

Contributions Plan No. 15

Box Hill Precinct

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THE
HILLS
Sydney's Garden Shire



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June 2016

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Amendment No.	Description	Date Amendment Came into Force
1	Amendments to reflect the outcomes of the amended Sydney Water Servicing Program, Growth Centres Housing Diversity Package, Planning Proposal to rezone Box Hill employment lands (6/2013/PLP) and IPART review of the contributions plan.	28 June 2016

1 PART A: SUMMARY SCHEDULES

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

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

The open space, road works and drainage to be provided will contribute towards satisfying the needs of the incoming population and workforce of the Box Hill Precinct. The net additional population estimated to occur as a result of the development of this area is 30,687 persons (excluding an estimated population of 934 persons currently in the CP area). It is estimated that the development of this area will also provide for approximately 17,789 jobs.

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

Work Schedule: Cost per Category (base cost)

OPEN SPACE	AMOUNT \$
Land	72,970,357
Works	107,225,244
SUB TOTAL	180,195,601

TRANSPORT AND TRAFFIC	AMOUNT \$
Land	11,392,336
Works	106,994,382
SUB TOTAL	118,386,718

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

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

ADMINISTRATION	AMOUNT \$
SUB TOTAL	4,381,544

TOTAL WORKS:	411,235,514
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Development Timetable

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

Year	% of Development
0-5	1%
6-10	8.25%
11-15	45.25%
16-20	42.25%
21-25	3.25%

Contributions by Category – Per Person (Residential Development)

Facility Type	\$ Rate (Per Person)	
	KCP*	SPC**
Open Space – Land	\$3,150	\$3,150
Open Space – Capital	\$3,957	\$3,957
Transport – Land	\$305	\$305
Transport – Capital	\$2,612	\$2,612
Water Management – Land (KCP*)	\$1,161	\$0
Water Management – Capital (KCP*)	\$2,919	\$0
Water Management – Land (SPC**)	\$0	\$411
Water Management – Capital (SPC**)	\$0	\$554
Administration	\$124	\$124
Total	\$14,228	\$11,112

* 'Killarney Chain of Ponds' Drainage Catchment

** 'Second Ponds Creek' Drainage Catchment

Contributions by Dwelling Type (Residential Development)

Dwelling Type	\$ Rate (Per Dwelling)****	
	KCP*	SPC**
Subdivision, Dwelling Houses and Dual Occupancies	\$48,375	\$37,779
Integrated Housing	\$38,415	\$30,001
Senior Housing and Boarding House Rooms	\$21,342	\$16,667
Multi Unit Housing***		
4 Bedroom	\$44,106	\$34,446
3 Bedroom	\$35,570	\$27,779
2 Bedroom	\$25,610	\$20,001
1 Bedroom	\$24,187	\$18,890

* 'Killarney Chain of Ponds' Drainage Catchment

** 'Second Ponds Creek' Drainage Catchment

*** Multi Unit Housing includes Attached Dwellings, Multi Dwelling Housing and Residential Flat Buildings

**** Subject to a Contribution Cap of \$30,000 per Dwelling / Lot (Section 94E Ministerial Direction dated 21 August 2012)

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

Facility Type	\$ Rate (m ² Floor Area)	
	KCP*	SPC**
Open Space – Land	\$0.00	\$0.00
Open Space – Capital	\$0.00	\$0.00
Transport – Land	\$5.75	\$5.75
Transport – Capital	\$56.29	\$56.29
Water Management – Land (KCP*)	\$6.32	\$0.00
Water Management – Capital (KCP*)	\$15.88	\$0.00
Water Management – Land (SPC**)	\$0.00	\$2.09
Water Management – Capital (SPC**)	\$0.00	\$2.81
Administration	\$0.86	\$0.86
Total	\$85.09	\$67.80

* 'Killarney Chain of Ponds' Drainage Catchment

** 'Second Ponds Creek' Drainage Catchment

2 PART B: ADMINISTRATION AND OPERATION OF THE PLAN

INTRODUCTION

2.1 Section 94 Principles

Under Section 94 of the Environmental Planning and Assessment Act, 1979 ("EP&A Act") Council has the power to levy contributions from developers for public amenities and services required because of development.

The three general principles in applying Section 94 contributions are:

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

Under the provisions of Section 94, Council may either:

- require land to be dedicated free of cost;
- require money to be contributed for works or facilities to be provided in the future;
- require money to be contributed towards the cost of works or facilities already provided in anticipation of development;
- accept the provision of a material public benefit, or works in kind, in satisfaction of Section 94 requirements; or
- require or accept a combination of any of the above.

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

One of the fundamental responsibilities of any Council in imposing Section 94 contributions is to ensure that the contributions levied are reasonable. That is, the works and facilities to be provided must be a direct consequence of the development on which the contributions are levied. They must not unnecessarily inflate development costs. Therefore, contributions are limited to essential or base-line works and facilities considered necessary to sustain acceptable urban development.

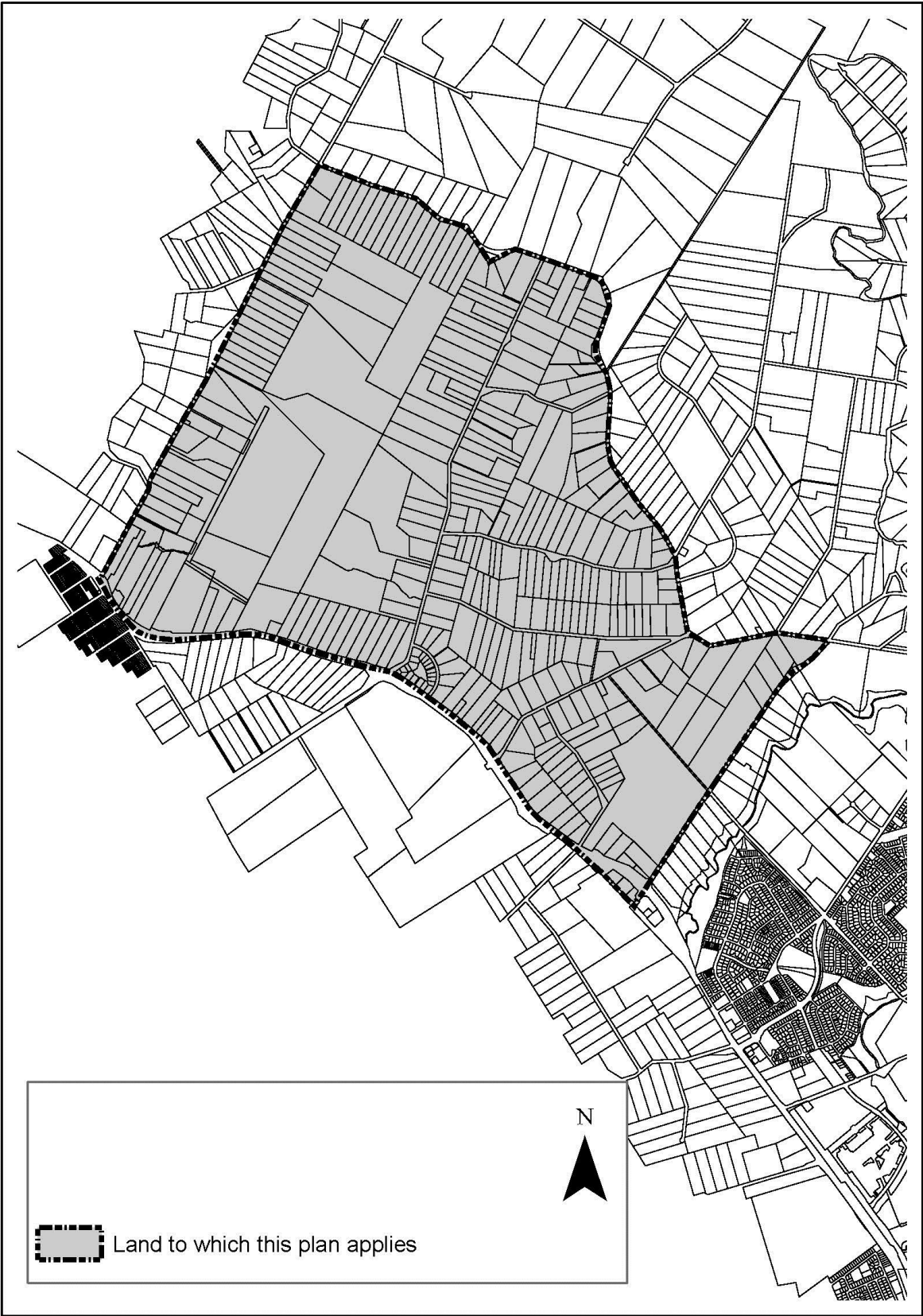
2.2 What is the Name of this Plan

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

2.3 Area to which this plan applies

This Contributions Plan applies to the Box Hill Precinct as shown on the Locality Map at Figure 1.

FIGURE 1: LAND TO WHICH THIS CONTRIBUTIONS PLAN APPLIES



2.4 What is the purpose of this Development Contributions Plan?

The purpose of this development contributions plan is to:

- (a) authorise the council to impose conditions under section 94 (s94) of the *Environmental Planning and Assessment Act 1979* when granting consent to development on land to which this plan applies;
- (b) provide an administrative framework under which specific public facilities strategies may be implemented and co-ordinated;
- (c) outline the anticipated demand for public facilities and services arising from the development of the Box Hill Precinct;
- (d) ensure that adequate public facilities are provided for as part of any new development in the Box Hill precinct;
- (e) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions in the Box Hill Precinct;
- (f) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- (g) enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

2.5 Application of the Plan

When a development application is lodged and relates to land to which this plan applies, Council shall levy contributions on development in accordance with the provisions of this Plan.

A Contributions Plan becomes part of the development control process under the EP&A Act by virtue of Sections 80A and 94. The provisions of this plan are one of a number of considerations that are relevant when Council determines a development application in accordance with Section 80 of the Act.

2.6 Commencement of this Plan

This development contributions plan has been prepared pursuant to the provisions of s94 of the EP&A Act and Part 4 of the EP&A Regulation and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

2.7 Relationship with other plans and policies

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

DEVELOPER CONTRIBUTIONS

2.8 Policies and Procedures on the Levying and Payment of Contributions

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

2.9 Method of Payment

Council will accept Section 94 payments in one, or a combination, of the following ways:

Monetary Contribution

This is the most common method of payment. However, as discussed below, payment can be offset by providing a material public benefit that is identified in the Contributions Plan.

Material Public Benefit (Works-in-Kind)

Where an applicant makes a written request and Council in its absolute discretion determines that it is appropriate, an applicant may provide a material public benefit (commonly referred to as works-in-kind) in part, or full, satisfaction of a monetary contribution. Any written request must demonstrate that the works in kind are of equivalent or greater benefit to the community compared to what has been identified under this Contributions Plan. The proposed works in kind offset must be included in the conditions of consent or a S96 modification of the consent, to reflect the proposed offset.

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

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

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

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

Dedication of Land

Council will generally not accept the dedication of land (identified for public purposes under this plan) to offset the required monetary contribution. Rather the developer will be required to pay the full contribution relating to land acquisition. The value of land can then be negotiated separately between the applicant and Council, and a value formally agreed upon prior to payment. An appropriate condition may be included in any consent applying to land identified for public purposes to ensure that the land is transferred to Council. These consents would require satisfactory arrangements being made with Council's Manager – Special Property Projects.

2.10 Planning Agreements

In accordance with Section 93F(1) of the EP&A Act, a planning agreement is a voluntary agreement or arrangement between a planning authority and a developer under which the developer agrees to make contributions towards a public purpose. A planning agreement may wholly or partly exclude the application of Section 94 to the development that is subject of the agreement.

