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1 PART A: SUMMARY SCHEDULES

This Plan is The Hills Section 94 Contributions Plan (CP) No.18 – Bella Vista and Kellyville Station Precincts.

The contributions received from this Plan will provide for both active and passive open space, community facilities, transport and traffic works (including pedestrian/cycle links), and administration costs.

The open space, community facilities and transport and traffic works to be provided will contribute towards satisfying the needs of the incoming population and workforce within the Bella Vista and Kellyville Sydney Metro Northwest Station Precincts. The net additional population estimated to occur as a result of the development of these precincts is 17,317 persons. It is estimated that the development of this area will also provide for approximately 475,682m² of employment floor space.

Given the proximity of the precincts and shared demand for infrastructure, it is appropriate for both the Bella Vista and Kellyville Station Precincts to be considered as a combined “catchment” area and for local infrastructure to be planned on this basis.

The costs of required open space, community facilities, transport and traffic works and administrative tasks are summarised below.

**Work Schedule: Cost per Category (base cost)**

<table>
<thead>
<tr>
<th>Category</th>
<th>AMOUNT $</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OPEN SPACE</strong></td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$59,132,885</td>
</tr>
<tr>
<td>Works</td>
<td>$21,799,018</td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td>$80,931,903</td>
</tr>
<tr>
<td><strong>COMMUNITY FACILITIES</strong></td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$0</td>
</tr>
<tr>
<td>Works</td>
<td>$12,751,292</td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td>$12,751,292</td>
</tr>
<tr>
<td><strong>TRANSPORT AND TRAFFIC</strong></td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$0</td>
</tr>
<tr>
<td>Works</td>
<td>$23,295,416</td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td>$23,295,416</td>
</tr>
<tr>
<td><strong>ADMINISTRATION</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td>$867,686</td>
</tr>
<tr>
<td><strong>TOTAL WORKS:</strong></td>
<td>$117,846,297</td>
</tr>
</tbody>
</table>
Development Timetable

It is anticipated that development within the Bella Vista and Kellyville Station Precincts will occur generally in accordance with the development path outlined in the Table below.

<table>
<thead>
<tr>
<th>Year</th>
<th>% of Residential Development</th>
<th>% of Non-Residential Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-5</td>
<td>9%</td>
<td>2%</td>
</tr>
<tr>
<td>6-10</td>
<td>46%</td>
<td>16%</td>
</tr>
<tr>
<td>11-15</td>
<td>31%</td>
<td>52%</td>
</tr>
<tr>
<td>16-20</td>
<td>14%</td>
<td>30%</td>
</tr>
</tbody>
</table>

This anticipated development path is similar to that observed within greenfield release areas and demonstrates the following characteristics:

- Some initial take-up of residential development within the first 5 years;
- Peak development period between years 6 and 15 after rezoning;
- Continuation of a high rate of development from 15 years onwards.

It is anticipated that there will be a higher take-up of residential opportunities in the short-term, with the take-up of non-residential opportunities by the market more likely to occur in the longer-term.

This development path will be subject to ongoing monitoring and review as development within the Precincts occurs.

Contributions by Category – Per Person (Residential Development)

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>$ Rate (Per Person)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space – Land</td>
<td>$4,250.78</td>
</tr>
<tr>
<td>Open Space – Capital</td>
<td>$1,400.41</td>
</tr>
<tr>
<td>Community Facilities - Land</td>
<td>$0.00</td>
</tr>
<tr>
<td>Community Facilities - Capital</td>
<td>$819.17</td>
</tr>
<tr>
<td>Transport and Traffic – Land</td>
<td>$0.00</td>
</tr>
<tr>
<td>Transport and Traffic – Capital</td>
<td>$478.89</td>
</tr>
<tr>
<td>Administration</td>
<td>$36.59</td>
</tr>
<tr>
<td><strong>Total (2016/2017)</strong></td>
<td><strong>$6,985.85</strong></td>
</tr>
</tbody>
</table>
## Contributions by Dwelling Type (Residential Development)

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>$ Rate (Per Dwelling)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision / Dwelling House / Dual Occupancy</td>
<td>$23,751.89</td>
</tr>
<tr>
<td>Multi Unit Housing**</td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$11,875.95</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$12,574.53</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$17,464.63</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>$21,656.14</td>
</tr>
</tbody>
</table>

* Contributions for residential development are levied on a ‘per dwelling’ basis and are subject to Any relevant cap imposed under application Section 94E Ministerial Directions

** Multi Unit Housing includes Attached Dwellings, Multi Dwelling Housing and Residential Flat Buildings (including those which form part of a Mixed Use Development)

## Contributions by Category – Per m² Floor Area (Non-Residential)

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>$ Rate (m² Floor Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space – Land</td>
<td>$0.00</td>
</tr>
<tr>
<td>Open Space – Capital</td>
<td>$0.00</td>
</tr>
<tr>
<td>Community Facilities - Land</td>
<td>$0.00</td>
</tr>
<tr>
<td>Community Facilities - Capital</td>
<td>$0.00</td>
</tr>
<tr>
<td>Transport and Traffic – Land</td>
<td>$0.00</td>
</tr>
<tr>
<td>Transport and Traffic – Capital</td>
<td>$39.03</td>
</tr>
<tr>
<td>Administration</td>
<td>$0.53</td>
</tr>
<tr>
<td><strong>Total (2016/2017)</strong></td>
<td><strong>$39.56</strong></td>
</tr>
</tbody>
</table>
2 PART B: ADMINISTRATION AND OPERATION OF THE PLAN

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.18 – Bella Vista and Kellyville Station Precincts'.

2.3 Area to which this plan applies

This Contributions Plan applies to land within the Bella Vista and Kellyville Sydney Metro Northwest Station Precincts as shown on the Locality Map at Figure 1.
FIGURE 1: LAND TO WHICH THIS CONTRIBUTIONS PLAN APPLIES

Figure 1 - Contributions Plan No.18
Bella Vista and Kellyville Precinct

[Map showing the land to which the 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 within the Bella Vista and Kellyville Sydney Metro Northwest Station Precincts;
(d) ensure that adequate public facilities are provided for as part of any new development within the Bella Vista and Kellyville Sydney Metro Northwest Station Precincts;
(e) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions in the Bella Vista and Kellyville Sydney Metro Northwest Station Precincts;
(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 for residential development, non-residential development (resulting in new floor space or an increase in existing floor space) or mixed-use development 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 summary of the application of this contributions plan with respect to different development types is provided below:

- **Residential Development:** Contributions payable calculated based on the application of the residential contribution rate established under this plan to the residential development yield proposed.
- **Non-Residential Development:** Contributions payable calculated based on the application of the non-residential contribution rate established under this plan to the area of new or additional non-residential floor space proposed.
- **Mixed Use Development:** Contributions payable for mixed-use development will relate to both the residential and non-residential component of the development. This will be calculated based on the application of the residential contribution rate to the residential development yield proposed and the application of the non-residential contribution rate to the area of new or additional non-residential floor space proposed.

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 Hills Local Environmental Plan 2012 and any amendment or local environmental plan which it may supersede.

