



City of Parramatta Council

Section 94 Development Contributions Plan– Carlingford Precinct

**(also known as 'Contribution Plan No. 14 – Carlingford
Precinct')**

Note: This Plan was previously prepared by The Hills Shire Council and came into effect on 15 March 2011. Following local government boundary changes on 12 May 2016, the Plan continues to apply to the relevant land within the City of Parramatta.

15 March 2011

EXPLANATORY NOTE

THIS PLAN WAS ORIGINALLY PREPARED AND ADOPTED BY THE HILLS SHIRE COUNCIL AND CAME INTO EFFECT ON 15 MARCH 2011. THE PLAN RELATES TO THE AREA KNOWN AS THE 'CARLINGFORD PRECINCT' SHOWN IN FIGURE 1 OF THIS PLAN.

ON 12 MAY 2016, LOCAL GOVERNMENT BOUNDARIES WERE CHANGED PURSUANT TO *THE LOCAL GOVERNMENT (CITY OF PARRAMATTA AND CUMBERLAND) PROCLAMATION 2016* (**PROCLAMATION**). PARTS OF THE HILLS SHIRE LOCAL GOVERNMENT AREA WERE TRANSFERRED TO THE CITY OF PARRAMATTA LOCAL GOVERNMENT AREA, INCLUDING THE AREA KNOWN AS THE 'CARLINGFORD PRECINCT'.

THE CITY OF PARRAMATTA COUNCIL IS NOW THE RELEVANT PLANNING AUTHORITY WITH RESPECT TO THE 'CARLINGFORD PRECINCT'.

THE PROCLAMATION PROVIDED THAT A REFERENCE TO A FORMER COUNCIL IS TAKEN TO BE A REFERENCE TO THE NEW COUNCIL.' THIS PLAN CONTINUES TO APPLY UNTIL IT IS AMENDED OR REPEALED.

ANY REFERENCE IN THIS PLAN TO 'COUNCIL' OR 'THE HILLS SHIRE COUNCIL' NOW MEANS THE 'CITY OF PARRAMATTA COUNCIL'. IN ALL OTHER RESPECTS THIS PLAN IS THE SAME AS THAT WHICH APPLIED TO THE HILLS SHIRE LOCAL GOVERNMENT AREA IMMEDIATELY BEFORE 12 MAY 2016.

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1 PART A – Summary Schedules

1.1 Summary Schedules

Part A of this Development Contributions Plan contains summary schedules of all works programs. These summary tables are provided only for ease of reference. More detailed works programs are contained in Appendices A to F of the Contribution Plan.

1.1.1 Work Schedule Cost per Item

COMMUNITY FACILITIES	AMOUNT (\$)
Land	\$0
Works	\$3,496,000
SUB TOTAL	\$3,496,000
TRANSPORT FACILITIES	AMOUNT (\$)
Land	\$0
Works	\$5,331,702
SUB TOTAL	\$5,331,702
OPEN SPACE FACILITIES	AMOUNT (\$)
Land	\$7,785,560
Works	\$1,403,000
SUB TOTAL	\$12,375,096
STORMWATER MANAGEMENT FACILITIES	AMOUNT (\$)
Land	\$0
Works	\$5,199,226
SUB TOTAL	\$5,199,226
PLAN PREPARATION & ADMINISTRATION	AMOUNT (\$)
Works	\$691,250
SUB TOTAL	\$691,250

1.1.2 Contributions per Person

Facility Type	Unit	\$: Rate
Open Space And Recreation: Land Acquisition	Per Person	\$2,757.58
Open Space And Recreation: Works	Per Person	\$346.10
Transport Facilities: Land	Per Person	\$0.00
Transport Facilities: Works	Per Person	\$1,621.28
Administration	Per Person	\$213.53
Water Management: Works	Per Person	\$1,947.13
Community Facilities: Works	Per Person	\$1,063.45
TOTAL		\$7,949

1.1.3 Contributions by Development Type

Development Type	\$: Rate Per Dwelling
Sub-division, dwelling houses and dual occupancies	\$27,027
Senior Housing	\$10,334
Apartments, Town Houses, Villas and other forms of multi unit housing	
3 Bedroom	\$16,375
2 Bedroom	\$14,388
1 Bedroom	\$11,208

2 PART B - Administration and Operation of the Contributions Plan

INTRODUCTION

2.1 Basic principles of Section 94

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.

