

Contributions Plan No. 17
**CASTLE HILL
NORTH**

www.thehills.nsw.gov.au

**THE
HILLS**
Sydney's Garden Shire



POST EXHIBITION – MARCH 2019

The Hills Shire Council

[INSERT DATE]

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1 PART A – Summary Schedules

1.1 Summary Schedules

Part A of this Development Contributions Plan contains summary schedules of all works programs. These summary tables are provided only for ease of reference. Note: Any infrastructure required within the Castle Hill North Precinct which is not being levied under this Contributions Plan is to be provided by developers at no cost to Council.

1.1.1 Work Schedule Cost per Item

| | |
|--|---------------------|
| TRANSPORT FACILITIES | AMOUNT (\$) |
| Land | \$11,596,475 |
| Works | \$44,478,786 |
| SUB TOTAL | \$56,075,261 |
| OPEN SPACE FACILITIES | AMOUNT (\$) |
| Works | \$15,358,549 |
| SUB TOTAL | \$15,358,549 |
| STORMWATER MANAGMENT FACILITIES | AMOUNT (\$) |
| Works | \$6,592,651 |
| SUB TOTAL | \$6,592,651 |
| PLAN PREPARATION & ADMINISTRATION | AMOUNT (\$) |
| SUB TOTAL | \$996,450 |

1.1.2 Contribution by Category - Per Person

| Facility Type | Unit | \$: Rate |
|--------------------------------|------------|--------------------|
| Open Space - Capital | Per Person | \$2,808.67 |
| Transport Facilities - Land | Per Person | \$2,313.78 |
| Transport Facilities - Capital | Per Person | \$8,050.73 |
| Water Management - Capital | Per Person | \$1,186.96 |
| Administration | Per Person | \$169.12 |
| Total | | \$14,529.27 |

1.1.3 Contributions by Development Type

| Facility Category | Dwelling/ Lot | CONTRIBUTION RATE PER LOT/UNIT | | | |
|--|--------------------|--------------------------------------|--------------------|--------------------|--------------------|
| | | Medium and High Density Residential* | | | |
| | | 4 bedroom | 3 bedroom | 2 bedroom | 1 bedroom |
| Open Space - Capital | \$8,987.76 | \$8,706.89 | \$7,021.68 | \$5,055.61 | \$4,774.75 |
| Transport Facilities - Land | \$7,404.11 | \$7,172.73 | \$5,784.46 | \$4,164.81 | \$3,933.43 |
| Transport Facilities - Capital | \$25,762.33 | \$24,957.25 | \$20,126.82 | \$14,491.31 | \$13,686.24 |
| Water Management - Capital | \$3,798.29 | \$3,679.59 | \$2,967.41 | \$2,136.54 | \$2,017.84 |
| Administration | \$541.18 | \$524.27 | \$422.80 | \$304.41 | \$287.50 |
| Total | \$46,493.65 | \$45,040.73 | \$36,323.17 | \$26,152.68 | \$24,699.75 |
| * Including but not limited to Attached Dwellings, Semi-Detached Dwellings, Multi Dwelling Housing, Residential Flat Buildings, Shop Top Housing and Seniors Housing | | | | | |

Credits for existing dwellings/lots will be issued in accordance with the applicable contribution rates for each development category. Contribution rates for each development category at the time of making this plan are included in the above table.

2 PART B - Administration and Operation of the Plan

INTRODUCTION

2.1 Basic principles of Section 7.11

Under Section 7.11 of the Environmental Planning and Assessment Act, 1979 ("*EP&A Act*") Council has the power to levy contributions from developers for public amenities and services required because of development.

The three general principles in applying Section 7.11 contributions are:

1. A contribution must be for, or relate to, a planning purpose;
2. A contribution must fairly and reasonably relate to the subject development; and
3. The contribution must be such that a reasonable planning authority, duly appreciating its statutory duties, could have properly imposed.

Under the provisions of Section 7.11 Council may either:

- Require land to be dedicated free of cost;
- Require money to be contributed for works or facilities to be provided in the future;
- Require money to be contributed towards the cost of works or facilities already provided in anticipation of development;
- Accept the provision of a material public benefit, or works in kind, in satisfaction of Section 7.11 requirements; or
- Require or accept a combination of any of the above.

The ability to levy developers for the provision of essential public facilities and services is important to The Hills Shire. This "user pays" approach can significantly reduce the financial burden of new urban development on existing Shire residents.

One of the fundamental responsibilities of any Council in imposing Section 7.11 contributions is to ensure that the contributions levied are reasonable. That is, the works and facilities to be provided must be a direct consequence of the development on which the contributions are levied. They must not unnecessarily inflate development costs. Therefore, contributions are limited to essential or base-line works and facilities considered necessary to sustain acceptable urban development.

Within reason every new resident within the Castle Hill North Precinct (as outlined in a bold black line on Map No.1) will enjoy equal levels of service in terms of the range of public facilities and services being levied for under this plan.

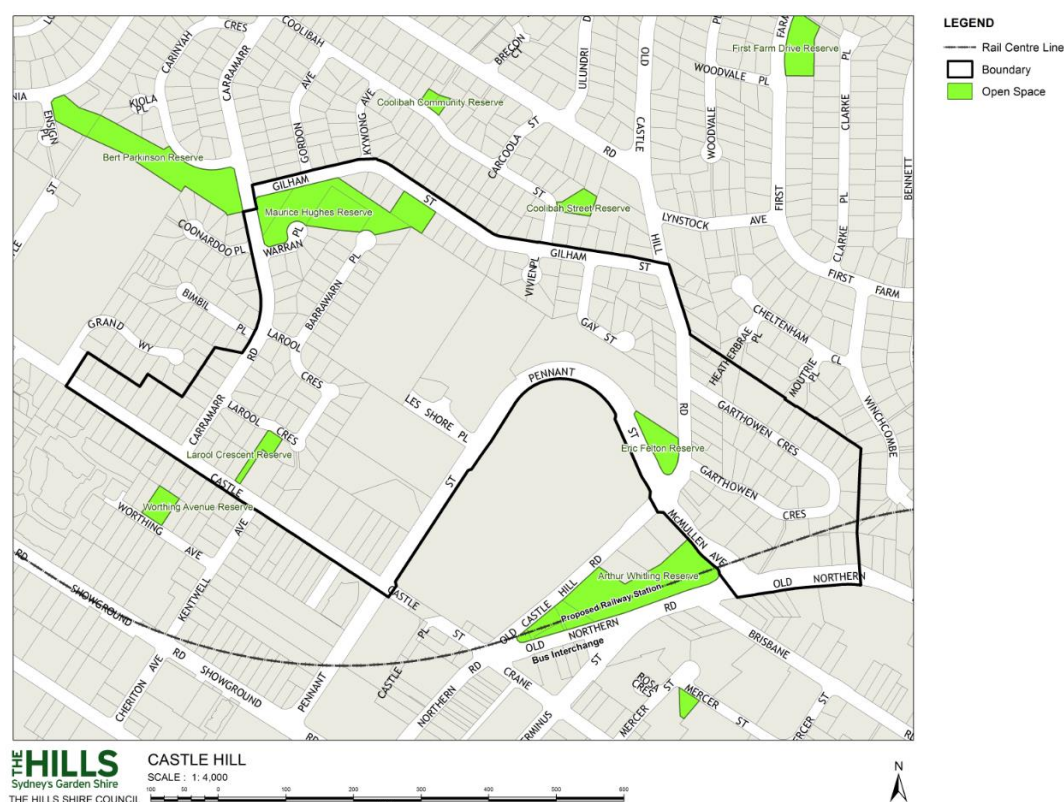
2.2 What is the name of this Development Contributions Plan?