The provisions of Sections 93F to 93L of the EP&A Act and accompanying Regulation prescribe the contents, form, subject matter and procedures for making planning agreements. Any person seeking to enter into a planning agreement should in the first instance submit a proposal in writing to Council, documenting the planning benefits and how the proposal would address the demands created by development for new public infrastructure, amenities and services.

2.11 When must Contributions be paid?

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

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

Section 94 contributions for non-residential development must be paid in full for development applications involving new floor space or an increase in existing floor space, prior to the issue of a Construction Certificate.

2.12 Deferred or Periodic Payment

Council will only permit deferred or periodic payment where development is staged. The stages of development and relevant contribution payment for each stage must be clearly documented in the conditions of consent. In this regard a Section 96 modification of consent is required if proposed staging of development is not reflected in the original consent.

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

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

For example:

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

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

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

* Refer Section 2.16.

2.13 Construction Certificates and the obligations of accredited certifiers

In accordance with Section 94EC of the EP&A Act and clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

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

2.14 Complying development and the obligations of accredited certifiers

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

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

The conditions imposed must be consistent with Council's standard Section 94 consent conditions and be strictly in accordance with this Contributions Plan. It is the professional responsibility of the accredited certifiers to accurately calculate the contribution and to apply the Section 94 condition correctly.

2.15 Credit and Offsets for Works In Kind

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

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

2.16 Credit for existing development

The payment of contributions is applicable to any development in Box Hill which will increase the residential population or non-residential floor space within the precinct over and above that which existed on 5 August 2014 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 be made available for any existing lot with an approved dwelling that existed on or before 5 August 2014.

However, any parcel that was vacant on or prior to 5 August 2014 which did not generate a demand for works or facilities of the type to be levied for under this plan, and for which no previous contribution under Section 94 of the EP&A Act has been made, shall upon subdivision or development for residential purposes be liable for the payment of contributions in accordance with this Contributions Plan.

In short, Section 94 credits will not apply to existing vacant parcels.

2.17 Savings and transitional arrangements

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

2.18 Pooling of contributions

This plan expressly authorises monetary s94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

2.19 Exemptions

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

2.20 Calculation of Contributions

Net Present Value Method

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

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

Contributions Formula

The formula uses a discounted cash flow model, to calculate the contribution rate per person. The model covers a period of 25 years (life of the Contributions Plan). The following elements are used in this calculation:

Land Acquisition Index

The land acquisition indexation assumption is based upon an average of the annual percentage change in the Australian Bureau of Statistics Established House Price index for Sydney over the past 11 years from December 2002 to December 2013.

Capital Expenditure Index

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

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

Indexed Expenditure

Total of Indexed land acquisition, capital or administrative costs.

Revenue Projections

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

Cash Flow

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

Discount Rate

The NSW Treasury Corporation 10-year bond rate (quoted as a percentage) as of March 2014 and sourced from the Reserve Bank of Australia. This is consistent with the recommendations within the Draft Technical Paper *Modelling Local Development Contributions (Selection of a discount rate for Councils that use an NPV methodology)* prepared by the Independent Pricing and Regulatory Tribunal.

Formula (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:

$$PV(Costs) = PV(Revenue)$$

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

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:

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

The contribution rate per dwelling/lot is determined by the contribution rate per person multiplied by the assumed occupancy rate (see Part C, Table 18).

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:

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

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

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

From the equation above:

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

Therefore:

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

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:

The area of the site used in conjunction with the approved development including but not limited to enclosed floor area (including all floor levels), outdoor storage of goods, outdoor display areas but not including the areas of the site used for car parking and/or access to parking spaces or landscaped areas.

2.21 Review and Monitoring Of Plan

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

- levels of public service and amenity provisions are consistent with likely population trends and community needs;
- contribution levels reflect changes to construction costs and land values;
- the work program can be amended if the rate of development differs from current expectations.

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

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

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

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

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

2.22 Contributions Register

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

- details of each consent for which a Section 94 condition has been imposed;
- the nature and extent of the contribution required by the condition for each facility category;
- the name of the Contributions Plan the condition was imposed under; and
- the date any contribution was received and its nature and extent.

At the end of the each financial year, the Council is required to make an annual statement within the yearly budget. This statement must include the following:

- (a) Opening and closing balances of money held in the Section 94 Contributions Plan by the Council for the accounting period;
- (b) Total amounts received by way of monetary contribution under this Plan;
- (c) Total amount spent in accordance with this Plan; and

(d) Outstanding obligations of the Council to provide works for which contributions have been received.

2.23 When did this plan come into force?

This Plan came into force on 5 August 2014.

3 PART C: STRATEGY PLANS

3.1 Residential Development Nexus

3.1.1 Anticipated development: dwelling structure and population

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

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

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

3.1.2 Anticipated Dwelling Profile

Table 1 sets out the number of dwellings of each type located in six similar, almost fully developed and predominately residential areas in The Hills as at the 2011 Census. The earliest development in these six areas only commenced some 20 years ago.

**TABLE 1: SIX SIMILAR DEVELOPMENT AREAS
NUMBER OF DWELLINGS BY TYPE: 2011**

Area	Separate House	Townhouses, Villas	Flats	Senior Housing	Totals
Bella Vista	651	271	0	0	922
West Pennant Hills	3,640	358	8	123	4,129
Crestwood	2,071	193	0	0	2,264
Glenhaven	1,465	214	23	105	1,807
Castle Hill	6,530	1,189	1,000	121	8,840
Kellyville/Rouse Hill	9,855	547	116	0	10,518
Totals	24,212	2,772	1,147	349	28,480
% of Total Dwellings	85%	9.7%	4%	1.2%	100%

Source: Australian Bureau of Statistics, 2011 Census of Population and Housing

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

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

Dwelling Type	Average density (d/ha)	Total net area (ha)	% of total dwellings	Dwellings
Dwelling Houses	15	468.5	68%	6,967
Integrated Housing	18	57	10%	1,024
Senior Housing	55	5.7	3%	309
Multi Dwelling Housing	30	29.7	9%	891
Residential Flat Buildings	60	14	8%	841
Large Lot Subdivision	5	38.6	2%	193
TOTALS		613.6	100.00%	10,224

The anticipated dwelling mix in the Box Hill Precinct is generally consistent with Table 1, with single dwelling houses comprising 80% (Dwelling Houses, Large Lot and Integrated Housing) of all dwellings, multi dwelling housing 9%, residential flat buildings 8% and senior housing 3%. Whilst this outcome is generally consistent with the historical mix of housing developed, it provides for a greater variety of types and sizes of dwellings.

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

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

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

3.1.3 Dwelling Occupancy

Table 3 sets out the average occupancy rates for the different types of residential development based on historical analysis of the six similar development areas in The Hills as at the 2011 Census.

**TABLE 3: SIX SIMILAR DEVELOPMENT AREAS
AVERAGE OCCUPANCY RATES, 2011**

Dwelling Type	Average Occupancy Rates
Dwelling Houses	3.4
Integrated Housing Development	2.7
Senior Housing	1.5
Multi Unit Housing:	
1 Bedroom	1.7
2 Bedroom	1.8
3 Bedroom	2.5
4 bedroom	3.1

Source: Australian Bureau of Statistics, 2011 Census of Population and Housing

3.1.4 Estimated population

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

TABLE 4: ESTIMATED POPULATION BASED ON DWELLING MIX AND OCCUPANCY

Dwelling Type	Number of Estimated Dwellings	Average Occupancy Rate	Total Estimated Population
Dwelling Houses	6,967	3.4	23,686
Integrated Housing	1,024	2.7	2,765
Senior Housing	309	1.5	463
Multi Dwelling Housing	891	2.8*	2,495
Residential Flat Buildings	841	1.85*	1,555
Large Lot Subdivision	193	3.4	657
TOTALS			31,621
Less existing residents			934
Expected additional population of the Box Hill Precinct			30,687

* Average occupancy rates based on anticipated bedroom mix

3.1.5 Age & sex structure

Table 5 sets out the total population occupied by each age category for the six similar development areas as at the 2011 Census.

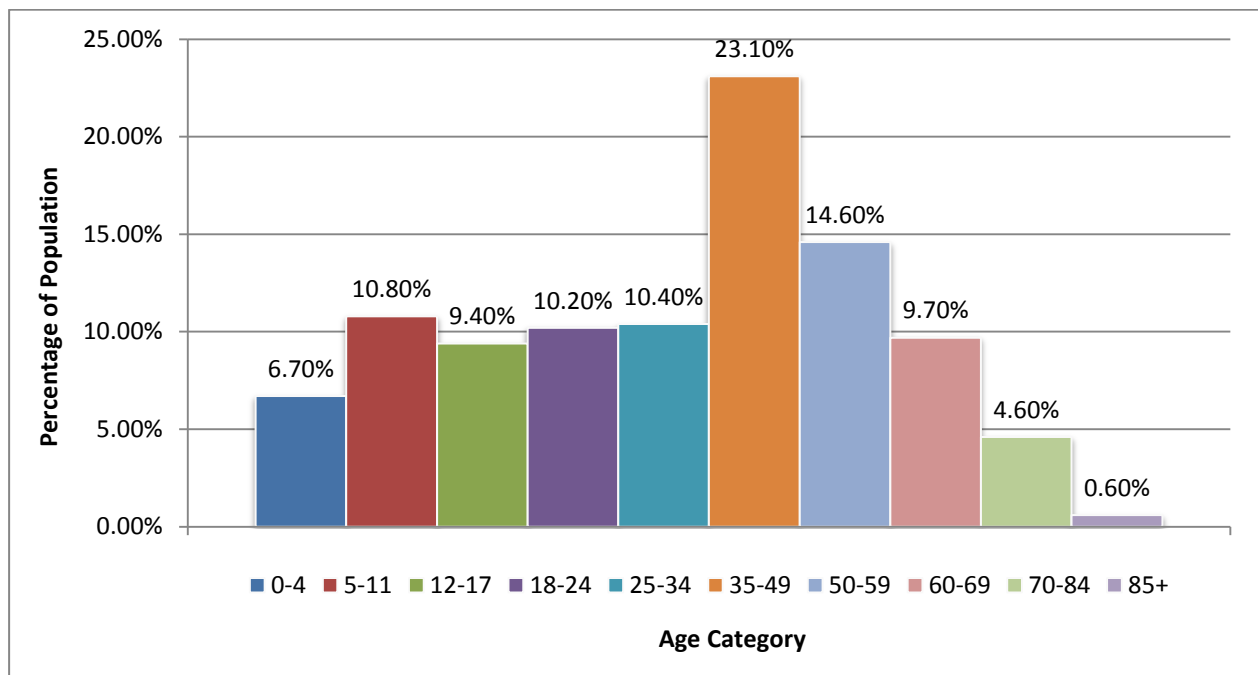
TABLE 5: SIX SIMILAR DEVELOPMENT AREAS: AGE & SEX STRUCTURE: NUMBERS OF PERSONS, 2011

Area	Age group									
	0-4	5-11	12-17	18-24	25-34	35-49	50-59	60-69	70-84	85+
Bella Vista	137	250	301	446	296	637	525	282	101	7
West Pennant Hills	556	1043	1149	1520	1075	2433	2372	1539	607	151
Crestwood	358	682	835	939	674	1573	1312	762	266	25
Glenhaven	260	495	491	595	372	1058	882	575	343	28
Castle Hill	1524	2141	2076	2374	2779	5151	3560	2856	1647	243
Kellyville/Rouse Hill	2986	4808	3391	3020	3841	9304	4060	2415	1074	108
Totals	5,821	9,419	8,243	8,894	9,037	20,156	12,711	8,429	4,038	562

Source: ABS, 2011, Baulkham Hills Expanded Community Profile

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

FIGURE 2: AGE CATEGORY BY SIX SIMILAR DEVELOPMENT AREAS



Source: ABS, 2011, derived from Baulkham Hills Expanded Community Profile for the six areas

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

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

Age Group									
0-4	5-11	12-17	18-24	25-34	35-49	50-59	60-69	70-84	85+
2,119	3,415	2,972	3,225	3,289	7,273	4,617	3,067	1,455	190

Source: ABS, 2011, Baulkham Hills, derived from Expanded Community Profile

3.1.6 Anticipated family type

Table 7 sets out the numbers of households occupied by each family type as at the 2011 Census for the six similar development areas.