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

2.2 What is the name of this Development Contributions Plan?

This Contributions Plan is called 'Section 94 Contributions Plan – Carlingford Precinct'. The plan consists of this document and accompanying appendices and maps.

2.3 Area to which Plan Applies

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

Figure 1: Carlingford Precinct



2.4 What is the purpose of this Development Contributions Plan?

The purpose of this Contributions Plan is to:

- a. Authorise the Council to impose conditions under Section 94 of the EP&A Act when granting consent to development on land to which this plan applies.
- b. Provide an administrative framework under which contributions may be collected and expended to address the public facility and service needs of the incoming population of the Carlingford Precinct.
- c. Outline the anticipated demand for public facilities and services arising from the revitalisation of the Carlingford Precinct.
- d. Reasonably apportion, where appropriate, the cost of providing the necessary public facilities and services to new development and ensure that the existing community is not burdened by the provision of such public facilities and services.
- e. Provide a basis for determining fair and reasonable developer contributions.
- f. Outline the location, estimated cost, and staging of public facilities and services to be provided.
- g. Facilitate proper financial management and accountability for the assessment of contribution requirements and the expenditure of contributions received.

2.5 Application of the Plan

When a development application for residential development is lodged and relates to land to which this plan applies, Council 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 Operation of the Plan

This Contributions Plan has been made under the provisions of Section 94 of the EP&A Act and Part 4 of the Environmental Planning & Assessment Regulation, 2000 ("*EP&A Regulation*"). As required under clause 27(2) of the Regulation this plan has been prepared having regard to the Development Contributions Practice Notes issued by the Department of Infrastructure Planning & Natural Resources (now the Department of Planning) in July 2005.

The plan takes effect from the date on which a public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

This plan was adopted by The Hills Shire Council on 19 May 2009 and came into effect on 15 March 2011.

2.7 Relationship with other Plans, Policies and Documents

This Contributions Plan supplements the provisions of LEP 2005.

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

- Baulkham Hills LEP 2005.
Baulkham Hills Development Control Plan, Part E Section 22 - Carlingford Precinct Plan and other Sections of the DCP.
- Carlingford Precinct Masterplan – Preliminary modelling of a 10 year ARI pipe system capacity.
- Carlingford Flood Risk Management Study and Plan.
- Any relevant background studies referred to in the plan.

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

2.8 Definitions and References

To assist the interpretation of the Contributions Plan, definitions relevant to the Contributions Plan have been included in Part D of the plan.

2.9 Document Specification

File Reference:

This Contributions Plan was adopted by Council on 19 May 2009 and came into effect on 15 March 2011.

DEVELOPER CONTRIBUTIONS

2.10 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.

2.11 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, will be required.

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

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

- whether the proposed work in kind will be to a suitable standard for Council to eventually accept;
- finalisation of, or consistency with, the detailed design of the facilities;
- the submission of plans and cost estimates to Council of the proposed works to be undertaken by the applicant;
- whether the location, siting and design of the proposed works has regard to Part E Section X – Carlingford Precinct and other relevant Sections of Baulkham Hills Development Control Plan applying to the Carlingford Precinct and this Contributions Plan;

- the timing of completion and future recurrent costs including staffing and maintenance and future management (particularly if a work to a higher standard is proposed);
- Council may consider works to a higher standard than the Contributions Plan allowance, however no reimbursement of additional costs will be provided;
- the financial implications for cash flow and whether the proposed works pre-empt the future orderly implementation of the works as identified in the works schedule; and
- Future dedication, handover and management arrangements.