This Contributions Plan is called 'Contributions Plan No. 17 – Castle Hill North'. The plan consists of this document and accompanying maps.

2.3 Area to which Plan Applies

This Contributions Plan applies to land within the local government area of The Hills Shire, is outlined in a bold black line shown on Figure 1, and is referred to in this plan as the Castle Hill North Precinct.

Figure 1 - Castle Hill North Precinct



2.4 What is the purpose of this Development Contributions Plan?

The purpose of this Contributions Plan is to:

- Authorise the Council to impose conditions under Section 7.11 of the EP&A Act when granting consent to development on land to which this plan applies.
- Provide an administrative framework under which contributions may be collected and expended to address the public facility and service needs of the incoming population of the Castle Hill North Precinct.
- Outline the anticipated demand for public facilities and services arising from the revitalisation of the Castle Hill North Precinct.
- Reasonably apportion, where appropriate, the cost of providing the necessary public facilities and services to new development and ensure that the existing community is not burdened by the provision of such public facilities and services.
- Provide a basis for determining fair and reasonable developer contributions.
- Outline the location, estimated cost, and staging of public facilities and services to be provided.
- Facilitate proper financial management and accountability for the assessment of contribution requirements and the expenditure of contributions received.

2.5 Application of the Plan

When a development application for residential development is lodged and relates to land to which this plan applies, Council may 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 4.17 and 7.11. The provisions of this plan are one

of a number of considerations that are relevant when Council determines a development application in accordance with Section 4.16 of the Act.

2.6 Operation of the Plan

This development contributions plan has been prepared pursuant to the provisions of s7.11 of the EP&A Act and Part 4 of the EP&A Regulation and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

This plan was adopted by The Hills Shire Council on [date] and came into effect on [date].

2.7 Relationship with other Plans, Policies and Documents

This Contributions Plan supplements the provisions of LEP 2012.

To enable a greater understanding of this Contributions Plan, the following documentation can be read:

- The Hills Shire LEP 2012.
- The Hills Development Control Plan, Part D Section 18 – Castle Hill North and other Sections of the DCP.
- Any relevant background studies referred to in the plan.

The above documents were used in the preparation of this plan and can be purchased or viewed at Council upon request.

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 7.11 payments in one, or a combination, of the following ways:

Monetary Contribution

This is the most common method of payment. However, as discussed below, payment can be offset by 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, will be required.

The works must be included in the works schedule and maps within the Plan. The cost of the work will be offset against the contribution required for the same facility category only. For example if the works relate to 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 Part D Section 18 – Castle Hill North Precinct and other relevant sections of The Hills Development Control Plan applying to the Castle Hill North 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 – Major/Special Projects.

2.10 Planning Agreements

In accordance with Section 7.4 of the EP&A Act a planning agreement is a voluntary agreement or arrangement between a planning authority and a developer under which the developer agrees to make contributions towards a

public purpose. A planning agreement may wholly or partly exclude the application of Section 7.11 to the development that is subject of the agreement.

The provisions of Sections 7.4 to 7.10 of the EP& A Act and accompanying Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Any person seeking to enter into a planning agreement should in the first instance submit a proposal in writing to Council, documenting the planning benefits and how the proposal would address the demands created by development for new public infrastructure, amenities and services.

2.11 When must Contributions be Paid?

Section 7.11 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 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 4.55 modification of consent is required if proposed staging of development is not reflected in the original consent.

For development which is staged, Section 7.11 contributions must be paid at the rate applicable at the time of subdivision or construction certificate, for at least the number of additional lots/dwellings 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 lot).
- 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.

2.13 Construction certificates and the obligations of accredited certifiers

In accordance with Section 7.21 of the EP&A Act and clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.14 Credit & 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 cost of which exceeds the contribution required for that facility category. In these situations the applicant may be reimbursed for the cost of the works that:-

- exceed the contribution due within that facility category, and
- if re-imbursement has been approved by Council as being consistent with the contribution plan.

2.15 Credit for Existing Development

The existing population of the Castle Hill North Precinct is approximately 934 persons. The infrastructure to be levied for under this Contributions Plan is required as a direct consequence of the urban renewal of the Castle Hill North Precinct. The payment of contributions is therefore applicable to any residential development which will increase the population over and above the current population, 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 residential development that existed on or before the adoption of the Section 7.11 Contributions Plan – Castle Hill North Precinct. Council may issue a credit to the value of the existing approved population on site, consistent with the occupation rate outlined in Section 3.1 of this plan.

However, any parcel that was vacant on or before the adoption of this plan which did not generate a demand for works or facilities of the type to be levied for under this plan, and for which no previous contribution under Section 7.11 of the EP&A Act, 1979 has been made, shall upon subdivision or development for residential purposes be liable for the payment of contributions in accordance with this Contributions Plan.

In short, Section 7.11 credits will not apply to existing vacant parcels.

2.16 Savings and Transitional Provisions

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

2.17 Exemptions

As stated in Section 2.5 this Contributions Plan applies to all development applications for residential development. The only exemptions allowed are those the subject of a direction from the Minister for Planning under Section 7.17 of the EP&A Act.

2.18 Pooling of Contributions

This plan expressly authorises monetary Section 7.11 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 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 20 years (life of the Contributions Plan). The following elements are used in this calculation:

Land Acquisition Index

The land acquisition indexation assumption is based upon an average of the annual percentage change in the Australian Bureau of Statistics Established House Price index for Sydney over 13 years from March 2004 to March 2017.

Capital Expenditure Index

The capital expenditure indexation assumption is based upon an average of the annual percentage change in the Australian Bureau of Statistics Producer Price Index for New South Wales over the past 15 years from March 2002 to March 2017. Open space expenditure is indexed based on the Producer Price Index (Non-Residential Building Construction). Water management and transport and traffic expenditure is indexed based on the Producer Price Index (Road and Bridge Construction).

Administrative Costs Index

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

Indexed Expenditure

Total of Indexed land acquisition, capital and administrative costs.

Revenue Projections

Revenue projections will be calculated by multiplying the estimated additional population (see Table 1 in Section 3.1) by the contribution rate per person, and will be indexed at 2.5% which represents the midpoint of the Reserve Bank of Australia's inflation rate of 2-3 per cent, 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

Methodology based on IPART technical paper July 2015 and IPART Fact Sheet 'Latest discount rate for use in local development contributions plans' dated September 2015. Nominal discount rate based on the 10-year Commonwealth bond yield plus IPART's estimate of the debt margin (half of the rate spread between the 10-year Commonwealth bond and non-financial corporate A-rated 10-year debt and a margin of 12.5 basis points to allow for the cost of raising debt).

Formula

The Contribution rate per person is determined on the basis that the NPV at the Discount Rate over the total life of the plan is neutral. This is calculated using the following formula for each facility category:

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

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

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

From the equation above:

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

Therefore:

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

2.20 Review and Monitoring Process

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

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

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

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

2.21 Timing of Provision

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 Castle Hill North Precinct, and the corresponding receipt of contributions by Council.

Overall, the population projections contained within this plan are based upon a 20 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 5. Monitoring of the plan in accordance with subsection 2.20 will allow for review and adjustment of population projections and the works schedule as required.

2.22 Financial Information

The following section documents what financial information is held and maintained by Council in accordance with Environmental Planning & Assessment Act and Regulations.

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

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

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

Council will also prepare a statement with respect to this plan and other contribution plans as soon as practical after the end of each year in its annual financial report. This statement will include:

- the opening and closing balances of money held by Council for the accounting period;
- the total amounts received by way of monetary contribution for the different facility categories;
- the total amounts spent in accordance with the plan for the different facility categories; and
- the outstanding obligations of Council to provide works for different facility categories for which contributions have been received.