2.8 Policies & 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 the provision of 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 works must be included in the works schedule as set out in Part 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 works 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 Bella Vista and Kellyville Station Precincts 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);
- financial implications for cash flow and whether the proposed works pre-empt the future orderly implementation of the works identified in the works schedule;
- Council may consider works to a higher standard than the Contributions Plan allowance, however no reimbursement of additional costs will be provided; and
- future dedication, handover and management arrangements.

Bella Vista and Kellyville Station Precincts S94 Contributions Plan

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Dedication of Land (identified within this Contributions Plan)
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.

If the acquisition of the land is funded through this Contributions Plan, the value of the 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.

Dedication of Land (not identified within this Contributions Plan)
As development within the Precincts occurs, a number of areas identified for roads and open space must be dedicated to Council by Developers. This plan does not include any value for the acquisition of these parcels.

In recognition of this, Clause 8.2 (Exceptions to Floor Space Ratio) of LEP 2012 provides that where land for the purpose of roads or open space is dedicated to Council, at no cost, the gross floor area potential which could have otherwise been achieved on this land may be transferred to other land within the development.

This provision, which allows a Developer to ‘transfer’ development potential from dedicated lands, ensures that a Developer’s overall yield is not decreased as a result of dedicating land to Council and is considered to provide appropriate compensation for the Developer associated with any dedication.

Accordingly, unless the acquisition of the land is specifically funded under this plan, land within the precinct dedicated to Council for the purpose of roads or open space will be at no cost to Council and the Developer will not be eligible for any financial compensation or reduction in Section 94 payable as a result of dedicating this land to Council.

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?
Where Section 94 contributions are payable under this plan, they must be paid in full, as follows:

- Development Applications involving subdivision only, for the purpose of individual residential allotments (to accommodate an individual dwelling and/or dual occupancy): Prior to issue of Subdivision Certificate.
- **Development Applications involving subdivision only, for the creation of ‘major lots’ / residue lots / ‘superlots’ to accommodate future development:** Not applicable - contributions payable as part of subsequent applications for residential, non-residential or mixed use development on ‘major lots’ created.

- **Development Applications involving building work only:** Prior to the issue of a Construction Certificate.

- **Combined Development Applications for subdivision and building works:** Prior to the issue of a Construction Certificate.

- **Combined Development Applications for development and building works:** Prior to the issue of a Construction Certificate.

If individual construction certificates are submitted for different stages of the development, payment is required in full for the total development or stage (if approved and conditioned in accordance with Section 2.12 of this plan) prior to the issue of the first construction certificate for that development or stage.

### 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 or non-residential floor space for which the subdivision or construction certificate release is sought.

### 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.

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 for existing development

The payment of contributions is applicable to any development within the Bella Vista and Kellyville Station Precincts which will increase the residential population or non-residential floor space within the precinct over and above that which existed on [INSERT DATE] and which will create demand for the provision of infrastructure.

For the purposes of calculating residential development contributions payable under this plan a credit will only be made available for any existing lot with an approved dwelling that existed on or before [INSERT DATE].

Any parcel that was vacant on or prior to [INSERT DATE] 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.

For the purposes of calculating non-residential development contributions payable under this plan, development will only be levied for new or additional non-residential floor space which was not approved or which did not exist on or before [INSERT DATE].

2.16 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.

2.17 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.

2.18 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.

2.19 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 or m² of additional non-residential floor area. 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 the past 14 years from June 2003 to June 2016.

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 June 2000 to December June 2015. Open space expenditure is indexed based on the Producer Price Index (Non-Residential Building Construction). Transport and traffic expenditure is indexed based on the Producer Price Index (Road and Bridge Construction).

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
A discount rate of 4.3% is applied, 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 (Residential Development)
The Contribution rate per person (for residential development) 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:

\[ PV(Costs) = PV(Revenue) \]

\[ PV(costs) = N_1 \cdot DC + \frac{N_2 \cdot DC}{(1+r)} + \ldots + \frac{N_t \cdot DC}{(1+r)^t} \]

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:

\[ PV(\text{Costs}) = PV[(\text{No. of persons}) \times (\text{Development Contribution})] \]

Therefore:

\[ PV(\text{Development Contribution}) = PV\left(\frac{\text{(Costs)}}{(\text{No. of persons})}\right) \]

The contribution rate per dwelling/lot is determined by the contribution rate per person multiplied by the assumed occupancy rate (see Table 5).

**Formula (Non-Residential Development)**

The contribution rate per square metre (for non-residential development) 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:

\[
PV(Costs) = PV(Revenue)
\]

\[
PV(costs) = \sum_{i=1}^{N} \left( \frac{N_i \times DC}{(1+r)^t} \right)
\]

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

From the equation above:

\[ PV(\text{Costs}) = PV[(\text{No. of square metres}) \times (\text{Development Contribution})] \]

Therefore:

\[ PV(\text{Development Contribution}) = PV\left(\frac{\text{(Costs)}}{(\text{No. of square metres})}\right) \]

The contribution rate for non-residential development is determined by applying the contribution rate per square metre (see Part C, Table 19). The contribution rate per square metre is payable for any new or additional non-residential floor space created by a development. For the purpose of this plan ‘floor space’ is defined as:

Any enclosed floor area (including all floor levels) as well as any outdoor areas used for the storage and/or display of goods for either wholesale or retail sale, but not including any areas of the site used for car parking and/or access to parking spaces or landscaped areas.

**2.20 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; and
- indexation assumptions.

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

- capital works and construction costs by the ABS Producer Price Index;
- land acquisition costs by the ABS Established House Price index (Sydney);
- revenue and administration costs by the ABS All Groups CPI for Sydney; and
- 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.

2.21 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.

2.22 When did this plan come into force?

This Plan came into force on [INSERT DATE].
3 PART C: STRATEGY PLANS
This section contains chapters that determine the anticipated development within the Bella Vista and Kellyville Station Precincts (both residential and non-residential), the expected demand for new public facilities and infrastructure and justify the developer contributions established under this Contribution Plan 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
3.1.1 Development and Facility Needs
Council can only levy Section 94 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 Bella Vista and Kellyville Station Precincts and the need for public facilities and services.

The dwelling, population and non-residential development 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 the works and facilities that will be required as a consequence of new development can be planned.

3.1.2 Existing Population
There is currently one (1) dwelling within the Bella Vista and Kellyville Station Precincts, with an assumed population of 3.4 persons. The infrastructure planning undertaken by Council and documented within this Contributions Plan is based upon the demands which would be generated by the additional population expected within the Bella Vista and Kellyville Station Precincts, over and above this existing population.

3.1.3 Development Potential: Future Population and Commercial Floor Space
The Bella Vista and Kellyville Station Precincts will undergo significant transformation and redevelopment as a result of the Sydney Metro Northwest, expected to commence operations from 2019. The Precincts form part of the NSW Government’s North West Rail Link Corridor Strategy (2013), Council’s The Hills Corridor Strategy (2015) and in August 2014, were endorsed by the NSW Government as “Priority Precincts”.

