

Contributions Plan No.9

CASTLE HILL CENTRE

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THE
HILLS
Sydney's Garden Shire



The Hills Shire Council

129 Showground Road, Castle Hill NSW 2154
PO Box 75, Castle Hill NSW 1765 Phone (02) 9843 0555

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PART A: Summary Schedules

1.1 Summary of works cost per item

The summary of the works cost per item for Contributions Plan No. 9 – Castle Hill Centre is provided in Schedule 1 below. A detailed works schedule may be found in Appendix A.

Schedule 1 - Summary of works cost per item

CASTLE HILL RING ROAD:	AMOUNT (\$)
Capital	\$28,923,534
Land	\$8,383,487
SUB TOTAL	\$37,307,021

CASTLE HILL MAINSTREET PROJECT:	AMOUNT (\$)
Capital	\$16,702,114
Land	\$0
SUB TOTAL	\$16,702,114

TERMINUS STREET PRECINCT:	AMOUNT (\$)
Capital	\$3,120,000
Land	\$0
SUB TOTAL	\$3,120,000

ADMINISTRATION OF CONTRIBUTIONS PLAN:	AMOUNT (\$)
Administration	\$1,544,515
SUB TOTAL	\$1,544,515

TOTAL ALL WORKS	\$58,673,649
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1.2 Contribution rates

The contribution rates applying to Contributions Plan 9 – Castle Hill Centre may be found in Schedule 2.

Schedule 2 – Contribution Rates

CASTLE HILL RING ROAD		
Rate per additional m² of Gross Leasable Floor Area		
Development Category	Commercial	Retail
Capital	\$44.32	\$70.30
Land	\$13.18	\$20.91
TOTAL	\$57.50	\$91.21

CASTLE HILL MAINSTREET PROJECT	
Rate per additional m² of Gross Leasable Floor Area	
Development Category	Retail and Commercial
Capital	\$59.40
Land	\$0.00
TOTAL	\$59.40

TERMINUS STREET PRECINCT	
Rate per additional m² of Gross Leasable Floor Area	
Development Category	Retail and Commercial
Capital	\$4.54
Land	\$0.00
TOTAL	\$4.54

ADMINISTRATION OF CONTRIBUTIONS PLAN	
Rate per additional m² of Gross Leasable Floor Area	
Development Category	Retail and Commercial
Administration	\$5.62
TOTAL	\$5.62

The contribution rates provided in Schedule 2 will be periodically revised. Please refer to Council's Section 94 Rates Schedule available at Council's administration centre or on Council's website: www.thehills.nsw.gov.au for the latest adjustment to the contribution rates. Further discussion in relation to how the contribution rates will be revised is provided in Section 2.18.

PART B: Administration and operation of the plan

2.1 Basic principles of developer contributions

Under the relevant developer contributions provisions found within 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 applying to developer 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 EP&A Act Council may either:

- Require land to be the 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 developer contributions legislative requirements; or
- Require or accept a combination of any of the above.

The ability to levy developers for the provision of essential public amenities and services is considerably important to the Baulkham 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 developer contributions is to ensure that the contributions levied are reasonable. That is, the works and facilities to be provided must be as 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.

Within reason every new development within the Castle Hill Centre will enjoy equal levels of service in terms of the public facilities and services to be levied for under this plan. In this respect the plan regards the Castle Hill Centre (as outlined in a broken black line in Figure No. 1) as one precinct.

2.2 What is the name of this plan?

This Plan is called *Contributions Plan No.9 – Castle Hill Centre*.

2.3 Area to which this contribution plan applies

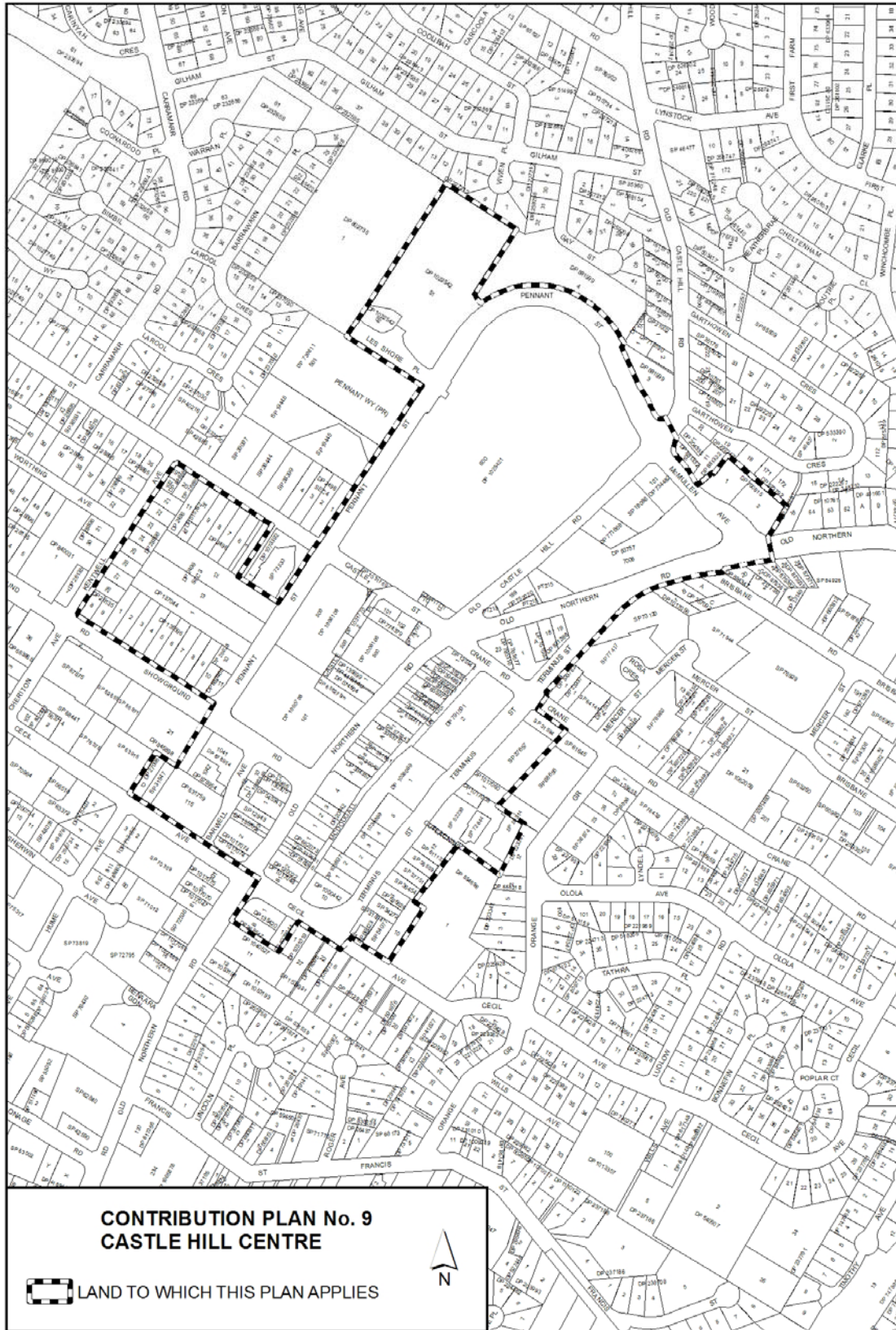
This Plan applies to the Castle Hill Centre as shown in Figure 1.

2.4 What is the purpose of this development Contributions Plan?

The purpose of this Contributions Plan is to:

- (a) provide an administrative framework under which specific public facilities and strategies may be implemented and coordinated;
- (b) ensure that adequate public facilities are provided for as part of any new development;
- (c) outline the anticipated demand for public facilities and services arising from the development of the Castle Hill Centre;
- (d) to authorise Council to impose conditions under the relevant developer contributions legislation under the EP&A Act when granting consent to development on land to which this plan applies;
- (e) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- (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 Plan.

Figure 1 – Land to which Contributions Plan No.9 applies



2.5 Application of Contributions Plan No.9

When a development application is lodged which provides for any new or additional commercial and retail floorspace (including bulky goods retailing) on land to which this Plan applies, Council 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 80A and 94. 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 80 of the Act.

The life of this Contributions Plan spans 15 years from 2008 to 2023.

2.6 Commencement of the plan

This Plan has been prepared pursuant to the provisions of Section 94 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. As required under clause 27(2) of the Regulation this plan has been prepared having regard to the Development Contributions Practice Notes issued by the then Department of Infrastructure, Planning and Natural Resources (now Department of Planning) in July 2005.

Contributions Plan No. 9 – Castle Hill Centre was adopted by Council on 9 May 1995, Item 6.7, Resolution 401 and came into effect on 16 May 1995.

This amendment to the plan was adopted by The Hills Shire Council on 16 December 2008, Item 15, Resolution 964 and came into effect on 13 January 2009. This plan takes effect from the date on which a public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

2.7 Relationship with other plans and policies

This Contributions Plan supplements the provisions of Baulkham Hills Local Environmental Plan 2005. To enable a greater understanding of this Contributions Plan, the following documentation can be read:

- ♦ Baulkham Hills Local Environmental Plan 2005;
- ♦ Sections from the Baulkham Hills Development Control Plan relevant to the Castle Hill Centre; and
- ♦ Contributions Plan No. 5 – Castle Hill.