Dedication of Land

Council will generally not accept the dedication of land (identified for public purposes under this plan) to offset the required monetary contribution. Rather the developer will be required to pay the full contribution relating to land acquisition. The value of land can then be negotiated separately between the applicant and Council, and a value formally agreed upon prior to payment.

An appropriate condition may be included in any consent applying to land identified for public purposes to ensure that the land is transferred to Council. These consents would require satisfactory arrangements being made with Council's Manager – Major/Special Projects.

2.12 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.

2.13 When must Contributions be Paid?

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

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

Section 3.4 of this plan) prior to the issue of a construction certificate for the first dwelling.

- **Combined Development Applications for development and building works** - where conditions of consent require the payment of a contribution: Prior to the issue of a Construction Certificate.

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

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

2.15 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.

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

2.16 Credit & Offsets for Works in Kind

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

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

2.17 Credit for Existing Development

The existing population of the Carlingford Precinct is approximately 1,360 persons. The infrastructure to be levied for under this Contributions Plan is required as a direct consequence of the urban renewal of the Carlingford Precinct. The payment of contributions is therefore applicable to any residential development which will increase the population over and above the current population, and which will create a demand for the provision of such infrastructure.

For the purposes of calculating contributions payable under this plan a credit will be made available for any existing lot with an approved dwelling that existed on or before the adoption of the Section 94 Contributions Plan – Carlingford Precinct.

However, any parcel that was vacant on or before the adoption of this plan which did not generate a demand for works or facilities of the type to be levied for under this plan, and for which no previous contribution under Section 94 of the EP&A Act, 1979 has been made, shall upon subdivision or development for residential purposes be liable for the payment of contributions in accordance with this Contributions Plan.

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

2.18 Savings and Transitional Provisions

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

2.19 Exemptions

As stated in Section 2.5 this Contributions Plan applies to all development applications for residential development. The only exemptions allowed are those the subject of a direction from the Minister for Planning under Section 94E of the EP&A Act.

2.20 Pooling of Contributions

This plan expressly authorises monetary Section 94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.21 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 15 years (life of the Contributions Plan). The following elements are used in this calculation:

Land Acquisition Index

Land acquisition costs will be indexed based upon an average of the annual percentage change in the Australian Bureau of Statistics Established House Price index for Sydney over the past 15 years.

Capital Expenditure Index

Capital expenditure will be indexed each year using the forecast Tender Price Index (TPI) published by Rider Levett Bucknall (formerly Rider Hunt) in their Construction Cost Commentary) available on the Rider Levett Bucknall website www.oceania.rlb.com/cost-research_ccc.html. At the time of Contributions Plan preparation, the forecasts were available for 2009 and 2010. Forecasts required beyond 2010 will adopt the 2010 figures.

Administrative Costs Index

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

Indexed Expenditure

Total of Indexed land acquisition, capital and administrative costs.

Revenue Projections

Revenue projections will be calculated by multiplying the estimated additional population (see Table 1 in Part C Section 1.3) by the contribution rate per person, and will be indexed at 2.5% which represents the midpoint of the Reserve Bank of Australia's inflation rate of 2-3 per cent, on average over the cycle.

Cash Flow

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

Discount Rate

Ten year government bond rate (quoted as a percentage) as published in the Australian Financial Review newspaper on 18 May 2010.

Formula

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

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

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

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:

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

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 Table 1 in Part C Section 1.3).

A summary of the program of works by facility category is included in Appendix F and contains details of population assumptions and indexation assumptions over the life of the plan. Contribution rates are set out in Appendix G.

2.22 Review and Monitoring Process

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

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

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

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

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

2.23 Timing of Provision

The priorities for provision of public facilities and services identified in Part C Sections 2-7 of this plan have been included in the works schedules (Refer Appendix A-E). 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 Carlingford Precinct, and the corresponding receipt of contributions by Council.

Overall, the population projections contained within this plan are based upon a 15 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 Appendix F and contains details of population assumptions and indexation assumptions. Monitoring of the plan in accordance with subsection 3.14 will allow for review and adjustment of population projections and the works schedule as required.

