

Contributions Plan No. 15

Box Hill Precinct

THE
HILLS
Sydney's Garden Shire

www.thehills.nsw.gov.au



The Hills Shire Council
3 Columbia Court, Baulkham Hills 2153
PO Box 7064, Baulkham Hills BC 2153
Phone (02) 9843 0555

August 2014

CONTENTS

1	PART A: SUMMARY SCHEDULES.....	4
2	PART B: ADMINISTRATION AND OPERATION OF THE PLAN	6
	INTRODUCTION	6
2.1	SECTION 94 PRINCIPLES.....	6
2.2	WHAT IS THE NAME OF THIS PLAN	6
2.3	AREA TO WHICH THIS PLAN APPLIES	6
2.4	WHAT IS THE PURPOSE OF THIS DEVELOPMENT CONTRIBUTIONS PLAN?.....	8
2.5	APPLICATION OF THE PLAN	8
2.6	COMMENCEMENT OF THIS PLAN	8
2.7	RELATIONSHIP WITH OTHER PLANS AND POLICIES	8
	DEVELOPER CONTRIBUTIONS	9
2.8	POLICIES AND PROCEDURES ON THE LEVYING AND PAYMENT OF CONTRIBUTIONS	9
2.9	METHOD OF PAYMENT	9
2.10	PLANNING AGREEMENTS.....	10
2.11	WHEN MUST CONTRIBUTIONS BE PAID?	10
2.12	DEFERRED OR PERIODIC PAYMENT	10
2.13	CONSTRUCTION CERTIFICATES AND THE OBLIGATIONS OF ACCREDITED CERTIFIERS	11
2.14	COMPLYING DEVELOPMENT AND THE OBLIGATIONS OF ACCREDITED CERTIFIERS	11
2.15	CREDIT AND OFFSETS FOR WORKS IN KIND	11
2.16	CREDIT FOR EXISTING DEVELOPMENT	12
2.17	SAVINGS AND TRANSITIONAL ARRANGEMENTS.....	12
2.18	POOLING OF CONTRIBUTIONS	12
2.19	EXEMPTIONS	12
2.20	CALCULATION OF CONTRIBUTIONS	12
2.21	REVIEW AND MONITORING OF PLAN	14
2.22	CONTRIBUTIONS REGISTER	15
2.23	WHEN DID THIS PLAN COME INTO FORCE?	15
3	PART C: STRATEGY PLANS.....	16
3.1	RESIDENTIAL DEVELOPMENT NEXUS.....	16
3.2	COMMERCIAL CENTRES - DEVELOPMENT NEXUS	23
3.3	RATIONALE FOR NEW FACILITIES AND SERVICES	26
3.4	OPEN SPACE FACILITIES	27
3.5	TRANSPORT FACILITIES.....	30
3.6	WATER CYCLE MANAGEMENT	35
3.7	PLAN ADMINISTRATION	38
3.8	WORK SCHEDULES.....	38
4	PART D: SUPPORTING MATERIAL.....	65

TABLES

TABLE 1: FIVE SIMILAR DEVELOPMENT AREAS: NUMBER OF DWELLINGS BY TYPE: 2006	16
TABLE 2: BOX HILL PRECINCT - ESTIMATED DWELLINGS AND MIX AT FULL DEVELOPMENT	17
TABLE 3: FIVE SIMILAR DEVELOPMENT AREAS: AVERAGE OCCUPANCY RATES, 2006	18
TABLE 4: ESTIMATED POPULATION BASED ON DWELLING MIX AND OCCUPANCY	18
TABLE 5: FIVE SIMILAR DEVELOPMENT AREAS: AGE & SEX STRUCTURE: NUMBERS OF PERSONS, 2006	19
TABLE 6: AGE STRUCTURE AT FULL DEVELOPMENT: NUMBER OF PERSONS	20
TABLE 7: FIVE SIMILAR DEVELOPMENT AREAS: NUMBER OF FAMILIES BY FAMILY TYPE, 2006	20
TABLE 8: BOX HILL: FAMILY TYPES AT FULL DEVELOPMENT: HOUSEHOLDS	21
TABLE 9: TOTAL NET DEVELOPABLE AREA CALCULATIONS	22
TABLE 10: FORECAST RETAIL FLOOR SPACE DEMAND IN BOX HILL TO 2031	24
TABLE 11: ESTIMATED EMPLOYMENT CALCULATIONS	24
TABLE 12: URBIS RECOMMENDED LEVEL OF PROVISION	27
TABLE 13: BOX HILL OPEN SPACE PROVISION	28
TABLE 14: PERFORMANCE TARGETS AS SPECIFIED BY THE OEH	36
TABLE 15: ADMINISTRATIVE COSTS, BOX HILL SECTION 94 PLAN	38
TABLE 16: WORKS SCHEDULES	40
TABLE 17: SUMMARY OF WORKS PROGRAM BY FACILITY CATEGORY	44
TABLE 18: CONTRIBUTION RATE SCHEDULE	46

FIGURES

FIGURE 1: LAND TO WHICH THIS CONTRIBUTIONS PLAN APPLIES	7
FIGURE 2: AGE CATEGORY BY FIVE SIMILAR DEVELOPMENT AREAS	19
FIGURE 3: FAMILY TYPE BY FIVE SIMILAR DEVELOPMENT AREAS	21
FIGURE 4: BOX HILL DEVELOPMENT PERIOD	22
FIGURE 5: CATCHMENT LOCATIONS PRECINCTS (SHEETS 1)	48
FIGURE 6: LOCATION OF FACILITIES (SHEETS 1 – 14)	50

Amendment No.	Description	Date Amendment Came into Force

1 PART A: SUMMARY SCHEDULES

This Plan is The Hills Section 94 Contributions Plan (CP) No.15 – Box Hill Precinct.

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

The open space, road works and drainage to be provided will contribute towards satisfying the needs of the incoming population and workforce of the Box Hill Precinct. The adjusted net developable area available for development subject to the plan is 690.8 hectares and will provide approximately 9,431 dwellings and approximately 17,765 jobs.

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

Work Schedule: Cost per Category (base cost)

OPEN SPACE	AMOUNT \$
Land	65,877,822
Works	114,836,524
SUB TOTAL	180,714,346

TRANSPORT AND TRAFFIC	AMOUNT \$
Land	8,630,599
Works	108,973,130
SUB TOTAL	117,603,729

WATER MANAGEMENT – KILLARNEY CHAIN OF PONDS	AMOUNT \$
Land	29,727,351
Works	76,931,961
SUB TOTAL	106,659,312

WATER MANAGEMENT – SECOND PONDS CREEK	AMOUNT \$
Land	661,007
Works	951,333
SUB TOTAL	1,612,340

ADMINISTRATION	AMOUNT \$
SUB TOTAL	4,525,394

TOTAL WORKS:	411,115,121
---------------------	--------------------

Development Timetable

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

Year	% of Net Developable Area
5	1.1%
10	3.7%
15	9.0%
20	20.5%
25	32.5%
30	22.5%
35	7.5%
40	3.3%

Contributions by Category – Per Hectare of Net Developable Area

Facility Type	Residential Development		Non-Residential Development	
	\$: Rate Ha SPC*	\$: Rate Ha KCP*	\$: Rate Ha SPC*	\$: Rate Ha KCP*
Open Space Land	\$171,741.06	\$171,741.06	-	-
Open Space Capital	\$265,547.85	\$265,547.85	-	-
Transport Land	\$17,722.48	\$17,722.48	\$17,722.48	\$17,722.48
Transport Capital	\$213,934.29	\$213,934.29	\$213,934.29	\$213,934.29
Water Management Land (SPC)*	\$17,421.19	-	\$17,421.19	-
Water Management Capital (SPC)	\$22,345.88	-	\$22,345.88	-
Water Management Land (KCP)**	-	\$66,370.66	-	\$66,370.66
Water Management Capital (KCP)	-	\$167,943.53	-	\$167,943.53
Administration	\$6,872.61	\$6,872.61	\$6,872.61	\$6,872.61
TOTAL	\$715,585.36	\$910,132.47	\$278,296.45	\$472,843.56
2014/2015	\$733,474.99	\$932,885.78	\$285,253.86	\$484,664.65
2015/2016	\$751,811.87	\$956,207.92	\$292,385.21	\$496,781.27

* Second Ponds Creek Catchment

** Killarney Chain of Ponds Catchment

2 PART B: ADMINISTRATION AND OPERATION OF THE PLAN

INTRODUCTION

2.1 Section 94 Principles

Under Section 94 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 94 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 94, 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 94 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 94 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.

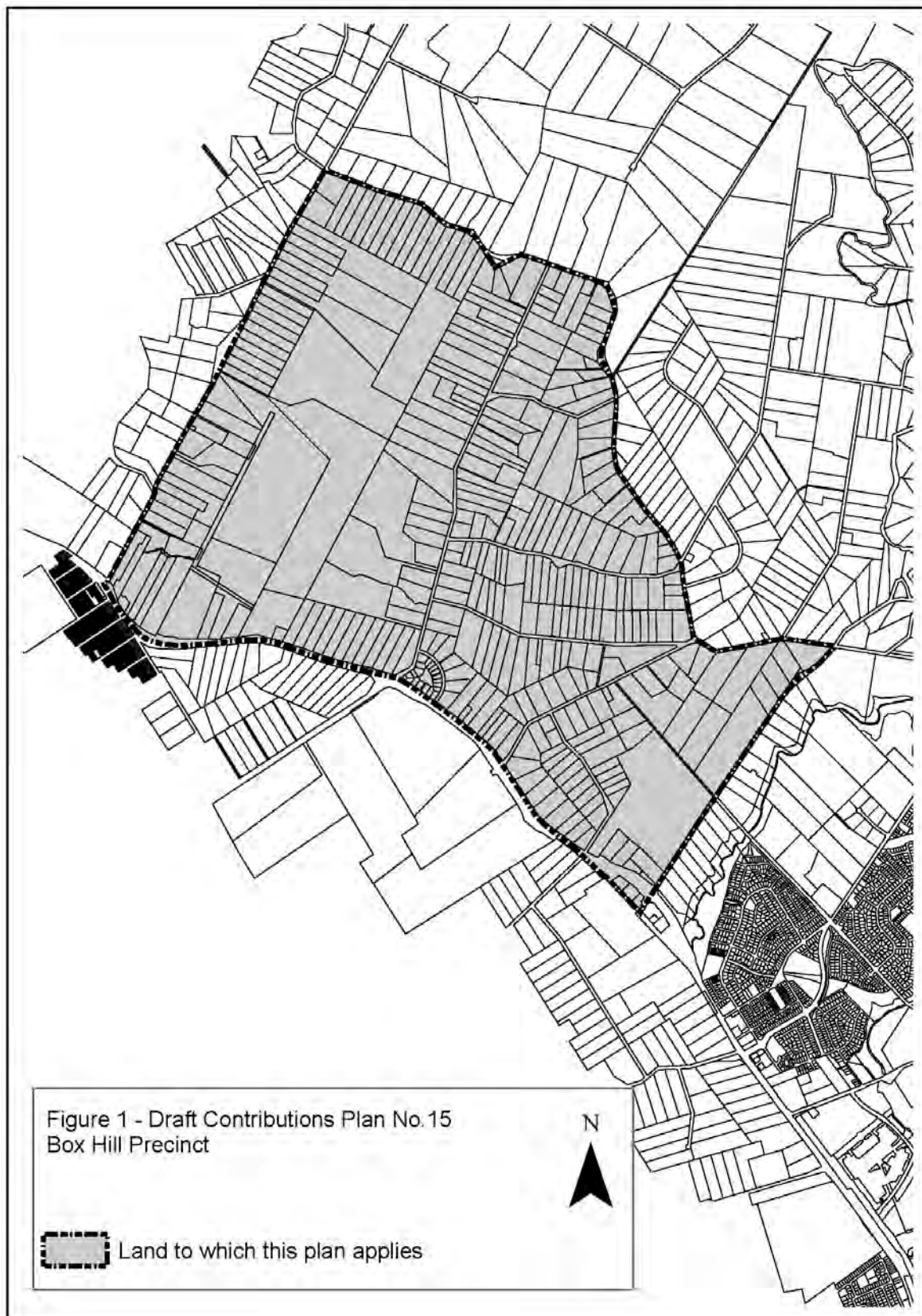
2.2 What is the Name of this Plan

This Contributions Plan is called 'Contributions Plan No.15 – Box Hill Precinct'.