The above documents can be viewed or purchased at Council's Administration Centre, corner of Showground and Carrington Roads, Castle Hill. They may also be viewed at Council's website: www.thehills.nsw.gov.au.

A list of references consulted in the preparation of this Plan is provided in Part D.

To assist the interpretation of the Plan, definitions relevant to the Contributions Plan have been included in Appendix C.

2.8 Method of payment of contribution

Council will accept developer contributions 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 S96 modification of the consent, to reflect the proposed offset.

The works must be included in the works schedules as set out in Appendix A and Part C of this Plan. 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 road upgrading the cost of the works would be offset against the required roadworks 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 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 relevant sections of the Baulkham Hills Development Control Plan applying to the Castle Hill Centre 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 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. The value of 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 – Administration.

2.9 When must the Contributions be paid?

Developer contributions must be paid in full for development applications involving new floorspace or an increase in existing floorspace, prior to issue of a construction certificate

2.10 Deferred/periodic payments

The Council may accept a written request for a deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

- compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case.
- deferred or periodic payment will not prejudice the timing or the manner of the provision of the public amenity or service for which the contribution was required, as outlined in Works Schedule.
- there will be no prejudice to the community deriving benefit from the public amenity of service of facility required by the proposed development; and
- There will be no prejudice to the operation of this Plan.

The decision to accept a deferred or periodic payment is at the sole discretion of the Council.

The Council may accept deferred or periodic settlements by way of installments subject to the condition that the installments are to be paid before work commences on any stage of the development, or as otherwise agreed to by the Council.

The Council may, if it decides to accept the deferred or periodic payments of a contribution, require the applicant to provide a bank guarantee by an Australian bank for the amount of the contribution, or the outstanding balance, plus any interest likely to accrue, on condition that:

- a. the bank guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing not earlier than 6 months (or other term so determined by the Council) from the provision of the guarantee or completion of the development or stage of the development to which the contribution, or the outstanding balance, relates.
- b. The guarantee prohibits the bank from:
 - i) having recourse to the applicant or other person entitled to act upon the consent; and
 - ii) having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount.
- c. the bank's obligations under the guarantee is discharged:
 - i) when payment is made to the consent authority in accordance with the terms of the bank guarantee; or
 - ii) if the related consent lapses; or
 - iii) if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required.
- d. the applicant pays interest to the Council on the contribution, or the outstanding balance at the overdraft rate on and from the date when the contribution would have been otherwise payable, as set out in this Contribution Plan.

Where the Council does not require the applicant to provide a bank guarantee, it may require a public positive covenant under Section 88E of the Conveyancing Act 1919 to be registered on the title to the land to which the relevant application relates.

2.11 Construction certificates and the obligation of accredited certifiers

In accordance with Section 94EC of the EP&A Act and clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt 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 Environmental Planning and Assessment Regulation 2000 (EP&A Regulation). Failure to follow this procedure may render such a certificate invalid.

2.12 Credit and offsets for works in kind

There may be cases where an applicant carries out works in kind, which are included in the works schedule in this 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.

Notwithstanding the foregoing, a Section 94 Contributions Forward Funding Deed was agreed between the Queensland Investment Corporation (QIC) and Baulkham Hills Shire Council. Any re-imburement to QIC will be subject to the appropriate considerations of the terms and provisions of the deed.

2.13 Credit for existing development

The infrastructure to be levied for under this Contribution Plan is required as a direct consequence of the development of the Castle Hill Centre. Developer contributions will be levied according to the estimated increase in demand as a result of new development within the Castle Hill Centre. The payment of contributions is therefore applicable to any development which will increase the gross leasable floor area from the date of the commencement of this Plan.

2.14 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 this Plan.

2.15 Pooling of contributions

This plan expressly authorises monetary developer 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 Appendix B.

2.16 Exemptions

This Plan applies to all development applications for any new or additional floorspace in the Castle Hill Centre. The only exemptions allowed are as follows:

- Community facilities, as defined under Clause 5 of the Baulkham Hills Local Environmental Plan 2005; and
- Development the subject of a direction from the Minister for Planning under Section 94E of the EP&A Act.

2.17 Calculation of developer contributions

For works levied under this Contributions Plan, the formula adopted to determine developer contributions is as follows:

$$(\$) \text{ Developer Contribution} = F \times C$$

Where:

F = Additional square metres of Gross Leasable Floor Area (GLFA)

C = Contribution rate per additional square metre of GLFA for retail and commercial development.

Note that Gross Leasable Floor Area (GLFA) is defined in Appendix C.

2.18 Review of contribution rates

To ensure that the cost of providing works is not eroded over time, Council will periodically review the contribution rates within this Plan. The contribution rates calculated in the preparation of this Plan are provided in Schedule 2 (contribution rates). The adjusted contribution rates calculated as a result of any review are published in Council's Section 94 Rates Schedule available at Council's administration centre or on Council's website: www.thehills.nsw.gov.au. The contributions stated in a consent are calculated on the basis of the contribution rates applying at the time of the issuing of development consent. The original contribution rates in this Plan apply if no adjustment has been undertaken to the contribution rates. The adjusted contribution rates apply if the contribution rates have been revised since this Plan came into effect.

Review of capital contribution rates

Capital contribution rates will be indexed quarterly using the forecast Tender Price Index (TPI) published by Rider Levett Bucknall (formerly Rider Hunt) in their Construction Cost Commentary available on the Rider Levett Bucknall website www.oceania.rlb.com/cost-research_ccc.html.

Review of land contribution rates

The land acquisition contribution rates will be indexed quarterly using the latest Sydney Consumer Price Index (CPI) – All Groups Index, published by the Australian Bureau of Statistics (ABS). Please refer to the ABS website: www.abs.gov.au for information regarding the CPI.

2.19 Adjustment of contributions at the time of payment

At the time of payment of developer contributions, if the contribution amount in the development consent has not been paid within the quarter in which consent was granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment.

2.20 Review and monitoring of this Contributions 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 review is to ensure that:

- Levels of public service and amenity provisions are consistent with likely development trends and community needs;
- Contribution levels reflect changes to construction costs and land values; and
- The works 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:

- anticipated floorspace
- anticipated traffic volumes
- construction costs
- land costs
- actual constructed floor space
- indexation assumptions

Contribution rates will be revised in accordance with the Tender Price Index (TPI) for capital contribution rates and the Consumer Price Index (CPI) for land contribution rates.

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

At the end of 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 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 Priority of provision of facilities

The priority for the provision of public facilities and services is outlined in Appendix B of this Contributions Plan. The implementation of the various facilities and services has been prioritised according to the particular needs of the expected development and is linked to a floorspace threshold.

Overall, the floorspace projections contained within this plan are based upon a 15 year time frame. It is intended that facilities identified within the works schedule to the Contributions Plan will be delivered within this time period. Monitoring of the plan will allow for review and adjustment of development projections and the works schedule as required.

Facilities levied under this Plan are classed as either short term or long term priority works. Short term priority works are linked to the growth in retail and commercial floorspace from the inception of the Plan through to the anticipated introduction of the North West Metro in 2017 and completion of the Stage 3 expansion of the Castle Towers Shopping Centre. Long term priority works are linked to growth in floorspace after the introduction of the Metro and Castle Towers expansion through to the completion of the Plan in 2023. Appendix B provides further detail in respect to the floorspace thresholds associated with each class of priority. Appendix B also indicates under what class each work item has been prioritised.

2.23 Financial information

This section outlines what financial information is held and maintained by Council in accordance with the EP&A Act and Regulation.

Council maintains a separate accounting record for this Contributions Plan. It contains details concerning contributions received and expended, including interest earned, for each service or amenity provided.

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

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

2.24 Planning agreements

In accordance with Section 93F(1) 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 relevant developer contributions legislation to the development that is subject of the agreement.

The provisions of Sections 93F to 93L of the EP& A Act and accompanying Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Any person seeking to enter 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.

PART C – Strategy Plans

3.1 Background and context

The Castle Hill Centre is a major centre consisting of retail, commercial, residential and community uses. Over the past two decades the Castle Hill Centre has experienced rapid growth in the quantity of retail floor space, predominately as a result of the expansion of the existing Castle Towers Shopping Centre. A development application has been submitted for further expansion of Castle Towers retail floor space over the former Castle Hill Infants school site and former Castle Hill Primary school site.

Continued growth of the Castle Hill Centre is anticipated in the future, including an expected growth in traffic volumes and a growth in demand for retail, commercial and residential floorspace. Major developments anticipated include the development application for Castle Towers Stage 3 expansion, the proposed North West Metro rail line and bus/rail interchange, the planned bus transitway link, the proposed Terminus Street Precinct development, the Castle Hill Mainstreet Project civic improvements, the completion of the Castle Hill Ring Road, and the planned widening of Showground Road.