2.24 Financial Information

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

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

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

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

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

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

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

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

3 PART C - Strategy Plans

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

3.1 DEVELOPMENT POTENTIAL AND POPULATION

3.1.1 Development and Facility Needs

Council can only levy Section 94 contributions where development will or is likely to require the provision of, or increase the demand for public facilities and services. It is therefore necessary to establish a link or nexus between the development anticipated within the Carlingford Precinct and the need for public facilities and services.

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

3.1.2 Existing Population

Existing development within the Carlingford Precinct consists predominantly of residential land uses. The current population of the Carlingford Precinct is approximately 1360 people based on Australian Bureau of Statistics, 2006 Census.

3.1.3 Occupancy Rates

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

The occupancy rates for the Carlingford Precinct shown in Table 1 have been calculated using the 2006 Census data for similar almost developed and predominantly residential area within the Baulkham Hills Local Government Area (LGA).

Table 1: Occupancy Rate Assumptions

<u>Dwelling Type</u>	<u>Occupancy Rate</u>
Subdivision, dwelling houses and dual occupancy	3.4 persons
Senior Housing	1.3 persons
Apartments, Town Houses and Villas	
3 bedroom	2.06 persons
2 bedroom	1.81 persons
1 bedroom	1.41 persons

3.1.4 Development Potential and Future Population

The Carlingford Precinct is ideally positioned for urban renewal due to its central location within the Sydney Metropolitan Area, access to public transport, age of dwelling stock and significant land holdings by developers. The Precinct forms part of Council's Residential Direction and response to the NSW Government's Metropolitan Strategy. Council commenced planning in 2004 to revitalize the

Precinct via renewal/redevelopment and to create a new urban environment for the incoming population through increased housing choice, better public realm and improved local service facilities that serve the needs of the community.

On 26 June 2007, Council considered a report on the Draft Carlingford Precinct Plan and resolved to prepare a draft Local Environmental Plan, Development Control Plan and Section 94 Contributions Plan. In accordance with this resolution, Council prepared a draft Local Environmental Plan which seeks to rezone the land bounded by Jenkins Road, Post Office Street, Boundary Road and the Railway reservation from Residential 2(a1) to Residential 2(a4), and the land bounded by Moseley Street, Jenkins Road, Post Office Street and Donald Street from Residential 2(a2) to Residential 2(a1). The draft LEP also provides height and floor space ratio controls for the Precinct.

The above proposed rezoning will enable a significant increase of new dwellings and population within the Precinct. The following table provides a summary of the estimated dwelling yield and population for the Carlingford Precinct.

Assumptions have been made on the likely dwelling types depicted in the Precinct Plan and Part E Section X – Carlingford Precinct of Baulkham Hills Development Control Plan and building heights and floor space ratios provided in the draft Local Environmental Plan maps. The population projections for the Carlingford Precinct are based upon a 15 year time frame.

Table 2: Expected development and additional population

LAND USE	DWELLINGS			TOTAL DWELLINGS	POPULATION
	1B/R 1.41	2B/R 1.81	3B/R 2.06		
Northern Precinct	268	601	197	1067	1866
Southern Precinct	242	1143	314	1699	3058
TOTAL	511	1744	512	2766	4923
Less existing residents					1360
Expected additional population of the Carlingford Precinct					3564

3.1.5 Demand for Public Facilities and Services

The expected development and resulting population within the Carlingford Precinct will create an increased demand for various public facilities and services. Section 94 contributions are proposed to be sought for:

- Open Space facilities;
- Transport facilities;
- Community facilities;
- Drainage facilities; and
- Administration costs.

The following sections of the Contributions Plan identify the nexus between the anticipated development within the precinct and the facilities or services listed above, specifies the appropriate level of apportionment (if any), and provides a brief description of the proposed works and their timing.