2.3 Area to which this plan applies

This Contributions Plan applies to the Box Hill 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 94 (s94) of the *Environmental Planning and Assessment Act 1979* when granting consent to development on land to which this plan applies;
- (b) provide an administrative framework under which specific public facilities strategies may be implemented and co-ordinated;
- (c) outline the anticipated demand for public facilities and services arising from the development of the Box Hill Precinct;
- (d) ensure that adequate public facilities are provided for as part of any new development in the Box Hill precinct;
- (e) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions in the Box Hill 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 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 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.

2.6 Commencement of this Plan

This development contributions plan has been prepared pursuant to the provisions of s94 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 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 – The Hills Growth Centre Precincts Plan) and any amendment or local environmental plan which it may supersede.

DEVELOPER CONTRIBUTIONS

2.8 Policies and Procedures on the Levying and Payment of Contributions

The following sections describe the policies and procedures involved in levying and payment of developer contributions under this plan including method/timing of payment, planning agreements, deferred/periodic payment, obligations of accredited certifiers with respect to construction certificates/complying development, savings and transitional provisions, credits/offsets for works-in-kind, calculation of contributions rates and review and monitoring process of the plan.

2.9 Method of Payment

Council will accept Section 94 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 schedule as set out in Section C. The cost of the work will be offset against the contribution required for the same facility category only. For example if the works relate to the embellishment of a local park the cost of the works would be offset against the required open space contribution. The amount of the offset will be as agreed by Council and will not exceed the cost allocation for the works included in the Contributions Plan.

In assessing such a request, Council will generally take into account the following:

- whether the proposed work in kind will be to a suitable standard for Council to eventually accept;
- finalisation of, or consistency with, the detailed design of the facilities;
- the submission of plans and cost estimates to Council of the proposed works to be undertaken by the applicant;
- whether the location, siting and design of the proposed works has regard to the Development Control Plans applying to the Box Hill Precinct and this Contributions Plan;
- the timing of completion and future recurrent costs including staffing and maintenance and future management (particularly if a work to a higher standard is proposed);
- Council may consider works to a higher standard than the Contributions Plan allowance, however no reimbursement of additional costs will be provided;

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

Dedication of Land

Council will 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 – Special Property Projects.

2.10 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 Section 94 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.

2.11 When must Contributions be paid?

Section 94 contributions must be paid in full, as follows:

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

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 96 modification of

consent is required if proposed staging of development is not reflected in the original consent.

For development which is staged, Section 94 contributions must be paid at the rate applicable at the time of subdivision or construction certificate, for at least the number of additional lots/dwellings for which subdivision or construction certificate release is sought.

For each stage, the calculation of the number of lots/dwellings for which contributions are payable will count any residue lot as a single lot.

For example:

Stage 1 20 residential lots and one residue lot are created from one original lot. Contributions would be payable for 20 lots (20 + 1 residue less 1 existing credit*).

Stage 2 20 residential lots are created from the residue lot. Contributions would be payable for 19 lots (20 lots less the one existing residue lot).

This method ensures that contributions are paid for the total number of additional lots created from an original lot/s. In the example, 40 lots are created from 1 existing lot and contributions are payable for 39 additional lots.

* Refer Section 2.16.

2.13 Construction certificates and the obligations of accredited certifiers

In accordance with 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 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 94EC of the EP&A Act accredited certifiers must impose a condition requiring monetary contributions in accordance with this Contributions Plan for the following development types:

- Dwelling houses on an allotment where no previous contribution under Section 94 has been made.

The conditions imposed must be consistent with Council's standard Section 94 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 94 condition correctly.

2.15 Credit and Offsets for Works In Kind

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

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

2.16 Credit for existing development

The payment of contributions is applicable to any development in Box Hill which will increase the population or development over and above that which existed on 5 August 2014 and which will create a demand for the provision of such infrastructure.

For the purposes of calculating contributions payable under this plan a credit will be made available for any existing lot with an approved dwelling that existed on or before 5 August 2014. For the purpose of this contributions plan, a credit of 450m² will apply for each existing dwelling.

However, any parcel that was vacant on or prior to 5 August 2014 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 94 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 94 credits will not apply to existing vacant parcels.

2.17 Savings and transitional arrangements

A development application which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

2.18 Pooling of contributions

This plan expressly authorises monetary s94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.19 Exemptions

The only exemptions allowed are those the subject of a direction from the Minister for Planning under Section 94E of the EP&A Act.

2.20 Calculation of Contributions

Net Present Value Method

The contribution formula has been arrived at having regard to the Development Contribution Practice Notes issued by the then Department Infrastructure Planning and Natural Resources (DIPNR) in July 2005. These notes provide Council with two options, either a calculation based on nominal values or a net present value (NPV) methodology.

To ensure that the value of contributions is not eroded over time, the proposed method of contribution calculation is based upon a NPV methodology. This approach is a standard financial accounting tool which discounts future cash flows to account for the fact that funds received or spent today are worth more than future funds.

Contributions Formula

The formula uses a discounted cash flow model, to calculate the contribution rate per person. The model covers a period of 40 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 11 years from December 2002 to December 2013.

Capital Expenditure Index

The capital expenditure indexation assumption is based upon an average of the annual percentage change in the Australia Bureau of Statistics Producer Price Index for New South Wales over the past 15 years from December 1998 to December 2013.

Administrative Costs Index

Administrative costs will be indexed at 2.5% which represents the midpoint of the Reserve Bank of Australia's inflation target of 2-3%, on average over the cycle.

Indexed Expenditure

Total of Indexed land acquisition, capital or administrative costs.

Revenue Projections

Revenue will be indexed at 2.5% which represents the midpoint of the Reserve Bank of Australia's inflation target of 2-3%, on average over the cycle.

Cash Flow

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

Discount Rate

The NSW Treasury Corporation 10-year bond rate (quoted as a percentage) as of March 2014 and sourced from the Reserve Bank of Australia. This is 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.

Formula

The Contribution rate per hectare 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 hectares in year (i)
DC = development contribution (\$ in year 1 of CP)
r = discount rate (%)
t = time in years

From the equation above:

$$PV (Costs) = PV [(No. of hectares) * (Development Contribution)]$$

Therefore:

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

The Contribution rate for residential or non-residential development is determined by the contribution rate per hectare (see Part C, Table 18).

A summary of the program of works by facility category is included in Part C, Table 17 and contains details of population and net developable area assumptions and indexation assumptions over the life of the plan. Contribution rates are set out in Part A – Summary Schedules.

Net Developable Area

The Net Developable Area is defined as the land occupied by development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding public open space indicated on the Precinct Plan.

For the purpose of determining monetary contributions, the following land may be excluded from Net Developable Area:

- flood affected land, below the 1 in 100 year flood level;
- existing urban zoned land within the Growth Centres (unless subject to a change of land use zoning which allows for an intensification of use generating additional demand for regional infrastructure and services);
- land zoned as public recreation;
- land zoned as environmental conservation;
- land identified as public open space;
 - (1) in either one of the three components of the Precinct Planning Package, being the SEPP, DCP or Section 94 Contribution Plan; or
 - (2) which is accepted for dedication as open space by Council or the Growth Centres Commission;
- land set aside for publicly owned community facilities and/or community services provided under Section 94 of the EP&A Act;
- public schools and TAFE colleges;
- publicly owned health facilities;
- ambulance stations, fire stations & police stations;
- roads to be provided under the provision of Section 94 of the EP&A Act;
- major roads in the North West and South West Growth Centres included in the Schedules at Section 2 of the Practice Note;
- existing road to be included as part of the proposed road network;
- bus depots, bus transfer stations;
- rail corridors, rail stations & associated parking facilities;
- transport corridors;
- golf courses, but not associated structures such as club houses and the like. In some instances it may be appropriate to grant a time limited consent to ensure the golf course does not prevent the future urban development of the site; and
- areas for facilities provided by Sydney Water or Integral Energy.

2.21 Review and Monitoring Of Plan

This plan will be subject to regular review by Council in accordance with the provisions of the EP&A Regulation. The purpose of such a review is to ensure that:

- levels of public service and amenity provisions are consistent with likely population trends and community needs;
- contribution levels reflect changes to construction costs and land values;

- the work program can be amended if the rate of development differs from current expectations.

The contribution rates and works program for this plan have been formulated using information available at the time of writing. A number of variables will be monitored to facilitate the review process. Some of these are listed below:

- lot production and dwelling construction
- potential development remaining
- construction costs
- land costs
- projected development rate
- assumed occupancy rates
- anticipated population
- indexation assumptions.

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

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

Any changes to the Contributions Plan, apart from minor typographical corrections, will be placed on public exhibition in accordance with the requirements of the EP&A Act and Regulation.

2.22 Contributions Register

A Contributions Register will also be maintained for this Contributions Plan in accordance with the *EP&A Regulation* and may be inspected on request. This Register will include:

- details of each consent for which a Section 94 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 94 Contributions Plan by the Council for the accounting period;
- (b) Total amounts received by way of monetary contribution under this Plan;
- (c) Total amount spent in accordance with this Plan; and
- (d) Outstanding obligations of the Council to provide works for which contributions have been received.

2.23 When did this plan come into force?

This Plan came into force on 5 August 2014.

3 PART C: STRATEGY PLANS

3.1 Residential Development Nexus

3.1.1 Anticipated development: dwelling structure and population

This section sets out supporting information for the demographic assumptions pertaining to the future resident population of Box Hill. These assumptions have been derived by analysing five similar, but now almost fully developed areas, in The Hills Shire and with slight adjustments taking the averages for:

- dwelling profile or mix;
- occupancy rates for dwelling types;
- age structure; and
- anticipated family type.

The final demographic components are based on a profile which will apply when the area is fully developed.

3.1.2 Anticipated Dwelling Profile

Table 1 sets out the number of dwellings of each type located in five similar, almost fully developed and predominately residential areas in The Hills as at the 2006 Census. The earliest development in these five areas only commenced some 20 years ago.

TABLE 1: FIVE SIMILAR DEVELOPMENT AREAS: NUMBER OF DWELLINGS BY TYPE: 2006

Area	Separate House	Townhouses, villas	Flats	Senior Housing	Totals
Bella Vista	1,397	464	18	0	1,879
West Pennant Hills	5,603	282	101	215	6,201
Crestwood	2,805	405	21	0	3,231
Glenhaven	2,151	197	15	114	2,477
Kellyville/ Rouse Hill	13,659	848	51	0	14,558
TOTALS	25,615	2,196	206	329	28,346
% of Total Dwellings	90.37%	7.75%	0.73%	1.16%	100%

Based on the historical number of dwellings by type and estimated average lot sizes, Table 2 sets out the estimated dwelling yield when fully developed.

TABLE 2: BOX HILL PRECINCT - ESTIMATED DWELLINGS AND MIX AT FULL DEVELOPMENT

<i>Dwelling Type</i>	<i>Average density (d/ha)</i>	<i>Total net area (ha)</i>	<i>% of total dwellings</i>	<i>Dwellings</i>
<i>Dwelling Houses</i>	15	439.8	70%	6597
<i>Integrated Housing</i>	18	52.3	10%	941
<i>Senior Housing</i>	55	5.4	3%	295
<i>Multi Dwelling Housing /Attached Housing</i>	30	27.7	9%	830
<i>Residential Flat Buildings</i>	60	10.6	7%	635
<i>Large Lot Subdivision</i>	5	13.5	1%	135
TOTALS		549.10	100.00%	9,431

The anticipated dwelling mix in the Box Hill Precinct is generally consistent with Table 1, with single dwelling houses comprising 81% (Dwelling Houses, Large Lot and Integrated Housing) of all dwellings, multi dwelling housing 9%, residential flat buildings 7% and senior housing 3%. Whilst this outcome is generally consistent with the historical mix of housing developed, it provides for a greater variety of types and sizes of dwellings.

The key drivers for the provision of a mix of dwelling types include:

- increasing household diversity;
- relative affordability where larger dwellings are not affordable to a significant proportion of the market;
- the emerging market for smaller and higher density homes in niche developments such as those which are provided in the nearby suburbs of Rouse Hill, Kellyville and Beaumont Hills; and
- an ageing population seeking smaller homes and retirement housing options better suited to their lifestyle needs.

Notwithstanding these trends, the Box Hill Precinct will continue to attract predominantly younger couples and family households who are home owners looking to “trade up” to a house with greater amenity or size.

3.1.3 Dwelling Occupancy

Table 3 sets out the average occupancy rates for the four (4) different types of residential development based on historical analysis of the five (5) similar development areas in The Hills as at the 2006 Census.