3.2 Role and function of the Castle Hill Centre

The Department of Planning has identified Castle Hill as a Major Centre in the North West Subregional Strategy (December 2007). Castle Hill is the premier centre within the Baulkham Hills Shire Local Government Area and warrants an efficient local road network and the provision of quality civic infrastructure.

Land Uses

The current proportion of retail and commercial floorspace in the Centre is approximately 75% retail and 25% commercial. The Castle Towers Shopping Centre is the dominant precinct for retail activity within the Centre. The remainder of the retail floorspace in the Centre is located primarily within the shopping area fronting Old Northern Road and in the Castle Mall, located between Terminus Street and Old Northern Road. The proposed Stage 3 expansion of Castle Towers would provide a significant increase in the quantity of retail floorspace in the Centre.

Commercial floorspace is distributed throughout the Centre, including the shops fronting Old Northern Road and in the Castle Towers Shopping Centre. The future provision of rail infrastructure at Castle Hill, and the anticipated growth of commercial floorspace is expected to increase Castle Hill's role as a major commercial precinct.

Arthur Whiting Park, located in the north-east corner of the Centre adjacent to Old Northern Road, is an area of open space. Major vacant or under-developed sites within the Centre include the former Castle Hill Primary School Site, the Infants

School/Heritage site, the Crane Road precinct, the Les Shore Place commercial site in the north-west of the Centre and the Terminus Street Precinct.

Road network

Pennant Street (Western Ring Road), Old Northern Road and Showground Road are the main arterial roads carrying large quantities of traffic volumes within Castle Hill Centre. These roads are supported by a network of secondary streets. Terminus Street/Cecil Avenue is currently being developed as part of the Eastern Ring Road.

When completed, it is anticipated that the Castle Hill Ring Road (Western and Eastern Ring Roads) will carry most of the regional traffic (through traffic) currently supported by Old Northern Road.

Civic infrastructure

The Castle Hill Centre currently has an inadequate provision of civic infrastructure, despite the embellishment of Arthur Whiting Park and some street tree plantings within the Centre. Generally the bulk of social activity occurs within the Castle Towers Shopping Centre, which has resulted in a lack of provision of quality civic infrastructure in the traditional heart of the Centre fronting Old Northern Road.

3.3 Retail and commercial floorspace estimates

The existing and future estimated floorspace in the Castle Hill Centre is presented in Table 3.1 below.

Table 3.1: Estimated floorspace (m²) within the Castle Hill Centre

Gross Leasable Floor Area					
	Retail	Commercial	Residential	Community	Total
Existing (2008)	122,784	41,600	0	0	164,384
Additional (2008-2023)	82,279	28,400	62,500	2,000	175,179
Total Future (Approx. 2023)	205,063	70,000	62,500	2,000	339,563

The floorspace estimates in this Plan assume the introduction of a rail line (known as the North West Metro) at Castle Hill around 2017, despite the State Government's announcement of the deferral of the project in November 2008. The floorspace estimates also assume the completion of the Castle Towers Stage 3 expansion.

The retail floorspace estimates are derived from the 'Retail Impact Assessment for the Castle Towers Stage 3 Development Application', prepared by Urbec Consultants in April 2008, adjusted to reflect the Leyshon (2005) 'with rail' floorspace estimate.

The commercial and residential forecasts are derived from the ‘Analysis of Floorspace Demand, 2005-21’, prepared by Leyshon Consulting, December 2005. The community floorspace forecasts are derived from the Traffic report for the Castle Towers Stage 3 expansion, prepared by Masson Wilson Twiney, July 2007.

These floorspace forecasts are crucial to the workings of this Contributions Plan. It is upon these forecasts that the majority of planning and investment decisions are based. The forecasts provide the framework within which to plan the works and facilities that will be required as a consequence of development within the Castle Hill Centre.

This contributions plan levies only new retail and commercial floorspace. Therefore, for the purposes of this Plan, Table 3.1 has been further summarised to present only the retail and commercial floorspace estimates. These are presented in Table 3.2 below:

Table 3.2: Estimated retail and commercial floorspace (m²) within the Castle Hill Centre

Gross Leasable Floor Area			
	Retail	Commercial	Combined Retail & Commercial
Existing (2008)	122,784	41,600	164,384
Additional (2008-2023)	82,279	28,400	110,679
Total Future (Approx. 2023)	205,063	70,000	275,063

The change in proportions of floorspace is presented in Table 3.3 below:

Table 3.3: Change in estimated retail and commercial floorspace (%) within the Castle Hill Centre

Gross Leasable Floor Area			
	Retail	Commercial	Combined Retail & Commercial
Existing (2008)	60%	59%	60%
Additional (2008-2023)	40%	41%	40%
Total Future (Approx. 2023)	100%	100%	100%

The analysis indicates that the estimated amount of retail and commercial floorspace in the Castle Hill Centre may grow between 2008 and 2023 by approximately 40% as a proportion of total future floorspace.

3.4 Traffic volume estimates

Traffic at the Castle Hill Centre is comprised of centre-generated traffic and through-traffic. The approximate volume of centre-generated traffic has been calculated using the floorspace estimates presented in Table 3.1 and applying traffic generation rates (see Table 3.4) to determine total peak hour movements. The traffic generation rates are derived from the Traffic report for the Castle Towers Stage 3 expansion, prepared by Masson Wilson Twiney, July 2007.

The proportion of through traffic volumes has been determined from recent RTA analysis of traffic volumes on Showground Road and Old Northern Road based on Paramics Modeling, which indicates that through traffic accounts for approximately 48% of total traffic at Castle Hill, whilst centre-generated traffic accounts for the remaining 52%. Therefore the estimated volume of through traffic has been determined relative to the known proportion of centre-generated traffic.

Table 3.4: Traffic generation rates

Floorspace Type	Traffic Generation Rate
Retail	4.23 Two-Way Vehicle Movements in Peak Hour Per 100m ² of GLFA
Commercial	2 Two-Way Vehicle Movements in Peak Hour Per 100m ² of GFA
Residential	0.4 Two-Way Vehicle Movements in Peak Hour Per Residential Unit
Community	3.6 Two-Way Vehicle Movements in Peak Hour Per 100m ² of GFA

Source: Traffic Report for the Castle Towers Stage 3 Development Application, July 2007. Prepared by Masson Wilson Twiney.

Table 3.5: Centre generated and through traffic volumes at the Castle Hill Centre

Traffic Category	Existing (2008) Peak Two-Way Vehicle Movements Per Hour	Future (2023) Peak Two-Way Vehicle Movements Per Hour	Total as percentage (%)
Centre-Generated traffic	6,303	10,817	52%
Through Traffic	5,818	9,985	48%
TOTAL	12,121	20,802	100%

The analysis indicates that the total quantity of centre-generated and through traffic may grow between 2008 and 2023 from approximately 12,121 to 20,802 two-way vehicle trips per hour in the afternoon peak, being an increase of nearly 42% as a proportion of total future traffic. As stated earlier, in the future year 2023 the proportion of centre-generated traffic in the Centre will total approximately 52%, whilst the proportion of through traffic will total approximately 48%.

3.5 Development and facility needs

Contributions Plan No.9 – Castle Hill Centre levies for public facilities under the following categories:

- Castle Hill Ring Road
- Castle Hill Mainstreet Project
- Terminus Street Precinct
- Administration of Contributions Plan

The following sections outline the demand, nexus and apportionment for facilities under each of these categories.

Council can only levy developer 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 developments anticipated for the Castle Hill Centre and the need for public facilities and services.

The development forecasts outlined in Sections 3.3 and 3.4 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 to plan the works and facilities that will be required as a consequence of new development.

CASTLE HILL RING ROAD

3.6 Demand for public facilities: Castle Hill Ring Road

The growth of the Castle Hill Centre has created demand for the upgrading of the road network through the Castle Hill Ring Road. The following analysis presents the demand for facilities which are derived from the anticipated growth and development of the Castle Hill Centre.

Analysis of existing facilities

Castle Hill Town Centre Study (1994)

The Castle Hill Town Centre Study (1994) included an analysis of the Castle Hill road network and concluded that the existing traffic network did not function effectively. Problems relating to vehicular and pedestrian access, environmental amenity, access to public transport and parking were seen to be outcomes of these deficiencies.

Traffic Report for the Castle Towers Stage 3 Development Application (July 2007)

An analysis of the existing traffic network within the Castle Hill Centre, presented in the traffic report for the Castle Towers Stage 3 development application, revealed that traffic congestion, delays and queues currently occur at various intersections within the Centre road network.

Traffic modeling undertaken for the year 2015, when development of the Stage 3 expansion of the Castle Towers shopping centre is anticipated to be completed, found that higher traffic loads are forecasted for the local road network. The largest traffic increases are to occur on the existing and proposed Castle Hill Ring Road system of Showground Road, Old Northern Road, Terminus Street and Pennant Street.

The modeling concluded that in 2015 three intersections will operate at level of service D and one at level of service F, being Old Northern Road/McMullen Ave. This indicates that some intersections will be operating poorly in the year 2015 as a result of increased development of the Centre. The traffic study determined that in 2015 the local road system in the Castle Hill Centre will be subject to its maximum operating load which will limit the potential for further development until such time as the North West Metro has been completed and the proportion of persons driving cars to or through the Centre is reduced.