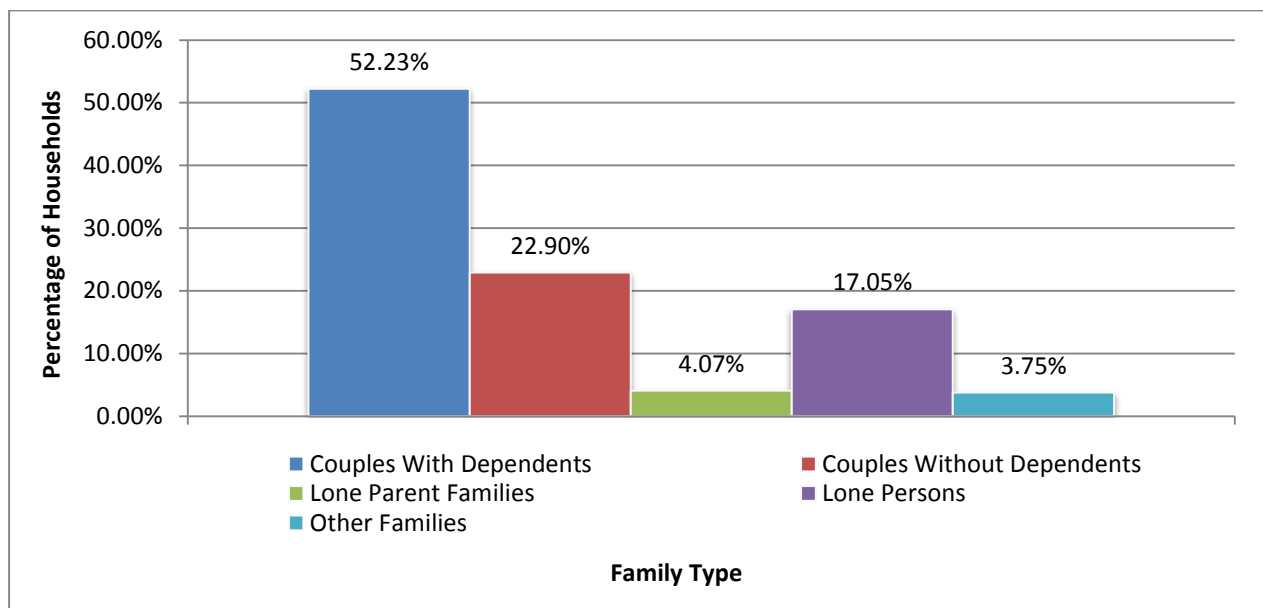
**TABLE 7: SIX SIMILAR DEVELOPMENT AREAS
NUMBER OF FAMILIES BY FAMILY TYPE, 2011**

Area	Family Type				
	Couples With Dependents	Couples Without Dependents	Lone Parent Families	Other families	Lone Persons
Bella Vista	600	263	35	24	48
West Pennant Hills	2,237	1,008	101	634	188
Crestwood	1,334	536	103	352	73
Glenhaven	867	457	38	271	84
Castle Hill	3,827	2,296	466	2025	289
Kellyville/ Rouse Hill	6,383	2,125	446	1670	413
Totals	15,248	6,685	1,189	4,976	1,095

Source: ABS, 2011, Baulkham Hills, Census of Population and Housing

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

FIGURE 3: FAMILY TYPE BY SIX SIMILAR DEVELOPMENT AREAS



Source: ABS, 2011, Baulkham Hills derived from Expanded Community Profile

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

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

Couples With Dependents	Couples Without Dependents	Lone Parent Families	Other Families	Lone Persons
5,414	2,374	280	1,767	389

Source: ABS, 2011, Baulkham Hills, derived from Expanded Community Profile

3.1.7 Timing of residential development

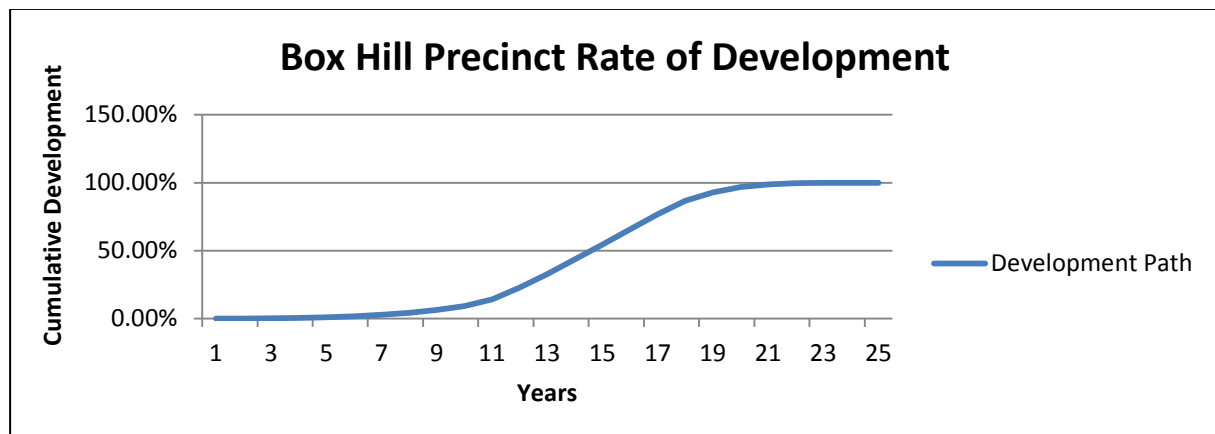
Table 9 sets out the number of dwelling approvals in Bella Vista and Kellyville/Rouse Hill each year since 1992, and the weighted average of the two areas. The development pattern for the Box Hill Precinct is based on the rate of development to date. For the purpose of simplicity, the same rate of development has been assumed for residential and non-residential development as shown in Figure 4 below.

TABLE 9: RATE OF DEVELOPMENT FOR TWO SIMILAR DEVELOPMENT AREAS

Years	Dwellings			% Weighted Average
	Bella Vista	Kellyville/ Rouse Hill	Total	
1	0	53	53	0.5
2	58	127	185	1.8
3	228	79	307	3.0
4	14	108	122	1.2
5	138	63	201	2.0
6	87	222	309	3.0
7	43	417	460	4.5
8	56	713	769	7.6
9	44	1,393	1,437	14.2
10	113	2,100	2,213	21.8
11	11	350	361	3.6
12	8	1,072	1,080	10.6
13	9	1,179	1,188	11.7
14	0	719	719	7.1
15	0	116	116	1.1
16	0	165	165	1.6
17	0	293	293	2.9
18	0	171	171	1.7

Source: The Hills S94 Contributions Register

FIGURE 4: BOX HILL DEVELOPMENT PERIOD



3.2 Commercial Centres - Development Nexus

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

Town centre and villages

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

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

Employment

The Precinct Plan provides for over 115 hectares of employment land with the potential to generate approximately 17,800 jobs. The Precincts will have a mix of employment opportunities, centred around the Windsor Road Business Park and the Annangrove Road Light Industrial Area.

An R1 General Residential zone is located west of the town centre to create an interface between the retail areas and adjoining high density residential areas. The Precinct Plan provides 6ha of land zoned for light industrial, 26.9ha of land zoned for enterprise corridor and 69.4ha of land zoned for business park.

The B7 Business Park Zones provides a range of office and light industrial uses and enables other land uses that provide facilities or services to meet the day to day needs of workers in the area. The IN2 Light Industrial Zone provides the opportunity to develop a wide range of light industrial, warehouse and related land uses. The B6 Enterprise Corridor Zone provides the opportunity for a wide range of employment uses ranging from business to light industrial uses.

3.2.1 Demand for retail floorspace

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

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

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

Retail Store Type	2009	2011	2016	2021	2026	2031
<i>Estimated population*</i>	<i>1,247</i>	<i>1,409</i>	<i>2,012</i>	<i>5,810</i>	<i>17,654</i>	<i>33,088</i>
Supermarkets & Grocery Stores	469	526	777	2,081	6,017	11,323
Specialty Food Stores	192	216	318	848	2,439	4,581
Fast-Food Stores	151	169	249	654	1,857	3,471
Restaurants, Hotels and Clubs	231	259	382	1,007	2,870	5,373
Department Stores	346	382	564	1,368	3,605	6,544
Clothing Stores	40	45	66	168	464	859
Bulky Goods Stores	166	185	273	695	1,922	3,556
Other Personal & Household Goods	232	259	382	1,001	2,835	5,296
Selected Personal Services	129	144	213	559	1,589	2,970
Total Retailing	1,957	2,185	3,225	8,381	23,598	43,973

*Estimated population within primary and secondary trade areas

3.2.2 Non-Residential Development Potential

Based on maximum permissible floor space ratios, building heights, development patterns experienced within Council's other industrial and/or business areas and the model developed by Hill PDA to forecast demand for employment land within the precinct, Table 11 shows the land area, estimated floor space and resulting job forecast for development in Box Hill.

TABLE 11: ESTIMATED EMPLOYMENT CALCULATIONS

Land Use	Dev. Area (Ha)	FSR (average)	Total GFA (Ha)	Total GFA (m²)	Jobs / Dev. Ha	Total Jobs
B7 Business Park	69.4	1	69.4	694,000	183	12,700
B6 Enterprise Corridor	26.93	0.75	20.2	201,975	128	3,447
IN2 Light Industrial	6.05	0.5	3.0	30,250	63	381
B2 Local Centre	13.00	0.5	6.5	65,000	97	1,261
Total	115.38		99.1	991,225		17,789

3.2.3 Timing of non-residential development

Hill PDA Consultants have examined demand for occupied land area within the trade zone that includes the Statistical Local Areas of Baulkham Hills North, Blacktown North and the Hawkesbury. The assessment is based on a development period of 25 years assuming Box Hill is fully developed by this time.

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

3.3 Rationale for New Facilities and Services

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

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

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

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

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

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

3.4 Open Space Facilities

3.4.1 Open Space Demand

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

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

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

TABLE 12: URBIS RECOMMENDED LEVEL OF PROVISION

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

3.4.2 Summary of the demand analysis of existing facilities

There is one existing local park within the Box Hill Precinct (Turnbull Reserve) which services the existing population. District and regional level needs may be met in the surrounding area, particularly those within the Rouse Hill Regional Centre.

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

3.4.3 Proposed Open Space and Recreation Facilities

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

TABLE 13: BOX HILL OPEN SPACE PROVISION

Description	Number Facility (fields)	Area (Ha)
Local Parks	10	12.16
Sports Fields	5 (13)	34.8
District Facility	1 (6)	15.6
Tennis Centre	1 (12)	NA
Athletics Track	1	NA
Hockey Field	1	NA
Netball/Multi-Purpose Courts	10	NA
Total Area	62.6	
Forecast population	Hectares per 1000 persons	
30,687	2.04	

The total area of public open space to be provided via this Contribution Plan for the projected population of 30,687 persons is 62.6 hectares (excluding water management areas that may be suitable for some passive recreation). This equates to 2.04 ha per 1000 persons and represents a shortfall of approximately 8 hectares based on the Urbis recommendation.

