

# Media Release

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## Developer contributions for Box Hill Precinct

The Independent Pricing and Regulatory Tribunal (IPART) has released a Draft Report on the developer contributions that The Hills Shire Council can charge for the residential and non-residential development within the Box Hill Precinct.

Tribunal Chair Carmel Donnelly said developer contributions fund services and amenities for the developing area, such as open space, stormwater, transport, and land.

"Our analysis of revised Contributions Plan No. 15 – Box Hill Precinct (2025) has found that the required community liaison has been undertaken and that the infrastructure in the plan is essential and reasonable," Ms Donnelly said.

"The total area covers around 691 hectares and the plan will provide infrastructure to 16,030 dwellings for an additional population of almost 49,000 residents.

"Our draft decision is that the revised contributions plan meets the legislative requirements."

For Box Hill Precinct, The Hills Shire Council proposes a residential contribution rate of \$77,360 for an average dwelling in the Killarney Chain of Ponds sub-precinct and \$64,684 in the Second Ponds Creek sub-precinct. The proposed contribution rates have increased around 14% since the plan was previously reviewed and are around the average of the contribution rates in plans that the Tribunal has recently assessed.

The plan commenced in 2014 and is expected to be completed by 2037. The Hills Shire Council has revised the total cost of the plan to be about \$1.14 billion over this time to provide infrastructure to service the Box Hill Precinct.

"We are undertaking consultation to assist us in completing our review of the plan, and invite stakeholders to submit feedback," Ms Donnelly said.

Submissions are due by 18 June 2025. The Draft Report is available on IPART's website [ipart.nsw.gov.au](http://ipart.nsw.gov.au).

Media Contact: Mark O'Brien, 0427 105 865, [media@ipart.nsw.gov.au](mailto:media@ipart.nsw.gov.au)