A Contributions Register will also be maintained and may be inspected on request. This Register will include:

- details of each consent for which a Section 7.11 condition has been imposed;
- the nature and extent of the contribution required by the condition for each facility category;
- the name of the Contribution Plan the condition was imposed under; and
- the date any contribution was received and its nature and extent.

3 PART C - Strategy Plans

Strategy Plans contain the following chapters that determine the anticipated development within the Castle Hill North Precinct, the expected demand for new public facilities and infrastructure and justify the developer contributions are reasonable and appropriate through establishment of links or nexus between the development and the need for new facilities and services.

3.1 DEVELOPMENT POTENTIAL AND POPULATION

3.1.1 Development and Facility Needs

Council can only levy Section 7.11 contributions where development will or is likely to require the provision of, or increase the demand for public facilities and services. It is therefore necessary to establish a link or nexus between the development anticipated within the Castle Hill North Precinct and the need for public facilities and services.

The population and dwelling forecasts outlined in this section are therefore crucial elements in the overall Contributions Plan. It is upon these forecasts that the majority of planning decisions are based. The forecasts provide the framework within which to plan the works and facilities that will be required as a consequence of new development.

3.1.2 Existing Population

Existing development within the Castle Hill North Precinct consists predominantly of residential land uses. There are currently 292 dwellings within the Castle Hill North Precinct with a population of around 934 based on an occupancy rate of 3.2 persons per dwelling.

The infrastructure planning undertaken by Council and documented by this Contributions Plan is based upon the demands which would be generated by the additional population expected within the Castle Hill North Precinct, over and above the existing population of approximately 934 people.

3.1.3 Occupancy Rates

Occupancy rate assumptions are a particularly important feature of a Contributions Plan. They are used to forecast the population of the Castle Hill North Precinct and to calculate contributions payable on dwelling basis.

The existing occupancy rate within the Castle Hill North Precinct is 3.2 persons per dwelling. The proposed occupancy rates for the Castle Hill North Precinct (shown below) have been calculated using Census data for similar almost developed and predominantly residential area within The Hills Local Government Area (LGA).

Residential Flat Buildings

- 1 bedrooms 1.7 persons
- 2 bedrooms 1.8 persons
- 3 or more bedrooms 2.5 persons

Multi-Unit Dwellings/Terrace Houses

- Up to 3 bedrooms 2.5 persons
- 4 or more bedrooms 3.1 persons

3.1.4 Development Potential and Future Population

The Castle Hill North Precinct is ideally positioned for urban renewal due to its access to new public transport infrastructure, position in an established Major Centre and age of dwelling stock. The Precinct forms part of Council's Residential Direction and response to the NSW Government's A Plan for Growing Sydney and the North West Rail Link Corridor Strategy.

On 24 November 2015 Council considered the outcomes of the exhibition of the Draft Castle Hill North Precinct Plan and resolved to adopt the Precinct Plan and prepare a draft Local Environmental Plan, Development Control Plan and Section 7.11 Contributions Plan. A planning proposal was subsequently submitted to the Department of Planning and Environment on 29 January 2016 for Gateway Determination.

On 2 November 2016 a Gateway Determination was issued for the Castle Hill North planning proposal.

The proposed rezoning will enable a significant increase of new dwellings and population within the Precinct. Table 1 provides a summary of the estimated dwelling yield and population within the Precinct.

Assumptions have been made on the likely dwelling types depicted in the Castle Hill North Precinct Plan, Part D Section 18 – Castle Hill North of The Hills Development Control Plan and the development standards within the LEP 2012 maps. The population projections for the Castle Hill North Precinct are based upon a 20 year time frame.

Once developed, it is projected that there will be approximately 3,575 dwellings, comprising 3,425 apartments and 150 townhouse/terraces.

Assumptions have been made on the likely mix of dwelling types based on Council's mix controls for apartments and approvals of medium density townhouse style developments.

Table 1 - Expected development and population

| Residential Flat Buildings (Apartments) | | | |
|---|------------------------|-----------------------|-------------------|
| | Total Dwellings | Occupancy Rate | Population |
| 1 bedroom | 856 | 1.7 | 1,456 |
| 2 bedroom | 1,884 | 1.8 | 3,391 |
| 3 bedroom | 685 | 2.5 | 1,713 |
| | | | |
| Townhouses, Terraces and other forms of multi-unit housing | | | |
| | Total Dwellings | Occupancy Rate | Population |
| 3 bedroom | 75 | 2.5 | 188 |
| 4 bedroom | 75 | 3.1 | 233 |
| | | | |
| TOTAL | 3,575 | | 6,979 |
| Existing | 292 | 3.2 | 934 |
| TOTAL (Less Existing) | 3,283 | | 6,045 |

3.1.5 Demand for Public Facilities and Services

The expected development and resulting population within the Castle Hill North Precinct will create increased demand for various public facilities and services. Section 7.11 contributions are proposed to be sought for:

- Open Space Facilities;
- Transport and Pedestrian Facilities;
- Drainage Facilities;
- Administration Costs.

The following sections of the Contributions Plan identify the nexus between the anticipated development within the precinct 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.

DRAFT

3.2 OPEN SPACE FACILITIES

3.2.1 Open Space Demand

The additional population will increase demand for both active and passive forms of open space. Given that Castle Hill North Precinct is located within an existing urban area there is limited opportunity for the provision of new open space areas.

Based on standard benchmarks for greenfield locations an additional population of 6,045 people would generate demand for approximately 17.1 hectares of both active and passive open space. Castle Hill North Precinct is located within an established urban area and is already serviced by a number of local parks and playing fields including:

- Fred Caterson Reserve;
- Castle Hill Heritage Park Reserve;
- Bert Parkinson Reserve; and
- Maurice Hughes Reserve.

Achieving a higher amount of open space will present challenges due to the highly urbanised context and the cost of land. Alternative solutions for meeting the expected increase in demand for active open space have been investigated.

The small pocket parks located within the Precinct including Eric Felton Reserve and Larool Crescent Reserve, currently have minimal levels of embellishment and, as a result, are under-utilised. The focus for these areas is increasing the range of activities through the use of improvements such as play equipment, picnic facilities and additional landscaping and seating. The aim is to transform these spaces into more usable urban facilities rather than open spaces.

Passive recreation activities including walking, jogging and cycling will be met through the provision of a network of high quality pedestrian paths and cycleways. Improvements and additions to the pedestrian paths and cycleways will be provided as part of the plan.

District Open Space

District open space traditionally accommodates a wider range of recreational opportunities and greater flexibility than local open space, and incorporates both active and passive open space functions. These include sports fields, sport complexes, and district parks incorporating less structured recreation including informal play, picnicking, walking, and cycling.

As a consequence it has a greater distribution pattern than local parks and is often accessed by car in addition to pedestrians and cyclists.

The precinct has access to one major district park being Fred Caterson Reserve. It is a large multi-sport facility covering a total of 58 hectares. There are six picnic tables, two barbecues and a junior children's playground. Public toilets (including disabled access toilet) are open during daylight hours. The reserve features five soccer fields or three cricket fields, cricket practice nets, baseball field, ten tennis courts, a BMX track, remote control car track and a basketball stadium. There are also several walking tracks in the reserve (featuring concrete pathways and bush tracks), as well an extensive cycleway.

Local Open Space

Currently the precinct contains the following passive open space areas totalling approximately 18,696m²:

- Eric Felton Reserve (2,879m²): The reserve functions as passive open space with minimal embellishment;
- Larool Crescent Reserve (1,259m²): The reserve functions as a passive open space with limited embellishment. The park provides a footpath which provides a link between Larool Crescent and Castle Street;
- Maurice Hughes Reserve (14,558m²): This reserve also functions as passive open space located behind Castle Hill Primary School. The land also contains Sydney Turpentine Ironbark Forest.