While this is below the standard benchmark of 2.83 hectares of open space per 1000 people as contained with the Growth Centres Development Code and recommended by the Urbis Study, sufficient provision of active recreation is proposed for organised sport. In particular, the proposed four (4) court indoor recreational complex will accommodate a range of activities in a versatile and 'high capacity' facility that is able to operate in all weather conditions, at a higher capacity than outdoor facilities, within more flexible hours of operation. Further, some water management areas within the precinct may be suitable for passive recreation.

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

Playing fields

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

A land area of 34.8ha has been identified to meet the demand for active sports fields generated by the future residents of the Box Hill Precinct and will accommodate the following facilities:

- 1 District Park with 6 playing fields, 6 netball / multipurpose courts and a four-court indoor recreational complex to accommodate sporting activities including football, cricket, baseball, netball and indoor recreational activities. It is proposed that the District Park will also include public amenities, a district "all abilities" playground and embellishments such as carparking, pathways and planting; and
- 5 Parks with a total of 13 playing fields, 1 athletics track and a 12 court tennis facility to accommodate sporting activities including football, Australian rules, cricket, hockey, tennis and athletics. It is proposed that local parks will also include public

amenities and embellishments such as playgrounds, carparking, pathways and planting.

Local Parks

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

The total area of local parks identified to meet the demand for local open space generated by the future residents of the Box Hill Precinct is 12.16 ha. The local parks will generally include embellishments such as playground equipment, seating, pathways, lighting and landscaping to ensure access for all age groups within the community. To support this outcome, the Precinct Plan identifies the proposed character and embellishment of local open space (including linear open space) with provision for 28 playgrounds based on participation analysis and rate of provision consistent with existing suburbs within The Hills Shire.

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

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

3.4.4 Apportionment

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

3.4.5 Schedule of Works and Costs Estimates

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

3.4.6 Contributions Formula

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

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

3.5 Transport Facilities

3.5.1 Transport Facilities Demand

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

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

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

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

Such facilities include:

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

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

3.5.2 Summary of the demand analysis of existing facilities

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

3.5.3 Road Network Analysis

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

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

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

- New by-pass road around the Town Centre between Mason Road and Terry Road;
- Four bridge crossings;
- Fifteen signalised intersections within the internal road network;
- Seven roundabouts on the perimeter road network of Boundary Road and Old Pitt Town Road and one roundabout on The Water Lane near the south-western corner of "Park 6 (BHPF06)";
- Bus shelters to support the public transport system; and
- Cycleways where they adjoin or are within public open space.

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

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

3.5.4 Proposed Transport Facilities

Roads

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

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

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

Bridge Crossings

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

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

Intersections

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

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

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

Pedestrian Paths and Cycleways

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

Bus Shelters

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

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

3.5.5 Apportionment

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

Precinct Level Apportionment

The cost of providing traffic facilities is apportioned between residential and non-residential development. The apportionment of costs is based on the projected demand for each individual traffic infrastructure item generated by each form of development (i.e. residential development or non-residential development). The outcome of this approach is that approximately 60% of the cost of providing traffic facilities is apportioned to residential development within the Box Hill Precinct, with the remaining 40% apportioned to non-residential development.

Northern Bridge Connection

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

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

In accordance with the recommendations of the Independent Pricing and Regulatory Tribunal following the reviews of the North Kellyville Contributions Plan No. 13 (in 2011)

and this plan (in 2014), the proportion of land and capital costs of the northern bridge connection to the North Kellyville Precinct via Edwards Road to be levied on development within Box Hill is 64%. The balance will be attributable to the North Kellyville Precinct.

Annangrove Road Upgrade

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

3.5.6 Schedule of Works and Cost Estimates

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

3.5.7 Contributions Formula

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

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

3.6 Water Cycle Management

3.6.1 Water Cycle Facilities Demand

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

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

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

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

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

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

- Eighteen rain gardens totalling 76,400m² to manage the pollutant loads from the Precinct and located within public reserves and adjacent to riparian areas;
- Approximately 441,000m³ of detention storage will be provided across nine detention basins, of which one basin will be co-located within sporting fields; and
- Seven culverts associated with detention basin structures to facilitate important road crossings of natural waterways.

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

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

3.6.2 Summary of the demand analysis of existing facilities

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

3.6.3 Proposed Drainage Facilities

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

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

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

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

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

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

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

3.6.4 Apportionment

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

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

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

Precinct Level Apportionment

The cost of providing Water Management Facilities within each catchment is apportioned between residential and non-residential development. The apportionment of costs is based on the proportion of land within each catchment area that is zoned for residential or non-residential purposes.

Within the Killarney Chain of Ponds Catchment, 88% of developable land is zoned for residential purposes, with the remaining 12% of developable land zoned for non-residential purposes. As a result, 88% of the cost of Water Management Facilities within the Killarney Chain of Ponds Catchment is apportioned to residential development within the catchment area, with the remaining 12% apportioned to non-residential development.

Within the Second Ponds Creek Catchment, 42% of developable land is zoned for residential purposes, with the remaining 58% of developable land zoned for non-residential purposes. As a result, 42% of the cost of Water Management Facilities within the Second Ponds Creek Catchment is apportioned to residential development within the catchment area, with the remaining 58% apportioned to non-residential development.

3.6.5 Schedule of Works and Cost Estimates

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

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

3.6.6 Contributions Formula

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

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

3.7 Plan Administration

3.7.1 Administration and Plan Preparation

The preparation, on-going review, and implementation of this Contributions Plan requires significant Council resources. This includes allocation of time from Forward Planning, Services Delivery and Community Development staff together with professional fees, to prepare and review the Contributions Plan.

Once the plan is in place, further staff time will be required to manage the contributions system which includes the calculation and recording of contribution payments as well as monitoring of development, population, works schedule expenditure and indexation assumptions. The costs associated with the preparation and administration of this plan will therefore be levied for under this Contributions Plan.

Table 15 sets out the administrative costs to be levied for under this Contributions Plan based on the benchmark rate recommended by the Independent Pricing and Regulatory Tribunal of 1.5% of the total value of works within a Contributions Plan.

TABLE 15: ADMINISTRATIVE COSTS, BOX HILL SECTION 94 PLAN

IPART Benchmark Rate	Total Value of Works	Administrative Costs
1.5%	\$292,102,919.87	\$4,381,543.80

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

3.7.2 Apportionment

All development will fund plan preparation and ongoing administration costs over the life of the plan. The value of administrative costs levied from residential development is \$3,576,151 (1.5% of the total value of works apportioned to residential development). The value of administrative costs levied from non-residential development is \$805,393 (1.5% of the total value of works apportioned to non-residential development).

3.7.3 Schedule of Works and Cost Estimates

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

3.7.4 Contributions Formula

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

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

3.8 Work Schedules

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

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

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

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

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

Overall, the population projections contained within this plan are based upon a 25 year time frame. It is intended that facilities identified within the works schedule to the Contributions Plan will be delivered within this time period. A summary of the program of works by facility category is included in Table 17 and contains development yield and indexation assumptions. Monitoring of the plan in accordance with Section 2.21 will allow for review and adjustment of population projections and the works schedule as required.

TABLE 16: WORKS SCHEDULES

Water Cycle Management Facilities						
Combined Basin and Raingarden Facilities						
Item No	Item Identification	Description	Quantity	Unit	Capital	Land Acquisition
1	KC01, RGKCP06 (Portion of RGBH12)	Combined basin, raingardens and drainage structures	130,000	m ²	\$14,195,950	\$2,602,201
2	KC02, RGKCP07 (Portion of RGBH12)	Combined basin, raingardens and drainage structures	91,000	m ²	\$13,545,841	\$9,954,419
3	BH01A & RGBH08A	Combined basin, raingardens and drainage structures	27,000	m ²	\$4,903,513	\$6,418,778
4	BH01B & RGBH07A	Combined basin, raingardens and drainage structures	25,000	m ²	\$4,484,086	\$0
5	BH01C & RGBH07_8	Combined basin, raingardens and drainage structures	58,000	m ²	\$5,567,258	\$0
6	BH02A & RGBH02A	Combined basin, raingardens and drainage structures	25,000	m ²	\$4,012,181	\$4,467,954
7	BH02B & RGBH02B	Combined basin, raingardens and drainage structures	31,000	m ²	\$3,335,268	\$2,891,654
8	BH03A & RGBH03A and RGBH03B	Combined basin, raingardens and drainage structures	15,000	m ²	\$1,518,104	\$1,157,761
9	BH03B & RGBH03C and RGBH03D	Combined basin, raingardens and drainage structures	39,000	m ²	\$7,086,361	\$1,932,381
Single Raingarden Facilities and Bridges						
10	RGBH10	Raingarden (in BHPF01)	5,000	m ²	\$1,661,000	\$0
11	RGBH11	Raingarden (in BHLPO8)	3,200	m ²	\$1,135,000	\$0
12	RGBH04	Raingarden (in BHPF03)	4,700	m ²	\$1,572,500	\$0
13	RGKCP01	Raingarden	1200	m ²	\$442,500	\$100,412
14	RGKCP02 I	Raingarden	700	m ²	\$323,500	\$83,272
15	RGKCP02 II	Raingarden	500	m ²	\$360,900	\$118,519
16	RGSPC01	Raingarden (SPC)	400	m ²	\$225,833	\$246,757
17	RGSPC02	Raingarden (SPC)	500	m ²	\$302,500	\$206,370
18	RGSPC03	Raingarden (SPC)	1000	m ²	\$423,000	\$207,879
Culvert Crossings						
19	CR-A	Culvert Crossing A	1	Item	\$1,634,000	\$0
20	CR-B	Culvert Crossing B	1	Item	\$1,634,000	\$0
21	CR-C	Culvert Crossing C	1	Item	\$1,634,000	\$0
22	CR-D	Culvert Crossing D	1	Item	\$2,804,000	\$0
23	CR-E	Culvert Crossing E	1	Item	\$1,634,000	\$0
24	CR-F	Culvert Crossing F	1	Item	\$1,634,000	\$0
25	CR-G	Culvert Crossing G	1	Item	\$1,634,000	\$0
Gross Pollutant trap						
26	BPC1	GPT - Bypass Catchment	1	Item	\$85,000	\$0
27	BPC2	GPT - Bypass Catchment	1	Item	\$35,000	\$0
28	BPC3	GPT - Bypass Catchment	1	Item	\$60,000	\$0
Sub-Total					\$77,883,294	\$30,388,358