Future demand for facilities

The 1994 Castle Hill Town Centre Study concluded that existing infrastructure in the Castle Hill Centre was considered insufficient to cater for the anticipated demand of new development and any increase in traffic within the Centre would therefore exacerbate these problems. The traffic report for the Castle Towers State 3 development application has determined that the existing road infrastructure in the Castle Hill Centre is operating

at or near capacity, as evidenced by the problems identified through the traffic analysis conducted for the local road network.

The total volume of traffic within the Castle Hill Centre is anticipated to grow by 42% within the next 15 years, as presented in Table 3.5 (Centre-generated and through traffic volumes at Castle Hill). This increase will place greater demands on existing infrastructure. Therefore, existing infrastructure is considered insufficient to cater for additional demand generated by new development.

Summary of facilities required

The Castle Hill Town Centre Study (1994) recommended a range of roadworks which are levied under this Contributions Plan as the Castle Hill Ring Road. The Castle Hill Ring Road is comprised of two parts, being the Western Ring Road and the Eastern Ring Road. The location of these facilities can be found in Figure 2. The roadworks identified are required to achieve an acceptable level of traffic service and safety within the Castle Hill Centre. The costs for these works to be levied by this Contributions Plan are set out in the works schedule (see Appendix A). A summary of the facilities levied under this Contributions Plan is discussed below.

Western Ring Road

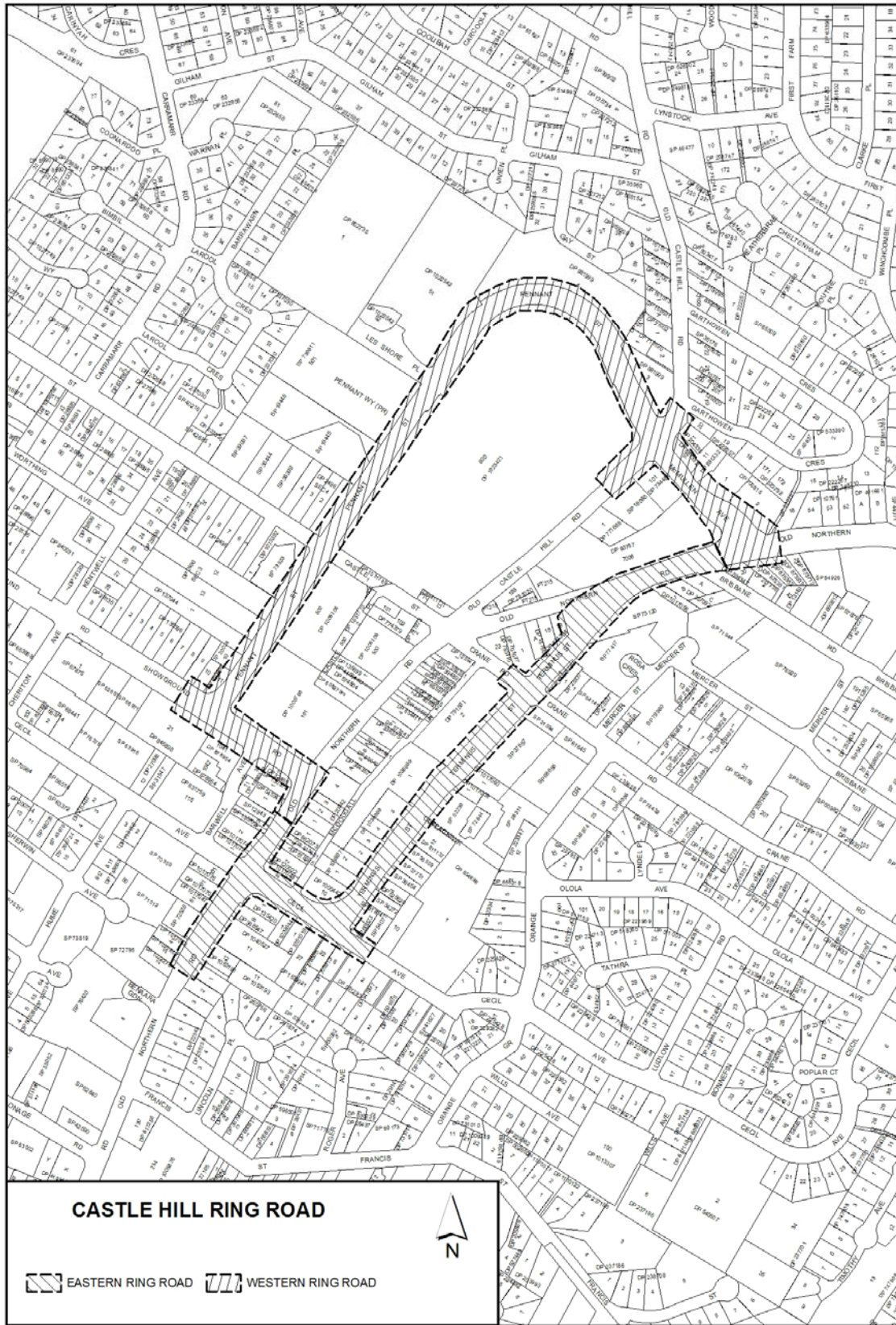
Contributions Plan No.9 levies for capital works and land acquisitions required for intersection improvements and road upgrades forming the Western Ring Road. These works have been completed, and relate to the upgrading of Pennant Street and associated intersections between Showground Road and Old Northern Road. There is a need for additional works at some intersections on the Western Ring Road which are to be levied under this Contributions Plan, being:

- Upgrade McMullen Avenue/Old Castle Hill Rd intersection to accommodate additional turning lane McMullen Ave in respect to Castle Towers Stage 3 development application.
- Upgrade Showground Rd/Pennant St intersection to accommodate merge of Showground Rd into Pennant St in respect to Castle Towers Stage 3 development application.
- Upgrade McMullen Avenue/Old Northern Rd intersection to link with realignment of Brisbane Rd.

Eastern Ring Road

Contributions Plan No.9 levies for the capital works and land acquisitions for intersection improvements forming the Eastern Ring Road. These works are currently underway, and relate to the upgrading of Terminus Street, Cecil Avenue and associated intersections.

Figure 2 – Castle Hill Ring Road



3.7 Relationship between anticipated development and demand for public facilities: Castle Hill Ring Road

Causal nexus

In order to ensure that the road system operates in a safe and efficient manner that accommodates additional demand, the road system will require upgrading. This forms the nexus between the proposed development and the need for additional roadworks.

Physical nexus

This Plan applies to the Castle Hill Centre. The Centre is reasonably well-defined by the Castle Hill Ring Road and surrounding non-residential uses. It is also relatively contained, being approximately 500 metres in width and 1,000 metres in length. Vehicular and pedestrian accessibility within and around the Centre will significantly improve following the implementation of the proposed roadworks.

Accordingly, for the purposes of this Contributions Plan, the Castle Hill Centre is considered to be a single integrated area in which new development will enjoy equal levels of service. The provision of a facility in one particular part of the Castle Hill Centre would satisfy the needs of development throughout the entire Centre.

Apportionment

Traffic volumes generated by commercial and retail development within the Centre compared to through-traffic volumes have been used to determine contributions payable. As presented in Sections 3.3 and 3.4, the proportion of centre-generated traffic at the Castle Hill Centre in 2023 equates to 52% of total traffic volumes. Therefore, 52% of the total cost of the Castle Hill Ring Road will be apportioned to Contributions Plan No.9.

Revision of costs to be levied under this Plan

Under the EP&A Act, Council is able to levy for past expenditure on the Castle Hill Ring Road. Council's analysis of past expenditure has identified the various revenue sources committed to the project, being from Council general reserve, tied grants, untied grants, loans, other contributions and Section 94 funds. A revised cost of completed works, excluding tied grants and S94 funds on hand has been determined based on this analysis.

This Plan also seeks to recoup funds relating to past expenditure by Council for the Castle Hill Ring Road that exceeded the requirements of the Contributions Plan adopted by Council in May 1995.