On [INSERT DATE], land within the Bella Vista and Kellyville Station Precincts was rezoned to facilitate high density residential and commercial development. The rezoning enabled a significant increase in new dwellings, population and commercial floor space within the Precincts. It is anticipated that the applicable planning controls within the broader Bella Vista and Kellyville Station Precincts (as defined within North West Rail Link Corridor Strategy) will facilitate the delivery of approximately 12,000 new dwellings in total.

Approximately 3,000 of these dwellings are located within areas currently subject to Contributions Plan No. 8 – Kellyville/Rouse Hill and Contributions Plan No. 12 – Balmoral Road Release Area and it is considered that this growth is catered for by the local infrastructure to be provided under these plans. Accordingly, this plan is not applicable to these areas and future development on this land will be required to pay contributions in accordance with the existing contributions plan applicable to that land.
As detailed in Tables 1 and 2 below, the specific land to which this plan applies (shown in Figure 1) has potential to accommodate approximately 9,044 units and 475,682 m² of additional gross floor area for retail and commercial uses.

Table 1 provides a summary of the estimated dwelling yield and population within the Bella Vista and Kellyville Station Precincts. Assumptions have been made on the likely number, mix and type of dwellings to be delivered within the Bella Vista and Kellyville Station Precincts based on the application of key development standards applicable under The Hills Local Environmental Plan 2012, as well as those within the applicable Development Control Plan. Occupancy rates have then been applied to each dwelling type to project the likely population within the area. The proposed occupancy rates have been calculated using the 2011 Census data for similar areas within The Hills Local Government Area (LGA).

The population projections for the Bella Vista and Kellyville Station Precincts are based upon a 20 year time frame and assume 100% uptake of residential development opportunities within these areas.

### TABLE 1: BELLA VISTA AND KELLYVILLE STATION PRECINCTS EXPECTED DWELLINGS AND POPULATION AT FULL DEVELOPMENT

<table>
<thead>
<tr>
<th>Zone / FSR</th>
<th>Net Developable Area (m²)</th>
<th>Units</th>
<th>Population*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bella Vista</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R1 General Residential / 1:1</td>
<td>160,714</td>
<td>1,607</td>
<td>3,078</td>
</tr>
<tr>
<td>R1 General Residential / 1.5:1</td>
<td>58,971</td>
<td>885</td>
<td>1,694</td>
</tr>
<tr>
<td>B2 Local Centre / 3:1**</td>
<td>59,000</td>
<td>1,623</td>
<td>3,107</td>
</tr>
<tr>
<td><strong>Kellyville Precinct</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R1 General Residential / 4:1</td>
<td>25,854</td>
<td>1,034</td>
<td>1,980</td>
</tr>
<tr>
<td>R4 High Density Residential / 1.2:1</td>
<td>71,452</td>
<td>857</td>
<td>1,643</td>
</tr>
<tr>
<td>R4 High Density Residential / 3:1</td>
<td>38,348</td>
<td>1,150</td>
<td>2,203</td>
</tr>
<tr>
<td>B2 Local Centre / 4:1**</td>
<td>50,339</td>
<td>1,888</td>
<td>3,615</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td><strong>9,044</strong></td>
<td><strong>17,320</strong></td>
<td></td>
</tr>
<tr>
<td>Existing Dwellings</td>
<td>n/a</td>
<td>1</td>
<td>3.4</td>
</tr>
<tr>
<td><strong>Total Additional Dwellings and Population</strong></td>
<td><strong>9,043</strong></td>
<td><strong>17,317</strong></td>
<td></td>
</tr>
</tbody>
</table>

* Population has been calculated based on the 2011 Census data for similar areas which are almost developed within The Hills Local Government Area (LGA) and an anticipated mix of units as follows:

- 1 Bedroom Units: 25% of all units with an occupancy rate of 1.7 persons per unit;
- 2 Bedroom Units: 55% of all units with an occupancy rate of 1.8 persons per unit;
- 3 Bedroom Units: 20% of all units with an occupancy rate of 2.5 persons per unit;
- Average Occupancy Rate for all Units: 1.915 persons per unit.

** In areas zoned B2 Local Centre, it is anticipated that ground floor uses will generally be non-residential uses such as retail or commercial in order to provide for active street frontages within the precinct. Accordingly, it is assumed that 0.25:1 of the maximum permissible floor space ratio within the B2 Local Centre zone would generally accommodate non-residential development.

Table 2 provides a summary of the estimated commercial floor space likely to be achieved within the Bella Vista and Kellyville Station Precincts. The amount of potential non-residential (commercial) floor space has been calculated based on the key development standards applicable to the land.
In areas zoned B7 Business Park, it has been assumed that non-residential development could occur up to the maximum permissible floor space ratio. In areas zoned B2 Local Centre, it has been assumed that development will take the form of mixed use development, with the ground floor of new development likely to comprise non-residential development (equating to a floor space ratio of approximately 0.25:1).

An uptake rate of 80% has been assumed for the majority of non-residential development with the exception of the area along Lexington Drive between Celebration Drive and Norwest Boulevard where an uptake rate of 30% has been assumed given the constraints to redevelopment within this area (fragmented ownership of properties) and economic feasibility (with minor uplift available compared with existing development).

**TABLE 2: BELLA VISTA AND KELLYVILLE STATION PRECINCTS EXPECTED NON-RESIDENTIAL DEVELOPMENT YIELD**

<table>
<thead>
<tr>
<th>Zone / FSR</th>
<th>Net Developable Area (m²)</th>
<th>Potential GFA (m²)</th>
<th>Uptake</th>
<th>Additional GFA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bella Vista</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B7 Business Park / 2:1*</td>
<td>377,834</td>
<td>377,834*</td>
<td>30%</td>
<td>113,350</td>
</tr>
<tr>
<td>B7 Business Park / 4:1</td>
<td>106,395</td>
<td>425,580</td>
<td>80%</td>
<td>340,464</td>
</tr>
<tr>
<td>B2 Local Centre / 3:1**</td>
<td>59,000</td>
<td>14,750</td>
<td>80%</td>
<td>11,800</td>
</tr>
<tr>
<td>Kellyville Precinct</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B2 Local Centre / 4:1**</td>
<td>50,339</td>
<td>12,585</td>
<td>80%</td>
<td>10,068</td>
</tr>
<tr>
<td><strong>Total Additional Non-Residential Gross Floor Area</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>475,682</strong></td>
</tr>
</tbody>
</table>

* Existing non-residential development within this area has a maximum floor space ratio of 1:1 (based on the previous controls applicable to the land), however the current controls now allow for uplift to a maximum floor space ratio of 2:1. This plan only levies for new and/or additional non-residential floor area and as such, contributions will only be payable in association with new/additional non-residential floor area above the existing amount (likely to be an additional 1:1).

** In areas zoned B2 Local Centre, it is assumed that 0.25:1 of the maximum permissible floor space ratio would generally accommodate non-residential development. This allows for non-residential uses (such as retail or commercial) on the ground floor of a development to satisfy the requirement for active street frontages.

