

Application for assessment of contributions plan No.12 - BRRA

Council Name	The Hills Shire Council
Contributions Plan	Contributions Plan No.12 – Balmoral Road Release Area
Name of key council contact	Fletcher Rayner
Address of key council contact	129 Showground Road, Castle Hill NSW 2154
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Email of key council contact	fletcher.rayner@thehills.nsw.gov.au

A separate application must be submitted for each Contributions Plan.

When you have completed your application, you should mark it to the attention of the Michael Seery within the Local Government team, and submit it to IPART in person, via email or via post.

In person	Via email	Via post
Attention: Michael Seery, Local Government Independent Pricing and Regulatory Tribunal Level 8 1 Market Street Sydney NSW 2000	Attention: Michael Seery Local Government Independent Pricing and Regulatory Tribunal localgovernment@ipart.nsw.gov.au	Attention: Michael Seery Local Government Independent Pricing and Regulatory Tribunal PO Box Q290 QVB Post Office Sydney NSW 1230

List of documents attached to this application

(add additional pages where necessary)

Document name	Reference
Section 94 Contributions Plan No.12 – Balmoral Road Release Area	56 Pages
Traffic Impact Report Vol 1/ 2(June 2006)	82 Pages
Traffic Impact Report Vol 2/2 (June 2006)	162 Pages
Recreation Needs Analysis and Public Open Space Provision for BRRA (Oct 2003)	82 Pages
Addendum to the Recreation Needs Analysis and Public Open Space Provision for BRRA (Dec 2006)	9 Pages
Rouse Hill Library and Community Centre Report (July 2004)	55 Pages
Addendum to the Rouse Hill Library and Community Centre Report 2004 (Aug 2006)	5 Pages
Human Services Local Environmental Study for BRRA (Nov 2002)	119 Pages
Report to Ordinary Meeting of Council 19 September 2006 – Draft Contributions Plan No.12 – Balmoral Road Release Area	171 Pages
Section 94 Review of Land Value Estimates	30 Pages

List of Essential Infrastructure included in the plan

(add additional pages where necessary)

Essential Infrastructure	Description	Value
CAPITAL EXPENDITURE		
Roundabouts		
BRR01	New Road from Windsor Road to road adjacent to golf course/Local Park 1	\$139,306.30
BRR02	Fairway Drive east and New Road (south of Memorial Ave)	\$139,306.30
BRR03	New Road (Fairway Drive to Memorial Ave) and New Road (to Windsor Road)	\$139,306.30
BRR04	New Road (Arnold Ave to Windsor Road) and New Road (north of Memorial Ave)	\$139,306.30
BRR05	Arnold Ave and New Road (Arnold Ave to Windsor Road)	\$139,306.30
BRR06	Arnold Ave and New Road east of Park 2	\$139,306.30
BRR07	Arnold Ave and New Road west of Park 2	\$139,306.30
BRR08	Arnold Ave and New Road to Employment Area	\$139,306.30
BRR09	Deleted	\$0.00
BRR10	New Road (Burns Rd to Balmoral Rd) and New Road	\$139,306.30
BRR11	Balmoral Road and New Road (Burns Rd to Fairway Dr)	\$139,306.30
BRR12	Edgewater Drive and New Road (Burns Rd to Fairway Dr)	\$139,306.30
BRR13	Fairway Drive and New Road (Burns Rd to Fairway Dr)	\$139,306.30
BRR14	Fairway Drive and New Road (Fairway Dr to Memorial Dr)	\$139,306.30
BRR15	New Road (Fairway Dr to Memorial Dr) and Balmoral Rd extension	\$139,306.30
BRR16	Balmoral Road and New Road (Balmoral Rd to Burns Rd)	\$139,306.30
BRR17	Solent Circuit and Fairway Dr extension	\$341,722.97
Bus Shelters		
BRBS01 - BRBS33	33 Bus Shelters	\$918,512.26

Bridges		
BRBRIDGE1	Crossing of drainage land at Arnold Ave to Windsor Road	\$6,546,940.85
Signals		
BRT1	Burns Road and Arnold Ave	\$2,296,257.69
BRT2	Memorial Ave and Arnold Ave	\$2,296,257.69
BRT3	Wrights Road & Windsor Road	\$1,837,006.15
BRT4	Norwest Boulevard & Solent Circuit	\$2,733,783.79
Cycleways		
BRCW1	Cycleways in Trunk Drainage	\$1,368,186.87
BRCW2	Cycleways in Trunk Drainage	\$174,132.87
BRCW2	Cycleway Additional 1 metre Construction	\$30,616.77
BRCW3	Cycleways in Trunk Drainage	\$1,554,757.81
BRCW4	Cycleway Additional 1 metre Construction	\$275,550.92
BRCW5	Cycleway Additional 1 metre Construction	\$244,934.15
BRCW6	Cycleway Additional 1 metre Construction	\$61,233.54
BRCW7	Cycleway Full 2.5 metre Construction	\$96,442.82
BRCW7	Cycleway Additional 1 metre Construction	\$122,467.08
BRCW8	Cycleway Additional 1 metre Construction	\$99,504.50
BRCW9	Cycleway Additional 1 metre Construction	\$41,332.64
BRCW10	Cycleway Additional 1 metre Construction	\$163,799.72
BRCW11	Cycleway Full 2.5 metre Construction	\$57,865.69
BRCW12	Cycleway Additional 1 metre Construction	\$229,625.77
BRCW13	Cycleways in Trunk Drainage	\$94,529.27