3.8 Calculation of contributions: Castle Hill Ring Road

Summary of costs

The costs attributable to the Castle Hill Ring Road are presented in the works schedule (see Appendix A). In summary, the total cost of the Castle Hill Ring Road apportioned to this Contributions Plan is as follows:

CASTLE HILL RING ROAD:	AMOUNT (\$)
Capital	\$17,519,241
Land	\$5,210,424
SUB TOTAL	\$22,729,665

Percentage ratio of trip demand

The traffic generation analysis presented in Section 3.4 was used to determine the percentage ratio of trip demand for retail and commercial floorspace in the Castle Hill Centre for the future scenario (2023). The percentage ratio of trip demand for the future scenario is presented in Table 3.6 below:

Table 3.6: Percentage ratio of demand for traffic generation

Floorspace	Future Trip Demand (2023)	Percentage Ratio
Retail	8,674	82.29%
Commercial	1,867	17.71%
TOTAL	10,541	100.00%

Calculation of contribution rate

For the Castle Hill Ring Road, the formulas to determine the contribution rate for retail and commercial floorspace are as follows:

Calculation of Capital contribution rate for Commercial floorspace:

Capital Contribution Rate for Commercial Floorspace (\$44.32)	=	$\frac{(\$) \text{ Total Apportioned Cost (Capital: } \$17,519,241)}{\text{Total Future Floorspace (Commercial: } 70,000\text{m}^2\text{)}} \times \text{Percentage Ratio of Demand (Commercial: } 17.71\%\text{)}$

Calculation of Capital contribution rate for Retail floorspace:

Capital Contribution Rate for Retail Floorspace (\$70.30)	=	(\$) Total Apportioned Cost (Capital: \$17,519,241)	X	Percentage Ratio of Demand (Retail: 82.29%)
		Total Future Floorspace (Retail: 205,063m ²)		

Calculation of Land contribution rate for Commercial floorspace:

Land Contribution Rate for Commercial Floorspace (\$13.18)	=	(\$) Total Apportioned Cost (Land: \$5,210,424)	X	Percentage Ratio of Demand (Commercial: 17.71%)
		Total Future Floorspace (Commercial: 70,000m ²)		

Calculation of Land contribution rate for Retail floorspace:

Land Contribution Rate for Retail Floorspace (\$20.91)	=	(\$) Total Apportioned Cost (Land: \$5,210,424)	X	Percentage Ratio of Demand (Retail: 82.29%)
		Total Future Floorspace (Retail: 205,063m ²)		

The application of the above formula has calculated the contribution rates as follows:

CASTLE HILL RING ROAD		
Rate per additional m² of Gross Leasable Floor Area		
Development Category	Commercial	Retail
Capital	\$44.32	\$70.30
Land	\$13.18	\$20.91
TOTAL	\$57.50	\$91.21

Identification of other funding sources

Council will be responsible for obtaining funds from other sources to make up the balance required to finance the proposed roadworks not attributable to future development.

CASTLE HILL MAINSTREET PROJECT

3.9 Demand for public facilities: Castle Hill Mainstreet Project

Analysis of existing facilities

Castle Hill Town Centre Study (1994)

The Castle Hill Town Centre Study (1994) concluded that deficiencies were evident in respect to vehicular and pedestrian access, environmental amenity, access to public transport and parking. The commercial area was experiencing a low level of environmental amenity, especially in respect to pedestrian convenience and safety.

Castle Hill Mainstreet Planning Study Masterplan Report (1999)

The Castle Hill Mainstreet Planning Study Masterplan Report states that Old Northern Road creates a barrier and a poor environment in the Centre, and that there is a lack of cohesiveness and movement within the Centre. It is generally difficult to access Castle Hill due to congestion and a lack of parking.

Future demand for facilities

The Castle Hill Town Centre Study (1994) concluded that existing pedestrian facilities within the centre are deficient in terms of catering for existing and future users. Significant growth was anticipated in the Centre which would compound these problems.

The Department of Planning identified Castle Hill as a Major Centre in the North West Subregional Strategy in December 2007. Castle Hill is the premier centre within the Baulkham Hills Shire Local Government Area and warrants the provision of quality civic infrastructure.

The anticipated growth in floorspace and traffic volumes in the Castle Hill Centre is likely to enhance the deficiencies identified for civic infrastructure in the Centre.

The Castle Hill Town Centre Study (1994) established the need to provide the basic framework for urban design improvements. The Castle Hill Mainstreet Project was subsequently prepared which outlined a range of civic improvements for the Castle Hill Centre.

Castle Hill Mainstreet Planning Study Masterplan (1999)

The principal objective of the Castle Hill Mainstreet Planning Study Masterplan (1999) was to provide balanced access and environmental improvements for retail, commercial, and residential activities within the Centre and establish a Masterplan for the upgrading of public infrastructure. The Masterplan responds to the issues identified in the Centre.

The Masterplan brief included development of a Centre that establishes a vibrant community image, increases civic pride and encourages people to utilise their centre for passive recreation and as a meeting place for community entertainment.

Castle Hill Mainstreet Concept Design Report (June 2008)

Council resolved in December 2007 to review the Mainstreet Masterplan (1999) to reflect the recommendations of the Castle Hill Bus Interchange report, the implications of the proposed Stage 3 expansion of the Castle Towers Shopping Centre, and the implications of the draft Terminus Street Precinct Masterplan.

Council's vision for the Castle Hill Centre is as follows:

'The CBD as the heart of the community should be a vibrant and energetic place with pedestrian activity, restaurants, cafes, retail services and places for people to enjoy and meet taking full advantage of existing and proposed public transport opportunities and significant heritage items'.

Summary of facilities required

A portion of the proposed improvements have been implemented or completed in respect to the findings of the Castle Hill Town Centre Study (1994) and the subsequent preparation of the Castle Hill Mainstreet Masterplan (1999). These works encompass the following:

- Partial completion of Arthur Whiting Park
- Mainstreet improvements
- Masterplan preparation
- Detailed precinct designs

The Castle Hill Mainstreet Concept Design (June 2008) has developed a concept design scheme for proposed works. The Mainstreet improvements program aims to promote the vision for the Centre through improvements that will enhance pedestrian amenity and promote a revitalized identity for Old Northern Road.

The key concepts proposed for the Mainstreet Project are outlined below and are grouped by locality:

Old Northern Road between Showground Rd and Castle Street

- Provision of two raised pedestrian priority crossings linking to laneways.
- Footpath widening to accommodate alfresco dining and plantings, and provision of some parallel parking bays.
- Multi-function smart poles providing lighting, signage, traffic signals and banners.
- Primary pavement material.
- Evergreen street tree planting west side of street.

- Deciduous street tree planting east side of street.
- Single bus stop on west side for northbound buses.

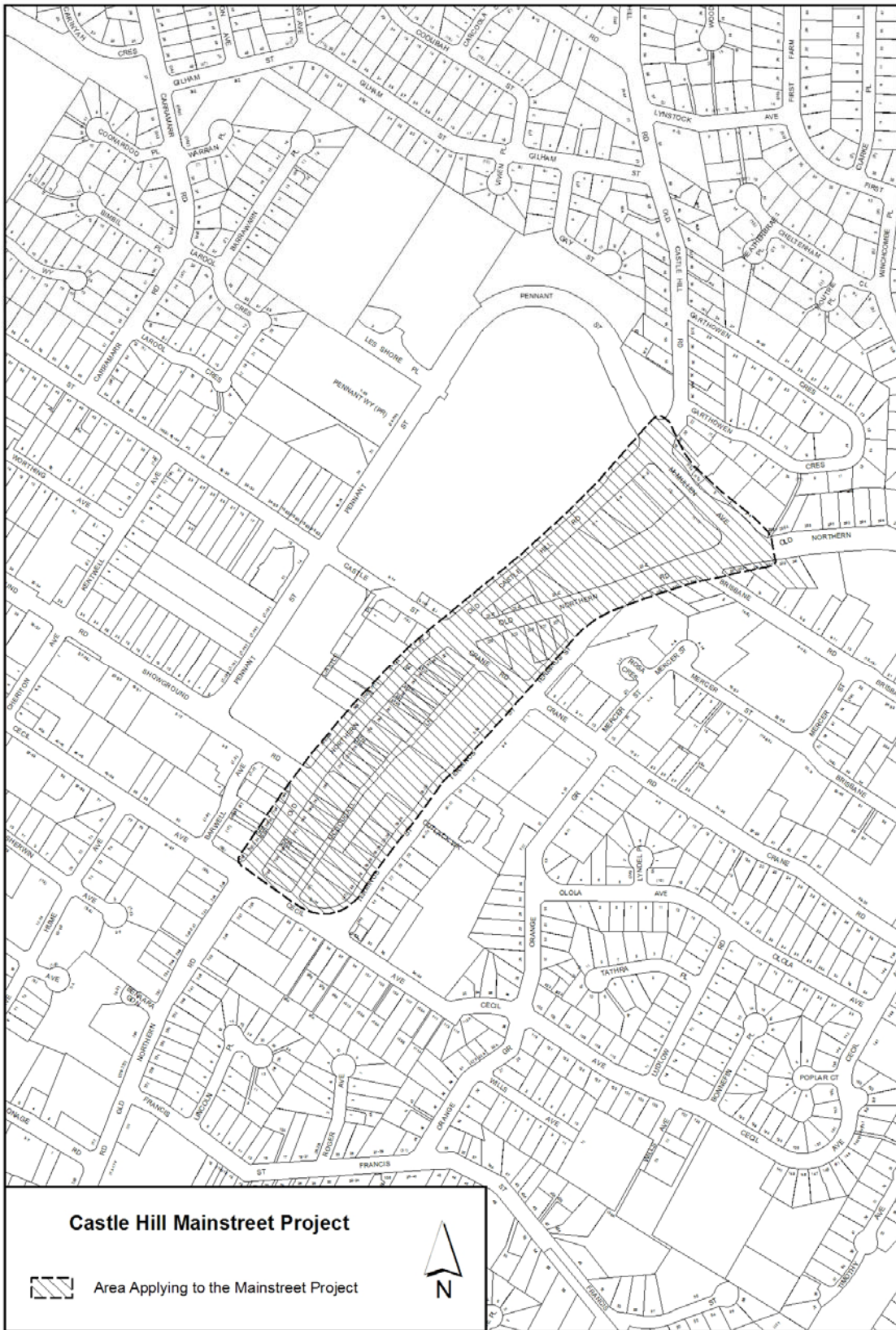
Embellishment of pedestrian links to McDougal Lane

The preferred masterplan option for the Terminus Street carpark site proposes three separate pedestrian links connecting McDougal Lane and Old Northern Road so as to integrate the Terminus Street Precinct and proposed town square with the adjacent Mainstreet facilities. These pedestrian links and McDougal Lane would be embellished with public domain and streetscape treatments, lighting, landscaping, paving and the full length reconstruction of McDougall Lane.