3.2 OPEN SPACE FACILITIES

3.2.1 Open Space Demand

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

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

The precinct has access to one major district park, North Rocks Park, which lies to the north-west of the precinct. This park has area of 6.8 hectares and provides a range of facilities including playing fields, tennis courts, barbeque facilities, children's playground, amenities building and passive recreation areas.

As a number of existing district level facilities are available within a reasonable travelling distance, major sporting activities or active recreational facilities will not be provided within the Precinct.

Currently the precinct contains the following three open space areas totalling approximately 10790m²:

- Lloyds Reserve, Lloyd Avenue (near the intersection of Pennant Hills Road/Lloyds Avenue) – this reserve has an area of approximately 3,760m²;
- Shirley Street Reserve, Shirley Street (approximately 4,800m²); and
- Young Road Reserve, Young Road (approximately 2,230m²).

The draft Structure Plan identifies an open space network. This includes the following key components:

- Creation of open space corridors along overland flow paths on the northern and southern sides of Post Office Street.
- Embellishment of the existing and future open space.
- Acquisition of land to provide a linear open space corridor along the existing electricity easement and pocket park on Shirley Street.

In accordance with the Structure Plan, the following open spaces will be provided within the Precinct:

- **New Local Open Space**

A new pocket park on Shirley Street (approximately 2,088m²)

- **Open Space Links**

Greenway link (approximately 8,335m²) utilising the existing electrical easement within the southern part of the Precinct.

New open space areas totalling approximately 10,423m² will be provided within the Precinct. The function of these open space categories and a brief description of the facilities is provided below.

3.2.2 Proposed Open Space and Recreational Facilities

Local Open Space

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

Local parks that exist within the precinct (Young Street, Shirley Street and Lloyds Avenue Reserves) are located within 400m walking distance for all residents within the precinct. However, they are either of insufficient size or are poorly embellished and connected via the existing pathway system.

An additional pocket park has been identified on Shirley Street to meet local needs and to provide visual relief on the prominent corner. Embellishment of the reserve will generally include playground equipment, seating, pathways, and tree and shrub plantings and have reasonable and relatively direct access to a local park.

The distribution and areas of local open space considers:

- barriers to pedestrian movement such as roads and creek lines; steepness of topography and the difficulty of movement;
- road layout and pedestrian permeability;
- proximity to other open space such as district parks (which include a local open space component);
- likely density of surrounding development; and
- drainage functions.

Open Space Links

Pedestrian and cycle links are an important element of the open space network within the Carlingford Precinct. The proposed greenway link will improve scenic and landscape quality and allow future residents to move easily to parks and activity nodes. Therefore these links play an important part in amenity and recreation value as well as increasing the effectiveness of all parks and reducing car dependence.

Embellishment works for the greenway link will typically consist of paths and cycleway construction, tree and shrub plantings, directional signage, lighting, fencing and pedestrian bridges where necessary.

3.2.3 Apportionment

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

3.2.4 Schedule of Works and Cost Estimates

A schedule of open space to be levied for under this plan is included in Appendix A. Cost estimates are included for both acquisition and capital works.

Each park or facility to be provided can be located by reference to Figure 2 "Location of Facilities Sheet 001".

3.2.5 Contributions Formula

The formula used to calculate the contribution rate for open space - capital works and open space – land acquisition is set out in Part B Section 2.21.

The contribution rates for open space facilities are set out in Table 5.

3.3 TRANSPORT FACILITIES

3.3.1 Transport Facilities Demand

Works to be provided under this Contributions Plan include the construction of roundabouts, traffic signals, intersection upgrades, new road links, cycleways, bus shelters and a pedestrian bridge. The works are considered necessary to meet future demand, whilst ensuring an acceptable level of access, safety and convenience for all street and road users within the Carlingford Precinct.

Pennant Hills Road is a major arterial road that forms the southern and eastern boundaries of the Precinct. This road is currently under the care and control of the Roads and Traffic Authority (RTA). The Authority will continue to be responsible for its future maintenance and upgrading.