TABLE 3: FIVE SIMILAR DEVELOPMENT AREAS: AVERAGE OCCUPANCY RATES, 2006

Dwelling Type	Average Occupancy Rates
Dwelling Houses	3.4
Integrated Housing Development	2.7
Senior Housing	1.3
Multi Unit Housing:	
1 Bedroom	1
2 Bedroom	1.7
3 Bedroom	2.4
4 bedroom	3.1

Source: Australian Bureau of Statistics, 2006 Census of Population and Housing.

3.1.4 Estimated population

Table 4 indicates the total estimated population at full development based on assumed dwelling yield and occupancy rates.

TABLE 4: ESTIMATED POPULATION BASED ON DWELLING MIX AND OCCUPANCY

Dwelling Type	Number of Estimated Dwellings	Average Occupancy Rate	Total Estimated Population
Dwelling Houses	6,597	3.4	22,428
Integrated Housing	941	2.7	2,541
Senior Housing	295	1.3	383
Multi Dwelling Housing/Attached Housing	830	2.55	2,114
Residential Flat Buildings	635	1.59	1,009
Large Lot Subdivision	135	3.4	457
TOTALS			28,932
<i>Less existing residents</i>			934
<i>Expected additional population of the Box Hill Precinct</i>			27,998

3.1.5 Age & sex structure

Table 5 sets out the total population occupied by each age category for the five similar development areas as at the 2006 Census.

**TABLE 5: FIVE SIMILAR DEVELOPMENT AREAS: AGE & SEX STRUCTURE:
NUMBERS OF PERSONS, 2006**

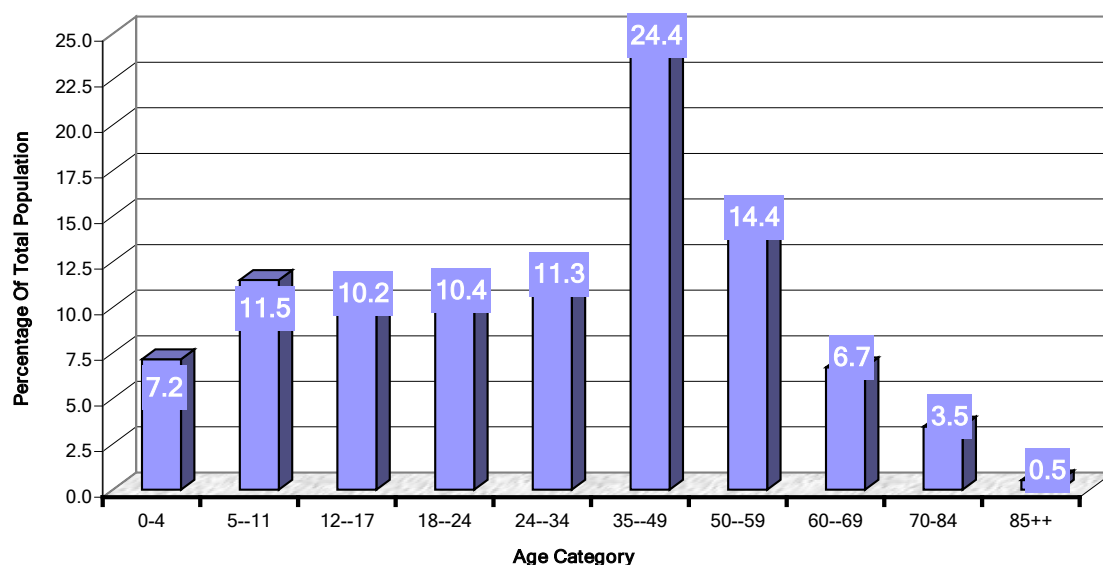
Area	Age Group									
	0-4	5-11	12-17	18-24	24-34	35-49	50-59	60-69	70-84	85+
Bella Vista	289	634	662	845	574	1,473	1,015	461	268	30
West Pennant Hills	721	1,565	1,809	2,032	1,301	3,642	3,072	1,402	657	163
Crestwood	544	1,205	1,211	1,326	953	2,653	1,770	785	427	60
Glenhaven	380	808	976	907	612	1,875	1,341	626	295	29
Kellyville/Rouse Hill	3,957	5,259	3,761	3,442	5,855	10,424	4,659	2,258	1,205	149
TOTALS	5,891	9,471	8,419	8,552	9,295	20,067	11,857	5,532	2,852	431

Source: ABS, 2006, Baulkham Hills Expanded Community Profile

The graph at Figure 2 sets out the average percentage of the total population occupied by each age category for the five similar development areas.

FIGURE 2: AGE CATEGORY BY FIVE SIMILAR DEVELOPMENT AREAS

**BAULKHAM HILLS, FIVE SIMILAR DEVELOPMENT AREAS, 2006.
AVERAGE PERCENTAGE OF TOTAL POPULATION OCCUPIED BY EACH
AGE CATEGORY**



Source: ABS, 2006, Derived from Baulkham Hills Expanded Community Profile for the five areas

Based on the total estimated population and the percentages of the total population set out in Figure 2, Table 6 sets out the anticipated numbers of persons in each age group at full development.

TABLE 6: AGE STRUCTURE AT FULL DEVELOPMENT: NUMBER OF PERSONS

	Age Group									
	0-4	5-11	12-17	18-24	24-34	35-49	50-59	60-69	70-84	85+
Box Hill	2,016	3,220	2,856	2,912	3,164	6,832	4,004	1,876	980	140

Source: ABS, 2006, Baulkham Hills, derived from Expanded Community Profile

3.1.6 Anticipated family type

Table 7 sets out the numbers of households occupied by each family type as at the 2006 Census for the five similar development areas.

TABLE 7: FIVE SIMILAR DEVELOPMENT AREAS: NUMBER OF FAMILIES BY FAMILY TYPE, 2006

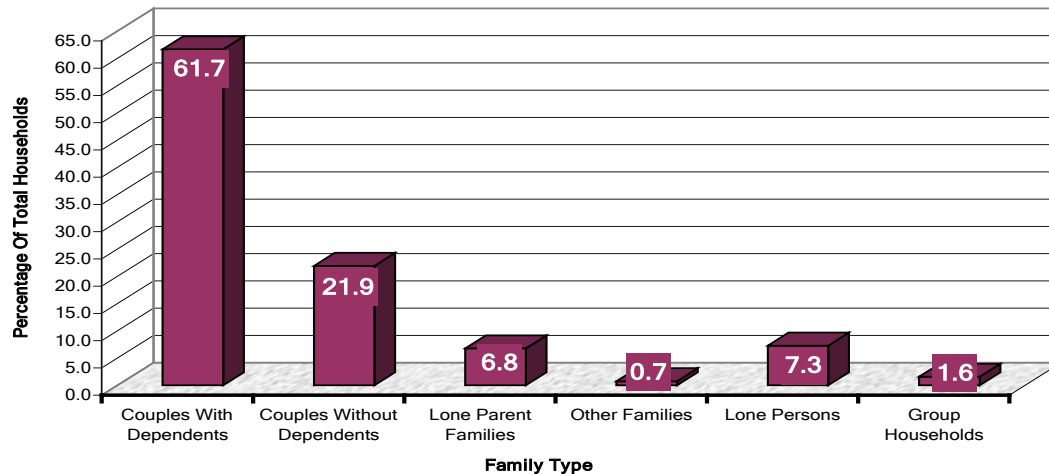
Area	Family Type					
	Couples With Dependents	Couples Without Dependents	Lone Parent Families	Other Families	Lone Persons	Group Households
Bella Vista	1,020	454	89	16	143	71
West Pennant Hills	3,569	1,211	400	61	439	40
Crestwood	1,873	699	204	12	246	72
Glenhaven	1,354	533	181	25	162	27
Kellyville/Rouse Hill	8,661	2,960	937	86	956	208
TOTALS	16,477	5,857	1,811	200	1,946	418

Source: ABS, 2006, Baulkham Hills, Census of Population and Housing

Figure 3 sets out the average percentage of the total households occupied by each family type for the five similar development areas.

FIGURE 3: FAMILY TYPE BY FIVE SIMILAR DEVELOPMENT AREAS

**BAULKHAM HILLS, FIVE SIMILAR DEVELOPMENT AREAS, 2006.
AVERAGE PERCENTAGE OF TOTAL HOUSEHOLDS OCCUPIED BY EACH
FAMILY TYPE**



Source: ABS, 2006, Baulkham Hills derived from Expanded Community Profile

Based on the total estimated number of households, the percentage of total households by family type provided in Table 8 sets out the anticipated numbers of households by family type at full development.

TABLE 8: BOX HILL: FAMILY TYPES AT FULL DEVELOPMENT: HOUSEHOLDS

Area	Family Type					
	Couples With Dependents	Couples Without Dependents	Lone Parent Families	Other Families	Lone Persons	Group Households
Box Hill	17,275	6,132	1,904	196	2,044	448

Source: ABS, 2006, Baulkham Hills, derived from Expanded Community Profile

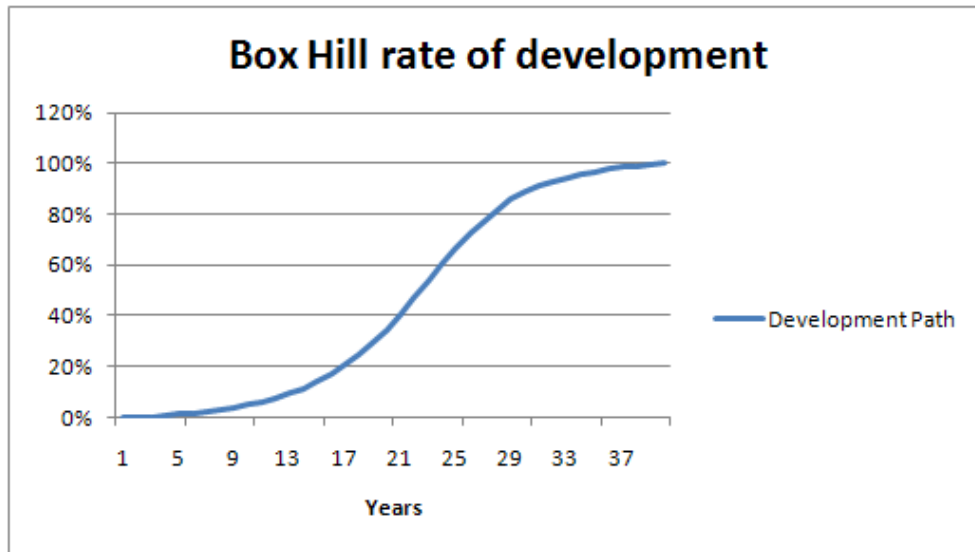
3.1.7 Timing of residential development

Urbis Pty Ltd have undertaken a residential market demand assessment as part of their Demographics and Social Infrastructure Report. The report identifies that the market for dwellings in Box Hill will predominantly come from a defined trade area that can support approximately 1390 sales of land per annum. Of this trade area, Box Hill is identified as potentially capturing 19% of the market. According to Urbis Pty Ltd, this would result in three potential development scenarios:

- Most likely – 207 dwellings PA
- Pessimistic – 121 dwellings PA
- Optimistic – 264 dwellings PA

The Contributions Plan applies a development rate consistent with two (2) existing almost complete development areas of Bella Vista and Kellyville Rouse Hill. For the purpose of simplicity, the same rate of development has been assumed for residential and non-residential development as shown in Figure 4 below:

FIGURE 4: BOX HILL DEVELOPMENT PERIOD



3.1.8 Total Net Development Area

This plan establishes the contribution rate on a per hectare basis. The total area of land available for development is 768.2ha. This value has been adjusted to account for a number of factors including existing roads, schools identified on the Box Hill Indicative Layout Plan which are not zoned, land owned by s94 exempt housing providers and land identified for large lot subdivision.

Table 9 below summarises the total net developable area available:

TABLE 9: TOTAL NET DEVELOPABLE AREA CALCULATIONS

Total Net Developable Area	HA
Area of Urban Land	768.20
Less:	
Existing Roads	17.18
Planned Schools Not Zoned	18.78
Land owned by S94 Exempt Housing Providers	15.31
Capped Large Lots	13.78
Existing Dwelling Entitlement	12.36
Total Net Area	690.79

3.2 Commercial Centres - Development Nexus

Appendix 11 of *State Environment Planning Policy (Sydney Region Growth Centres) 2006* provides for one (1) town centre and three (3) village centres. Provision for employment and industrial land is also made as discussed below:

Town centre and villages

The Box Hill Town Centre is located east of the intersection of Terry Road and Mason Road. Its central location is readily accessible to future residents, and will provide approximately 21,000m² of retail floorspace. The centre will have good public transport connections to Rouse Hill and Riverstone Stations.