3.1.4 Demand for Public Facilities and Services

A key principle of Section 94 is to demonstrate a relationship between the anticipated development and the demand for the additional local infrastructure to be provided through a Contributions Plan. The demonstration of this relationship between new development and such demand is a core requirement of a valid Contributions Plan.

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

- Open Space Facilities;
- Community Facilities;
- Transport and Traffic; and
- Plan Administration Costs;

The following section of the Contributions Plan identifies the nexus between the proposed development and the facilities or services listed above, specifies the appropriate level of apportionment (if any), and provides a brief description of the proposed works.
3.2 Open Space Facilities

3.2.1 Open Space Demand and Proposed Facilities

The additional population anticipated within the Bella Vista and Kellyville Station Precincts is not catered for within Council’s existing open space network and has not been accounted for under any existing contributions plan. Accordingly, this additional population will increase demand for both active and passive forms of open space beyond that catered for within the existing and planned open space network.

Based on standard benchmarks for greenfield locations (2.83 ha per 1,000 population) an additional population of 17,317 people would generate demand for approximately 49 hectares of open space comprising approximately 21 ha of active open space and 28 ha of passive open space. However, given the high density and future urban character of the precincts and the availability and high cost of land, the provision of open space at these benchmark rates would not be feasible.

In contrast with these standard benchmark rates, the Open Space and Community Facilities Assessments publicly exhibited with the plans for the Priority Precincts recommended the provision of open space at a rate of approximately 1.4 ha per 1,000 population, with 0.6ha of this as active open space and 0.8ha of this as passive open space. Based on these recommended rates, additional population of 17,317 people would require approximately 24 ha of open space comprising 10 ha of active open space and 14 ha of passive open space.

While this rate of provision is lower than the standard benchmark rate for greenfield development areas, it is considered appropriate in the context of the Bella Vista and Kellyville station precincts given the high cost and low availability of land, the likely urban and high density character of the precincts and the high amenity and access to informal passive open space opportunities which will be provided within the Elizabeth Macarthur Creek riparian corridor.

Active Open Space Demand

Currently, playing fields are provided within The Hills Shire Council at a rate of approximately 1 field per 2,200 persons. Based on an additional population of 17,317, provision at this same rate would generate the need for an additional 8 playing fields.

In comparison to this, using the rate of provision recommended within the Open Space and Community Facilities Assessments for the Bella Vista and Kellyville Station Precincts, approximately 10 ha of active open space will be required to cater for an additional population of 17,317 - it is noted that 10 ha of active open space would typically accommodate approximately 5 playing fields assuming an average area of 2 ha for each field and associated facilities.

Given the high cost and low availability of land, the likely urban and high density character of the precincts and the high amenity and access to informal passive open space opportunities within the locality, it is considered that the provision of 5 additional playing fields will be sufficient to service future development within the Precincts (albeit at a lower rate than throughout the remainder of The Hills Shire Council area).

In addition to the required playing fields, active open space requirements calculated based on participation rates within The Hills Shire (from the 1995, 2005 and 2012 Recreation Plan household survey results), indicate that 9,043 additional dwellings would also generate demand for approximately:

- 3 cricket ovals (typically located in the place of 2 single fields in alternate seasons);
- 5 tennis courts; and
- 5 netball/basketball courts.

**Active Open Space Proposed**

In response to this demand, a land area of approximately 9 ha has been identified for active open space within the Bella Vista and Kellyville Precincts comprising:

- Extension of Caddies Creek Sporting Complex: it is proposed to expand on the already planned Caddies Creek Sporting Complex by an additional 5.6 hectares to accommodate an additional 4 single playing fields (allowing for 1 cricket oval) and associated parking, amenities, playground, pathways and planting (see indicative layout of the proposed extension (in green) below);

- Small courts under the Skytrain: it is proposed to provide an area of approximately 1.3 ha on land under the viaduct accommodating a minimum of 10 small courts (as well as associated seating, lighting and fencing) which will cater for small court activities including, but not limited to, tennis, netball, basketball and futsal.

The provision of an additional four (4) single playing fields within the Caddies Creek Sporting Complex will result in a shortfall of one (1) single playing field and two (2) cricket ovals. However, it is considered that the combination of these additional (4) fields and the opportunity to provide a minimum of 10 small courts under the viaduct will be sufficient to meet the demand for active open space which will be generated by an additional population of 17,317 people.

The demand for this active open space is solely generated by the residential development within the Bella Vista and Kellyville Precincts and it is therefore appropriate that residential development within these areas be subject to the full cost of providing these open space facilities.
Passive Open Space Demand
Using the rate of provision recommended within the Open Space and Community Facilities Assessments for the Bella Vista and Kellyville Station Precincts, approximately 14 ha of passive open space will be required to cater for an additional population of 17,317. This would typically take the form of designated local and neighbourhood parks as well as more informal areas within riparian corridors.

Passive Open Space Proposed
The purpose of passive open space is to provide informal play space and opportunities for supervised play within convenient walking distance from any given residence. It is proposed to meet the demand for passive open space generated by the future residents within the Bella Vista and Kellyville Precincts through the provision of the following:

- 2.8 ha of land for seven (7) formally designated local parks within the Precincts ranging in size from 2,000m² to 8,000m²;
- 2.8 ha of land for two (2) formally designated neighbourhood parks within the Precincts ranging in size from 13,000m² to 15,000m²;
- Two (2) town square urban plazas, located at each station, each with an area of 1,500m²;
- Extension of planned local park (CP12LP3) on the periphery of the Bella Vista Precinct, within the Balmoral Road Release Area, by 2,000m²; and
- 1,700m² of land for 12-15 ‘pocket parks’ within the Elizabeth Macarthur Creek riparian corridor and greenway link and under the Skytrain, ranging in size from 70m² to 200m²;

The indicative location and area of these proposed passive open spaces is detailed within Figure 2, Location of Facilities. It is noted that actual locations may vary as precinct planning and future development within the precinct occurs.

The provision of 6.27 ha of designated passive open space within the precincts as detailed above results in a shortfall of 7.7 ha however it is considered that this shortfall is acceptable given:

- The availability and high cost of land;
- The likely density of future development and urban character of the Precincts;
- The high amenity and informal passive open space opportunities which will be provided within the Elizabeth Macarthur Creek riparian corridor, including walking and cycling opportunities along the planned north-south cycleway; and
- The opportunities for additional informal passive spaces in areas under the Skytrain and surrounding the planned small courts.

With respect to land acquisition for these passive open spaces:

- The 5.6 ha of land required for the seven (7) formally designated local parks and two (2) formally designated neighbourhood parks within the Precincts will be dedicated to Council, at no cost.

In recognition of this, Clause 8.2 (Exceptions to Floor Space Ratio) of LEP 2012 provides that where land for the purpose of open space within these precincts is dedicated to Council, at no cost, the gross floor area potential which could have
otherwise been achieved on this land may be transferred to other land within the
development.

This provision, which allows a Developer to 'transfer' development potential from
dedicated lands, ensures that a Developer's overall yield is not decreased as a result
of dedicating land to Council and is considered to provide appropriate compensation
for the Developer associated with any dedication.