Open Space Links

Currently there are open space links within and connecting to Castle Hill North, being Larool Crescent Reserve and Bert Parkinson Reserve. Larool Crescent Reserve is primarily used to provide pedestrian connection between Larool Crescent and Castle Street and adds to the pedestrian network.

Bert Parkinson Reserve connects to Maurice Hughes Reserve and provides wider pedestrian and cycle connections.

3.2.2 Proposed Open Space and Recreational Facilities

Active Open Space

An additional population of around 6,045 people will generate demand for 1.64 playing fields and 1 cricket oval. As the existing playing fields are already at capacity there is limited potential to accommodate the additional demand within these facilities. Additional playing fields will be required to ensure that the future population is provided with appropriate active open space facilities, and not simply provided with a sub-standard level of service due to the difficulties associated with acquiring open space.

It is proposed that Council pursue an expansion of facilities at the existing Holland Reserve, off Holland Road in Glenhaven. Overall, the expansion would include the construction of 3 additional playing fields, just over half of which (55%) would address growth within Castle Hill North. The remaining 45% could address some of the demand generated by future growth in the remaining part of Castle Hill Precinct.

The cost of delivering the facility equates to approximately \$23.3 million of which \$12.8 million would be levied through the Castle Hill North Contributions Plan. Holland Reserve is already zoned RE1 Public Recreation and under Council ownership, so no planning proposals would be required to rezone the land, and no additional land acquisition would be required. Holland Reserve is shown in Map No.2.

The proposed expansion will necessitate upgrades to Holland Road and Glenhaven Road to facilitate safe access and egress, removal (offsetting) of approximately 3 hectares of bushland and relocation of two telecommunication towers to an alternative location within the reserve.

Works to Holland Road and Glenhaven Road will include minor expansion of the carriageway, establishment of kerb and gutter and amendments to the road centreline at the Glenhaven Road/Holland Road intersection to ensure that cars

turning right from Glenhaven Road onto Holland Road will not block through traffic along Glenhaven Road. In addition, to address increased traffic volumes on the local road network traffic signals are proposed at the intersection of Holland Road and Glenhaven Road. The proposed signalisation will greatly improve safety for vehicles and pedestrians entering and existing Holland Road.

The overall cost of the road upgrades will be approximately \$4.1 million. As the road upgrades are required to support the playing field expansion, the cost of the road upgrades has been included within the overall cost estimate for the playing field expansion.

It is noted that Holland Reserve is located around 4.5km from the Castle Hill Precinct and as such is outside of the typical rule of thumb catchment for playing fields, which is approximately 2km from the source of the demand (source: Recreation and Open Space Planning Guidelines for Local Government). Council has undertaken significant work investigating potential playing field sites to meet growth within the Sydney Metro Northwest Corridor. Unfortunately locating suitable land for Cherrybrook, Castle Hill Precincts has been particularly challenging given the existing urban character and low availability of land within these areas. Given the high cost of land and desire to achieve the most efficient use of land in proximity of the stations, the majority of sites investigated have been found to be cost prohibitive.

Whilst the identified site at Holland Reserve would not strictly comply with the recommended distance as per the Recreation and Open Space Planning Guidelines for Local Government, the location is still considered to be within the service catchment of the Castle Hill Precinct and as such is within a reasonable distance to demonstrate sufficient nexus. Being an existing public reserve, within a semi-rural area, the location will also minimise potential interface issues and amenity impacts.

Local Open Space

The purpose of local open space is to provide informal play space and opportunities for supervised play within convenient walking distance from any given residence.

An additional population of around 6,045 people will generate demand for approximately 10ha of passive open space, based on the traditional method of determining open space provision. However, achieving a higher amount of passive open space will present challenges due to the highly urbanised context and the cost of land. Accordingly, the approach which is proposed is to improve the function and capacity of the existing passive open space areas within the Precinct. The following Reserves will be embellished to create more urban park spaces and encourage short and medium stay usage:

- Maurice Hughes Reserve;
- Larool Crescent Reserve; and
- Eric Felton Reserve.

The small pocket parks located within the Precinct, Eric Felton Reserve and Larool Crescent Reserve, currently have minimal levels of embellishment and as a result are under-utilised. The focus for these areas is increasing the range of activities through the use of improvements such as play equipment, picnic facilities and additional landscaping and seating. The aim is to transform these spaces into more usable urban facilities rather than open spaces. The proposed capital cost of embellishing local open space within the precinct is detailed below.

Maurice Hughes Reserve

- Passive open space embellishment including cycleway, BBQs, planting, bins, cycle racks, drinking fountains, seating, tables, turfing, security lighting, softfall playground, fencing, gate, playground equipment and shade structure;
- The cost estimates for the upgrade are based on IPART Benchmark rates (IPART Local Infrastructure Benchmark Costs).

Larool Crescent Reserve

- Passive open space embellishment including cycleway/pedestrian pathway, paving, drinking fountain, tables, planting, security lighting, turf, and fencing;
- The cost estimates for the upgrade are based on IPART Benchmark rates (IPART Local Infrastructure Benchmark Costs).

Eric Felton Reserve

- Passive open space embellishment including demolition of concrete slab and light structure, clearance of vegetation, cycleway/pedestrian pathway, paving, drinking fountain, seating, planting, turf, security lighting and fencing;
- The cost estimates for the upgrade are based on IPART Benchmark rates (IPART Local Infrastructure Benchmark Costs).

The full cost of these upgrades will be levied through the draft Plan.

Open Space Links

Pedestrian and cycle links are an important element of the open space network within the Castle Hill North Precinct. Landscaped links will improve scenic and landscape quality and allow future residents to move easily to parks, the train station and Major Centre. Therefore these links have an important amenity and recreation value as well as increasing the effectiveness of all parks and reducing car dependence.

Embellishment works for links will typically consist of paths and cycleway construction, tree and shrub plantings, lighting and fencing. The links include Larool Crescent Reserve and Eric Felton Reserve.

3.2.3 Apportionment

The need to provide the open space identified in this part of the plan is generated by the residential development. The demand for the local open space will be fully funded by future development within the Castle Hill North Precinct as the need for the embellishment is a direct result of future growth within the Precinct.

With respect to the district open space approximately 55% of the cost of this facility will be funded by the future population within the Castle Hill North Precinct. It is anticipated that the remaining cost will be funded by future development within the remainder of the Castle Hill Precinct and other proposals which will add demand for future playing fields.

3.2.4 Schedule of Works and Cost Estimates

A schedule of open space facilities to be levied under this plan is included in table 5 – Works Schedule. Cost estimates include capital works and land acquisition (where required). Each facility to be provided can be located by reference to Figure 2, 'Map Sheets 1 and 2'.

3.2.5 Contributions Formula

The formula used to calculate the contribution rate for open space - capital works is set out in Part B Section 2.19.

The contribution rates for open space facilities are set out in Table 5 and Part A Summary Schedules.

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3.3 TRANSPORT AND PEDESTRIAN FACILITIES

3.3.1 Transport and Pedestrian Facilities Demand

Roundabouts in four (4) locations are to be provided under this Contributions Plan. The works are considered necessary to meet future demand, whilst ensuring an acceptable level of access, safety and convenience for all street and road users within the Castle Hill North Precinct. The draft Plan also includes a contribution towards the realignment of the Old Northern Road/Brisbane Road and McMullen Avenue intersection.

Additional works are being undertaken in the vicinity of the Precinct as part of wider traffic improvements. In particular, the upgrade of Showground Road which includes improvements to the Pennant Street and Showground Road intersection are likely to be delivered in the near future. These works are the responsibility of NSW Roads and Maritime Services. While the Precinct will benefit from these wider traffic upgrades, the need for them is not directly attributed to the development within Castle Hill North.

The transport facilities to be provided for under this plan are discussed below.