BRCW13	Cydneyway Additional 1 metre Construction	\$38,270.96
BRCWB1	Cydneyway Bridges in Trunk Drainage	\$229,625.77
BRCWB2	Cydneyway Bridges in Trunk Drainage	\$229,625.77
BRCC1	Cydneyway crossing	\$30,616.77
District Parks		
BRP1	Fairway Drive	\$11,327,270.79
BRP2	Arnold Avenue	\$6,724,223.25
BRP3	Bums Road	\$3,148,475.46
BRP4	Kellyville Park Extension	\$3,564,163.93
Local Open Space		
BRLP1	Local open space Park 1 - Castle Hill Country Club	\$719,608.89
BRLP2	Local open space Park 2 - Fairway Drive	\$399,816.73
BRLP3	Local open space Park 3 - Balmoral Road	\$399,816.73
BRLP4	Local open space Park 4 - Arnold Ave East	\$527,182.49
BRLP5	Local open space Park 5 - Bums Road North	\$398,726.78
BRLP6	Local open space Park 6 - Arnold Ave West	\$330,925.94
Greenway Links		
BRGL1	Greenway link - GL1 Windsor Road to Arnold Ave	\$236,503.83
BRGL2	Greenway link - GL2 Arnold Ave to Bums Road	\$478,318.13
BRGL3	Greenway link - GL3 Bums Road to Park 3	\$389,250.89
BRGL4	Greenway link - GL4 Park 3 to Balmoral Road	\$353,811.98
BRGL5	Greenway link - GL5 Park 3 to Transit Centre	\$596,511.11
BRGL6	Greenway link - GL6 East of Park 3	\$244,627.99

BRGL7	Greenway link - GL7 greenway Link6 to Memorial Ave	\$352,549.04
BRX1	Pedestrian bridge crossing of Burns Road	\$1,837,006.15
BRX2	Pedestrian bridge crossing of Windsor Road	\$1,837,006.15
Other Open Space		
BRL1	Local Link 1 - Burns Road South	\$450,646.91
Water Quality Measures		
BASIN31	Water quality measures including constructed wetlands and inlet & outlet treatments	\$775,930.42
BASIN32	Water quality measures including constructed wetlands and inlet & outlet treatments	\$381,265.02
BASIN33	Water quality measures including constructed wetlands and inlet & outlet treatments	\$297,310.83
BASIN35	Water quality measures including constructed wetlands and inlet & outlet treatments	\$432,041.16
BASIN99	Water quality measures including constructed wetlands and inlet & outlet treatments	\$312,083.54
Administration		\$1,899,569.44
LAND ACQUISITION		
District Parks		
BRP1	Fairway Drive	\$31,750,525.28
BRP2	Arnold Avenue	\$17,700,981.68
BRP3	Burns Road	\$12,214,981.90
BRP4	Kellyville Park Extension	\$4,190,200.33
Local Open Space		
BRLP1	Local open space Park 1 - Castle Hill Country Club	\$3,495,903.60
BRLP2	Local open space Park 2 - Fairway Drive	\$2,031,856.66
BRLP3	Local open space Park 3 - Balmoral Road	\$1,072,220.63

BRLP4	Local open space Park 4 -Arnold Ave East	\$2,719,720.84
BRLP5	Local open space Park 5 -Burns Road North	\$942,960.38
BRLP6	Local open space Park 6 - Arnold Ave West	\$1,006,337.41
Greenway Links		
BRGL1	Greenway link - GL1 Windsor Road to Arnold Ave	\$2,283,525.41
BRGL2	Greenway link - GL2 Arnold Ave to Burns Road	\$1,432,184.54
BRGL3	Greenway link - GL3 Burns Road to Park 3	\$224,813.57
BRGL4	Greenway link - GL4 Park 3 to Balmoral Road	\$0.00
BRGL5	Greenway link - GL5 Park 3 to Transit Centre	\$2,580,791.13
BRGL6	Greenway link - GL6 East of Park 3	\$914,401.68
BRGL7	Greenway link - GL7 greenway Link6 to Memorial Ave	\$742,663.32
Other Open Space		
BRLL1	Local Link 1 - Burns Road South	\$720,272.67
Community Facilities		
BRCF4	Expansion of Rouse Hill Regional Centre library	\$2,127,112.97
TOTAL		\$150,769,293.18

