997	26,997	26,997	26,997	26,997	26,997	26,997
<b>Total</b>	<b>53,232,156</b>	<b>-</b>	<b>26,997</b>	<b>26,997</b>	<b>968,053</b>	<b>1,964,637</b>	<b>3,846,748</b>	<b>20,916,933</b>	<b>3,639,492</b>	<b>3,432,236</b>	<b>3,460,000</b>

Residential	Total Value	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38
Open Space - Land	46,341,017	-	-	-	-	-	-	-	-	-	-	-
Open Space - Capital	26,506,698	2,650,670	1,855,469	1,325,335	1,060,268	795,201	530,134	530,134	530,134	-	-	-
Roads and Transport - Land	11,130,896	-	-	-	-	-	-	-	-	-	-	-
Roads and Transport - Capital	20,295,369	2,029,537	1,420,676	1,014,768	811,815	608,861	405,907	405,907	405,907	-	-	-
Water Management - Capital	5,552,821	471,990	444,226	444,226	471,990	471,990	471,990	360,933	305,405	222,113	180,467	152,703
Administration Costs	785,323	39,266	39,266	39,266	39,266	39,266	39,266	39,266	39,266	39,266	39,266	39,266
<b>Total</b>	<b>110,612,124</b>	<b>5,191,463</b>	<b>3,759,636</b>	<b>2,823,595</b>	<b>2,383,339</b>	<b>1,915,318</b>	<b>1,447,297</b>	<b>1,336,241</b>	<b>1,280,713</b>	<b>261,379</b>	<b>219,733</b>	<b>191,969</b>
Non-Residential	Total Value	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38
Roads and Transport - Land	16,696,344	-	-	-	-	-	-	-	-	-	-	-
Roads and Transport - Capital	30,443,053	3,044,305	2,131,014	1,522,153	1,217,722	913,292	608,861	608,861	608,861	-	-	-
Water Management - Capital	5,552,821	471,990	444,226	444,226	471,990	471,990	471,990	360,933	305,405	222,113	180,467	152,703
Administration Costs	539,938	26,997	26,997	26,997	26,997	26,997	26,997	26,997	26,997	26,997	26,997	26,997
<b>Total</b>	<b>53,232,156</b>	<b>3,543,292</b>	<b>2,602,236</b>	<b>1,993,375</b>	<b>1,716,709</b>	<b>1,412,278</b>	<b>1,107,848</b>	<b>996,791</b>	<b>941,263</b>	<b>249,110</b>	<b>207,464</b>	<b>179,699</b>

**TABLE 5: RESIDENTIAL DEVELOPMENT CONTRIBUTION RATES SCHEDULE**

Facility Category	Total Cost (PV)	Rate Per Person	CONTRIBUTION RATE PER LOT/UNIT			
			CREDIT &/OR RATE PER: Medium and High Density Dwellings*			
			4+ bedroom	3 bedroom	2 bedroom	1 bedroom
Open Space - Land	-\$50,300,426.24	\$2,719.08	\$8,429.14	\$7,069.60	\$5,710.06	\$4,078.62
Open Space - Capital	-\$25,425,156.22	\$1,374.40	\$4,260.65	\$3,573.44	\$2,886.24	\$2,061.60
Transport Facilities - Land	-\$12,510,014.86	\$676.25	\$2,096.38	\$1,758.25	\$1,420.13	\$1,014.38
Transport Facilities - Capital	-\$19,467,265.41	\$1,052.34	\$3,262.25	\$2,736.08	\$2,209.91	\$1,578.51
Water Management - Capital	-\$5,082,843.04	\$274.76	\$851.76	\$714.38	\$577.00	\$412.14
Administration	-\$668,975.47	\$36.16	\$112.10	\$94.02	\$75.94	\$54.24
<b>Total (2018/2019)</b>	<b>-\$113,454,681.23</b>	<b>\$6,132.99</b>	<b>\$19,012.28</b>	<b>\$15,945.78</b>	<b>\$12,879.29</b>	<b>\$9,199.49</b>
<b>Total (2019/2020)</b>			<i>\$19,487.59</i>	<i>\$16,344.43</i>	<i>\$13,201.27</i>	<i>\$9,429.48</i>
<b>Total (2020/2021)</b>			<i>\$19,974.78</i>	<i>\$16,753.04</i>	<i>\$13,531.30</i>	<i>\$9,665.21</i>