Transport Management						
New Main Roads						
Item No	Item Identification	Description	Quantity	Unit	Capital	Land Acquisition
29	BHNR01A	New Main Road - Mt Carmel Road - Windsor Road to Killarney Chain of Ponds	609	Linear Metre	\$8,103,050	\$1,187,184
30	BHNR01B	New Main Road - Mt Carmel Road - Killarney Chain of Ponds to Mason Street	413	Linear Metre	\$5,495,172	\$497,236
31	BHNR02A	New Main Road - Mt Carmel Road - Mason Road to Boundary Road "Link Road"	629	Linear Metre	\$8,369,160	\$1,255,816
38	BHNR06A	New Main Road - The Water Lane - Hynds Road to Mason Road	440	Linear Metre	\$5,854,420	\$1,631,892
42	BHNR09	New Main Road - Town Centre Road between Terry Road and Mason Road	452	Linear Metre	\$6,014,086	\$587,263
Proposed Road Upgrades						
43-44	BHRU01 and BHRU02A	Road Upgrade - Terry Road - Windsor Road to Mason Road	958	Linear Metre	\$0	\$1,103,236
45	BHRU02B	Road Upgrade - Terry Road - Town Centre Road to Mason Road Bypass	165	Linear Metre	\$2,195,408	\$49,800
52	BHRU06B	Road Upgrade - Mason Road - Town Centre Bypass to The Water Lane	673	Linear Metre	\$8,954,602	\$45,925
54	BHRU08A	Road Upgrade - The Water Lane - Hynds Road to Nelson Road	240	Linear Metre	\$3,193,320	\$644,461
55	BHRU08B	Road Upgrade - The Water Lane - Nelson Road to New Box Road Extension	488	Linear Metre	\$0	\$874,573
56	BHRU09	Road Upgrade - The Water Lane - New Box Road Extension to Annangrove Road	488	Linear Metre	\$0	\$1,125,489
61	Boundary Road	Road Upgrade - Boundary Road Resurface	2942	Linear Metre	\$1,086,090	\$0
62	Annangrove Road Upgrade	Road Upgrade - Annangrove Road (including BHT16 -Signalised Intersection with the Water Lane) (50%) - 50% CP11	2100	Linear Metre	\$12,500,000	\$1,380,776
Bridges						
63	BR-2	Terry Road over Killarney Chain of Ponds	2,200	m ²	\$6,304,500	\$0
64	BR-NKB01	Edwards Road over Smalls Creek (64%) - 36% CP13	1	Item	\$2,527,113	\$1,008,684
65	BR-1	Mt Carmel Road Bridge over Killarney Chain of Ponds	2640	m ²	\$7,403,400	\$0
66	BR-BRU	Boundary Road Upgrade	2750	m ²	\$6,935,625	\$0
Signalised Intersections						
71	BHT06	Windsor Road / Annangrove Road	1	Item	\$405,000	\$0
72	BHT07	Mt Carmel Road / Mason Road	1	Item	\$1,230,863	\$0
73	BHT08	Mt Carmel Road / Boundary Road Link	1	Item	\$1,266,300	\$0
74	BHT09	Mt Carmel Road / George Street	1	Item	\$1,179,225	\$0
75	BHT10	Terry Road / Hynds Road	1	Item	\$921,375	\$0
76	BHT11	Terry Road / Mason Road	1	Item	\$1,622,700	\$0
77	BHT12	Terry Road / George Street	1	Item	\$1,371,600	\$0
78	BHT13	Mason Road / The Water Lane	1	Item	\$757,350	\$0
79	BHT14	Hynds Road / The Water Lane	1	Item	\$1,237,950	\$0
80	BHT15	Nelson Road / The Water Lane	1	Item	\$1,821,150	\$0
81	BHT17	Mt Carmel Road / Future Business Park Road	1	Item	\$862,313	\$0
82	BHT18	Terry Road / Town Centre (High Street) Road	1	Item	\$1,084,050	\$0
83	BHT19	Box Road / Nelson Road	1	Item	\$711,788	\$0
84	BHT20	Guntawong Road / The Water Lane	1	Item	\$803,925	\$0
85	BHT21	Guntawong Road / Box Road	1	Item	\$958,500	\$0

Transport Management (cont.)						
Item No	Item Identification	Description	Quantity	Unit	Capital	Land Acquisition
Roundabouts						
86	BHR01	Hynds Road / Nelson Road / Edwards Road	1	Item	\$429,536	\$0
87	BHR02	Mason Road / Old Pitt Town Road / Nelson Rd	1	Item	\$429,536	\$0
88	BHR03	George Street / Old Pitt Town Road	1	Item	\$429,536	\$0
89	BHR04	Terry Road / Old Pitt Town Road	1	Item	\$429,536	\$0
90	BHR05	Mt Carmel Drive / Old Pitt Town Road	1	Item	\$429,536	\$0
91	BHR06	Boundary Road / George Street	1	Item	\$429,536	\$0
92	BHR07	Boundary Road / Boundary Road Link Road	1	Item	\$429,536	\$0
108	BHR08	New Residential Road Network (6/2014/PLP)	1	Item	\$429,536	\$0
Bus Stops						
93	N/A	Bus Stop	20	Item	\$455,390	\$0
Cycleways						
94	Cycleways	Adjoining Open Space & Water Management	12,236	Linear Metre	\$1,932,676	\$0
Sub-Total					\$106,994,382	\$11,392,336
Open Space						
Item No	Item Identification	Description	Quantity	Unit	Capital	Land Acquisition
Local Parks						
95	Local Parks	Local Park	12.16	Hectare	\$7,296,000	\$18,523,815
Playing Fields						
96	BHPF01	Park 1 - South of Future Road (South Western Area)	51,700	m ²	\$8,938,233	\$1,572,408
97	BHPF02	Park 2 - West of Mt Carmel Road (Western Area)	57,600	m ²	\$8,785,777	\$2,379,156
98	BHPF03	Park 3 - Central Area	101,000	m ²	\$18,367,629	\$8,021,226
99	BHPF04	Park 4 - East of Terry Road (North Eastern Area)	58,000	m ²	\$11,479,689	\$8,185,795
100	BHPF05	Park 5 - District Park - West of Nelson Road (South Eastern Area)	156,000	m ²	\$40,560,338	\$20,283,373
101	BHPF06	Park 6 - North of The Water Lane (South Eastern Area)	80,000	m ²	\$11,797,578	\$14,004,585
Sub-Total					\$107,225,244	\$72,970,357
Administration						
Item No	Item Identification	Description	Quantity	Unit	Council	
107	Administration	Preparation, Review and On-going Implementation of Plan	\$292,102,919.87	Total Cost	\$4,381,544	

Summary	Total
Water Cycle Management Facilities - Land (KCP)	\$ 29,727,351
Water Cycle Management Facilities - Capital (KCP)	\$ 76,931,961
Water Cycle Management Facilities - Land (SPC)	\$ 661,007
Water Cycle Management Facilities - Capital (SPC)	\$ 951,333
Transport Management - Land	\$ 11,392,336
Transport Management - Capital	\$ 106,994,382
Open Space - Land	\$ 72,970,357
Open Space - Capital	\$ 107,225,244
Administration	\$ 4,381,544
Total	\$411,235,514

TABLE 17: SUMMARY OF WORKS PROGRAM BY FACILITY CATEGORY

Contributions Plan No. 15 - Box Hill Precinct

Summary of Works

Beginning of period	01-Jul-13	01-Jul-14	01-Jul-15	01-Jul-16	01-Jul-17	01-Jul-18	01-Jul-19	01-Jul-20	01-Jul-21	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25
End of period	30-Jun-14	30-Jun-15	30-Jun-16	30-Jun-17	30-Jun-18	30-Jun-19	30-Jun-20	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26
Non-Residential Development	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Open Space Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transport - Land	\$0	-\$897,519	-\$467,590	-\$974,424	-\$507,657	-\$528,959	-\$551,156	-\$574,284	-\$598,382	\$0	\$0	\$0	\$0
Transport Capital	\$0	\$0	\$0	\$0	\$0	-\$5,325,591	-\$5,535,160	-\$5,752,976	-\$5,979,363	-\$6,214,659	-\$6,459,214	-\$6,713,392	-\$6,977,573
Water Management Land (SPC)	\$0	-\$133,157	-\$138,745	-\$144,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital (SPC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration	\$0	-\$34,397	-\$35,257	-\$36,138	-\$37,042	-\$37,968	-\$38,917	-\$39,890	-\$40,887	-\$41,909	-\$42,957	-\$44,031	-\$45,132
Water Management Land (KCP)	\$0	-\$743,395	-\$387,295	-\$807,094	-\$420,481	-\$438,125	-\$456,510	-\$475,667	-\$495,627	\$0	\$0	\$0	\$0
Water Management Capital (KCP)	\$0	\$0	\$0	-\$1,036,514	-\$1,077,302	-\$1,119,695	-\$1,163,757	-\$1,209,552	-\$1,257,150	-\$1,306,620	-\$1,358,037	-\$1,411,478	-\$1,467,021
Total	\$0	-\$1,065,073	-\$641,592	-\$1,155,129	-\$544,698	-\$5,892,518	-\$6,125,233	-\$6,367,150	-\$6,618,633	-\$6,256,568	-\$6,502,171	-\$6,757,424	-\$7,314,977
Total Floor Area	0	0	2478	2478	4956	7434	9912	14868	19825	29737	49561	84254	99123

Beginning of period	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29	01-Jul-30	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37
End of period	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38
Non-Residential Development	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Open Space Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transport - Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transport Capital	-\$7,252,150	-\$7,537,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Land (SPC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital (SPC)	-\$303,774	-\$315,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration	-\$46,260	-\$47,417	-\$48,602	-\$49,817	-\$51,063	-\$52,339	-\$53,648	-\$54,989	-\$56,363	-\$57,773	-\$59,217	-\$60,697
Water Management Land (KCP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital (KCP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	-\$7,602,184	-\$7,900,676	-\$48,602	-\$49,817	-\$51,063	-\$52,339	-\$53,648	-\$54,989	-\$56,363	-\$57,773	-\$59,217	-\$60,697
Total Floor Area	106557	109035	111513	109035	99123	59474	39649	19825	9912	2478	0	0

Beginning of period	01-Jul-13	01-Jul-14	01-Jul-15	01-Jul-16	01-Jul-17	01-Jul-18	01-Jul-19	01-Jul-20	01-Jul-21	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25
End of period	30-Jun-14	30-Jun-15	30-Jun-16	30-Jun-17	30-Jun-18	30-Jun-19	30-Jun-20	30-Jun-21	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26
Residential Development	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Open Space Land	\$0	-\$15,206,479	-\$19,805,730	-\$8,254,733	-\$12,901,687	-\$8,962,051	-\$9,338,123	-\$9,729,977	\$0	\$0	\$0	\$0	\$0
Open Space Capital	\$0	\$0	\$0	\$0	\$0	\$0	-\$6,870,112	-\$7,099,055	-\$7,335,628	-\$7,580,084	-\$7,832,686	-\$8,093,707	-\$8,363,426
Transport - Land	\$0	-\$1,476,559	-\$769,260	-\$1,603,080	-\$835,175	-\$870,221	-\$906,738	-\$944,787	-\$984,433	\$0	\$0	\$0	\$0
Transport Capital	\$0	\$0	\$0	\$0	\$0	-\$7,651,364	-\$7,952,455	-\$8,265,395	-\$8,590,649	-\$8,928,702	-\$9,280,058	-\$9,645,241	-\$10,024,793
Water Management Land (SPC)	\$0	-\$96,424	-\$100,470	-\$104,686	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital (SPC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration	\$0	-\$152,731	-\$156,550	-\$160,463	-\$164,475	-\$168,587	-\$172,802	-\$177,122	-\$181,550	-\$186,088	-\$190,741	-\$195,509	-\$200,397
Water Management Land (KCP)	\$0	-\$5,451,563	-\$2,840,163	-\$5,918,688	-\$3,083,526	-\$3,212,919	-\$3,347,742	-\$3,488,223	-\$3,634,598	\$0	\$0	\$0	\$0
Water Management Capital (KCP)	\$0	\$0	\$0	-\$7,601,102	-\$7,900,216	-\$8,211,099	-\$8,534,217	-\$8,870,049	-\$9,219,098	-\$9,581,881	-\$9,958,941	-\$10,350,838	-\$10,758,157
Total	\$0	-\$16,932,194	-\$20,832,010	-\$10,122,963	-\$13,901,337	-\$17,652,223	-\$25,240,230	-\$26,216,335	-\$17,092,259	-\$16,694,874	-\$17,303,485	-\$17,934,456	-\$18,800,261
Projected Population Growth	0	0	77	77	153	230	307	460	614	921	1534	2608	3069