Each of the village centres allows approximately 5,000m² of retail. A village at the Windsor Road Business Park will service the employment area and passing traffic along Windsor Road.

Employment

The Precinct Plan provides for over 140 hectares of employment land with the potential to generate approximately 17,700 jobs. The Precincts will have a mix of employment opportunities, centred around the Windsor Road Business Park and the Annangrove Road Light Industrial Area.

A B6 Enterprise Corridor zone is located west of the town centre to create an interface between the retail areas and adjoining high density residential areas. The Precinct Plan provides 58.5ha of land zoned for light industrial and 68.4ha of land zoned for business park.

The B7 Business Park Zones provides a range of office and light industrial uses and enables other land uses that provide facilities or services to meet the day to day needs of workers in the area. The IN2 Light Industrial Zone provides the opportunity to develop a wide range of light industrial, warehouse and related land uses.

3.2.1 Demand for retail floorspace

Hill PDA Consultants have prepared an assessment of demand for retail floorspace that is generated by households and workers within a defined trade area having regard to both escape expenditure and expenditure that potentially could be captured from outside the trade area. This method then converts expenditure from residents and workers in the trade area into demand for retail floorspace (square metres) by dividing the target retail turnovers by store type.

Demand for retail floorspace is derived from applying industry benchmark turnover rates to expenditure captured in Box Hill. The results are provided in the following table.

TABLE 10: FORECAST RETAIL FLOORSPACE DEMAND IN BOX HILL TO 2031

Retail Store Type	2009	2011	2016	2021	2026	2031
Estimated population*	1,247	1,409	2,012	5,810	17,654	33,088
Supermarkets & Grocery Stores	469	526	777	2,081	6,017	11,323
Specialty Food Stores	192	216	318	848	2,439	4,581
Fast-Food Stores	151	169	249	654	1,857	3,471
Restaurants, Hotels and Clubs	231	259	382	1,007	2,870	5,373
Department Stores	346	382	564	1,368	3,605	6,544
Clothing Stores	40	45	66	168	464	859
Bulky Goods Stores	166	185	273	695	1,922	3,556
Other Personal & Household Goods	232	259	382	1,001	2,835	5,296
Selected Personal Services	129	144	213	559	1,589	2,970
Total Retailing	1,957	2,185	3,225	8,381	23,599	43,974

*Estimated population within primary and secondary trade areas

3.2.2 Demand for Employment Land

Hill PDA Consultants have developed a proprietary model to forecast demand for employment land by converting job forecasts to land area requirements by industry type within a defined trade zone or sub region. The model applies a different trade zone to that used for the retail assessment and is instead based on Statistical Local Area of Baulkham Hills North, Blacktown and the Hawkesbury.

The forecast is based on NSW Transport Data Centre employment projections which are based on the detailed analysis of employment growth across the Sydney Greater Metropolitan Region by industry Type. The assessment has considered demand based on job containment and supply versus demand based on existing and planned employment areas within the locality.

The land area, floorspace and resulting job forecast for development in Box Hill as shown below:

TABLE 11: ESTIMATED EMPLOYMENT CALCULATIONS

Non Residential Land Use Type	Worker Density GLA/Worker	Internal Efficiency	Worker Density GFA/Worker	FSR	External Efficiency*	Jobs / Dev. Ha	Ha	No. of Jobs	GLA (sqm)
Business Park (Windsor Rd)	35	82.50%	42.4	1	77.50%	182.7	68.4	12,488	437,013
Business (Adjoin Town Centre)	31	82.50%	37.6	0.7	77.50%	144.4	2.8	404	12,532
Light Industrial	80	100.00%	80	0.65	77.50%	63	58.5	3,686	294,694
Town Centre	31	77.50%	40	0.5	77.50%	96.9	7.1	688	21,323
Village Centres	31	80.00%	38.8	0.5	77.50%	100	5.0	500	15,500
Total						587	141.8	17,765	781,061

The above estimates are identified by Hill PDA as below their recommended level of provision to achieve a target of 75% job containment.

3.2.3 Timing of non-residential development

Hill PDA Consultants have examined demand for occupied land area within the trade zone that includes the Statistical Local Areas of Baulkham Hills North, Blacktown North and the Hawkesbury. The assessment is based on a development period of 25 years assuming Box Hill is fully developed by this time. The report has not considered the likely development period due to the staging of services by Sydney Water.

For the purpose of this Contributions Plan, the timing of non-residential development is assumed to have the same profile as residential development as shown in Figure 4.

3.3 Rationale for New Facilities and Services

A key principle of Section 94 is to demonstrate a relationship between the anticipated development and the demand for additional open space, community facilities, drainage and road works in the Box Hill Precinct. The demonstration of a relationship between new development and such demand is a core requirement of a valid Contributions Plan.

The expected development and resulting population and employment workforce within the Box Hill Precinct will create an increased demand for various public facilities and services. Studies listed in Section 4 of this plan have identified that the expected development in the Box Hill Precinct will generate the following impacts on public services and public amenities:

- increased demand for local active and passive recreation facilities, such as playing fields, playgrounds, and bike paths;
- increased demand for facilities that will support safe and convenient travel such as new roads and public transport facilities; and
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.

A range of facilities and services have been identified as being required to address the impacts of the expected development, including:

- traffic and transport management facilities
- water cycle management facilities
- open space and recreation facilities

The following section of the Contributions Plan identifies the nexus between the proposed urban release and the facilities or services listed above, specifies the appropriate level of apportionment (if any), and provides a brief description of the proposed works and their timing.

3.4 Open Space Facilities

3.4.1 Open Space Demand

The open space and recreation facilities required from the expected development of the Box Hill Precinct is documented within a study entitled “Demographics and Social Infrastructure Assessment: Box Hill and Box Hill Industrial Precincts” prepared by Urbis in February 2011 (“the Urbis Study”).

The Urbis study indicates that there is strong demand for additional facilities in the Shire. In summary, recreational facilities are operating at or near capacity and there is an undersupply of active sports fields for sports such as Rugby League, Rugby Union, Touch Football and Soccer. There is also a need for the provision of increased open spaces suitable for use by families with young children, having particular regard for the need for adequate provision of shading, fencing and water services.

The Urbis study has recommended service provision based on a benchmark rate of provision rather than a ‘needs based’ approach more commonly applied in the Hills Shire. As such, the recommended level of provision is summarised in Table 12 below.

TABLE 12: URBIS RECOMMENDED LEVEL OF PROVISION

	Type	Recommended area (ha)
Passive	Formal Local Parks	8
	Informal space in linear parks, riparian zones or drainage easements	24
Active	Local sports fields (mix of soccer, union, league and AFL)	24
	District sports fields	6
	Hockey Field (additional to district sports fields)	3
	Netball / basketball	1
	Tennis Centre (district)	2
	Baseball / softball	1
	Children’s playground	1.12
Total recommended area		70.12

3.4.2 Summary of the demand analysis of existing facilities

There are no existing facilities within the precinct or adjacent areas that will be able to meet the needs of the new population. However, district and regional level needs may be met in the surrounding area, particularly those within the Rouse Hill Regional Centre.

While there is a reasonable supply of open space in adjacent areas, overall there is a shortage of sports fields across the Shire and the Box Hill Precinct will not be able to rely on open space in the surrounding area.

3.4.3 Proposed Open Space and Recreation Facilities

The proposed provision of Open Space and Recreation Facilities is summarised in Table 13 below.

TABLE 13: BOX HILL OPEN SPACE PROVISION

Description	Number Facility (fields)	Area (Ha)
Local Parks	11	12.2
Sports Fields	5 (12)	31.8
District Facility	1 (6)	15.6
Tennis Centre	1 (12)	NA
Athletics Track	1	NA
Hockey Field	1	NA
Netball/Multi-Purpose Courts	10	NA
Total Area	59.6	
Forecast population	Hectares per 1000 persons	
27,998	2.13	

The total area of public open space to be provided via this Contribution Plan for the projected population of 27,998 persons is 59.6 hectares (excluding water management areas that may be suitable for some passive recreation). This equates to 2.13 ha per 1000 persons and represents a shortfall of approximately 11 hectares based on the Urbis recommendation.

While this is below the standard benchmark of 2.83 hectares of open space per 1000 people as contained with the Growth Centres Development Code and recommended by the Urbis Study, sufficient provision of active recreation is proposed for organised sport. Further, some water management areas within the precinct may be suitable for passive recreation.

The various categories of open space to be provided by this plan can be grouped as either playing fields or local parks. The function of these open space categories and a brief description of the proposed facilities are outlined below.

Playing fields

The Urbis study indicates that there is strong demand for additional facilities in the Shire with an undersupply of active sports fields for sports such as Rugby League, Rugby Union, Touch Football and Soccer.

A land area of 31.8 ha has been identified to meet the demand for active sports fields generated by the future residents of the Box Hill Precinct and will accommodate the following facilities:

- 1 District Park with 6 playing fields, 6 netball / multipurpose courts and a four-court indoor recreational complex to accommodate sporting activities including football, cricket, baseball, netball and indoor recreational activities. It is proposed that the District Park will also include public amenities, a district “all abilities” playground and embellishments such as carparking, pathways and planting; and
- 5 Parks with a total of 12 playing fields, 1 athletics track and a 12 court tennis facility to accommodate sporting activities including football, Australian rules, cricket, hockey, tennis and athletics. It is proposed that local parks will also include public amenities and embellishments such as playgrounds, carparking, pathways and planting.

Local Parks

The purpose of local parks is to provide informal play space and opportunities for supervised play within convenient walking distance from any given residence. A total of eleven local parks are to be provided within the Box Hill Precinct based on the criteria of local open space within 500m of residents (excluding those residents within 500m of a playing field or linear open space).

The total area of local parks identified to meet the demand for local open space generated by the future residents of the Box Hill Precinct is 12.2 ha. The local parks will generally include embellishments such as playground equipment, seating, pathways, lighting and landscaping to ensure access for all age groups within the community. To support this outcome, the Precinct Plan identifies the proposed character and embellishment of local open space (including linear open space) with provision for 28 playgrounds based on participation analysis and rate of provision consistent with existing suburbs within The Hills Shire.

The provision and distribution of open space has also taken into account:

- the Growth Centres Commission Community Open Space Standards;
- participation levels and broad community demands identified through the Recreation Strategy;
- barriers to pedestrian movement such as roads and creek lines;
- steepness of topography and difficulty of movement;
- road layout and pedestrian permeability;
- proximity to other open space areas such as playing fields (which include a local open space component);
- likely density of surrounding development; and
- drainage functions.

3.4.4 Apportionment

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

The Box Hill Residential and Industrial Precincts have a combined total net developable area of 690.8 hectares. To ensure that land zoned R2 for 2,000m² subdivision is not unfairly burdened, a net developable area cap of 1,000m² has been applied to these lands. This approach is consistent with that applied by the Special Infrastructure Contribution for land identified as Transitional Land.

3.4.5 Schedule of Works and Costs Estimates

A schedule of open space to be levied under this plan is included in Table 16 – Open Space Facilities. Each facility to be provided can be located by reference to Figure 6, Location of Facilities.

3.4.6 Contributions Formula

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

The contribution rates for open space are set out in Table 18.

3.5 Transport Facilities

3.5.1 Transport Facilities Demand

A traffic and transport analysis titled “Box Hill and Box Hill Industrial Precincts – Transport and Access Study” was prepared by GHD in February 2011 (“Traffic Report”). This report establishes the need for major intersection works resulting from development of the Box Hill Precinct.

Works to be provided under this Contributions Plan include the construction of sub-arterial roads, bridge crossings, traffic signals, cycleways and bus shelters. The works are considered necessary to facilitate development, whilst ensuring an acceptable level of access, safety and convenience for all street and road users within the Box Hill Precinct.

Where roads included in this Plan intersect with roads that have been identified for construction or upgrading by the Department of Planning and Infrastructure using special infrastructure contributions, this Plan assumes that the cost of those intersections will be met by special infrastructure contributions.

A range of other transport management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act, the demand for which is considered to be generated entirely by the proposed development.

Such facilities include:

- Local roads, asset relocation, water management devices, footpaths and street tree planting not addressed by this plan and located within or adjacent to proposed subdivisions; and
- Traffic management devices and treatments of local roads (both temporary and permanent) required to provide safe and convenient access to the development.

The roads within the Box Hill Precinct which provide access to allotments will be considered as part of the works associated with the individual development.

3.5.2 Summary of the demand analysis of existing facilities

The pre-urban road network within the Box Hill Precinct was largely developed to cater for rural traffic volumes only. The urbanisation of the area, however, will necessitate the establishment of an extensive traffic movement network, the majority of which will be upgraded to respond to the private development process.