Village Green/Transport Interchange precinct

Establishment of open grassed area, rationalisation of tree planting to form village green, extend formal path access from Memorial and pond to interchange, extend grassed area into interchanges, and develop a children's play space adjoining the café.

Figure 3 – Castle Hill Mainstreet Project



3.10 Relationship between anticipated development and demand for public facilities: Castle Hill Mainstreet Project

Causal nexus

In order to ensure that an adequate level of civic facilities are to be provided for the Centre so as to accommodate additional demand and achieve Council's vision for the Mainstreet Precinct within the Centre, civic facilities will require upgrading. This forms the nexus between the proposed development and the need for additional civic improvements.

Physical nexus

This Plan applies to the Castle Hill Centre. The Centre is reasonably well-defined by the Castle Hill Ring Road and surrounding non-residential uses. It is also relatively contained, being approximately 500 metres in width and 1,000 metres in length. Pedestrian accessibility within and around the Centre will significantly improve following the implementation of the proposed civic facilities.

Accordingly, for the purposes of this Contributions Plan, the Castle Hill Centre is considered to be a single integrated area in which new development will enjoy equal levels of service. The provision of a facility in one particular part of the Castle Hill Centre would satisfy the needs of development throughout the entire Centre.

Apportionment

The anticipated completion of the Eastern Ring Road project at Terminus Street/Cecil Avenue will result in major changes to the way in which traffic volumes are carried throughout the Centre road network. Traffic modeling forecasts presented in the Castle Towers Stage 3 Traffic Report (July 2007) take into account the future completion of the Eastern Ring Road. The results of this modeling indicate that the completion of the works would result in significantly greater traffic volumes on the Eastern Ring Road and significantly reduced traffic volumes on Old Northern Road due to the traffic relief that the Eastern Ring Road would provide.

It is therefore anticipated that the future role of Old Northern Road will be to support only centre-generated traffic volumes, generated by retail and commercial uses in the Centre. The Eastern Ring Road would carry a majority of north-south through traffic at the Castle Hill Centre which was previously accommodated on Old Northern Road.

Old Northern Road is the located central to the Castle Hill Mainstreet Project. The cost of the Mainstreet Project is to be 100% levied on centre-generated users of Old Northern Road. As the future would see Old Northern Road accommodate only centre-generated traffic volumes, 100% of the total cost of works for the Mainstreet Project are therefore levied by this Contributions Plan.

Revision of costs to be levied under this Plan

Under the EP&A Act, Council is able to levy for past expenditure on the Castle Hill Mainstreet Project. Council's analysis of past expenditure has identified the various revenue sources committed to the project, being from Council general reserve, tied grants, untied grants, loans, other contributions and Section 94 funds. A revised cost of completed works, excluding tied grants and S94 funds on hand has been determined based on this analysis.

This Plan also seeks to recoup funds relating to past expenditure by Council for the Castle Hill Mainstreet Project that exceeded the requirements of the Contributions Plan adopted by Council in May 1995.

3.11 Calculation of contributions: Castle Hill Mainstreet Project

Summary of costs

The costs attributable to the Castle Hill Mainstreet Project are presented in the works schedule (see Appendix A). In summary, the total cost of the Castle Hill Mainstreet Project apportioned to this Contributions Plan is as follows:

CASTLE HILL MAINSTREET PROJECT:	AMOUNT (\$)
Capital	\$16,339,380
Land	\$0
SUB TOTAL	\$16,339,380

Calculation of contribution rate

For the Castle Hill Mainstreet Project, the formula to determine the contribution rate for retail and commercial floorspace is as follows:

Calculation of Capital contribution rate for Commercial and Retail floorspace:

Capital Contribution Rate for Retail and Commercial Floorspace (\$59.40)	=	(\$) Total Apportioned Cost (Capital: \$16,339,380)
		Total Future Retail and Commercial Floorspace (275,063m ²)

Calculation of Land contribution rate for Commercial and Retail floorspace:

Land Contribution Rate for Retail and Commercial Floorspace (\$0)	=	(\$ Total Apportioned Cost (Land: \$0)
		<hr/> Total Future Retail and Commercial Floorspace (275,063m ²)

The application of the above formula has calculated the contribution rates as follows:

CASTLE HILL MAINSTREET PROJECT	
Rate per additional m² of Gross Leasable Floor Area	
Development Category	Retail and Commercial
Capital	\$59.40
Land	\$0.00
TOTAL	\$59.40

Identification of Other Funding Sources

Council will not be required to provide funds for the Mainstreet Project works outside that provided by this Contributions Plan due to the 100% apportionment of the cost of works levied under CP9.

TERMINUS STREET PRECINCT

3.12 Demand for public facilities: Terminus Street Precinct

Analysis of existing facilities

The Terminus Street Precinct is bounded by Cecil Avenue, Terminus Street, Crane Road and Old Northern Road in Castle Hill and has been identified for future development and revitalisation.

Background studies prepared as part of the Castle Hill Mainstreet Project have identified a number of deficiencies in the quality of civic infrastructure in the Castle Hill Centre, as set out in Section 3.9 of this Contributions Plan.

Future demand for facilities

As part of Council's planned revitalisation of the Terminus Street Precinct, in 2007 Council commissioned Olssen and Associates Architects Pty Ltd to prepare a report providing design/architectural options for the redevelopment of the Terminus Street car park site, a feasibility analysis of the options for the car park and a concept Masterplan for the development of the Terminus Street Precinct.

The Council-owned Terminus Street carpark site is a major component of the Terminus Street Precinct. The carpark represents a key component in the development of the Castle Hill Centre, providing an opportunity for redevelopment that contributes to public space, public facilities, improved built form and sustainable growth to cement Castle Hill as a Major Centre within the wider North West Subregional Strategy framework. Castle Hill is well known as a retail centre and with the proposed increase in floor space for Castle Towers and the North West metro by 2015, Council's own site is an appropriate catalyst for Centre revitalisation in the Terminus Street Precinct.

Council has adopted a masterplan option for the carpark site and has resolved to prepare a Development Control Plan so as to develop appropriate development controls.

Summary of facilities required

The preferred masterplan option for the Terminus Street carpark site proposes the creation of a 'Town Square' central to the Terminus Street Precinct with dimensions of 60 by 50 metres. The square would sit above a future basement carpark. Works associated with the town square would include landscaping, street furniture and lighting.

Council is currently preparing development controls for the Terminus Street Precinct. One option being considered involves a potential re-alignment of McDougall Lane which, if carried forward, may require land acquisition associated with the town square. As no option has yet been chosen, this Contributions Plan does not levy for land acquisitions associated with the re-alignment of McDougall Lane.

Hill PDA have carried out a market appraisal and feasibility analysis (November 2007) of the preferred development option prepared by Olsson and Associates for the Terminus Street Precinct. Costs estimates for the town square are set out in the works schedule (see Appendix A). The approximate location of the Town Square is identified in Figure 4.

3.13 Relationship between anticipated development and demand for public facilities: Terminus Street Precinct

Causal nexus

In order to ensure that an adequate provision of civic facilities are to be provided for the Centre so as to accommodate additional demand and achieve Council's vision for the Terminus Street Precinct within the Centre, this will require the provision of a Town Square. This forms the nexus between the proposed development and the need for the civic improvements at the Terminus Street Precinct.