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

3.3.2 Proposed Transport Facilities

Intersections

Increased traffic movements will be a direct consequence of the revitalisation of the Carlingford Precinct. A traffic study prepared by Masson Wilson Twiney (MWT) Traffic and Transport Consultants examined the potential traffic impacts of the Precinct Plan on the exiting local and regional traffic networks. The study identified appropriate traffic management measures and intersection treatments needed to achieve satisfactory traffic management outcomes as a result of future development.

The recommended improvements are outlined below:

a. Upgrade to Jenkins /Pennant Hills Road Intersection

Currently right turning traffic is impeded by vehicles waiting to turn left at the pedestrian crossing. Providing a separate left turn lane and maintaining a dual right turn lane will improve traffic movements at the intersection. The provision of this intersection improvement will require an upgrade to the intersection of Jenkins Road and Pennant Hills Road and the reinstallation of traffic signals.

b. Traffic Signals at Post Office Street / Jenkins Road intersection

The proposed traffic signals will reduce delay and improve the level of service at this intersection. The signals will also provide a controlled facility for buses waiting for right turns at the intersection during peak periods. It will also provide a controlled mid point crossing facility for pedestrians. Currently there is no such facility between Pennant Hills Road and Moseley Street.

c. Traffic Signals at Mosley Street and Pennant Hills Road

The proposed traffic signals will reduce delay and improve the level of service at this intersection. These signals will provide motorists and residents with the following benefits:

- an alternative access point to Carlingford Road;
- transfer traffic from minor streets to Moseley Street;
- provide a safe mid point pedestrian crossing on Pennant Hills Road for residents in the northern area of the Precinct; and

- provide a direct link to Carlingford Court Shopping Centre and the major southbound bus stop in Pennant Hills Road north of Carlingford Road.

d. Roundabouts

Roundabouts at the intersections of Boundary Road/Post Office Road, Young Road/Post Office Street, Moseley Street/Tanderra Street and Moseley Street/Young Road are proposed to improve traffic safety.

e. Pedestrian Paths and Cycleways

Cycleway and pedestrian access through the greenway network will be upgraded ensuring easy, safe and convenient access to a range of facilities and services including public transport, shops, community facilities and open spaces.

f. Bus Shelters

A system of bus routes will operate on the enhanced collector road network. To support this network, four additional bus shelters, a bus stop and kiss and ride transit plaza are proposed as identified on Map 3 'Location of Facilities – Within Carlingford Precinct'. These bus stops have been located within reasonable walking distance of activity nodes and in locations convenient to residences.

g. Bridge Crossing

The existing pedestrian bridge over the railway line will be upgraded to provide safe and convenient pedestrian access to Carlingford Station and bus facilities.

3.3.3 Apportionment

The need to provide transport facilities within the Carlingford Precinct is generated by the residential development of the Carlingford Precinct.

It is therefore appropriate that residential development within the Carlingford Precinct be subject to the full costs of providing these facilities.

3.3.4 Schedule of Works and Cost Estimates

The schedule of transport facilities to be levied for under this plan is included in Table 3. Each facility to be provided is illustrated in Figure 2 "Location of Facilities Sheet 001".

3.3.5 Contributions Formula

The formula used to calculate the contribution rate for transport facilities - capital works is set out in Part B Section 2.21.

The contribution rates for transport facilities are set out in Table 5.

3.4 COMMUNITY FACILITIES

3.4.1 Community Facilities Demand

Community facilities are recognised for their broad contribution to the community. They provide opportunities for community engagement, interaction, learning, development, entertainment and activity.

It is estimated that the population of the precinct will increase from the current 1,360 to about 3695 when the precinct is fully developed. In order to meet the needs of this additional population, upgrades to existing facilities within the precinct will be required. Each of the community facilities to be provided for under this plan is discussed briefly below.