3.5.3 Road Network Analysis

A strategic transport model has been prepared for Box Hill using NETANAL software to identify likely traffic volumes on the road network to ensure the appropriateness of the planned road hierarchy. Information extracted from the model for this purpose includes link flows to confirm the number of lanes required and whether road hierarchy assumptions and network density are appropriate.

The model results show that the majority of the proposed roads within the Precinct are likely to operate with acceptable mid-block levels of service. The following road links are included within the contributions plan:

- Upgrade of the Water Lane, Mason Road, Annangrove Road and Terry Road to provide a four lane sub-arterial road;
- New four-lane sub-arterial road connecting the Water Lane and Mason Road;
- New four-lane sub-arterial road linking Windsor Road and Old Pitt Town Road roughly midway between Terry Road and Boundary Road (Mount Carmel Road);

- New by-pass road around the Town Centre between Mason Road and Terry Road;
- Four bridge crossings;
- Fifteen signalised intersections within the internal road network;
- Seven roundabouts on the perimeter road network of Boundary Road and Old Pitt Town Road;
- Bus shelters to support the public transport system; and
- Cycleways where they adjoin or are within public open space.

The following portions of the road links identified above will be funded through the NSW Government Special Infrastructure Contribution scheme rather than through contributions collected through this contributions plan:

- Upgrade of Terry Road between Windsor Road and Mason Road; and
- Upgrade of The Water Lane between Nelson Road and Annangrove Road.

3.5.4 Proposed Transport Facilities

Roads

Road classification within the precinct is based on morning and evening peak hour traffic and Average Annual Daily Traffic (AADT) flows in 2016. The strategic traffic model identifies that the Water Lane, Mason Road and Terry Road will require widening to two lanes in each direction to accommodate traffic growth from Box Hill within the next ten to twenty years.

A sub-arterial town centre perimeter road will be required to connect Mason Road and Terry Road north of the town centre to avoid pedestrian movements conflicting with high volumes of through traffic.

A new sub-arterial road (Mount Carmel Road) will be required to connect Windsor Road and Old Pitt Town Road roughly midway between Terry Road and Boundary Road.

Bridge Crossings

To support the planned future road network, the following bridge crossings are included in the contributions plan:

- Mount Carmel Road Bridge over Killarney Chain of Ponds;
- Terry Road Bridge over Killarney Chain of Ponds;
- Boundary Road Bridge (part of Boundary Road upgrade); and
- Bridge connection from Edwards Road to Stringer Road over Smalls Creek (see Section 3.5.5 below for details of apportionment between the Box Hill Industrial and Residential Precincts and North Kellyville Precinct).

Intersections

Intersection analysis was undertaken for major intersections into the precinct for the regional road network and key intersections within the precinct using SIDRA Intersection 3.0 software for the morning and afternoon peak hours. The analysis found that the majority of intersections within the precinct will operate at an acceptable level of service based on the following configuration:

- 17 new signalised intersections comprised of two travel lanes per direction (15 of which are through this contributions plan – BHT07 – BHT21);
- 4 upgraded intersections on the Windsor Road arterial network (1 of which is funded through this contributions plan – BHT06).

Only signalised intersections identified in Table 16 are to be funded from this plan.

Pedestrian Paths and Cycleways

Footpaths and cycle paths are proposed along sub-arterial roads and collector roads connecting major land uses within the precinct including the town centre, neighbourhood centres, school, parks and sports fields. The proposed cycle paths along the Water Lane, Mason Road and Terry Road will improve the conditions of the regional cycle route extending the Regional Green Link from Kellyville to North Kellyville and Rouse Hill. The majority of cycleway routes within the Box Hill Precinct will be provided by developers as required by the DCP, however the Contributions Plan provides for cycleways and crossings where they adjoin land reserved for a public purpose.

Bus Shelters

An important objective in the development of the Box Hill Precinct is to reduce car dependency through the provision of an efficient public transport system and pedestrian movement network. Bus shelters are best provided at a minimum of 400m spacing to maintain vehicle speed while providing sufficient access for passengers.

The future public transport network in the Box Hill Precinct will operate on the planned sub-arterial corridor of the Water Lane, Mason Road and Terry Road. A second route is also likely to operate on the collector road route of Edwards Road to Stringer Road within the North Kellyville Precinct. To support this network, twenty bus stops are proposed and have been located within reasonable walking distance of activity nodes and locations convenient to residents and future employees. Bus stop are only proposed on the collector road route where private delivery is generally not feasible having regard to advertising opportunities.

3.5.5 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 Box Hill Precinct. It is therefore appropriate that all development within the Box Hill Precinct be subject to the full cost of providing these traffic facilities.

The Box Hill Residential and Industrial Precincts have a combined total net developable area of 690.8 hectares. To ensure that land zoned R2 for 2,000m² subdivision is not unfairly burdened, a net developable area cap of 1,000m² has been applied to these lands. This approach is consistent with that applied by the Special Infrastructure Contribution for land identified as Transitional Land.

Precinct Level Apportionment

Per trip versus per hectare of net developable land

The determination of reasonable contribution rates for traffic facilities in section 94 contributions plans is often based on the number of vehicle trips generated by development. Apportionment to the different classes of development (that is, residential, commercial, employment, etc.) of the costs of facilities that are determined on a per trip basis is derived by calculating the degree to which the traffic generated by each land use class will use the different road links and intersections included in the contributions plan.

This Plan instead determines contributions for traffic and transport facilities on a net developable land basis. This essentially results in all developments making the same contribution (based on land area) toward facilities included in this Plan, regardless of the projected level of use of the facility by each development class.

The Plan however acknowledges that development of certain land in the Precincts will result in significantly less impacts upon the demand for facilities, and such impacts should be reflected in a lower contribution rate. This land is the land identified for large lot housing that is zoned R2 with a minimum lot size of 2,000m². The net developable

land area approach for determining contributions is considered reasonable for transport management works on the following grounds:

- The need for the works identified in this Plan is generated by the development of the Precincts as a whole. That is, the Precinct has been planned to accommodate services, facilities and employment locations to primarily meet the needs generated by the future residential population of the Precinct. In the circumstances, a levying approach that considers all developable land equally is not unreasonable.
- Significant uncertainty exists with respect to the servicing of land and future timing of development.
- The transport works included in this Plan include facilities for private vehicle trips and facilities for public transport, walking and cycling. The 'per vehicle trip' contribution approach is not robust enough to determine trip generation for trips attributable to travel modes other than the private vehicle.
- The net developable area approach is relatively easy to understand for the users of this Plan – the community and developers. It is also consistent with State Government policy for the collection of local infrastructure contributions in Greenfield release areas.

Northern Bridge Connection

The need to provide the bridge connection from Edwards Road to Stringer Road is established by the North Kellyville Contributions Plan No.13. As this route is expected to support future residents in Box Hill, the North Kellyville Transport and Traffic Assessment report identifies the need to construct the link to collector road standard. Should future modelling identify increased traffic beyond the environmental capacity of a collector road, the status of the link will be reviewed.

The bridge connection to the North Kellyville Precinct will support improved access to the Box Hill Industrial (weight limited) and Box Hill Residential Precincts. The longer term catchment is based on the residential populations of North Kellyville and Box Hill Precincts (of approximately 45,000 people).

The current population estimates of these two areas are as follows:

North Kellyville Precinct	15,563
Box Hill Precinct	28,932
Total	44,495

Therefore the proportion of land and capital costs of the northern bridge connection to the North Kellyville Precinct via Edwards Road to be levied on development within Box Hill is 66%. The balance will be attributable to the North Kellyville Precinct.

Annangrove Road Upgrade

The need for the upgrade of Annangrove Road to a Sub-Arterial Class 1 road is established by Contributions Plan No. 11 Annangrove Road Light Industry. This route will support future development within the Annangrove Road Light Industrial Area and the Box Hill and Box Hill Industrial Area. This plan will levy for 50% of the total cost of the

upgrade. The remaining 50% will be levied under Contributions Plan No. 11 Annangrove Road Light Industry.

3.5.6 Schedule of Works and Cost Estimates

A schedule of Transport Facilities to be levied under this plan is included in Table 16. Cost estimates are included for both acquisition and capital works. Each facility to be provided can be located by reference to Figure 6, Location of Facilities.

3.5.7 Contributions Formula

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

The contribution rates for Traffic Facilities are set out in Table 18.

3.6 Water Cycle Management

3.6.1 Water Cycle Facilities Demand

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

J Wyndham Prince (JWP) have prepared a Water Cycle Management Strategy ("the WCMS Report") for the Box Hill Precinct to:

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

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

A critical consideration is the ecological sustainability of the Killarney Chain of Ponds and First Ponds Creeks riparian corridors through the site together with the identified riparian corridors within the Northern Tributary. To maintain stormwater quality at the required levels, a "treatment train" approach is proposed where various types of pollutants are removed by a number of devices acting in series.

The devices that have been selected to mitigate the expected pollutant loads, are landtake efficient; have relatively low maintenance requirements and will ensure the water quality that discharges into the First and Second Ponds Creeks meets the prescribed targets. Works to be provided under this Contributions Plan are:

- Eighteen rain gardens totalling 76400m² to manage the pollutant loads from the Precinct and located within public reserves and adjacent to riparian areas;
- Approximately 441,000m³ of detention storage will be provided across nine detention basins, of which one basin will be co-located within sporting fields;
- Seven culverts associated with detention basin structures to facilitate important road crossings of natural waterways.

The above facilities are appropriately located with respect to topography and the stormwater requirements of the Precinct Plan.

The works are considered necessary to provide a publicly managed network of constructed wetlands that form part of a 'treatment train' approach to achieving the water quality targets set by the NSW Office of Environment and Heritage ('NSW OEH') (formerly known as the Department of Climate Change and Water). The Box Hill Water Cycle Management Strategy is based on a strategic level assessment of drainage and provides implementation guidance with respect to achieving the NSW OEH water quality targets. Due to the fragmented pattern of land ownership, this approach provides a flexible method of implementing Water Sensitive Urban Design at the development stage.

3.6.2 Summary of the demand analysis of existing facilities

The Box Hill Precinct is comprised of two major catchments known as Killarney Chain-of-Ponds and Second Ponds Creek Catchments. The Killarney Chain of Ponds has a net catchment area of approximately 635.35 hectares. The Second Ponds Creek Catchment has a net catchment area of 55.45 hectares.

3.6.3 Proposed Drainage Facilities

The NSW OEH has established in consultation with the Department of Planning and the Growth Centres Commission ('GCC'), water quality targets for the North West Growth Centre, including Box Hill. The water quality targets which form part of the Development Code published by the GCC in November 2006 are set out in Table 14 below.

TABLE 14: PERFORMANCE TARGETS AS SPECIFIED BY THE OFFICE OF ENVIRONMENT AND HERITAGE

	WATER QUALITY % reduction in pollutant loads				ENVIRONMENTAL FLOWS Stream erosion Index
	Gross Pollutants (>5mm)	Total Suspended Solids	Total Phosphorus	Total Nitrogen	(Post development duration of flows above 'stream forming flow') / (natural duration of flows above 'stream forming flow') ²
Stormwater management objective	90	85	65	45	1 - 2
'Ideal' stormwater outcome	100	95	95	85	1

To address the above requirements, a Water Cycle Management Strategy has been prepared for Box Hill that recommends a 'treatment train' approach to stormwater management using a combination of treatment methods such as:

- rainwater tanks to collect and re-use roof runoff;
- water saving devices in all residential development;
- rain gardens, bio-retention and detention basins; and
- artificial wetlands to remove pollutants and to reduce peak flow rates.

Based on this approach, the treatment areas specified for each catchment are detailed in the Box Hill Precinct DCP.

Water quality and flow attenuation measures to be provided by Council within the Box Hill Precinct will take the form of rain gardens, detention basins and culvert crossings.

3.6.4 Apportionment

The water quality facilities are required to address the water quality and quantity targets contained within the Growth Centres Development Code as determined by the Office of Environment and Heritage (OEH). As it is not feasible to treat all sub-catchments, selected sub-catchments as detailed in the J Wyndham Prince Water Cycle Management Strategy achieve the overall targets for the Precinct.

The cost works within the Killarney Chain of Ponds Catchment and Second Ponds Creek Catchment have been separately defined. The location of these catchments is illustrated in Figure 5.

All development within each catchment will make a contribution towards the total cost of work to achieve the targets established by the NSW OEH.