Physical nexus

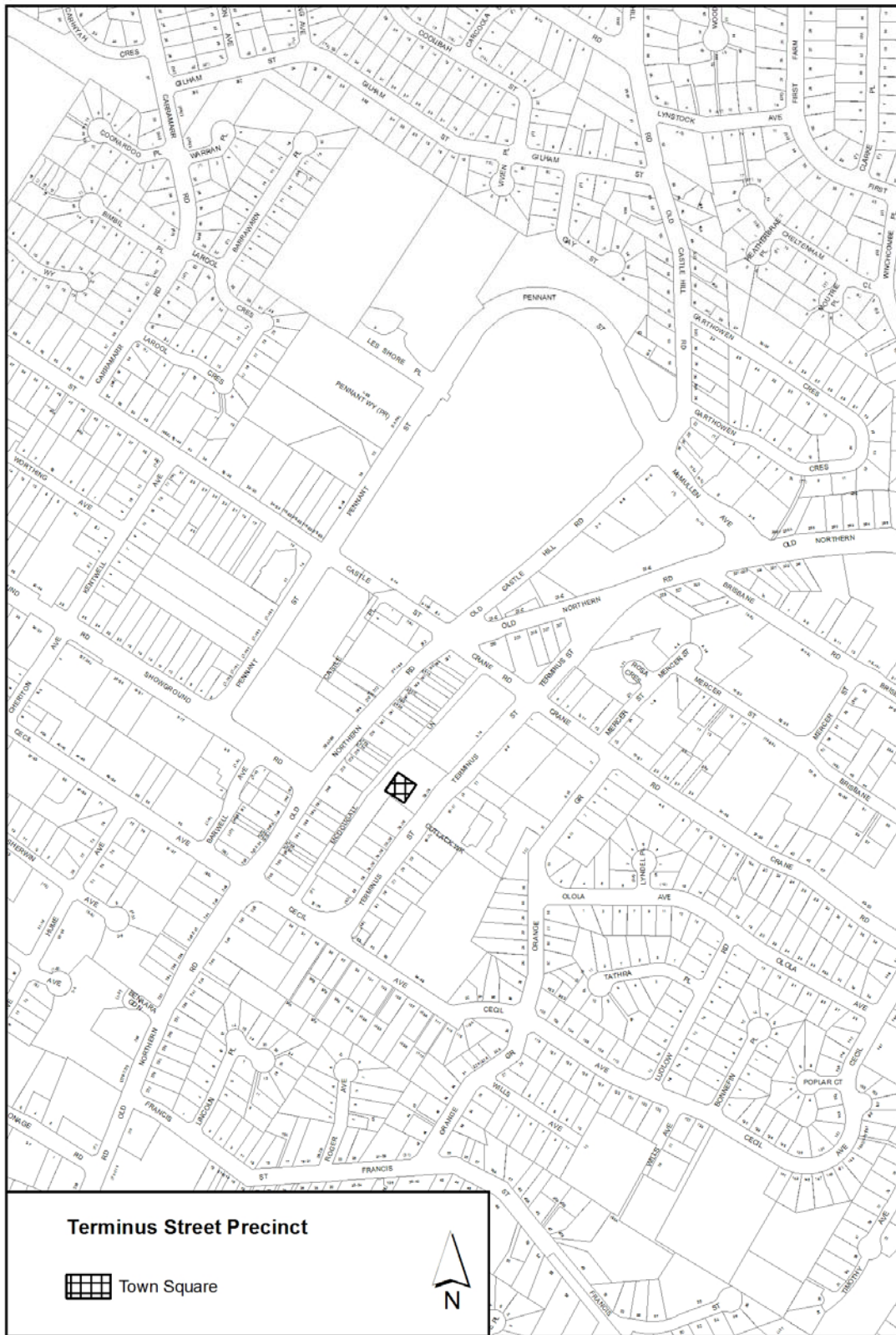
This Contributions Plan applies to the Castle Hill Centre. The Centre is reasonably well-defined by the Castle Hill Ring Road and surrounding non-residential uses. It is also relatively contained, being approximately 500 metres in width and 1,000 metres in length. The provision of quality civic space will significantly improve following the introduction of the Town Square.

Accordingly, for the purposes of this Contributions Plan, the Castle Hill Centre is considered to be a single integrated area in which new development will enjoy equal levels of service. The provision of a facility in one particular part of the Castle Hill Centre would satisfy the needs of development throughout the entire Centre.

Apportionment

The increase in the amount of total floorspace in the Centre in comparison to existing floorspace has been used to determine contributions payable. The beneficiaries of civic improvements at the Terminus Street Precinct would be drawn equally from users of the existing centre floorspace and of the anticipated additional floorspace. As presented in Table 3.3, the proportion of additional retail and commercial floorspace in the Castle Hill Centre in the forecast year (2023) equates to 40% as a proportion of total future floorspace. Therefore, 40% of the total cost of the Terminus Street Precinct civic improvements will be levied by this Contributions Plan.

Figure 4 – Terminus Street Precinct



3.14 Calculation of contributions: Terminus Street Precinct

Summary of costs

The costs attributable to the Terminus Street Precinct are presented in the works schedule (see Appendix A). In summary, the total cost of the Terminus Street Precinct apportioned to this Contributions Plan is as follows:

TERMINUS STREET PRECINCT:	AMOUNT (\$)
Capital	\$1,248,000
Land	\$0
SUB TOTAL	\$1,248,000

Calculation of contribution rate

For the Terminus Street Precinct, the formula to determine the contribution rate for retail and commercial floorspace is as follows:

Calculation of Capital contribution rate for Commercial and Retail floorspace:

Capital Contribution Rate for Retail and Commercial Floorspace (\$4.54)	=	(\$) Total Apportioned Cost (Capital: \$1,248,000)
		<hr/> Total Future Retail and Commercial Floorspace (275,063m ²)

Calculation of Land contribution rate for Commercial and Retail floorspace:

Land Contribution Rate for Retail and Commercial Floorspace (\$0)	=	(\$) Total Apportioned Cost (Land: \$0)
		<hr/> Total Future Retail and Commercial Floorspace (275,063m ²)

The application of the above formula has calculated the contribution rates as follows:

TERMINUS STREET PRECINCT	
Rate per additional m² of Gross Leasable Floor Area	
Development Category	Retail and Commercial
Capital	\$4.54
Land	\$0.00
TOTAL	\$4.54

Identification of Other Funding Sources

Council will be responsible for obtaining funds from other sources to make up the balance required to finance the proposed civic improvements not attributable to future development.

ADMINISTRATION OF CONTRIBUTIONS PLAN

3.15 Demand for public facilities: Administration of Contributions Plan

The preparation, on-going review, and implementation of this Contributions Plan requires significant Council resources. This includes allocation of time from Forward Planning and Services Delivery staff. Once the plan is in place, further staff time will be required to manage the contributions system which includes calculation and recording of contribution payments as well as monitoring of development, 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.

The administrative costs to be levied under this Contributions Plan are set out in the works schedule (see Appendix A). Table 3.7 sets out the administrative requirements for the preparation, administration, and future review of this Contributions Plan.

Table 3.7: Administrative requirements for this Contributions Plan

Plan Components	Period of Employment	Staff allocated to Contributions Plan No.9
Plan Preparation		
Project Manager	October 2007 - September 2008	20%
Section 94 Administration Officer	October 2007 - September 2008	5%
Manager Technical Services	October 2007 - September 2008	20%
Manager Traffic & Parking	October 2007 - September 2008	10%
Corporate Strategist	October 2007 - September 2008	5%
Plan Administration		
Manager Forward Planning	September 2008 - September 2023	5%
Section 94 Co-ordinator	September 2008 - September 2023	10%
Senior Forward Planner	September 2008 - September 2023	10%
Section 94 Administration Officer	September 2008 - September 2023	9%
Manager Technical Services	September 2008 - September 2023	10%
Corporate Strategist	September 2008 - September 2023	10%

3.16 Relationship between anticipated development and demand for public facilities: Administration of Contributions Plan

Apportionment

100% of the total administrative costs will be levied by this Contributions Plan.

3.17 Calculation of contributions: Administration of Contributions Plan

The costs attributable to the administration of this Contributions Plan are presented in the works schedule (see Appendix A). In summary, the total cost of administration apportioned to this Contributions Plan is as follows:

ADMINISTRATION OF CONTRIBUTIONS PLAN:	AMOUNT (\$)
Administration	\$1,544,515
SUB TOTAL	\$1,544,515

Calculation of contribution rate

For administrative costs, the formula to determine the contribution rate for retail and commercial floorspace is as follows:

Calculation of contribution rate for Commercial and Retail floorspace:

Contribution Rate for Retail and Commercial Floorspace (\$5.62)	=	(\$) Total Apportioned Cost (\$1,544,515)
		Total Future Retail and Commercial Floorspace (275,063m ²)

The application of the above formula has calculated the contribution rates as follows:

ADMINISTRATION OF CONTRIBUTIONS PLAN	
Rate per additional m² of Gross Leasable Floor Area	
Development Category	Retail and Commercial
Administration	\$5.62
TOTAL	\$5.62

Identification of Other Funding Sources

Council will not be required to provide funds for the administration of this Contributions Plan outside that provided by this Contributions Plan due to the 100% apportionment of the cost levied under CP9.