Accordingly, unless the acquisition of the land is specifically funded under this plan,
land within the precinct dedicated to Council for the purpose of open space will be at
no cost to Council and the Developer will not be eligible for any financial
compensation or reduction in Section 94 payable as a result of dedicating this land to
Council.

- The 3,000m$^2$ of land for town square urban plazas (1,500m$^2$ at each station), will be
  accommodated on private land, with appropriate arrangements to allow for public
  access. Accordingly, no land acquisition will be required for these town square urban
  plazas; and

- The 1,700m$^2$ of land for pocket parks within the riparian corridor and under the
  Skytrain will be accommodated on land owned by Sydney Water and/or Transport for
  NSW. The specific location, size and configuration of these pocket parks will be
  investigated as development occurs however, as these will be located on land already
  owned by Government agencies for other purposes, no land acquisition will be
  required for these pocket parks.

The demand for this passive open space is solely generated by the residential
development within the Bella Vista and Kellyville Precincts and it is therefore appropriate
that residential development within these areas be subject to the full cost of providing
these open space facilities.

3.2.2 Schedule of Works and Costs Estimates

A schedule of open space to be levied under this plan is included in Table 3. Each facility
to be provided can be located by reference to Figure 2, Location of Facilities.

3.2.3 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 2.19.
3.3 Community Facilities

3.3.1 Community Facilities Demand and Provision

The additional population anticipated within the Bella Vista and Kellyville Station Precincts is not catered for within Council’s existing network of community facilities and has not been accounted for under any existing contributions plan. Accordingly, this additional population will increase demand for community facilities such as library centres and multi-purpose community centre spaces.

It is anticipated that an additional population of 17,317 people would generate demand for a minimum of 3,000m² of additional community facility gross floor area comprising:

- 50% of a new branch library, equating to approximately 1,000m² of library gross floor area. This has been calculated based on the NSW Government Planning Standard of one (1) library per 33,000 population and is also consistent with the State Library of NSW Publication “People Places”, which recommends that library floor area should be provided at a rate of 57.5m² for every 1,000 people; and

- One (1) and half local community centres, equating to approximately 2,000m² of multi-purpose community centre floor area. This has been calculated based on the NSW Government Planning Standard of approximately one (1) local community centre per 10,000 people and assumes a minimum size of between 1,000m² and 1,500m² per community centre.

The specific location of this additional community facility floor space has not yet been determined however it is anticipated that it could ideally be provided within designated floor space created in new developments in close proximity to the Bella Vista and/or Kellyville stations to ensure these facilities are highly accessible or alternatively, partially provided within local open spaces within the precinct.

The demand for these community facilities is solely generated by the residential development within the Bella Vista and Kellyville Precincts and it is therefore appropriate that residential development within these areas be subject to the full cost of providing these community facilities.

3.3.2 Schedule of Works and Costs Estimates

A schedule of community facilities to be levied under this plan is included in Table 3.

3.3.3 Contributions Formula

The method used to calculate the contributions rate for community facilities capital works is set out in Section 2.19.
3.4 Transport Facilities

3.4.1 Transport Facilities Demand and Provision

The traffic and transport network within and around the Bella Vista and Kellyville Precincts will be subject to a number of major improvements as part of the delivery of the Sydney Metro Northwest by the NSW Government, the development of areas within the Precinct and as a result of broader development within the Kellyville area (including the Balmoral Road Release Area).

Specifically, the following transport infrastructure will be provided by parties other than Council (including Transport for NSW, UrbanGrowth NSW and future individual developers within the Precincts) as development occurs, at no cost to Council:

- New local and collector roads within the precincts (including associated pedestrian and cycleways in accordance with the Bella Vista and Kellyville Priority Precincts Development Control Plan);
- Intersection upgrades and signalisation as required at the following intersections:
  - Samantha Riley Drive and Old Windsor Road;
  - Samantha Riley Drive and New Precinct Street (East);
  - Balmoral Road and Old Windsor Road;
  - Celebration Drive and Old Windsor Road;
  - Celebration Drive and Lexington Drive; and
  - Memorial Avenue, Arnold Avenue and Free Settlers Drive (although development within the Balmoral Road Release Area and the Bella Vista and Kellyville Precincts will make a partial contribution towards this infrastructure); and
- Two (2) pedestrian overpass bridges over Old Windsor Road (at each station).

In addition to these works, the following traffic and transport infrastructure will also be provided under this Contributions Plan to meet future demand, whilst ensuring an acceptable level of access, safety and convenience for all street and road users within the Bella Vista and Kellyville Precincts:

- Three (3) new roundabouts within the planned local road network;
- Upgrade and signalisation of the intersections of Celebration Drive and Brighton Drive and Sanctuary Drive and Caddies Boulevard;
- Five (5) road bridges over Elizabeth Macarthur Creek including the extension of Hickson Avenue, Colonial Street, Hodges Road and the future local road within the planned high density area east of Elizabeth Macarthur Creek (between Balmoral Road and Brighton Drive) as well as a new vehicular bridge approaching the proposed playing fields (between Sanctuary Drive and Windsor Road);
- Cycleway along Old Windsor Road between Celebration Drive and Memorial Avenue;
- Three (3) pedestrian/cycle bridges over Elizabeth Macarthur Creek; and
- Completion of remaining section of cycleway along Windsor Road between Old Windsor Road and Memorial Avenue.

All local roads, asset relocation, water management devices, footpaths, street tree planting, traffic management devices and treatment of local roads (both temporary and permanent) not identified for funding under this plan and located within or adjacent to...
the Precincts will be considered as part of the works associated with individual developments within the Precincts and will be provided (including the dedication of land) at no cost to Council. This plan does not include any value for the acquisition of this land.

In recognition of this, Clause 8.2 (Exceptions to Floor Space Ratio) of LEP 2012 provides that where land for the purpose of roads is dedicated to Council, at no cost, the gross floor area potential which could have otherwise been achieved on this land may be transferred to other land within the development.

This provision, which allows a Developer to ‘transfer’ development potential from dedicated lands, ensures that a Developer’s overall yield is not decreased as a result of dedicating land to Council and is considered to provide appropriate compensation for the Developer associated with any dedication.

Accordingly, unless the acquisition of the land is specifically funded under this plan, land within the precinct dedicated to Council for the purpose of roads will be at no cost to Council and the Developer will not be eligible for any financial compensation or reduction in Section 94 payable as a result of dedicating this land to Council.

3.4.2 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 Bella Vista and Kellyville Precincts. It is therefore appropriate that all development within the Precincts be subject to the full cost of providing these traffic facilities.