The Box Hill Residential and Industrial Precincts have a combined total net developable area of 690.8 hectares. To ensure that land zoned R2 for 2,000m² subdivision is not unfairly burdened, a net developable area cap of 1,000m² has been applied to these lands. This approach is consistent with that applied by the Special Infrastructure Contribution for land identified as Transitional Land.

3.6.5 Schedule of Works and Cost Estimates

A schedule of Water Management Facilities to be levied under this plan is included in Table 16– Water Management Facilities. Cost estimates are included for both capital works and land acquisition. Each facility to be provided can be located by reference to Figure 6, Location of Facilities.

Land acquisition costs for water management facilities that also function as dual use playing fields are included in this part of the plan.

3.6.6 Contributions Formula

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

The contribution rates for Water Management Facilities are set out in Table 18. The Killarney Chain of Ponds and Second Ponds Creek catchments are shown in Figure 5 (Catchment Locations).

3.7 Plan Administration

3.7.1 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.

Table 15 sets out the administrative costs to be levied for under this Contributions Plan 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.

TABLE 15: ADMINISTRATIVE COSTS, BOX HILL SECTION 94 PLAN

IPART Benchmark Rate	Total Value of Works	Administrative Costs
1.5%	\$301,692,947.17	\$4,525,394.21

The costs associated with these requirements are contained within the administration section of the Work Schedules.

3.7.2 Apportionment

All development will equally fund plan preparation and ongoing administration costs over the life of the plan.

The Box Hill Residential and Industrial Precincts have a combined total net developable area of 690.8 hectares. To ensure that land zoned R2 for 2,000m² subdivision is not unfairly burdened, a net developable area cap of 1,000m² has been applied to these lands. This approach is consistent with that applied by the Special Infrastructure Contribution for land identified as Transitional Land.

3.7.3 Schedule of Works and Cost Estimates

The specific administrative costs described above are detailed in Table 16 - Administration.

3.7.4 Contributions Formula

The formula used to calculate the contributions rate for administration costs is set out in Section 2.20.

The contribution rates for administration costs are set out in Table 18.

3.8 Work Schedules

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

- J. Wyndam Prince – Watercycle Management
- AECOM – Open Space Embellishment
- AECOM – Signalised Intersections and Bridges
- Independent Property Valuations – Land Value Rates for Land Acquisition

In addition, the benchmark rates contained within the Independent Pricing and Regulatory Tribunal's *Local Infrastructure Benchmark Costs – Final Report* (April 2014) was applied for the costing of Transport Facilities.

The implementation of the various facilities and services has been prioritised according to the particular needs of the incoming population and is linked to a population threshold. The ability to deliver a particular facility is largely dependent upon the rate of development within the Box Hill Precinct, and the corresponding receipt of contributions by Council.

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

Overall, the population projections contained within this plan are based upon a 40 year time frame. It is intended that facilities identified within the works schedule to the Contributions Plan will be delivered within this time period. A summary of the program of works by facility category is included in Table 17 and contains development yield and indexation assumptions. Monitoring of the plan in accordance with Section 2.21 will allow for review and adjustment of population projections and the works schedule as required.

TABLE 16: WORKS SCHEDULES

Water Cycle Management Facilities - Capital					
Combined Basin and Raingarden Facilities					
Item No	Item Identification	Description	Quantity	Unit	Council
1	KC01, RGKCP06 (Portion of RGBH12)	Combined basin, raingardens and drainage structures	130,000	m ²	\$14,195,950
2	KC02, RGKCP07 (Portion of RGBH12)	Combined basin, raingardens and drainage structures	91,000	m ²	\$13,545,841
3	BH01A & RGBH08A	Combined basin, raingardens and drainage structures	27,000	m ²	\$4,903,513
4	BH01B & RGBH07A	Combined basin, raingardens and drainage structures	25,000	m ²	\$4,484,086
5	BH01C & RGBH07_8	Combined basin, raingardens and drainage structures	58,000	m ²	\$5,567,258
6	BH02A & RGBH02A	Combined basin, raingardens and drainage structures	25,000	m ²	\$4,012,181
7	BH02B & RGBH02B	Combined basin, raingardens and drainage structures	31,000	m ²	\$3,335,268
8	BH03A & RGBH03A and RGBH03B	Combined basin, raingardens and drainage structures	15,000	m ²	\$1,518,104
9	BH03B & RGBH03C and RGBH03D	Combined basin, raingardens and drainage structures	39,000	m ²	\$7,086,361
Single Raingarden Facilities and Bridges					
10	RGBH10	Raingarden (in BHPF01)	5,000	m ²	\$1,661,000
11	RGBH11	Raingarden (in BHLPO8)	3,200	m ²	\$1,135,000
12	RGBH04	Raingarden (in BHPF03)	4,700	m ²	\$1,572,500
13	RGKCP01	Raingarden	1200	m ²	\$442,500
14	RGKCP02 I	Raingarden	700	m ²	\$323,500
15	RGKCP02 II	Raingarden	500	m ²	\$360,900
16	RGSPC01	Raingarden	400	m ²	\$225,833
17	RGSPC02	Raingarden	500	m ²	\$302,500
18	RGSPC03	Raingarden	1000	m ²	\$423,000
Culvert Crossings					
19	CR-A	Culvert Crossing A	1	Item	\$1,634,000
20	CR-B	Culvert Crossing B	1	Item	\$1,634,000
21	CR-C	Culvert Crossing C	1	Item	\$1,634,000
22	CR-D	Culvert Crossing D	1	Item	\$2,804,000
23	CR-E	Culvert Crossing E	1	Item	\$1,634,000
24	CR-F	Culvert Crossing F	1	Item	\$1,634,000
25	CR-G	Culvert Crossing G	1	Item	\$1,634,000
Gross Pollutant trap					
26	BPC1	GPT - Bypass Catchment	1	Item	\$85,000
27	BPC2	GPT - Bypass Catchment	1	Item	\$35,000
28	BPC3	GPT - Bypass Catchment	1	Item	\$60,000
Sub-Total					\$77,883,294

Transport Management - Capital					
New Main Roads					
Item No	Item Identification	Description	Quantity	Unit	Council
29	BHNR01A	New Main Road - Mt Carmel Road - Windsor Road to Killarney Chain of Ponds	609	Linear Metre	\$8,103,050
30	BHNR01B	New Main Road - Mt Carmel Road - Killarney Chain of Ponds to Mason Street	413	Linear Metre	\$5,495,172
31	BHNR02A	New Main Road - Mt Carmel Road - Mason Road to Boundary Road "Link Road"	588	Linear Metre	\$7,823,634
38	BHNR06A	New Main Road - The Water Lane - Hynds Road to Mason Road	440	Linear Metre	\$5,854,420
42	BHNR09	New Main Road - Town Centre Road between Terry Road and Mason Road	452	Linear Metre	\$6,014,086
Proposed Road Upgrades					
45	BHRU02B	Road Upgrade - Terry Road - Town Centre Road to Mason Road Bypass	165	Linear Metre	\$2,195,408
52	BHRU06B	Road Upgrade - Mason Road - Town Centre Bypass to The Water Lane	673	Linear Metre	\$8,954,602
54	BHRU08A	Road Upgrade - The Water Lane - Hynds Road to Nelson Road	240	Linear Metre	\$3,193,320
61	Boundary Road	Road Upgrade - Boundary Road Resurface	2942	Linear Metre	\$1,086,090
62	Annangrove Road Upgrade	Signalised Intersection with the Water Lane) (50%) - 50% CP11	2100	Linear Metre	\$12,500,000
Bridges					
63	BR-2	Terry Road over Killarney Chain of Ponds	2,200	m ²	\$6,771,500
64	BR-NKB01	Edwards Road over Smalls Creek (66%) - 34% CP13	1	Item	\$2,606,086
65	BR-1	Mt Carmel Road Bridge over Killarney Chain of Ponds	2640	m ²	\$7,951,800
66	BR-BRU	Boundary Road Upgrade	2750	m ²	\$7,449,375
Signalised Intersections					
71	BHT06	Windsor Road / Annangrove Road	1	Item	\$435,000
72	BHT07	Mt Carmel Road / Mason Road	1	Item	\$1,322,038
73	BHT08	Mt Carmel Road / Boundary Road Link	1	Item	\$1,360,100
74	BHT09	Mt Carmel Road / George Street	1	Item	\$1,266,575
75	BHT10	Terry Road / Hynds Road	1	Item	\$989,625
76	BHT11	Terry Road / Mason Road	1	Item	\$1,742,900
77	BHT12	Terry Road / George Street	1	Item	\$1,473,200
78	BHT13	Mason Road / The Water Lane	1	Item	\$813,450
79	BHT14	Hynds Road / The Water Lane	1	Item	\$1,329,650
80	BHT15	Nelson Road / The Water Lane	1	Item	\$1,956,050
81	BHT17	Mt Carmel Road / Future Business Park Road	1	Item	\$926,188
82	BHT18	Terry Road / Town Centre (High Street) Road	1	Item	\$1,164,350
83	BHT19	Box Road / Nelson Road	1	Item	\$764,513
84	BHT20	Guntawong Road / The Water Lane	1	Item	\$863,475
85	BHT21	Guntawong Road / Box Road	1	Item	\$1,029,500
Roundabouts					
86	BHR01	Hynds Road / Nelson Road / Edwards Road	1	Item	\$429,536
87	BHR02	Mason Road / Old Pitt Town Road / Nelson Rd	1	Item	\$429,536
88	BHR03	George Street / Old Pitt Town Road	1	Item	\$429,536
89	BHR04	Terry Road / Old Pitt Town Road	1	Item	\$429,536
90	BHR05	Mt Carmel Drive / Old Pitt Town Road	1	Item	\$429,536
91	BHR06	Boundary Road / George Street	1	Item	\$429,536
92	BHR07	Boundary Road / Boundary Road Link Road	1	Item	\$429,536
Bus Stops					
93	N/A	Bus Stop	20	Item	\$455,390
Cycleways					
94	Cycleways	Adjoining Open Space & Water Management	12,236	Linear Metre	\$2,075,837
Sub-Total					\$108,973,130

Open Space - Capital					
Item No	Item Identification	Description	Quantity	Unit	Council
Local Parks					
95	Local Parks	Local Park	11.96	Hectare	\$7,176,000
Playing Fields					
96	BHPF01	Park 1 - South of Future Road (South Western Area)	51,700	m ²	\$9,770,412
97	BHPF02	Park 2 - West of Mt Carmel Road (Western Area)	57,600	m ²	\$9,579,875
98	BHPF03	Park 3 - Central Area	101,000	m ²	\$20,061,529
99	BHPF04	Park 4 - East of Terry Road (North Eastern Area)	58,000	m ²	\$12,546,976
100	BHPF05	Park 5 - District Park - West of Nelson Road (South Eastern Area)	156,000	m ²	\$44,226,369
101	BHPF06	Park 6 - North of The Water Lane (South Eastern Area)	50,000	m ²	\$11,475,363
Sub-Total					\$114,836,524

Administration					
Item No	Item Identification	Description	Quantity	Unit	Council
107	Administration	Preparation, Review and On-going Implementation of Plan	\$301,692,947.17	Total Cost	\$4,525,394

Land acquisition					
Item No	Category	Description	Quantity	Unit	Council
102	Open Space	Open Space Land	55	Hectare	\$65,877,822
103	Water Management (KCP)	Drainage Land	43.90	Hectare	\$29,727,351
104	Water Management (SPC)	Drainage Land	0.37	Hectare	\$661,007
105	New Roads	Traffic Land	3.21	Hectare	\$4,050,800
106	Road Widening	Traffic Land	2.47	Hectare	\$4,579,800
TOTAL LAND					\$104,896,779