Details of the Contributions Plan

What is the name of the Contributions Plan?	Contributions Plan No.12 – Balmoral Road Release Area
What land does the plan apply to?	Balmoral Road Release Area – BHLEP 2005 Amendment No.5 Area
What is the period over which the plan is valid?	From 26 September 2006
How long has the relevant contributions plan been in place?	From 26 September 2006
When did council last review this plan?	An amendment of the CP has not occurred since commencement due to uncertainty related to ongoing Government reform. Monitoring and review of the plan is ongoing and will form the basis for the next amendment.
How much development has yet to occur under this plan?	78%
What is the relationship with local environmental plans (LEP) and development control plans (DCP)?	BHLEP 2005 – Amendment No.5 BHDCP Part E Section 17 – Balmoral Road Release Area
Is there any programmed review of these instruments which may affect the underlying assumptions within the plan?	No

Checklist

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
1. Is a copy of the Contributions Plan attached?	✓	
2. Does the plan incorporate a map or plan showing the geographical area(s) covered by the plan	✓	Pages 43 – 45 (Map Nos.2-4) show the areas covered by the plan.
3. Does the plan include a statement about the strategic importance of the development area	✓	See Section 2 purpose of the plan.
4. Does the plan include a statement regarding land acquisition? Including size, cost, quality and open space strategy.	✓	Appendices A and C - Works Schedules for Open Space and Community Facilities provide a summary of the area, cost and description of the facility to be provided. The open space strategy is addressed in Section 5 from page 15 –18.
5. Is a complete list of infrastructure included in the plan?	✓	See Appendices A - D
6. Does the plan include a statement regarding design and construction standards to be used in the development and their justification?	✓	Only to the extent that the facility is described.
7. Does the plan include full costs of each item of infrastructure, including timings of expenditure?	✓	Proposed costs are based on preliminary estimates only.
8. Does the plan include a statement about how costs have been derived and when these costs estimates were prepared (e.g. Quantity Surveyor, standard costs)?	✓	Cost estimates were prepared by Council quantity surveyors using recent contract values for similar projects.
9. Does the plan explain how the land has been valued, when it was last revalued and how the land is being indexed?	✓	The plan does not describe how the land has been valued. A separate valuation report was prepared by a Council appointed valuer as attached. The plan does provide a description of how the land is indexed.

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
10.Has the council obtained and accounted for grant funding?	✓	Grant funding has not been obtained for any works items.
11.What is the balance of current plan funds?	✓	-\$50,380,000 as at 30/09/2010
12.How is council funding its share due to apportionment?	✓	Detailed apportionment statements are provided for each facility type. Costs to Council arising from apportionment are funded from general reserve as required.
13.Does the submission demonstrate that council has shown consistent and appropriate expenditure patterns?	✓	Expenditure to date relates to land acquisition arising from land owner initiated claims under the Land Acquisition (Just Terms Compensation) Act
14.Does the submission identify any existing commitments (e.g. contracts) for expenditure?	<input type="checkbox"/>	NA
15.Does the plan identify and substantiate any recoupment included in the plan?	<input type="checkbox"/>	NA
16.Does the plan provide details of accounting processes for s94 funds— e.g. does council 'pool' funds from other s94 accounts or use internal borrowings to deliver infrastructure projects)?	✓	Section 3.10 details that monetary contributions paid for different purposes may be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.
17.What is the program for infrastructure delivery?	✓	The timing of works is detailed in Appendix F – Summary of works program by facility category.
18.Does the Plan use an NPV methodology?	✓	Section 3.11 describes the contributions formula. Note that an updated methodology is applied for CP13 – North Kellyville Precinct and would be applied for CP12 upon next review.
19.Does the plan provide details of NPV calculations used for costs and contributions receipts?	✓	Section 3.11 describes the contributions formula. Appendix F provides a summary of the indexed cash flows and index assumptions used.
20.How will the council deal with cost fluctuations and indexing?	✓	Section 3.11.2 – Contributions Formula describes how indexes are applied.

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
21.Does the plan include details of demand calculations for proposed infrastructure?	✓	Demand calculations are provided within the supporting studies. The plan provides a plain English description the facilities required to meet future demand for each facility type.
22.Is the demand and nexus based on studies and recognised information such as infrastructure studies, census data, flood modelling?	✓	Refer to Section 14 – References for summary of relevant studies.
23.How has existing infrastructure and surplus capacity been taken into account?	✓	Each separate study considered and made recommendations based on existing facilities and future demand.
24.Does the plan include details of apportionment calculations	✓	Apportionment calculations are provided for each facility type.
25.Does the plan or the supporting information include details of community liaison undertaken?	✓	Details of community consultation are detailed within the report to the Ordinary meeting of Council dated 19 September 2006.