**Precinct Level Apportionment**

The cost of providing traffic facilities is apportioned between residential and non-residential development based on the extent of traffic generation associated with each use. To determine the apportionment for the cost of traffic infrastructure within the Precincts, vehicle generation rates specified in the RMS Guide to Traffic Generating Developments have been applied to the anticipated residential and non-residential development yields within the Precinct as follows:

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Yield</th>
<th>Vehicle Generation Rate (RMS)</th>
<th>Daily Vehicle Trips</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>9,043 units</td>
<td>2.9 per unit</td>
<td>26,225</td>
<td>32%</td>
</tr>
<tr>
<td>Non-Residential (Commercial)</td>
<td>453,814m²</td>
<td>10 per 100m² GFA</td>
<td>45,381</td>
<td>68%</td>
</tr>
<tr>
<td>Non-Residential (Retail)</td>
<td>17,494m²</td>
<td>63 per 100m² GLFA</td>
<td>11,021</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>82,627</strong></td>
<td></td>
<td></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Based on the above, 32% of the cost of traffic infrastructure within this plan is apportioned to residential development within the Precincts, while the remaining 68% is apportioned to non-residential development within the Precincts.

While the specific traffic generation resulting from each individual development within the Precinct would vary, this high level estimation based on traffic generation rates provides a suitable method of apportioning costs for traffic infrastructure at a strategic level.
**Intersection Upgrade/Signalisation: Memorial & Arnold Ave & Free Settlers Dr**

While the majority of planned traffic and transport infrastructure within the Precincts will be provided by Transport for NSW, UrbanGrowth NSW, future individual developers or through this Contributions Plan, the demand for the upgrade and signalisation of the intersection of Memorial Avenue, Arnold Avenue and Free Settlers Drive is attributable to a substantially broader catchment of development including the Bella Vista and Kellyville Precincts, the Balmoral Road Release Area and regional traffic movements.

Given this, it is appropriate for the cost of providing this infrastructure to be apportioned between:

- State Government / Roads and Maritime Services (for regional traffic);
- Contributions Plan No. 12 (for traffic from the Balmoral Road Release Area); and
- This contributions plan (for traffic from the Bella Vista and Kellyville Precincts).

Based on RMS modelling and projections for the intersection of Memorial Avenue, Arnold Avenue and Severn Vale Drive, it is anticipated that by 2036, 65% of vehicle movements through this intersection will be regional through traffic, with the remaining 35% being ‘local’ traffic (entering or exiting the intersection to the north or south into the Balmoral Road Release Area).

Based on anticipated traffic generated from within the Balmoral Road Release Area, as well as that generated from within the Bella Vista and Kellyville Precincts, it is anticipated that approximately 59% of the additional ‘local’ traffic movements (or 21% of all additional vehicle movements through this intersection) will be due to traffic generated by development within the Bella Vista and Kellyville Precincts, with the remaining 41% of additional ‘local’ traffic movements (or 14% of all additional vehicle movements through this intersection) due to traffic generated by development within the Balmoral Road Release Area.

Having regard to the above, the cost of the upgrade and signalisation of Memorial Avenue, Arnold Avenue and Free Settlers Drive is apportioned as follows:

- State Government: 65% (for regional traffic);
- Contributions Plan No. 12: 14% (for local traffic from the BRRA); and
- Contributions Plan No. 18: 21% (for local traffic from the station precincts)

**3.4.3 Schedule of Works and Cost Estimates**

A schedule of Transport Facilities to be levied under this plan is included in Table 3. Cost estimates are included for both acquisition and capital works. Each facility to be provided can be located by reference to Figure 2, Location of Facilities. This Figure identifies the location of all traffic and transport infrastructure (not just those facilities provided under this Contributions Plan) in order to provide a more holistic view of the surrounding road network.

**3.4.4 Contributions Formula**

The formula used to calculate the contributions rate for traffic facility capital works and land acquisition is set out in Section 2.19.
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 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.

3.5.2 Apportionment

All development will fund plan preparation and ongoing administration costs over the life of the plan. The value of administrative costs has been proportioned between residential and non-residential development based on the total value of works apportioned to each type of development under the Contributions Plan.

3.5.3 Schedule of Works and Cost Estimates

The administrative costs to be levied for under this Contributions Plan are detailed in Table 3. The administrative cost to be levied for under this Contributions Plan is 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.

3.5.4 Contributions Formula

The formula used to calculate the contributions rate for administration costs is set out in Section 2.19.
3.6 Work Schedules

The development projections contained within this plan are based upon a 20 year time frame. It is intended that the 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 3. Monitoring of the plan in accordance with Section 2.20 will allow for review and adjustment of development projections and the works schedule as required.

The capital items in the works schedule to this Contributions Plan have been costed based on a combination of the following:

- IPART Benchmark Costs for Local Infrastructure Contributions;
- Rawlinsons Construction Cost Guide;
- Actual cost estimates for specific items (where available); and
- Actual costs and tender rates for similar works completed by Council.

The implementation of the various facilities and services will be prioritised according to the particular needs of the incoming population. The ability to deliver a particular facility is largely dependent upon the rate of development within the Bella Vista and Kellyville Precincts, and the corresponding receipt of contributions by Council.
## TABLE 3: WORKS SCHEDULES