3.3.2 Proposed Transport and Pedestrian Facilities

Increased traffic movements will be a direct consequence of the revitalisation of the Castle Hill North Precinct. Appropriate traffic management measures and intersection treatments are needed at certain location in order to achieve satisfactory traffic management outcomes. The recommend improvements are outlined below:

a. Traffic Signals and Realignment

The intersection of McMullen Avenue/Old Northern Road is one of the principal points at which vehicles generated from within the Castle Hill North Precinct will access the arterial road network. The additional traffic volume resulting from the future development, coupled with the broader increase in regional traffic volume, will necessitate an upgrade to this intersection. The intersection will be realigned with Brisbane Road to provide a four way signalised intersection with McMullen Avenue. This will provide a much safer intersection for traffic accessing and departing both McMullen Avenue and Brisbane Road.

A report has been prepared by Gennaoui Consulting Pty Ltd 'Capacity of Proposed Intersection of Old Northern Road with McMullen Avenue & Brisbane Road'. This report identified that the total number of cars turning from Old Northern Road onto McMullen Avenue and Brisbane Road and from McMullen Avenue and Brisbane Road onto Old Northern Road was 2,227 cars during the PM peak which equates to a daily traffic volume of 22,270 cars.

Assuming the regional traffic volume increases by 3% per year over the coming 20 years, the total number of cars making these movements per day will increase to 40,022 (+17,952) in the 20th year. It is noted that this figure is only regional increases in volume and assumes that there will be no additional development within the Castle Hill North Precinct.

There will be approximately 3,283 additional dwellings within the Castle Hill North Precinct. Based on the RTA Guide to Traffic Generating Development, the average peak hour traffic generation for a high density unit is around 0.29 trips per unit. When applied to the 3,283 additional dwellings within the precinct, this would result in around 952 peak trips. It is estimated that around 40% of these

movements (380) would pass through the McMullen Avenue/ Old Northern Road intersection. The remaining cars would travel to the arterial road network via Old Castle Hill Road or the Pennant Street/Showground Road or Castle Street/Rowallan Avenue junction.

Over the next 20 years the total number of cars turning from Old Northern Road onto McMullen Avenue and Brisbane Road and from McMullen Avenue and Brisbane Road onto Old Northern Road during the peak period will increase by 1,623 cars (+1,243 regional and +380 from Castle Hill North). Of these approximately 380 cars (24% of the overall increase) will be generated by future development within the Castle Hill North Precinct. Accordingly, it is considered reasonable that future development within the precinct be levied for 23-24% of the cost of the upgrade.

The cost estimate for this upgrade is based on an 'Estimate of Cost for Civil Infrastructure Works' prepared by Diversi Consulting for McMullen and Old Castle Hill and Brisbane Roads dated 30 June 2015 plus 7.5% project management, 7.5% for design and 30% contingency.

b. Roundabouts

Upgrades to key intersections within the Precinct are required to support the forecast population growth. The need for these facilities is not principally linked to the level of service at these junctions, but rather the projected 'Environmental Capacity' of these roadways. The Environmental Capacity (EC) is a measurement of the number of vehicles (including moving and parked) that is considered to be acceptable within an area or individual street, with respect to the impacts on such environmental indicators as pedestrian risk, pedestrian crossing delay, noise and accessibility.

Traffic volumes have been assessed in the following four local streets that provide access to the Development Precinct as follows:

Table 4 – Traffic Volumes and Environmental Capacity

| Road | Classification | Existing Vehicles per hour | Environmental Capacity | EDI |
|--|-------------------|----------------------------|------------------------|-----|
| Old Castle Hill Rd-South of Gilham St | (Major Collector) | 973 | 380 | 2.6 |
| Carramar Road between Gilham and Castle St | Local Road | 265 | 350 | 0.8 |
| Gilham St at Carramar Rd | Local Road | 84 | 350 | 0.2 |
| Castle Street between Carramar Rd | Major Collector | 774 | 3,801 | 2.0 |

Carramar Road and Gilham Street are below their respective Environmental Capacities however the full development scenario in this area will increase the traffic volumes to near or over their capacity. These two streets provide the primary access points for most of the traffic to be generated from the residential redevelopment.

The proposed roundabouts at the intersections of Castle Street/Carramar Road, Carramar Road/Gilham Street, Garthowen Crescent/Old Castle Hill Road and Gilham Street/Old Castle Hill Road will ameliorate the impacts of that additional traffic in three ways:

- The additional traffic will have safe ingress/egress into the local road network via Castle Street and via Old Castle Hill Road where traffic safety will be an issue because of the existing high traffic volumes.
- Residential amenity of the adjacent area will be enhanced for the new residents as pedestrian access at the intersections will be greatly improved by the central median island treatments required for the roundabouts.
- Traffic speeds at the intersections will be controlled to acceptable limits.

The full cost of these roundabouts will be levied under the this Plan as the demand for intersection control is created by traffic going to and from the proposed development within the side streets. Existing traffic volumes along both Castle Street and Old Castle Hill Road are not directly relevant to the traffic demand using the side streets at the locations on the periphery of the development area, and there are separate Local Area Traffic Management Schemes for these two Major Collector Roads that are being implemented in stages for their full lengths.

The cost of each roundabout is estimated is based on IPART Benchmark rates.

The full cost of these roundabouts will be levied through the draft Contributions Plan. This approach is justified on the basis that the demand for intersection control is created by traffic going to and from the proposed development within the side streets. Existing traffic volumes along both Castle Street and Old Castle Hill Road are not directly relevant to the traffic demand using the side streets at the two locations on the periphery of the development area, and there are separate Local Area Traffic Management Schemes for these two Major Collector Roads that are being implemented in stages for their full lengths.

c. Road Upgrades and Widening (Castle Street and Old Castle Hill Road)

Road profiles have been prepared for all roads within the Castle Hill North Precinct. These new profiles will ensure that sufficient road reserve is provide to facilitate safe and efficient traffic flow, on-street parking (where required) and improved pedestrian verge widths which are reflective of their intended use. In order to accommodate the road profiles along Old Castle Hill Road and Castle Street, road widening will be required. The existing reservations for these two roadways, being around 19 metres along Castle Street and around 19.5m-21 metres for Old Castle Hill Road, are insufficient and would result in inadequate traffic land widths, parking lane widths and smaller verge widths.

As the widening and upgrade of the roadways are necessary to both support the intensification of residential densities and assist in the transition of Castle Hill North into a transit oriented centre, it is proposed that the cost of acquiring the roadway be included within this Contributions Plan.

The proposed road profiles for Old Castle Hill Road and Castle Street and Road concepts and land acquisition plans are included in the following figures.