3.4.2 Proposed Community Facilities

a. Library Provision

The existing Carlingford Library will be expanded to meet the needs of the projected population of the precinct. It is proposed that the library will have a total area of 700m².

b. Community Centre

A new community centre at a similar size (approximately 700m²) with appropriate facilities will be provided within the precinct. This will be a co-located facility with the Carlingford library.

3.4.3 Apportionment

Future residential development within the Carlingford Precinct will be subject to the full costs of providing these community facilities.

3.4.4 Schedule of Works and Cost Estimates

A schedule of community facilities to be levied for under this plan is included in Table 3. Each facility to be provided is illustrated in Figure 2 – Location of Facilities – Sheet 001”.

3.4.5 Contributions Formula

The formula used to calculate the contribution rate for community facilities - capital works and community facilities - acquisition is set out in Part B Section 2.21.

The contribution rates for community facilities are set out in Table 5.

3.5 DRAINAGE FACILITIES

3.5.1 Drainage Facilities Demand

Land within the Carlingford Precinct drains in a westerly direction towards Hunts Creek, which is a tributary of the Upper Parramatta River Catchment.

The area is characterised as a 1960's subdivision in which the catchment was developed across major overland flow paths in an era when the consideration given to planning was limited. As a consequence, flooding of properties has been reported for storm events greater than the capacity of the piped system.

3.5.2 Proposed Drainage Facilities

Modelling of a 10 year average recurrence interval (ARI) pipe system has been undertaken for the Carlingford Precinct. Results from this study have identified upgrades to the local pipe network and overland flows to reduce the impact of flooding as a result of new development.

3.5.3 Apportionment

Upgraded drainage facilities are required to address the impact of new development within the catchment. Therefore, future residential development within the Carlingford Precinct will be subject to the full costs of providing these drainage facilities.

3.5.4 Schedule of Works and Cost Estimates

The specific drainage facility costs described above are detailed in Appendix D. The facilities to be provided are illustrated in Figure 2 'Location of Drainage Facilities Sheet 002'.

3.5.5 Contributions Formula

The formula used to calculate the contribution rate for drainage facilities - capital works is set out in Part B Section 2.21.

The contribution rates for drainage facilities are set out in Table 5.

3.6 ADMINISTRATION COSTS

3.6.1 Administration and Plan Preparation

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

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

3.6.2 Schedule of Works and Cost Estimates

The specific administrative costs described above are detailed in Appendix E.

3.6.3 Contributions Formula

The formula used to calculate the contribution rate for administration costs is set out in Part B Section 2.12.

The contribution rates for administration costs are set out in Appendix H.

4 PART D - References

REFERENCES

- Australian Runoff Quality - A Guide to Water Sensitive Design, Engineers Australia, 2006.
- Construction Cost Commentary Published by Rider Levett Bucknall.
- Development Contributions Practice Notes (July 2005)
- Carlingford Precinct Plan Traffic Report (May 2008) prepared by Masson/Wilson/Twiney Traffic and Transport Consultants.
- Carlingford Precinct Masterplan – Preliminary modelling of a 10 year ARI pipe system capacity.