<table>
<thead>
<tr>
<th>Item</th>
<th>Sub-category</th>
<th>Description</th>
<th>Location</th>
<th>Apportioned to this CP</th>
<th>Capital Works</th>
<th>Land Acquisition</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>PF1</td>
<td>Active Open Space</td>
<td>Extension of Caddies Creek Sporting Complex (+4 Fields)</td>
<td>Caddies Creek Complex</td>
<td>100%</td>
<td>10,200,000</td>
<td>57,102,885</td>
<td>67,302,885</td>
</tr>
<tr>
<td>SC1</td>
<td>Active Open Space</td>
<td>Small Courts: minimum of 10 courts including seating, lighting and fencing</td>
<td>Under Viaduct</td>
<td>100%</td>
<td>1,909,393</td>
<td>-</td>
<td>1,909,393</td>
</tr>
<tr>
<td>LP1</td>
<td>Passive Open Space</td>
<td>Local Park 1: 2,000m² in Bella Vista Precinct</td>
<td>To be determined</td>
<td>100%</td>
<td>202,500</td>
<td>-</td>
<td>202,500</td>
</tr>
<tr>
<td>LP2</td>
<td>Passive Open Space</td>
<td>Local Park 2: Extension of CP12LP3 by 2,000m²</td>
<td>CP12LP3 on Free Settlers Drive</td>
<td>100%</td>
<td>202,500</td>
<td>2,030,000</td>
<td>2,232,500</td>
</tr>
<tr>
<td>LP3</td>
<td>Passive Open Space</td>
<td>Local Park 3: 4,000m² in Bella Vista Precinct</td>
<td>To be determined</td>
<td>100%</td>
<td>405,000</td>
<td>-</td>
<td>405,000</td>
</tr>
<tr>
<td>LP4</td>
<td>Passive Open Space</td>
<td>Local Park 4: 8,000m² in Bella Vista Precinct</td>
<td>To be determined</td>
<td>100%</td>
<td>810,000</td>
<td>-</td>
<td>810,000</td>
</tr>
<tr>
<td>LP5</td>
<td>Passive Open Space</td>
<td>Local Park 5: 3,000m² in Kellyville Precinct</td>
<td>To be determined</td>
<td>100%</td>
<td>303,750</td>
<td>-</td>
<td>303,750</td>
</tr>
<tr>
<td>LP6</td>
<td>Passive Open Space</td>
<td>Local Park 6: 4,000m² in Kellyville Precinct</td>
<td>To be determined</td>
<td>100%</td>
<td>405,000</td>
<td>-</td>
<td>405,000</td>
</tr>
<tr>
<td>LP7</td>
<td>Passive Open Space</td>
<td>Local Park 7: 4,000m² in Kellyville Precinct</td>
<td>To be determined</td>
<td>100%</td>
<td>405,000</td>
<td>-</td>
<td>405,000</td>
</tr>
<tr>
<td>LP8</td>
<td>Passive Open Space</td>
<td>Local Park B: 3,000m² in Kellyville Precinct</td>
<td>To be determined</td>
<td>100%</td>
<td>303,750</td>
<td>-</td>
<td>303,750</td>
</tr>
<tr>
<td>NP1</td>
<td>Passive Open Space</td>
<td>Neighbourhood Park 1: 15,000m² in Bella Vista Precinct</td>
<td>To be determined</td>
<td>100%</td>
<td>1,518,750</td>
<td>-</td>
<td>1,518,750</td>
</tr>
<tr>
<td>NP2</td>
<td>Passive Open Space</td>
<td>Neighbourhood Park 2: 13,000m² in Bella Vista Precinct</td>
<td>To be determined</td>
<td>100%</td>
<td>1,316,250</td>
<td>-</td>
<td>1,316,250</td>
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<tr>
<td>TS1</td>
<td>Passive Open Space</td>
<td>Town Square 1: 1,500m² in Bella Vista Precinct</td>
<td>Near Station - To be determined</td>
<td>100%</td>
<td>1,822,500</td>
<td>-</td>
<td>1,822,500</td>
</tr>
<tr>
<td>TS2</td>
<td>Passive Open Space</td>
<td>Town Square 2: 1,500m² in Kellyville Precinct</td>
<td>Near Station - To be determined</td>
<td>100%</td>
<td>1,822,500</td>
<td>-</td>
<td>1,822,500</td>
</tr>
<tr>
<td>FP1</td>
<td>Passive Open Space</td>
<td>Pocket Parks: 12-15 Parks with combined area 1,700m²</td>
<td>Riparian Corridor/Viaduct</td>
<td>100%</td>
<td>172,125</td>
<td>-</td>
<td>172,125</td>
</tr>
<tr>
<td>CF1</td>
<td>Community Facilities</td>
<td>Additional Library Floor Space: +1,000m² of GFA</td>
<td>To be determined</td>
<td>100%</td>
<td>4,824,158</td>
<td>-</td>
<td>4,824,158</td>
</tr>
<tr>
<td>CF2</td>
<td>Community Facilities</td>
<td>Additional Multi Purpose Community Centre Floor Space: +2,000m² of GFA</td>
<td>To be determined</td>
<td>100%</td>
<td>7,927,134</td>
<td>-</td>
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<tr>
<td>RB1</td>
<td>Roundabouts</td>
<td>New Roundabout within Kellyville Precinct</td>
<td>New Precinct Street</td>
<td>100%</td>
<td>452,731</td>
<td>-</td>
<td>452,731</td>
</tr>
<tr>
<td>RB2</td>
<td>Roundabouts</td>
<td>New Roundabout within Bella Vista Precinct</td>
<td>New Precinct Street</td>
<td>100%</td>
<td>452,731</td>
<td>-</td>
<td>452,731</td>
</tr>
<tr>
<td>RB3</td>
<td>Roundabouts</td>
<td>New Roundabout - Sanctuary Drive</td>
<td>Sanctuary Drive</td>
<td>100%</td>
<td>452,731</td>
<td>-</td>
<td>452,731</td>
</tr>
<tr>
<td>PCBR1</td>
<td>Bridges</td>
<td>Pedestrian/Cycle crossing over Elizabeth Macarthur Creek</td>
<td>near Wenden Ave</td>
<td>100%</td>
<td>160,472</td>
<td>-</td>
<td>160,472</td>
</tr>
<tr>
<td>PCBR2</td>
<td>Bridges</td>
<td>Pedestrian/Cycle crossing over Elizabeth Macarthur Creek</td>
<td>near Waddell Rd</td>
<td>100%</td>
<td>208,613</td>
<td>-</td>
<td>208,613</td>
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<tr>
<td>PCBR3</td>
<td>Bridges</td>
<td>Pedestrian/Cycle crossing over Elizabeth Macarthur Creek</td>
<td>near Lewis Jones Dr Res. No. 221</td>
<td>100%</td>
<td>240,707</td>
<td>-</td>
<td>240,707</td>
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<tr>
<td>BR1</td>
<td>Bridges</td>
<td>New Vehicular Bridge: Extension of Hickson Ave</td>
<td>Hickson Ave</td>
<td>100%</td>
<td>2,583,818</td>
<td>-</td>
<td>2,583,818</td>
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<tr>
<td>BR2</td>
<td>Bridges</td>
<td>New Vehicular Bridge: Extension of Colonial St</td>
<td>Colonial St</td>
<td>100%</td>
<td>3,155,492</td>
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<tr>
<td>BR3</td>
<td>Bridges</td>
<td>New Vehicular Bridge: Extension of Hodges Rd</td>
<td>Hodges Rd</td>
<td>100%</td>
<td>3,006,239</td>
<td>-</td>
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</tr>
<tr>
<td>BR4</td>
<td>Bridges</td>
<td>New Vehicular Bridge: Over E. M. Creek near Free Settlers Dr</td>
<td>Free Settlers Dr</td>
<td>100%</td>
<td>2,186,272</td>
<td>-</td>
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</tr>
<tr>
<td>BR5</td>
<td>Bridges</td>
<td>New Vehicular Bridge: Over E. M. Creek near Sanctuary Drive/Playing Fields</td>
<td>Free Settlers Dr</td>
<td>100%</td>
<td>4,620,837</td>
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<td>4,620,837</td>
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<tr>
<td>T1</td>
<td>Intersections</td>
<td>Signalised Intersection: Celebration Dr and Brighton Dr</td>
<td>Celebration &amp; Brighton Dr</td>
<td>100%</td>
<td>1,203,640</td>
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<td>1,203,640</td>
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<tr>
<td>T2</td>
<td>Intersections</td>
<td>Signalised Intersection: Memorial Ave, Arnold Ave and Free Settlers Dr</td>
<td>Memorial, Arnold &amp; Free Settlers Dr</td>
<td>21%</td>
<td>1,470,000</td>
<td>-</td>
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<tr>
<td>T3</td>
<td>Intersections</td>
<td>Signalised Intersection: Sanctuary Drive and Caddies Boulevard</td>
<td>Sanctuary Dr and Caddies Bld</td>
<td>100%</td>
<td>1,203,640</td>
<td>-</td>
<td>1,203,640</td>
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<tr>
<td>CW1</td>
<td>Footpaths/Cycleways</td>
<td>Along Old Windsor Road: Celebration Dr to Memorial Ave</td>
<td>Old Windsor Rd</td>
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<td>1,283,329</td>
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<tr>
<td>CW2</td>
<td>Footpaths/Cycleways</td>
<td>Along Windsor Road: Lot 10 DP 662069 to Memorial Ave</td>
<td>Windsor Rd</td>
<td>100%</td>
<td>614,165</td>
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<tr>
<td>Admin</td>
<td>Administration cost</td>
<td>Administration &amp; Plan preparation</td>
<td>Administration &amp; Plan preparation</td>
<td>100%</td>
<td>867,686</td>
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**TOTAL** 58,713,412 59,132,885 117,846,297
TABLE 4: SUMMARY OF WORKS PROGRAM BY FACILITY CATEGORY