Beginning of period	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29	01-Jul-30	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37
End of period	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38
Residential Development	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Open Space Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Space Capital	-\$8,642,133	-\$8,930,127	-\$9,227,719	-\$9,535,229	-\$9,852,985	-\$10,181,331	-\$10,520,619	-\$10,871,214	-\$11,233,491	-\$11,607,842	-\$11,994,668	-\$12,394,384
Transport - Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transport Capital	-\$10,419,282	-\$10,829,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Land (SPC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital (SPC)	-\$219,974	-\$228,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration	-\$205,407	-\$210,542	-\$215,806	-\$221,201	-\$226,731	-\$232,399	-\$238,209	-\$244,164	-\$250,268	-\$256,525	-\$262,938	-\$269,512
Water Management Land (KCP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital (KCP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	-\$19,486,795	-\$20,198,594	-\$9,443,525	-\$9,756,429	-\$10,079,716	-\$10,413,730	-\$10,758,828	-\$11,115,378	-\$11,483,760	-\$11,864,367	-\$12,257,606	-\$12,663,895
Projected Population Growth	3299	3376	3452	3376	3069	1841	1227	614	307	77	0	0

Indexation Assumptions

Land Acquisition Index	4.20%	per annum
Capital Expenditure Index	3.33%	per annum
Administrative Costs Index	2.50%	per annum
Discount Rate	4.50%	per annum

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

TABLE 18: RESIDENTIAL DEVELOPMENT CONTRIBUTION RATES SCHEDULE

Contributions Plan No. 15 - Box Hill Precinct
Residential Development Rates Schedule

Facility Category	Total Cost (PV)	Rate (Per Person)	Dwelling House	Integrated Housing	Seniors Housing / Boarding House Rooms	Multi Unit Housing			
						4 Bedroom	3 Bedroom	2 Bedroom	1 Bedroom
<i>All Residential Development</i>									
Open Space Land	-\$72,252,980.78	\$3,149.57	\$10,708.54	\$8,503.84	\$4,724.36	\$9,763.67	\$7,873.93	\$5,669.23	\$5,354.27
Open Space Capital	-\$90,766,519.91	\$3,956.59	\$13,452.42	\$10,682.80	\$5,934.89	\$12,265.44	\$9,891.48	\$7,121.87	\$6,726.21
Transport Land	-\$7,003,614.27	\$305.29	\$1,038.00	\$824.29	\$457.94	\$946.41	\$763.23	\$549.53	\$519.00
Transport Capital	-\$59,926,288.76	\$2,612.24	\$8,881.62	\$7,053.05	\$3,918.36	\$8,097.95	\$6,530.60	\$4,702.03	\$4,440.81
Administration	-\$2,833,929.74	\$123.53	\$420.01	\$333.54	\$185.30	\$382.95	\$308.83	\$222.36	\$210.01
<i>Seconds Pond Creek Catchment</i>									
Water Management Land (SPC)	-\$276,012.10	\$410.50	\$1,395.71	\$1,108.35	\$615.75	\$1,272.56	\$1,026.25	\$738.90	\$697.85
Water Management Capital (SPC)	-\$372,378.93	\$553.82	\$1,883.00	\$1,495.33	\$830.74	\$1,716.86	\$1,384.56	\$996.88	\$941.50
<i>Killarney Chain of Ponds Catchment</i>									
Water Management Land (KCP)	-\$25,857,849.97	\$1,161.20	\$3,948.08	\$3,135.24	\$1,741.80	\$3,599.72	\$2,903.00	\$2,090.16	\$1,974.04
Water Management Capital (KCP)	-\$65,011,123.92	\$2,919.46	\$9,926.17	\$7,882.54	\$4,379.19	\$9,050.33	\$7,298.65	\$5,255.03	\$4,963.08
	Total (KCP)	\$14,227.90	\$48,374.84	\$38,415.32	\$21,341.84	\$44,106.48	\$35,569.74	\$25,610.21	\$24,187.42
	Total (SPC)	\$11,111.56	\$37,779.30	\$30,001.21	\$16,667.34	\$34,445.84	\$27,778.90	\$20,000.81	\$18,889.65
	Occupancy Rates	1	3.4	2.7	1.5	3.1	2.5	1.8	1.7
	KCP 2015/2016**	\$14,583.59	\$49,584.22	\$39,375.70	\$21,875.39	\$45,209.14	\$36,458.98	\$26,250.47	\$24,792.11
	SPC 2015/2016**	\$11,389.35	\$38,723.79	\$30,751.24	\$17,084.02	\$35,306.98	\$28,473.37	\$20,500.83	\$19,361.89
	KCP 2016/2017**	\$14,948.18	\$50,823.82	\$40,360.09	\$22,422.27	\$46,339.37	\$37,370.46	\$26,906.73	\$25,411.91
	SPC 2016/2017**	\$11,674.08	\$39,691.88	\$31,520.02	\$17,511.12	\$36,189.66	\$29,185.21	\$21,013.35	\$19,845.94
	KCP 2017/2018**	\$15,321.89	\$52,094.42	\$41,369.10	\$22,982.83	\$47,497.85	\$38,304.72	\$27,579.40	\$26,047.21
	SPC 2017/2018**	\$11,965.93	\$40,684.18	\$32,308.02	\$17,948.90	\$37,094.40	\$29,914.84	\$21,538.68	\$20,342.09

** Contribution Rate Increased by CPI each Financial Year (Refer to Section 2.20)

TABLE 19: NON-RESIDENTIAL DEVELOPMENT CONTRIBUTION RATES SCHEDULE

Contributions Plan No. 15 - Box Hill Precinct
Non-Residential Development Rates Schedule

Facility Category	Total Cost (PV)	Rate (Per m ²)	KCP Rate (Per m ² GFA)	SPC Rate (Per m ² GFA)
<i>All Non-Residential Development</i>				
Transport - Land	-\$4,257,109.13	\$5.75	\$5.75	\$5.75
Transport Capital	-\$41,710,592.31	\$56.29	\$56.29	\$56.29
Administration	-\$638,235.58	\$0.86	\$0.86	\$0.86
<i>Seconds Pond Creek Catchment</i>				
Water Management Land (SPC)	-\$381,159.57	\$2.09	\$0.00	\$2.09
Water Management Capital (SPC)	-\$514,237.57	\$2.81	\$0.00	\$2.81
<i>Killarney Chain of Ponds Catchment</i>				
Water Management Land (KCP)	-\$3,526,070.45	\$6.32	\$6.32	\$0.00
Water Management Capital (KCP)	-\$8,865,153.26	\$15.88	\$15.88	\$0.00
		Total	\$85.09	\$67.80
		2015/2016**	\$87.22	\$69.49
		2016/2017**	\$89.40	\$71.23
		2017/2018**	\$91.63	\$73.01

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

FIGURE 5: CATCHMENT LOCATIONS (SHEETS 1)

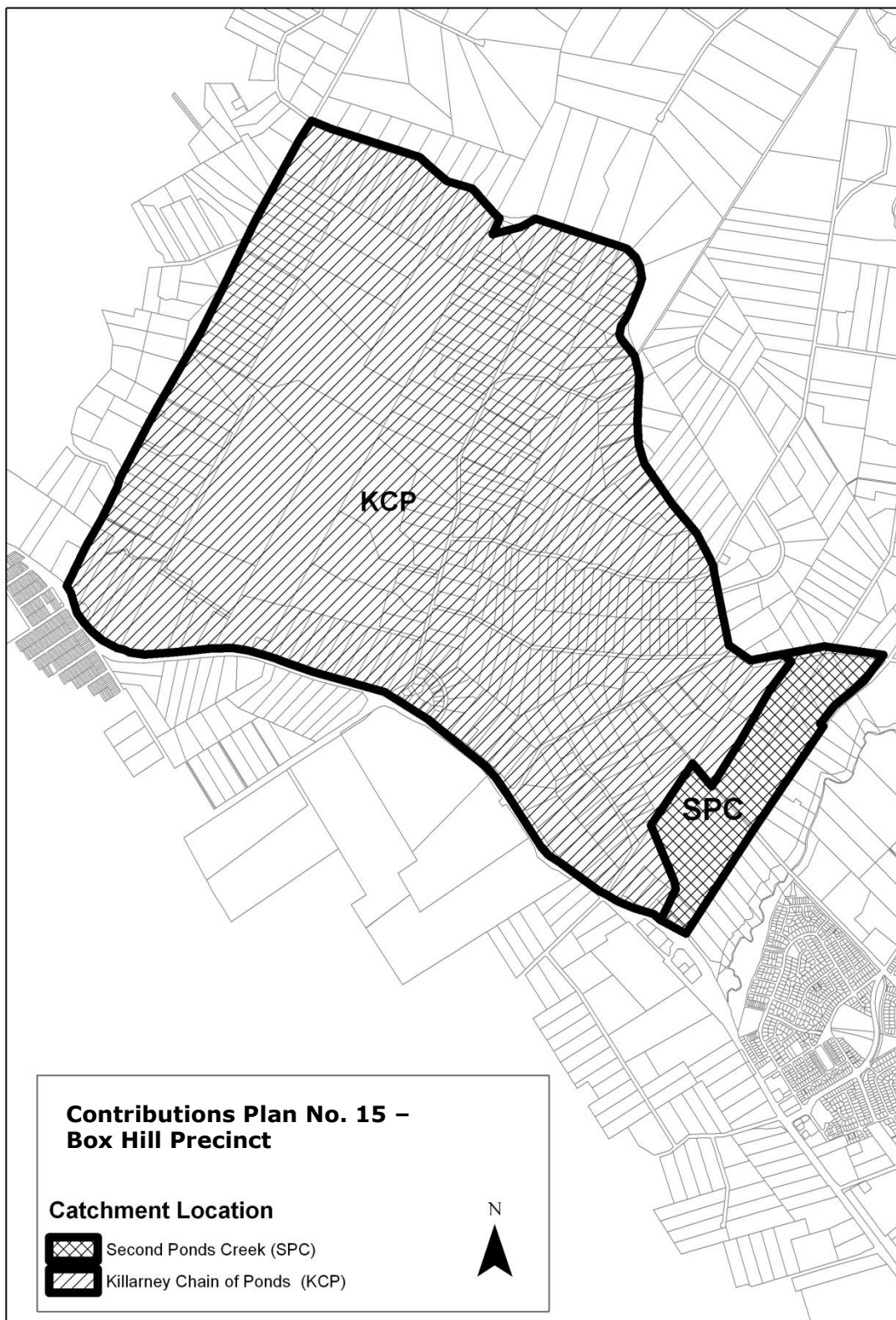


FIGURE 6: LOCATION OF FACILITIES (SHEETS 1 – 14)