TABLE 17: SUMMARY OF WORKS PROGRAM BY FACILITY CATEGORY

Contributions Plan No. 15 - Box Hill Precinct

Summary of Works

Beginning of period	01-Jul-13	01-Jul-14	01-Jul-15	01-Jul-16	01-Jul-17	01-Jul-18	01-Jul-19	01-Jul-20	01-Jul-21	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25	01-Jul-26
End of period	30-Jun-14	30-Jun-15	30-Jun-16	30-Jun-17	30-Jun-18	30-Jun-19	30-Jun-20	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27
All Development	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Open Space Land	\$0	-\$13,557,005	-\$17,436,861	-\$7,176,667	-\$11,076,654	-\$7,598,220	-\$7,818,193	-\$8,044,535	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Capital	\$0	\$0	\$0	\$0	\$0	\$0	-\$6,989,891	-\$7,222,826	-\$7,463,523	-\$7,712,241	-\$7,969,248	-\$8,234,819	-\$8,509,240	-\$8,792,807
Transport - Land	\$0	-\$1,776,092	-\$913,756	-\$1,880,419	-\$967,429	-\$995,437	-\$1,024,255	-\$1,053,908	-\$1,084,419	\$0	\$0	\$0	\$0	\$0
Transport Capital	\$0	\$0	\$0	\$0	\$0	\$0	-\$12,838,168	-\$13,265,994	-\$13,708,077	-\$14,164,892	-\$14,636,930	-\$15,124,698	-\$15,628,721	-\$16,149,541
Water Management Land (SPC)	\$0	-\$226,714	-\$233,278	-\$240,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital (SPC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration	\$0	-\$118,937	-\$121,910	-\$124,958	-\$128,082	-\$131,284	-\$134,566	-\$137,930	-\$141,378	-\$144,913	-\$148,536	-\$152,249	-\$156,055	-\$159,957
Water Management Land (KCP)	\$0	-\$6,117,595	-\$3,147,352	-\$6,476,939	-\$3,332,225	-\$3,428,695	-\$3,527,958	-\$3,630,094	-\$3,735,188	\$0	\$0	\$0	\$0	\$0
Water Management Capital (KCP)	\$0	\$0	\$0	-\$8,488,227	-\$8,771,093	-\$9,063,385	-\$9,365,418	-\$9,677,516	-\$10,000,015	-\$10,333,260	-\$10,677,611	-\$11,033,437	-\$11,401,121	-\$11,777,091
Total	\$0	-\$15,678,748	-\$18,705,804	-\$9,422,075	-\$12,172,165	-\$21,563,109	-\$29,232,899	-\$30,167,275	-\$22,854,212	-\$22,494,084	-\$23,242,482	-\$24,015,789	-\$25,284,787	-\$26,126,091
Total Net Developable Area	0	0	0	3	4	4	4	5	5	7	9	10	12	14
Projected population growth	0	0	0	140	154	168	182	196	210	280	350	420	490	560

Beginning of period	01-Jul-27	01-Jul-28	01-Jul-29	01-Jul-30	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37	01-Jul-38	01-Jul-39	01-Jul-40
End of period	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38	30-Jun-39	30-Jun-40	30-Jun-41
All Development	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Open Space Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Capital	-\$9,085,823	-\$9,388,603	-\$9,701,474	-\$10,024,771	-\$10,358,841	-\$10,704,044	-\$11,060,751	-\$11,429,345	-\$11,810,223	-\$12,203,793	-\$12,610,478	-\$13,030,716	\$0	\$0
Transport - Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transport Capital	-\$17,243,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Land (SPC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital (SPC)	-\$501,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration	-\$163,955	-\$168,054	-\$172,256	-\$176,562	-\$180,976	-\$185,501	-\$190,138	-\$194,892	-\$199,764	-\$204,758	-\$209,877	-\$215,124	-\$220,502	-\$226,014
Water Management Land (KCP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital (KCP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	-\$26,995,398	-\$9,556,657	-\$9,873,729	-\$10,201,333	-\$10,539,817	-\$10,889,545	-\$11,250,889	-\$11,624,237	-\$12,009,987	-\$12,408,550	-\$12,820,355	-\$13,245,840	-\$220,502	-\$226,014
Total Net Developable Area	17	21	24	28	31	38	41	45	48	48	41	38	35	31
Projected population growth	700	840	980	1120	1260	1540	1680	1820	1960	1960	1680	1540	1400	1260

Beginning of period	01-Jul-41	01-Jul-42	01-Jul-43	01-Jul-44	01-Jul-45	01-Jul-46	01-Jul-47	01-Jul-48	01-Jul-49	01-Jul-50	01-Jul-51	01-Jul-52		
End of period	30-Jun-42	30-Jun-43	30-Jun-44	30-Jun-45	30-Jun-46	30-Jun-47	30-Jun-48	30-Jun-49	30-Jun-50	30-Jun-51	30-Jun-52	30-Jun-53		
All Development	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Total	Pv
Open Space Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$72,708,135	-\$62,530,119
Open Space Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$194,303,456	-\$96,684,736
Transport - Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$9,695,714	-\$8,117,715
Transport Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$149,448,563	-\$97,991,797
Water Management Land (SPC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$700,024	-\$640,910
Water Management Capital (SPC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,457,356	-\$822,085
Administration	-\$231,665	-\$237,456	-\$243,393	-\$249,478	-\$255,715	-\$262,107	-\$268,660	-\$275,377	-\$282,261	-\$289,318	-\$296,551	-\$303,964	-\$7,705,070	-\$3,147,973
Water Management Land (KCP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$33,396,046	-\$27,960,766
Water Management Capital (KCP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$98,811,084	-\$70,751,593
Total	-\$231,665	-\$237,456	-\$243,393	-\$249,478	-\$255,715	-\$262,107	-\$268,660	-\$275,377	-\$282,261	-\$289,318	-\$296,551	-\$303,964	-\$568,225,448	-\$368,647,693
Total Net Developable Area	28	24	14	12	10	9	7	7	5	3	3	3	0	0
Projected population growth	1120	980	560	490	420	350	280	280	210	140	140	140	0	0

Indexation Assumptions

Land Acquisition Index	2.90%	per annum
Capital Expenditure Index	3.33%	per annum
Administrative Costs Index	2.50%	per annum
Discount Rate	4.50%	per annum

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

TABLE 18: CONTRIBUTION RATE SCHEDULE

Contributions Plan No. 15 - Box Hill Precinct

Rates Schedule

Facility Category	Total Cost (PV)	Rate	Residential	All Development			
			Open Space	Administration	Water Management KCP	Water Management SPC	Traffic
			\$/ha	\$/ha	\$/ha	\$/ha	\$/ha
Open Space Land	-\$62,530,119.03	\$171,741.06	\$171,741.06				
Open Space Capital	-\$96,684,736.46	\$265,547.85	\$265,547.85				
Transport - Land	-\$8,117,715.12	\$17,722.48					\$17,722.48
Transport Capital	-\$97,991,796.99	\$213,934.29					\$213,934.29
Water Management Land (SPC)	-\$640,909.87	\$17,421.19				\$17,421.19	
Water Management Capital (SPC)	-\$822,084.66	\$22,345.88				\$22,345.88	
Administration	-\$3,147,972.60	\$6,872.61		\$6,872.61			
Water Management Land (KCP)	-\$27,960,765.73	\$66,370.66			\$66,370.66		
Water Management Capital (KCP)	-\$70,751,592.82	\$167,943.53			\$167,943.53		
Total	-\$368,647,693	\$949,899.54	\$437,288.91	\$6,872.61	\$234,314.18	\$39,767.07	\$231,656.77
2014/2015**		\$973,647.03	\$448,221.13	\$7,044.42	\$240,172.04	\$40,761.25	\$237,448.19
2015/2016**		\$997,988.20	\$459,426.66	\$7,220.53	\$246,176.34	\$41,780.28	\$243,384.39
2016/2017**		\$1,022,937.91	\$470,912.32	\$7,401.05	\$252,330.74	\$42,824.79	\$249,469.00

** Contribution rate increased by CPI each financial year - (Refer to Section 2.20)

FIGURE 5: CATCHMENT LOCATIONS (SHEETS 1)

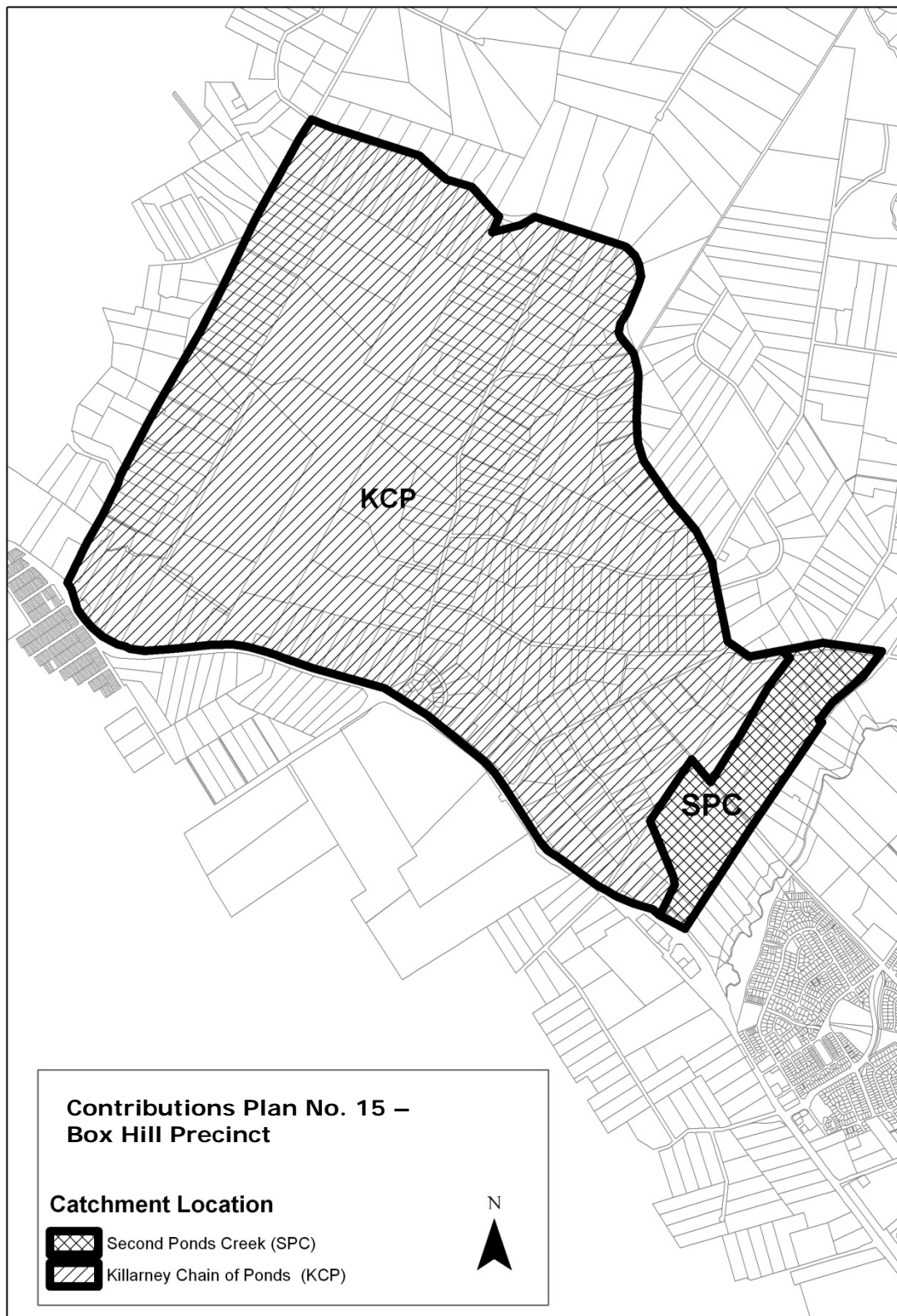


FIGURE 6: LOCATION OF FACILITIES (SHEETS 1 – 14)



THE HILLS
SHIRE COUNCIL

THE HILLS SHIRE COUNCIL

Box Hill
Section 94 Contributions
Plan No. 15

SHEET 001

LEGEND

- ☆ Roundabout - Traffic Signals
- ▲ Bridges
- Culverts
- Cycleways
- Sub Arterial Road
- Indicative Layout Plan
- Local Drainage (SP2)
- Local Open Space (RE1)
- Local Road (SP2)
- Extent of basin cut / fill
- Land to which plan applies