Figure 2 – Enhanced Collector Road (Old Castle Hill Road Profile)

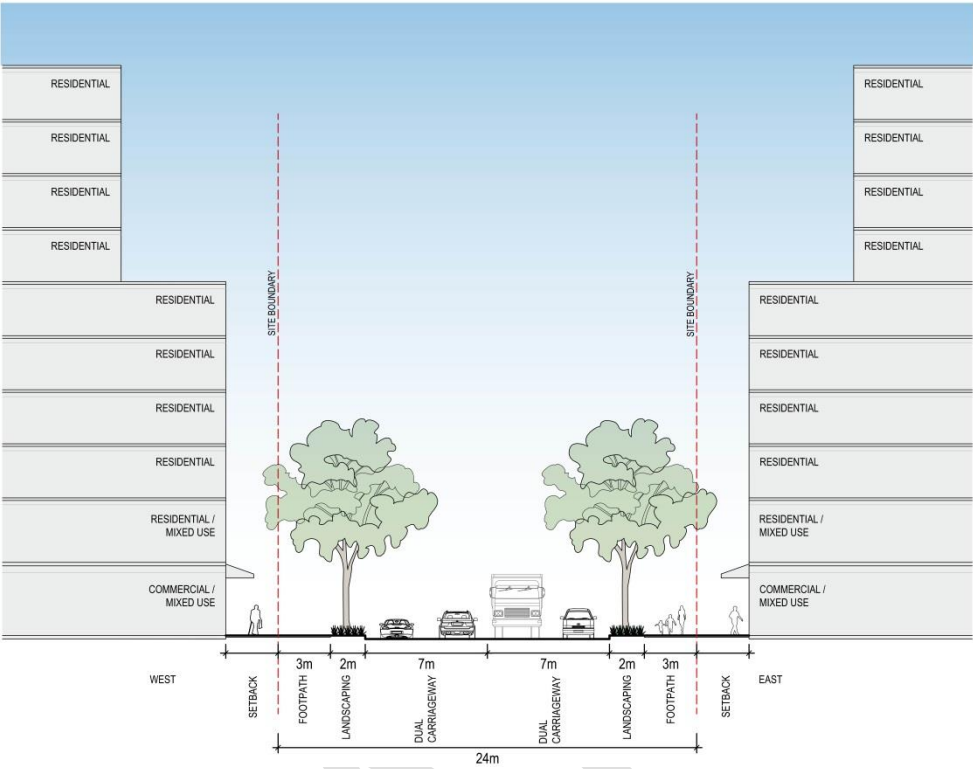
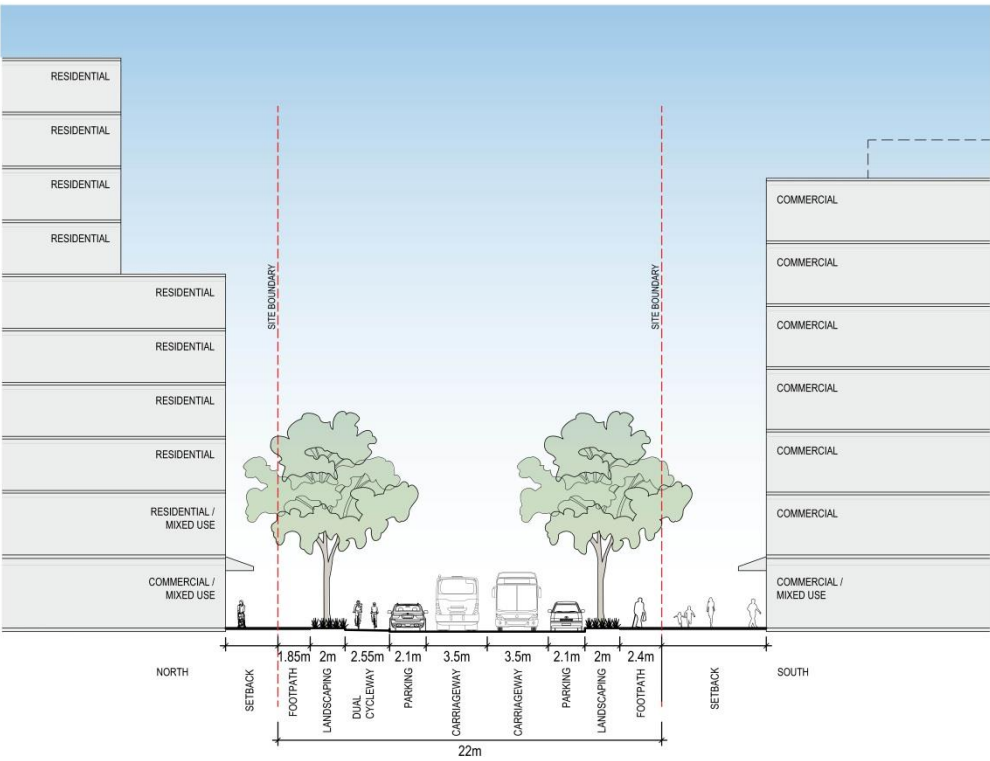


Figure 3 – Enhanced Collector Road (Castle Street Profile)



The map shows a residential area with several streets and property lots. A yellow shaded area along Castle Street indicates 'Road Widening (to be acquired)'. The map includes labels for Grand Wy, Carramarr St, and various lot numbers and DP/SP identifiers.

Streets: GRAND WY, CARRAMARR ST, CASTLE ST.

Property Identifiers: DP 1027749, DP 209838, DP 27586, DP 232658, DP 216875, SP 41349, DP 837982, DP 1034999, DP 1003958, DP 1003111.

Lot Numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Legend: Road Widening (to be acquired)

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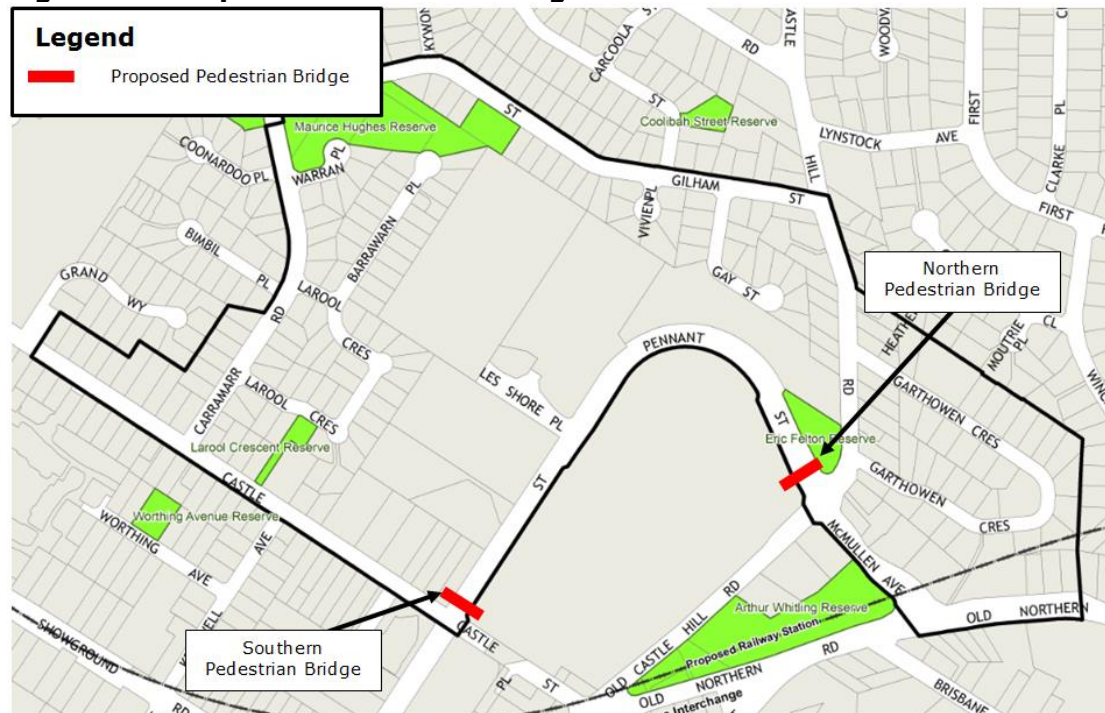
It is envisaged that the Castle Hill North Precinct will develop into a high density transit centre. Transit Oriented Development (TODs) are defined as mixed use communities within walking distance of a transit node that provide a range of residential, commercial, open space and public facilities in a way that makes it convenient and attractive to walk, cycle or use public transport. The benefits of TODs are more compact urban areas, a reduced reliance on private vehicles and creation of liveable, walkable neighbourhoods.

Without the proposed development there would be no need for the bridges. The need to get pedestrians totally off the main road is because of the extra load from new residential development. Details regarding the proposed bridges are provided below.