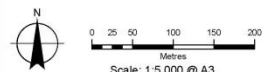
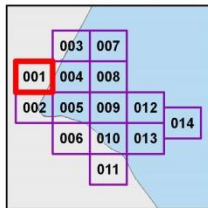
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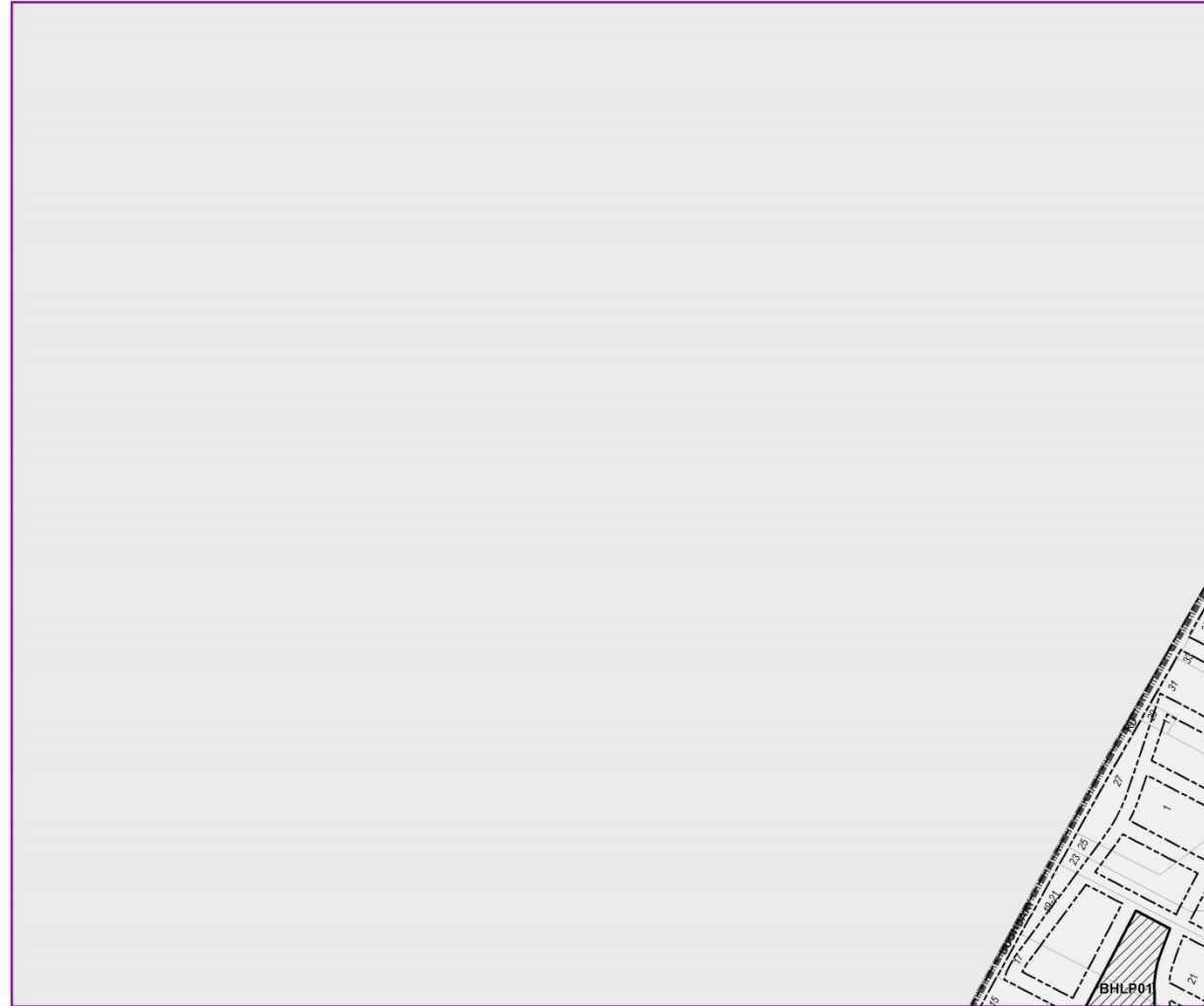
Box Hill
Section 94 Contributions
Plan No. 15

SHEET 001

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



Projection: GDA 94
MGA Zone 54
CP 15 - Sheet 001 - 005 - 20160628



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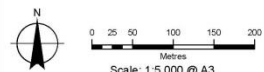
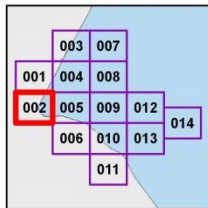
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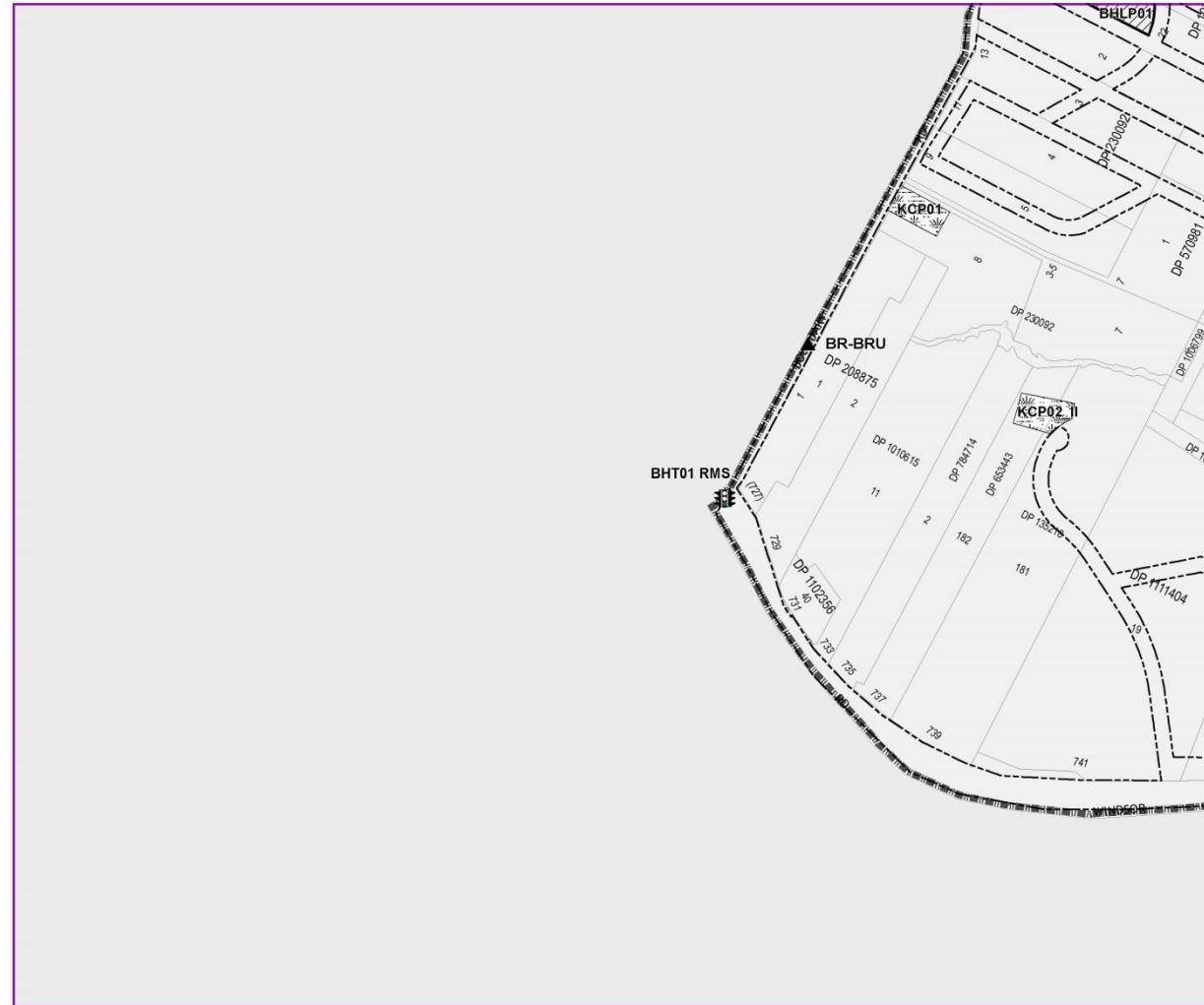
Box Hill
Section 94 Contributions
Plan No. 15

SHEET 002

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



Projection: GDA 94
MGA Zone 54
CP 15 - Sheet 002 - 005 - 20160628



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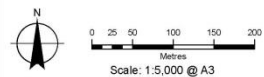
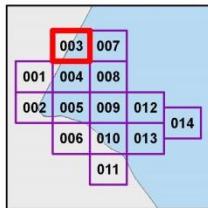
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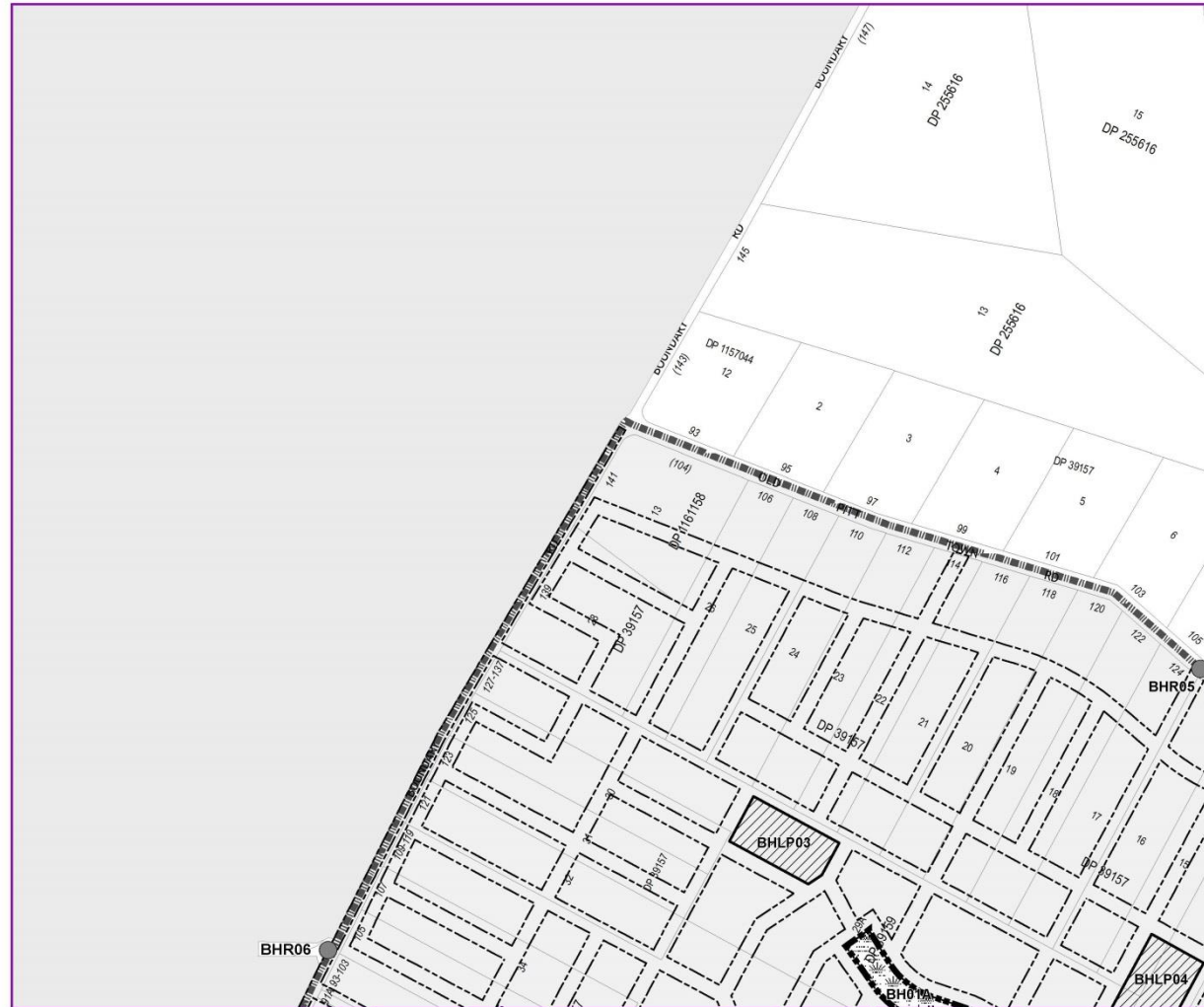
Box Hill
Section 94 Contributions
Plan No. 15