PART D – References

- Castle Hill Town Centre Study Phase 1, prepared by Colston Budd Hunt & Twiney P\L, 1992.
- Castle Hill Town Centre Study Phase 2, prepared by Rust PPK, 1994.
- ‘Castle Hill Mainstreet Planning Study: Masterplan Report’. Prepared by Environmental Partnership Pty Ltd, January 1999.
- The Roads and Traffic Authority’s ‘Guide to Traffic Generating Developments, Version 2.2’ (October 2002).
- Traffic Report for the Castle Towers Stage 3 Development Application, July 2007. Prepared by Masson Wilson Twiney.
- Statement of Environmental Effects for the Castle Towers Stage 3 Development Application, prepared by Mike George Planning and Gale Planning, August 2007.
- Floorspace projections for Terminus Street Precinct site, prepared by Olsson and Associates, November 2007.
- Castle Hill CBD Masterplan (market appraisal and feasibility analysis of the preferred Terminus Street Masterplan option), prepared by Hill PDA Property Consulting, November 2007.
- Castle Hill Mainstreet Concept Design Report, June 2008. Prepared by Environmental Partnership.
- North West Subregional Strategy, December 2007. Prepared by the Department of Planning.
- ‘Retail Impact Assessment for the Castle Towers Stage 3 Development Application’, prepared by Urbec Consultants, April 2008.
- ‘Analysis of Floorspace Demand, 2005-21’, prepared by Leyshon Consulting, December 2005.
- Development Contributions Practice Notes, prepared by the Department of Planning, July 2005.

APPENDIX A – Works Schedule

CASTLE HILL RING ROAD

Description	Capital					Land Acquisition				
	Total cost of works program (un-apportioned)	Apportionment of cost to CP9	Total cost apportioned to CP9	Past cost apportioned to CP9	Future cost apportioned to CP9	Total cost of works program (un-apportioned)	Apportionment of cost to CP9	Total cost apportioned to CP9	Past cost apportioned to CP9	Future cost apportioned to CP9
Western Ring Road										
Western Ring Road	\$1,934,608	52%	\$966,848	\$966,848	\$0	\$824,029	52%	\$411,820	\$411,820	\$0
Western Ring Road: Recoupmnt of cost	\$1,005,996	100%	\$1,005,996	\$1,005,996	\$0	\$428,495	100%	\$428,495	\$428,495	\$0
Upgrade McMullen Avenue/Old Castle Hill Rd intersection to accommodate additional turning lane McMullen Ave in respect to Castle Towers Stage 3 development application.	\$1,000,000	52%	\$520,000	\$0	\$520,000	\$300,000	52%	\$156,000	\$0	\$156,000
Upgrade Showground Rd/Pennant St intersection to accommodate merge of Showground Rd into Pennant St in respect to Castle Towers Stage 3 development application.	\$3,000,000	52%	\$1,560,000	\$0	\$1,560,000	\$1,500,000	52%	\$780,000	\$0	\$780,000
Upgrade McMullen Ave/Old Northern Rd intersection to link with realignment of Brisbane Rd.	\$2,000,000	52%	\$1,040,000	\$0	\$1,040,000	\$1,000,000	52%	\$520,000	\$0	\$520,000
SUB TOTAL	\$8,940,604		\$5,092,844	\$1,972,844	\$3,120,000	\$4,052,524		\$2,296,315	\$840,315	\$1,456,000
Eastern Ring Road										
Eastern Ring Road	\$8,292,219	52%	\$4,277,490	\$4,277,490	\$0	\$2,697,186	52%	\$1,391,327	\$1,391,327	\$0
Eastern Ring Road: Recoupmnt of cost	\$4,311,954	100%	\$4,311,954	\$4,311,954	\$0	\$1,402,537	100%	\$1,402,537	\$1,402,537	\$0
Eastern Ring Road: Future works	\$7,378,757	52%	\$3,836,954	\$0	\$3,836,954	\$231,240	52%	\$120,245	\$0	\$120,245
SUB TOTAL	\$19,982,930		\$12,426,398	\$8,589,444	\$3,836,954	\$4,330,963		\$2,914,108	\$2,793,864	\$120,245
TOTAL	\$28,923,534		\$17,519,241	\$10,562,288	\$6,956,954	\$8,383,487		\$5,210,424	\$3,634,179	\$1,576,245

CASTLE HILL MAINSTREET PROJECT

Description	Capital					Land Acquisition				
	Total cost of works program (un-apportioned)	Apportionment of cost to CP9	Total cost apportioned to CP9	Past cost apportioned to CP9	Future cost apportioned to CP9	Total cost of works program (un-apportioned)	Apportionment of cost to CP9	Total cost apportioned to CP9	Past cost apportioned to CP9	Future cost apportioned to CP9
Mainstreet works	\$683,791	50%	\$321,058	\$321,058	\$0	\$0	50%	\$0	\$0	\$0
Mainstreet works: Recoupmnt of cost	\$341,896	100%	\$341,896	\$341,896	\$0	\$0	100%	\$0	\$0	\$0
Mainstreet works future	\$15,676,427	100%	\$15,676,427	\$0	\$15,676,427	\$0	100%	\$0	\$0	\$0
TOTAL	\$16,702,114		\$16,339,380	\$662,953	\$15,676,427	\$0		\$0	\$0	\$0

TERMINUS STREET PRECINCT

Description	Capital					Land Acquisition				
	Total cost of works program (un-apportioned)	Apportionment of cost to CP9	Total cost apportioned to CP9	Past cost apportioned to CP9	Future cost apportioned to CP9	Total cost of works program (un-apportioned)	Apportionment of cost to CP9	Total cost apportioned to CP9	Past cost apportioned to CP9	Future cost apportioned to CP9
Town Square	\$3,120,000	40%	\$1,248,000	\$0	\$1,248,000	\$0	40%	\$0	\$0	\$0
TOTAL	\$3,120,000		\$1,248,000	\$0	\$1,248,000	\$0		\$0	\$0	\$0

ADMINISTRATION OF CONTRIBUTIONS PLAN

Description	Total Cost	Priority
Plan Preparation		
Project Manager	\$17,600	Complete
Section 94 Administration Officer	\$2,228	Complete
Manager Technical Services	\$24,574	Complete
Manager Traffic & Parking	\$11,244	Complete
Corporate Strategist	\$6,739	Complete
Sub Total	\$62,385	
Plan Administration		
Manager Forward Planning	\$842,152	Ongoing
Section 94 Co-ordinator	\$98,358	Ongoing
Senior Forward Planner	\$94,980	Ongoing
Section 94 Administration Officer	\$60,167	Ongoing
Manager Technical Services	\$184,304	Ongoing
Corporate Strategist	\$202,170	Ongoing
Sub Total	\$1,482,130	
TOTAL	\$1,544,515	

APPENDIX B – Priority of Works

CASTLE HILL RING ROAD

Description	Priority
Western Ring Road	
Western Ring Road	Completed
Western Ring Road: Recoupment of cost	Completed
Upgrade McMullen Avenue/Old Castle Hill Rd intersection to accommodate additional turning lane McMullen Ave in respect to Castle Towers Stage 3 development application.	1
Upgrade Showground Rd/Pennant St intersection to accommodate merge of Showground Rd into Pennant St in respect to Castle Towers Stage 3 development application.	1
Upgrade McMullen Ave/Old Northern Rd intersection to link with realignment of Brisbane Rd.	1
Eastern Ring Road	
Eastern Ring Road	Completed
Eastern Ring Road: Recoupment of cost	Completed
Eastern Ring Road: Future works	1

CASTLE HILL MAINSTREET PROJECT

Description	Priority
Mainstreet works	Completed
Mainstreet works: Recoupment of cost	Completed
Mainstreet works future	1

TERMINUS STREET PRECINCT

Description	Priority
Town Square	2

LEGEND		
Works Priority	Indicator Number	Floorspace Threshold * (square metres)
Short term priority	1	164,384 to 255,508
Long term priority	2	255,508 to 275,063

* Combined amount of Retail and Commercial floorspace

APPENDIX C – Definitions

Definitions Relevant to this Plan

Unless otherwise provided, definitions for terms used in this Contributions Plan will be those definitions used in the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2000 and Baulkham Hills Local Environmental Plan 2005.

Capital Cost	Includes all costs and expenses incurred in the delivery of the public facilities identified including but not limited to design, consultant and professional fees, project management fees, insurance premiums and construction. It does not include any recurrent costs that may be incurred in the operation and maintenance of the facility once it has been built.
Castle Hill Centre	Means the area shown on Figure No. 1 - Land to Which Plan Applies
Centre	Means the Castle Hill Centre
Developer contributions	Means a monetary contribution, the dedication of land free of cost or the provision of a material public benefit
EP&A Act	Means the Environmental Planning and Assessment Act 1979, as amended
EP&A Regulation	Means the Environmental Planning and Assessment Regulation 2000, as amended
GFA	Gross Floor Area
Gross Leasable Floor Area (GLFA)	The sum of the area of each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors, public arcades, plant rooms, landscaping and car parking areas but including stock storage areas.
Land Acquisition cost	Includes all costs and expenses incurred in the purchase of land or floor space including but not limited to any purchase price, valuation, legal and survey fees.
LEP 2005	Means Baulkham Hills Local Environmental Plan 2005, as amended
RTA	Means the Roads and Traffic Authority of NSW
RTA Guidelines	The Roads and Traffic Authority' Guidelines for Traffic Generating Developments
Total Future Floorspace	Means the forecasted floorspace of the Castle Hill Centre
Works in kind	Means the construction or provision of the whole or part of a public facility that is identified in the works schedule to the Contributions Plan