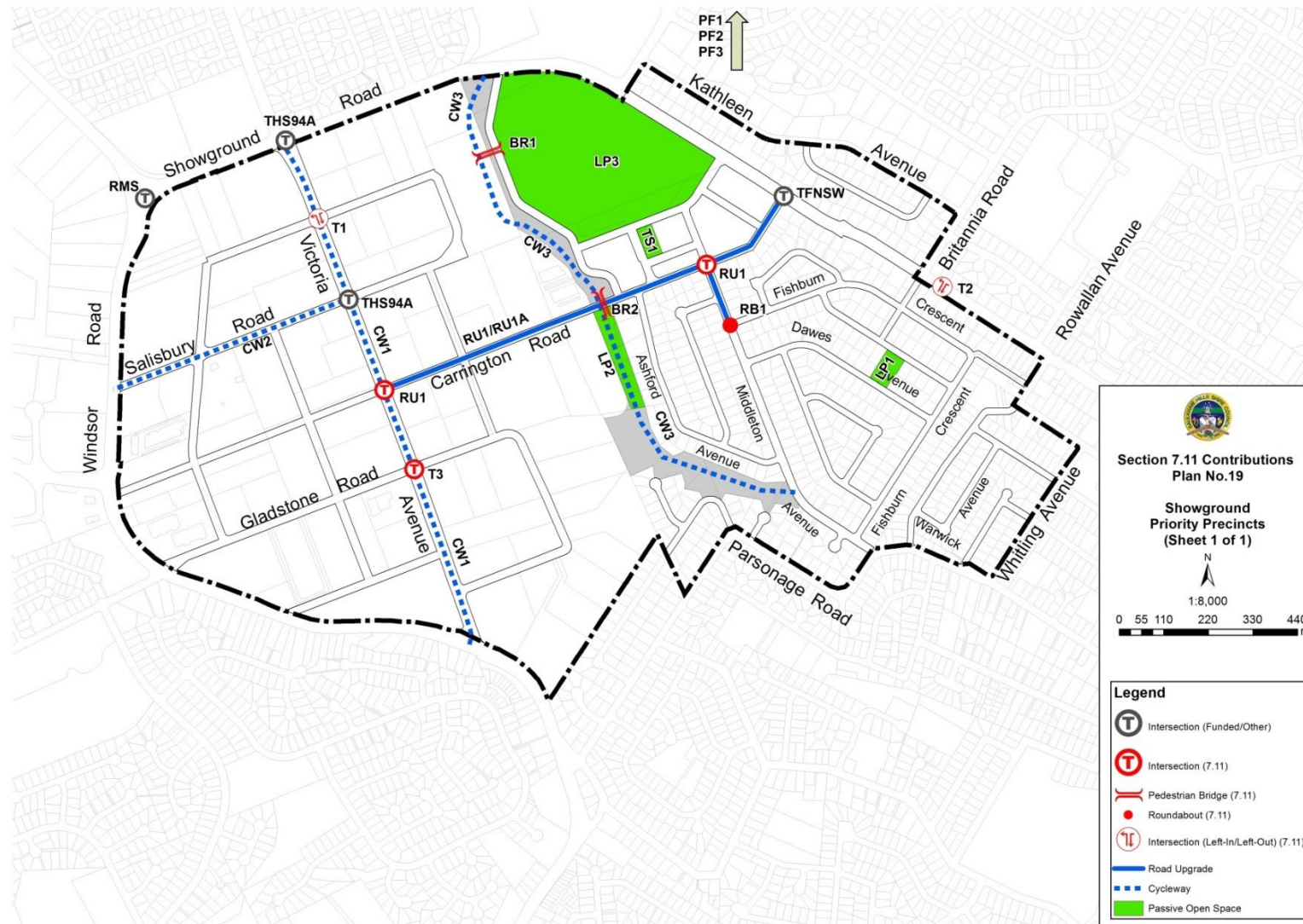
\* 'Medium and High Density Dwellings' includes any form of residential development with the exception of a dwelling house, dual occupancy dwelling or secondary dwelling.


\*\* Credit associated per dwelling house and dual occupancy is \$20,852.18 for the FY 2018/2019. Dwelling House is not a form of development anticipated in the Precinct however any dwelling house or dual occupancy dwellings would be levied at a rate of \$20,000.

**TABLE 6: NON-RESIDENTIAL DEVELOPMENT CONTRIBUTION RATES SCHEDULE**









<b>Facility Category</b>	<b>Total Cost (PV)</b>	<b>Rate Per m<sup>2</sup> GFA</b>
Open Space - Land	\$0.00	\$0.00
Open Space - Capital	\$0.00	\$0.00
Transport Facilities - Land	-\$18,765,022.28	\$42.28
Transport Facilities - Capital	-\$29,200,898.11	\$65.80
Water Management - Capital	-\$5,082,843.04	\$11.45
Administration	-\$459,944.77	\$1.04
<b>Total (2018/2019)</b>	<b>-\$53,508,708.21</b>	<b>\$120.57</b>
<b>Total (2019/2020)</b>		<i>\$123.58</i>
<b>Total (2020/2021)</b>		<i>\$126.67</i>
<b>Total (2021/2022)</b>		<i>\$129.84</i>
<b>Total (2022/2023)</b>		<i>\$133.08</i>

**FIGURE 2: LOCATION OF FACILITIES**



  
**Section 7.11 Contributions Plan No.19**  
**Showground Priority Precincts (Sheet 1 of 1)**  
 N  
 1:8,000  
 0 55 110 220 330 440 m

**Legend**

-  Intersection (Funded/Other)
-  Intersection (7.11)
-  Pedestrian Bridge (7.11)
-  Roundabout (7.11)
-  Intersection (Left-In/Left-Out) (7.11)
-  Road Upgrade
-  Cycleway
-  Passive Open Space