SHEET 003

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



Projection: GDA 94
MGA Zone 54
CP 15 - Sheet 003 - 005 - 20160628



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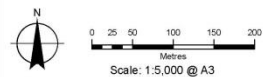
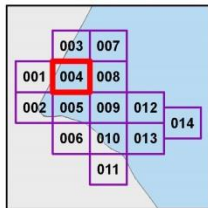
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Box Hill
Section 94 Contributions
Plan No. 15

SHEET 004

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



Projection: GDA 94
MGA Zone 54

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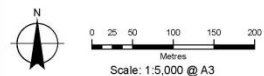
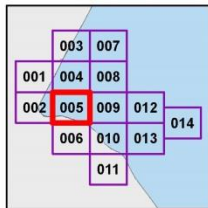
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Section 94 Contributions
Plan No. 15

SHEET 005

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



Projection: GDA 94
MGA Zone 54

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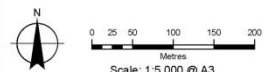
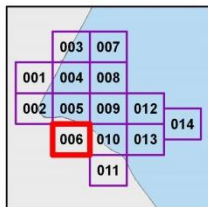
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Box Hill
Section 94 Contributions
Plan No. 15

SHEET 006

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



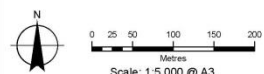
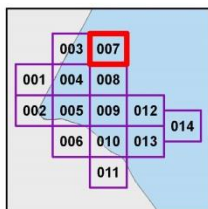
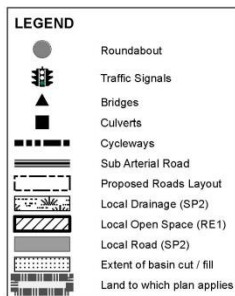
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MGA Zone 54

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CP 15 - Sheet 006 - 005 -20160628



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SHEET 007



Projection GDA 94
MGA Zone 58





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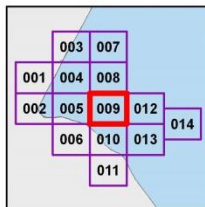
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Section 94 Contributions
Plan No. 15

SHEET 009

LEGEND

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

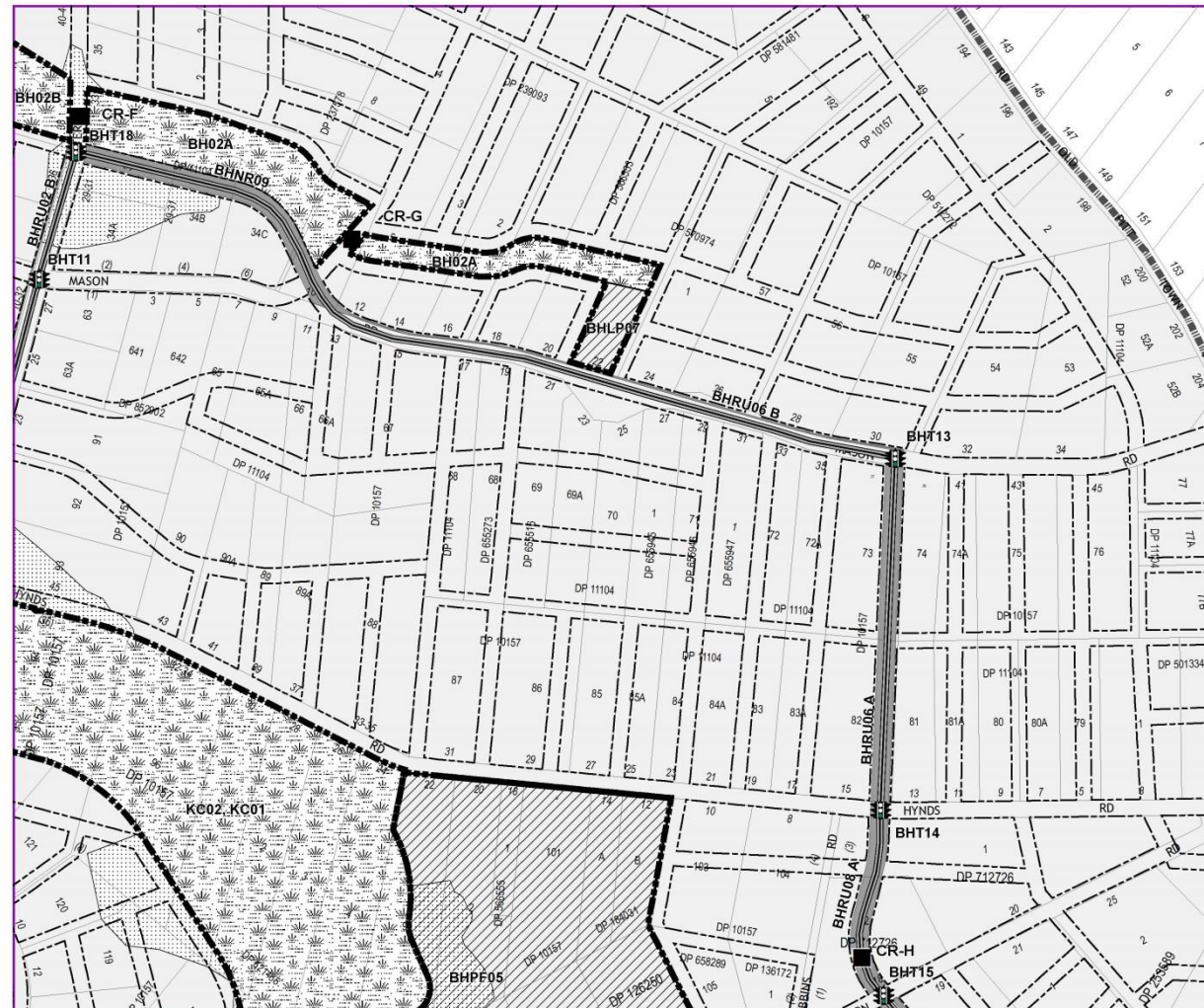


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Metres

Scale: 1:5,000 @ A3

Projection: GDA 94
MGA Zone 54

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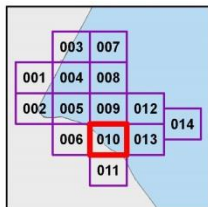
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Box Hill
Section 94 Contributions
Plan No. 15

SHEET 010

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



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Metres

Scale: 1:5,000 @ A3

Projection: GDA 94
MGA Zone 56

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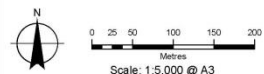
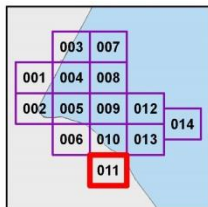
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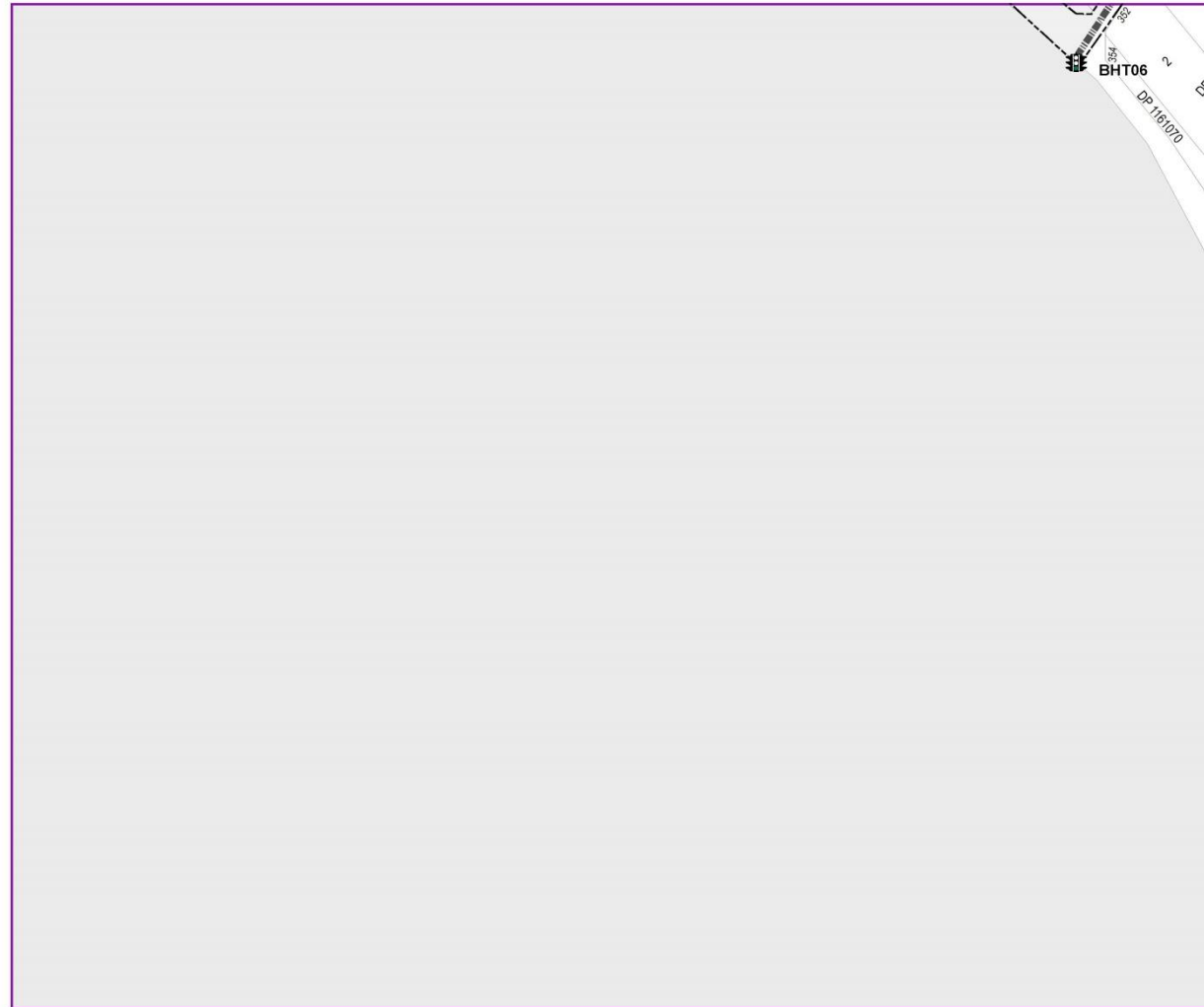
Box Hill
Section 94 Contributions
Plan No. 15

SHEET 011

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



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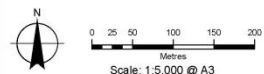
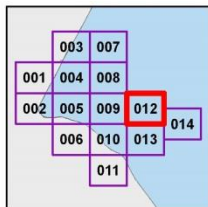
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Box Hill
Section 94 Contributions
Plan No. 15

SHEET 012

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

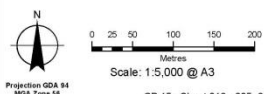
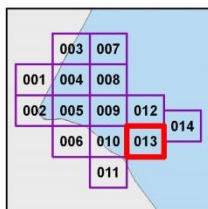
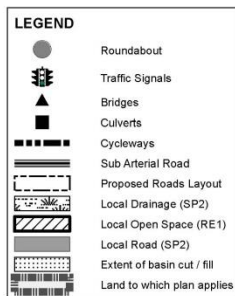


Projection: GDA 94
MGA Zone 54
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SHEET 013





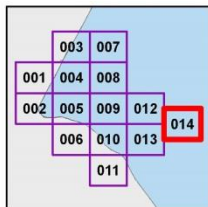
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Box Hill
action 94 Contributions
Plan No. 15

SHEET 014

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



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Metres

Scale: 1:5,000 @ A3

Projection: GDA 84
MGA Zone 58

CP 15 - Sheet 014 - 005 - 20160628



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4 PART D: SUPPORTING MATERIAL

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

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