0 25 50 100 150 200
metres

Scale: 1:5,000 @ A3

Project No. 004-14
M&B Zone 14





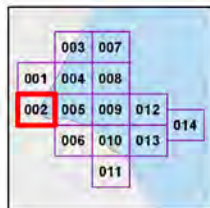
THE HILLS SHIRE COUNCIL

Box Hill
Section 94 Contributions
Plan No. 15

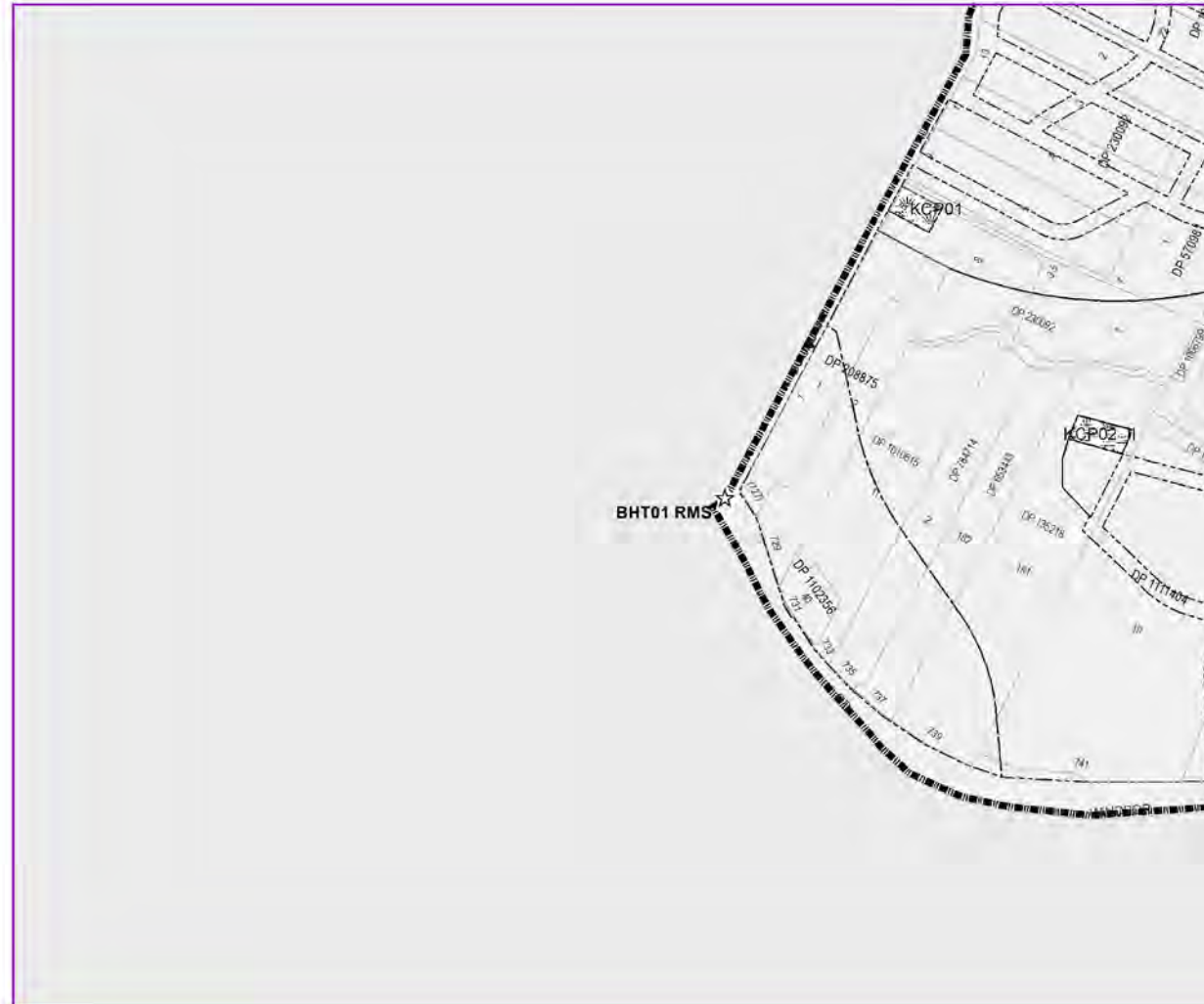
SHEET 002

LEGEND

☆	Roundabout - Traffic Signals
▲	Bridges
■	Culverts
—+—+—+—	Cycleways
—+—+—+—	Sub Arterial Road
- - - - -	Indicative Layout Plan
▨	Local Drainage (SP2)
▩	Local Open Space (RE1)
▧	Local Road (SP2)
▦	Extent of basin cut / fill
▤	Land to which plan applies



Scale: 1:5,000 @ A3





THE HILLS
SHIRE COUNCIL

THE HILLS SHIRE COUNCIL

Box Hill
Section 94 Contributions
Plan No. 15

SHEET 004

LEGEND

- ☆ Roundabout - Traffic Signals
- ▲ Bridges
- Culverts
- ▬ Cycleway
- ▬ Sub Arterial Road
- ▬ Indicative Layout Plan
- ▬ Local Drainage (SP2)
- ▬ Local Open Space (RE1)
- ▬ Local Road (SP2)
- ▬ Extent of basin cut / fill
- ▬ Land to which plan applies



0 25 50 100 150 200
Metres

Scale: 1:5,000 @ A3

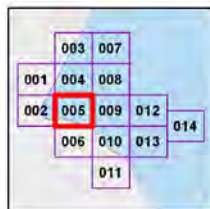
Preparation 02/04/14
RGA Zone 14





Box Hill
Section 94 Contributions
Plan No. 15

LEGEND

Projetos: GDA 14
MGA Zona 38

Scale: 1:5,000 @ A3



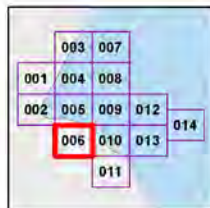


Box Hill
Section 94 Contributions
Plan No. 15

SHEET 006

☆

- | | |
|---|------------------------------|
|  | Roundabout - Traffic Signals |
|  | Bridges |
|  | Culverts |
|  | Cycloways |
|  | Sub Arterial Road |
|  | Indicative Layout Plan |
|  | Local Drainage (SP2) |
|  | Local Open Space (RE1) |
|  | Local Road (SP2) |
|  | Extent of basin cut / fill |
|  | Land to which plan applies |

Projeções GDA 94
MGA, Zonas SE

Scale: 1:5,000 @ A3



THE HILLS
SHIRE COUNCIL

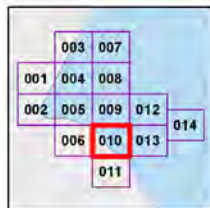
THE HILLS SHIRE COUNCIL

Box Hill
Section 94 Contributions
Plan No. 15

SHEET 010

LEGEND

- ☆ Roundabout - Traffic Signals
- ▲ Bridges
- Culverts
- ▬ Cycloways
- ▬ Sub Arterial Road
- ▬ Indicative Layout Plan
- ▬ Local Drainage (SP2)
- ▬ Local Open Space (RE1)
- ▬ Local Road (SP2)
- ▬ Extent of basin cut / fill
- ▬ Land to which plan applies



0 25 50 100 150 200
Metres

Scale: 1:5,000 @ A3

Projection: GDA 94
MGA Zone 56





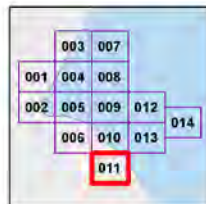
THE HILLS SHIRE COUNCIL

Box Hill
Section 94 Contributions
Plan No. 15

SHEET 011

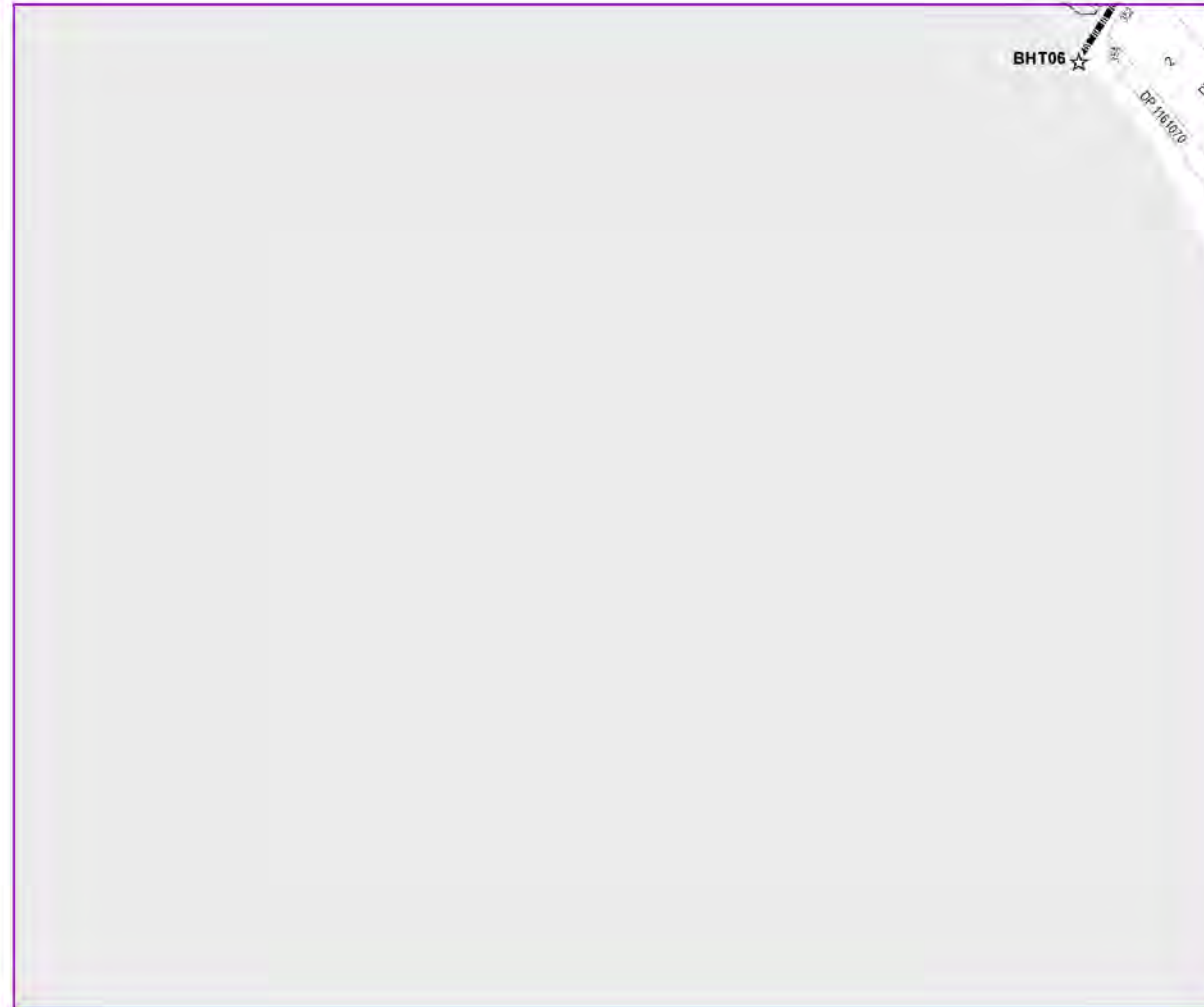
LEGEND

	Roundabout - Traffic Signals
	Bridges
	Culverts
	Cycleways
	Sub Arterial Road
	Indicative Layout Plan
	Local Drainage (SP2)
	Local Open Space (RE1)
	Local Road (SP2)
	Extent of basin cut / fill
	Land to which plan applies

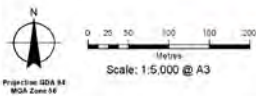
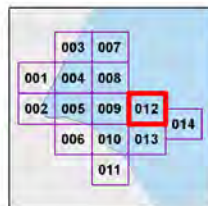
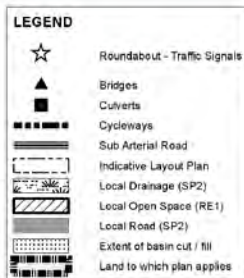


Projection: GDA 94
Map Zone: 56

Scale: 1:5,000 @ A3



SHEET 012





THE HILLS
SHIRE COUNCIL

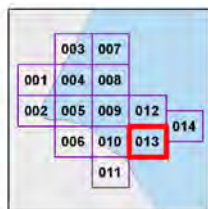
THE HILLS SHIRE COUNCIL

Box Hill
Section 94 Contributions
Plan No. 15

SHEET 013

LEGEND

- ☆ Roundabout - Traffic Signals
- ▲ Bridges
- Culverts
- Cycleways
- Sub Arterial Road
- Indicative Layout Plan
- Local Drainage (SP2)
- Local Open Space (RE1)
- Local Road (SP2)
- Extent of basin cut / fill
- Land to which plan applies



4 PART D: SUPPORTING MATERIAL

The following list identifies reports, documents and studies, which have been used for researching the basis of strategies and the Section 94 Contributions Plan:

- Water Cycle Management Post Exhibition Report (June 2012) - J Wyndham Prince
- Water Cycle Management Strategy Post-Exhibition Report (November 2012) – J Wyndham Prince
- Box Hill Retail and Employment Study (February 2011) – Hill PDA
- Transport and Access Study (February 2011 and April 2012) – GHD
- Demographics and Social Infrastructure Report (February 2011) - Urbis
- Local Infrastructure Benchmark Costs – Final Report (April 2014) – Independent Pricing and Regulatory Tribunal