- **Pedestrian Bridge 1 (Northern Bridge)**
The northern pedestrian bridge will cross Pennant Street, from Eric Felton Reserve to the Castle Towers site, on the eastern side of the junction of Pennant Street, Old Castle Hill Road and McMullen Avenue.
- **Pedestrian Bridge 2 (Southern Bridge)**
The southern pedestrian bridge will cross Pennant Street, on the northern side of Castle Street, near the current Castle Hill Police Station.

The locations of the pedestrian bridges are identified on the following figure.

Figure 7 – Proposed Pedestrian Bridges



3.3.3 Apportionment

The need to proposed roundabouts, road widening, and pedestrian bridges is generated by the residential development of the Castle Hill North Precinct. It is therefore appropriate that residential development within the Castle Hill North Precinct be subject to the full costs of providing these facilities.

Approximately 24% of the cost of upgrading the McMullen Avenue/ Old Northern Road intersection will be funded by future development within the Castel Hill North Precinct.

3.3.4 Schedule of Works and Cost Estimates

A schedule of traffic facilities to be levied under this plan is included within Table 5. Each facility to be provided can be located by reference to Figure 2, 'Map Sheet 1'.

3.3.5 Contributions Formula

The formula used to calculate the contribution rate for transport facilities - capital works is set out in Part B Section 2.19.

The contribution rates for transport facilities are set out in Table 5 and Part A Summary Schedules.

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3.4 STORMWATER FACILITIES

3.4.1 Stormwater Facilities Demand

Land within the Castle Hill North Precinct drains in a westerly direction.

The area is characterised as a 1960's subdivision in which the catchment was developed across major overland flow paths in an era when the consideration given to planning was limited. As a consequence, flooding of properties is likely when catchment runoff from storm events exceeds the capacity of the piped drainage system.

A number of overland flowpaths are present within the Precinct. Overland flowpaths are initiated when catchment runoff exceeds the capacity of the existing stormwater drainage system. These flowpaths are a considerable constraint to future development between Les Shore Place and Larool Crescent, and from Carramarr Road to Castle Street. Accordingly, upgrades and enlargements to the stormwater drainage system are required to ease the impacts of overland flowpaths on affected land. Similarly, sensitive management of the remnant flows through innovative design will reduce identified hazards.

Compliance with Council's Flood Controlled Land Development Control Plan, On-Site Stormwater Detention Policy and application of the principles of Water Sensitive Urban Design (WSUD) will facilitate further development in the study area.

3.4.2 Proposed Stormwater Drainage Facilities

Upgrades to the local pipe network are required to reduce the impact of flooding as a result of new development in the vicinity of Garthowen Crescent, Les Shore Place, Larool Crescent, Carramar Road and Castle Street.

Stormwater drainage upgrade works have been identified based on preliminary estimates of pipe system upgrades required to ease the impacts of overland flowpaths on affected land within the Precinct. The delivery of these upgrades will reduce the identified hazards to future development.

Cost estimates for the pipe infrastructure are based on IPART benchmark rates. The cost of drainage pits are based on recent drainage projects within The Hills Shire. As the upgraded stormwater drainage facilities are required to address the impact of new development within the catchment, future residential development within the Castle Hill North Precinct will be subject to the full costs of providing these drainage facilities.

As part of the planning for the Stormwater Management Upgrades Council will be undertaking a Stormwater Network Asset Upgrade Report which will involve the preparation of a detailed flood investigation report, and the development of detailed concept designs and plans for the upgrade of Council owned stormwater assets within the study area. Further refinements to the concept or cost estimates would necessitate a future amendment to the plan.

3.4.3 Apportionment

Upgraded stormwater drainage facilities are required to address the impact of new development within the catchment. Future residential development within the Castle Hill North Precinct will be subject to the full costs of providing these drainage facilities.

3.4.4 Schedule of Works and Cost Estimates

Cost estimates for the pipe infrastructure are based on IPART benchmark rates (IPART Local Infrastructure Benchmark Costs, April 2014). The cost of drainage pits are based on recent drainage projects within The Hills Shire.

A 30% contingency has been applied to the base costs of the drainage upgrades in accordance with IPART Local Infrastructure Benchmark Costs, April 2014.

The specific stormwater drainage facility costs described above are detailed Table 5. The facilities to be provided are illustrated in Figure 2 'Map Sheet 1'.

3.4.5 Contributions Formula

The formula used to calculate the contribution rate for stormwater drainage facilities - capital works is set out in Part B Section 2.19.

The contribution rates for drainage facilities are set out in Table 5 and Part A Summary Schedules.

3.5 PLAN ADMINISTRATION

3.5.1 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 calculation and recording of contribution payments as well as monitoring of development, population, works schedule expenditure and indexation assumptions. The costs associated with the preparation and administration of this plan will therefore be levied for under this Contributions Plan.

3.5.2 Schedule of Works and Cost Estimates

The specific administrative costs described above are detailed in Table 5. The administrative cost to be levied for under this Contributions Plan is based on the benchmark rate recommended by IPART of 1.5% of the total value of works within the Contributions Plan.

3.5.3 Contributions Formula

The formula used to calculate the contribution rate for administration costs is set out in Part B Section 2.19.

3.6 WORKS SCHEDULES

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 Precinct, and the corresponding receipt of contributions by Council.

The population projections contained within this plan are based upon a 20 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 5. Monitoring of the plan in accordance with Section 2.20 will allow for review and adjustment of population projections and the works schedule as required.

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TABLE 5: WORKS SCHEDULE

| Item No. | Item Id. | Description | Quantity | Unit | Capital Cost (\$) | Land Acquisition (\$) |
|--|----------|---|----------|------|-------------------|-----------------------|
| Open Space Facilities | | | | | | |
| 1 | CHNOSE1 | Maurice Hughes Reserve Embellishment - Open space embellishment including cycleway, BBQs, planting, bins, cycle racks, drinking fountains, seating, tables, turfing, security lighting, softfall playground, fencing, gate, playground equipment and shade structure | 1 | Item | \$1,505,862 | \$0 |
| 2 | CHNOSE2 | Larool Crescent Reserve Embellishment - Passive open space embellishment including cycleway/pedestrian pathway, paving, drinking fountain, tables, planting, security lighting, turf, and fencing | 1 | Item | \$436,162 | \$0 |
| 3 | CHNOSE3 | Eric Felton Reserve Embellishment - Passive open space embellishment including demolition of concrete slab and light structure, clearance of vegetation, cycleway/pedestrian pathway, paving, drinking fountain, seating, planting, turf, security lighting and fencing | 1 | Item | \$581,129 | \$0 |
| 4 | CHNOSE4 | Playing Fields – Holland Reserve, Glenhaven – three (3) new playing fields, two (2) new cricket pitches, additional parking, new amenities building, new floodlighting, associated road upgrades and offsetting vegetation removal. | 1 | Item | \$12,835,396 | \$0 |
| Transport and Pedestrian Facilities | | | | | | |
| 5 | CHNNRT1 | Roundabout - Old Castle Hill Road and Gilham Street | 1 | Item | \$543,599 | \$0 |
| 6 | CHNNRT2 | Roundabout - Castle Street and Carramar Road | 1 | Item | \$543,599 | \$0 |
| 7 | CHNNRT3 | Roundabout - Gilham Street and Carramar Road | 1 | Item | \$543,599 | \$0 |
| 8 | CHNNRT4 | Roundabout – Garthowen Crescent/ Old Castle Hill Road (northern junction) | 1 | Item | \$543,599 | \$0 |
| 9 | CHNNRT5 | Traffic Management (Roundabouts) - Live Traffic Management | 4 | Item | \$432,711 | \$0 |
| 10 | CHNNRT6 | Signalised Intersection - McMullen Avenue and Brisbane Road - Castle Street and Carramar Road | 1 | Item | \$1,708,225 | \$0 |
| 14 | CHNNRT7 | Northern Pedestrian Bridge (The northern pedestrian bridge will cross Pennant Street, from Eric Felton Reserve to the Castle Towers site, on the eastern side of the junction of Pennant Street, Old Castle Hill Road and McMullen Avenue) | 1 | Item | \$2,713,847 | \$0 |
| 15 | CHNNRT8 | Southern Pedestrian Bridge (The southern pedestrian bridge will cross Pennant Street, on the northern side of Castle Street, near the current Castle Hill Police Station) | 1 | Item | \$2,713,847 | \$0 |
| 16 | CHNNRT9 | Road Upgrade and Widening (from Eric Felton Reserve to Gilham Street) – Including road widening on both the eastern and western sides of Old Castle Hill Road | No. | Item | \$19,029,152 | \$5,904,102 |
| 17 | CHNNRT10 | Road Upgrade and Widening (from Grand Way to Pennant Street) – Including road widening on the northern side of Castle Street | 1 | Item | \$15,706,608 | \$5,692,373 |
| Stormwater Facilities | | | | | | |
| 20 | CHNDR1 | Stormwater Pipe Upgrades | 1 | Item | \$5,917,659 | \$0 |
| 21 | CHNDR2 | Stormwater Pit Upgrades | 1 | Item | \$674,993 | \$0 |