<table>
<thead>
<tr>
<th>Facility Category</th>
<th>FY27</th>
<th>FY28</th>
<th>FY29</th>
<th>FY30</th>
<th>FY31</th>
<th>FY32</th>
<th>FY33</th>
<th>FY34</th>
<th>FY35</th>
<th>FY36</th>
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<tbody>
<tr>
<td></td>
<td>Roads and Transport - Capital</td>
<td>7,454,533</td>
<td>7,454,533</td>
<td>7,454,533</td>
<td>7,454,533</td>
<td>7,454,533</td>
<td>7,454,533</td>
<td>7,454,533</td>
<td>7,454,533</td>
<td>7,454,533</td>
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<tr>
<td></td>
<td>Water Management - Land</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td></td>
<td>Community Facility - Land</td>
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<td>-</td>
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<td>Administration Costs</td>
<td>630,073</td>
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<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
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<tr>
<td>Total</td>
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<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
<td>31,504</td>
</tr>
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<td>Non-Residential Total Plan</td>
<td>Open Space - Land</td>
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<td>-</td>
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<td>-</td>
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<td>-</td>
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</tr>
<tr>
<td></td>
<td>Roads and Transport - Land</td>
<td>-</td>
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<tr>
<td></td>
<td>Roads and Transport - Capital</td>
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</tr>
<tr>
<td></td>
<td>Water Management - Land</td>
<td>-</td>
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</tr>
<tr>
<td></td>
<td>Water Management - Capital</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Community Facility - Land</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td></td>
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<td>-</td>
<td>-</td>
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<tr>
<td></td>
<td>Administration Costs</td>
<td>237,613</td>
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<td>11,881</td>
<td>11,881</td>
<td>11,881</td>
<td>11,881</td>
<td>11,881</td>
<td>11,881</td>
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</tr>
<tr>
<td>Total</td>
<td>16,078,496</td>
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<td>11,881</td>
<td>11,881</td>
<td>11,881</td>
<td>11,881</td>
<td>11,881</td>
<td>11,881</td>
<td>11,881</td>
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</table>
### TABLE 5: RESIDENTIAL DEVELOPMENT CONTRIBUTION RATES SCHEDULE

<table>
<thead>
<tr>
<th>Facility Category</th>
<th>Total Cost (PV)</th>
<th>Rate Per Person</th>
<th>4 bedroom</th>
<th>3 bedroom</th>
<th>2 bedroom</th>
<th>1 bedroom</th>
<th>Multi Unit Housing*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space - Land</td>
<td>-$62,411,229.42</td>
<td>$4,250.78</td>
<td>$14,452.67</td>
<td>$13,177.43</td>
<td>$10,626.96</td>
<td>$7,651.41</td>
<td>$7,226.33</td>
</tr>
<tr>
<td>Open Space - Capital</td>
<td>-$20,561,261.79</td>
<td>$1,400.41</td>
<td>$4,761.40</td>
<td>$4,341.28</td>
<td>$3,501.03</td>
<td>$2,520.74</td>
<td>$2,380.70</td>
</tr>
<tr>
<td>Transport Facilities - Land</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Transport Facilities - Capital</td>
<td>-$7,031,262.17</td>
<td>$478.89</td>
<td>$1,628.24</td>
<td>$1,484.57</td>
<td>$1,197.24</td>
<td>$862.01</td>
<td>$814.12</td>
</tr>
<tr>
<td>Community Facilities - Land</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Community Facilities - Capital</td>
<td>-$12,027,269.16</td>
<td>$819.17</td>
<td>$2,785.17</td>
<td>$2,539.42</td>
<td>$2,047.92</td>
<td>$1,474.50</td>
<td>$1,392.59</td>
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<tr>
<td>Administration</td>
<td>-$537,212.91</td>
<td>$36.59</td>
<td>$124.40</td>
<td>$113.43</td>
<td>$91.47</td>
<td>$65.86</td>
<td>$62.20</td>
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<tr>
<td><strong>Total (2016/2017)</strong></td>
<td>-$102,568,235.44</td>
<td>$6,985.85</td>
<td>$23,751.89</td>
<td>$21,656.14</td>
<td>$17,464.63</td>
<td>$12,574.53</td>
<td>$11,875.95</td>
</tr>
<tr>
<td><strong>Total (2017/2018)</strong></td>
<td></td>
<td></td>
<td>$24,345.69</td>
<td>$22,197.54</td>
<td>$17,901.24</td>
<td>$12,888.89</td>
<td>$12,172.84</td>
</tr>
<tr>
<td><strong>Total (2018/2019)</strong></td>
<td></td>
<td></td>
<td>$24,954.33</td>
<td>$22,752.48</td>
<td>$18,348.77</td>
<td>$13,211.12</td>
<td>$12,477.17</td>
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<tr>
<td><strong>Total (2019/2020)</strong></td>
<td></td>
<td></td>
<td>$25,578.19</td>
<td>$23,321.29</td>
<td>$18,807.49</td>
<td>$13,541.39</td>
<td>$12,789.09</td>
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<tr>
<td><strong>Total (2020/2021)</strong></td>
<td></td>
<td></td>
<td>$26,217.64</td>
<td>$23,904.32</td>
<td>$19,277.68</td>
<td>$13,879.93</td>
<td>$13,108.82</td>
</tr>
</tbody>
</table>

* Multi Unit Housing includes Attached Dwellings, Multi Dwelling Housing and Residential Flat Buildings
**TABLE 6: NON-RESIDENTIAL DEVELOPMENT CONTRIBUTION RATES SCHEDULE**

<table>
<thead>
<tr>
<th>Facility Category</th>
<th>Total Cost (PV)</th>
<th>Rate Per m² GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space - Land</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Open Space - Capital</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Transport Facilities - Land</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Transport Facilities - Capital</td>
<td>-$14,941,432.11</td>
<td>$39.03</td>
</tr>
<tr>
<td>Community Facilities - Land</td>
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<tr>
<td>Community Facilities - Capital</td>
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<td>$0.00</td>
</tr>
<tr>
<td>Administration</td>
<td>-$202,593.94</td>
<td>$0.53</td>
</tr>
</tbody>
</table>

| Total (2016/2017)                | -$15,144,026.06 | $39.56          |
| Total (2017/2018)                |                 | $40.55          |
| Total (2018/2019)                |                 | $41.57          |
| Total (2019/2020)                |                 | $42.61          |
| Total (2020/2021)                |                 | $43.67          |