| Plan Administration | | | | | | |
|---------------------|----------|---|---|------|-----------|-----|
| 22 | CHNADMIN | 1.5% of the Cost of Works within the Contributions Plan - Preparation, Review and on-going Implementation of the Plan | 1 | Item | \$996,450 | \$0 |

| Summary | Total |
|--------------------------------|---------------------|
| Open Space - Capital | \$15,358,549 |
| Transport Facilities - Land | \$11,596,475 |
| Transport Facilities - Capital | \$44,478,786 |
| Water Management - Capital | \$6,592,651 |
| Administration | \$996,450 |
| Total | \$79,022,910 |

4 PART D - References

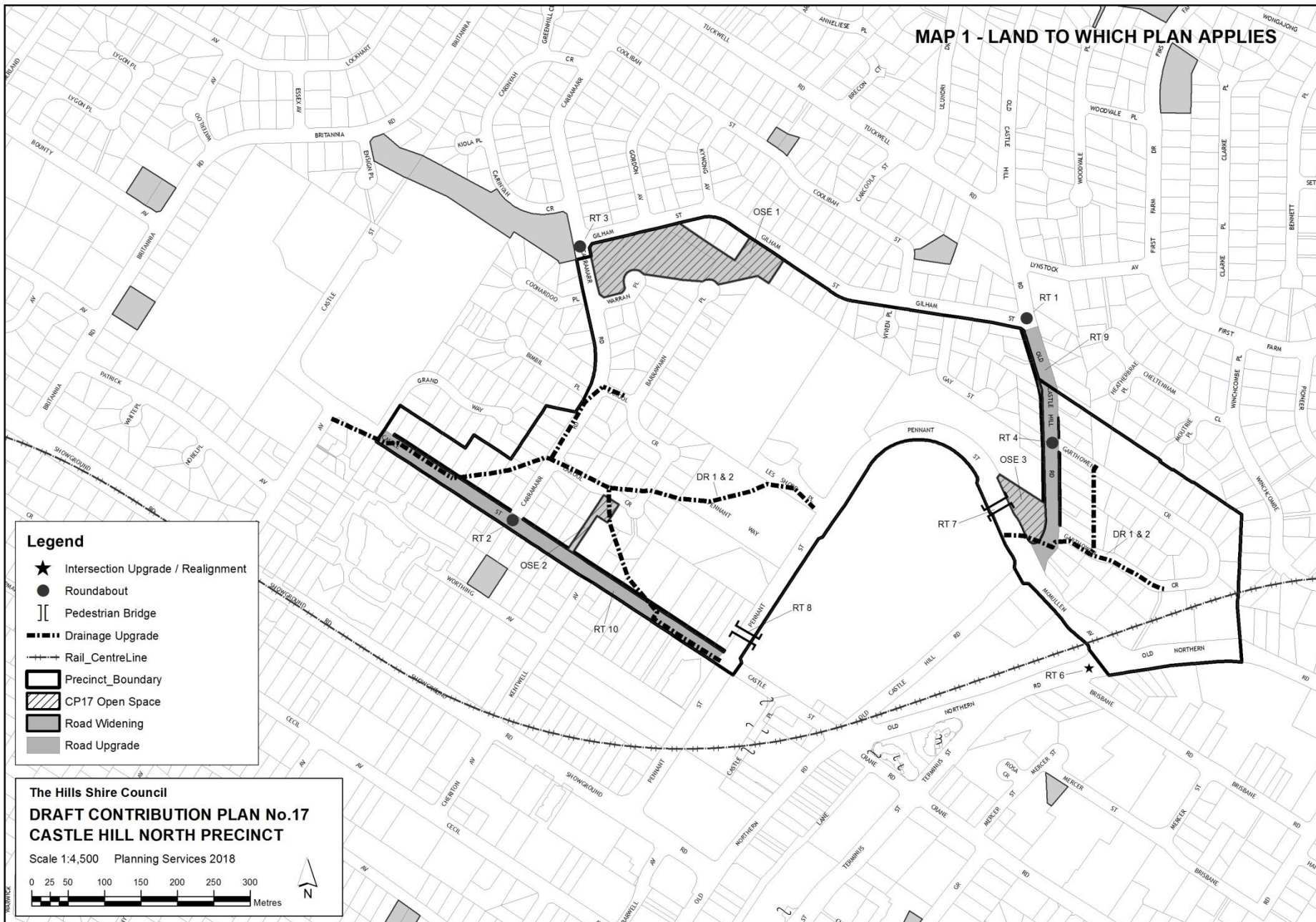
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- Australian Runoff Quality - A Guide to Water Sensitive Design, Engineers Australia, 2006.
- Development Contributions Practice Notes (July 2005)
- IPART Local Infrastructure Benchmark Costs, April 2014

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LOCATION OF FACILITIES

MAP 1 - LAND TO WHICH PLAN APPLIES





5 PART E - Definitions Relevant to this Plan

Unless otherwise provided, definitions for terms used in this Contributions Plan will be those definitions used in the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2000 and The Hills Local Environmental Plan 2012.

| | |
|---------------------------------------|--|
| Acquisition cost | Includes all costs and expenses incurred in the purchase of land or floor space including but not limited to any purchase price, valuation, legal and survey fees. |
| Assumed Occupancy Rate | Means the number of persons assumed to occupy different dwelling types |
| Capital Cost | Includes all costs and expenses incurred in the delivery of the public facilities identified including but not limited to design, consultant and professional fees, project management fees, insurance premiums, construction and fit out costs. It does not include any recurrent costs that may be incurred in the operation and maintenance of the facility once it has been built. |
| Castle Hill North Precinct | Means the area shown on Figure 1 - Land to Which Plan Applies |
| Developer contributions | Means a monetary contribution, the dedication of land free of cost or the provision of a material public benefit |
| EP&A Act | Means the Environmental Planning and Assessment Act 1979, as amended |
| EP&A Regulation | Means the Environmental Planning and Assessment Regulation 2000, as amended |
| Expected Additional Population | Means the anticipated population of the Castle Hill North Precinct, over and above the estimated population at 2006 Census. |
| LEP 2012 | Means The Hills Local Environmental Plan 2012, as amended |
| Multi-Unit Dwelling | Means any form of residential development other than subdivision, single dwelling –houses and attached or detached dual occupancy |
| RMS | Means the Roads and Maritime Services of NSW |
| Works in kind | Means the construction or provision of the whole or part of a public facility that is identified in the works schedule to the Contributions Plan |