FIGURE 2: LOCATION OF FACILITIES

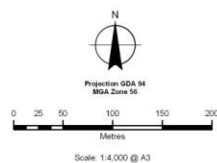


**The Hills Shire
Section 94
Contributions Plan
No.14**

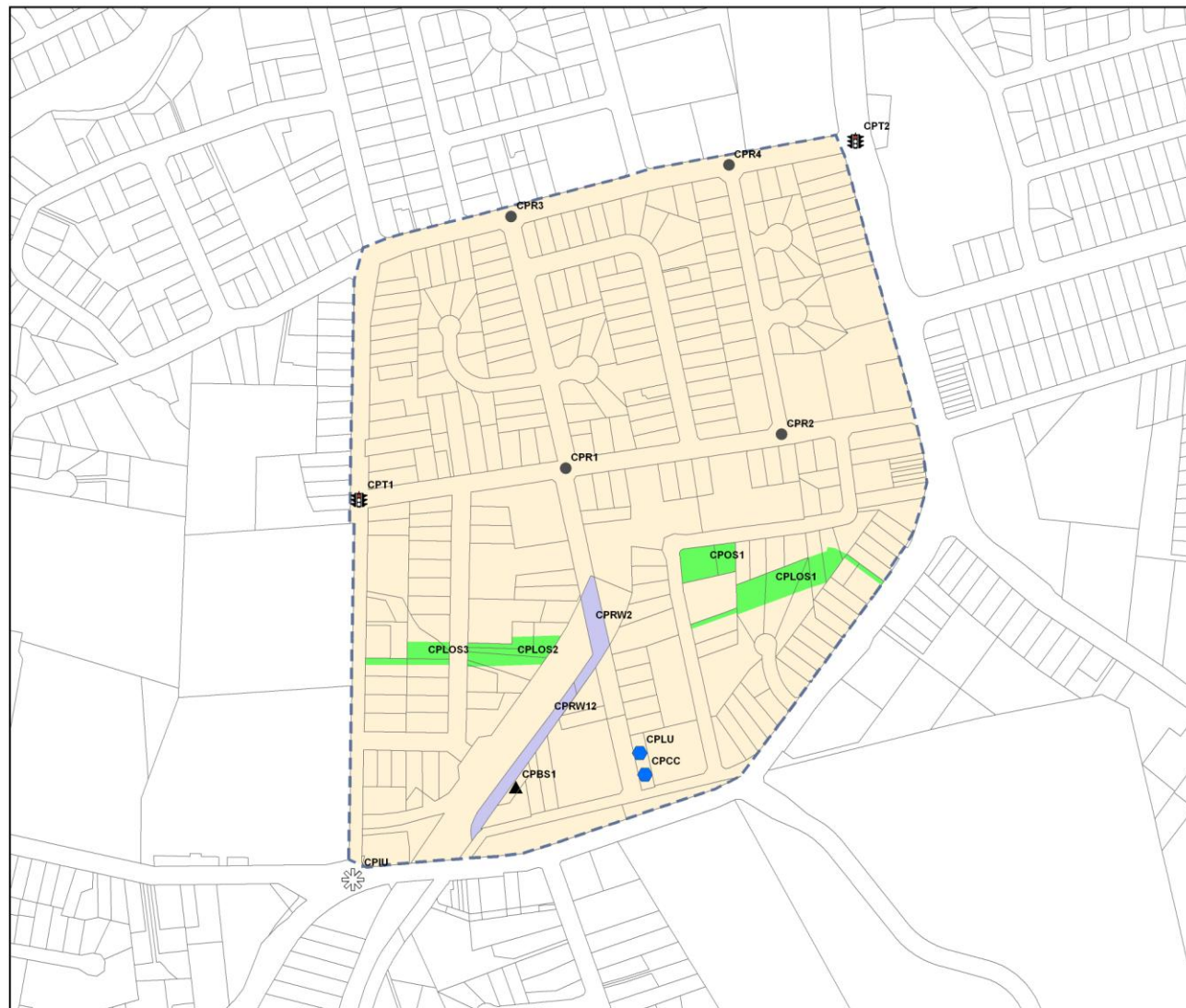
Location of Facilities
Sheet 001

Legend

- Roundabout
- ⚡ Traffic Signal
- Community Facility
- ✱ Intersection Upgrade
- ▲ Bus Stop
- Public Open Space 6(a)
- Proposed_Road
- Precinct Boundary



Map Identification Number:
0500_CP_FAC_001_004_20100521





**The Hills Shire
Section 94
Contributions Plan
No.14**

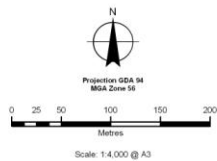
Location of Drainage Facilities
Sheet 002

Legend

- Pits
- Stormwater Pipe
- Overflow Path Over Pipe
- Alternate Overflow Path
- Existing Pipes

Precincts

- CPSMN1
- CPSMS1



Map Identification Number:
8900_CP_DRAIN_002_004_20190521

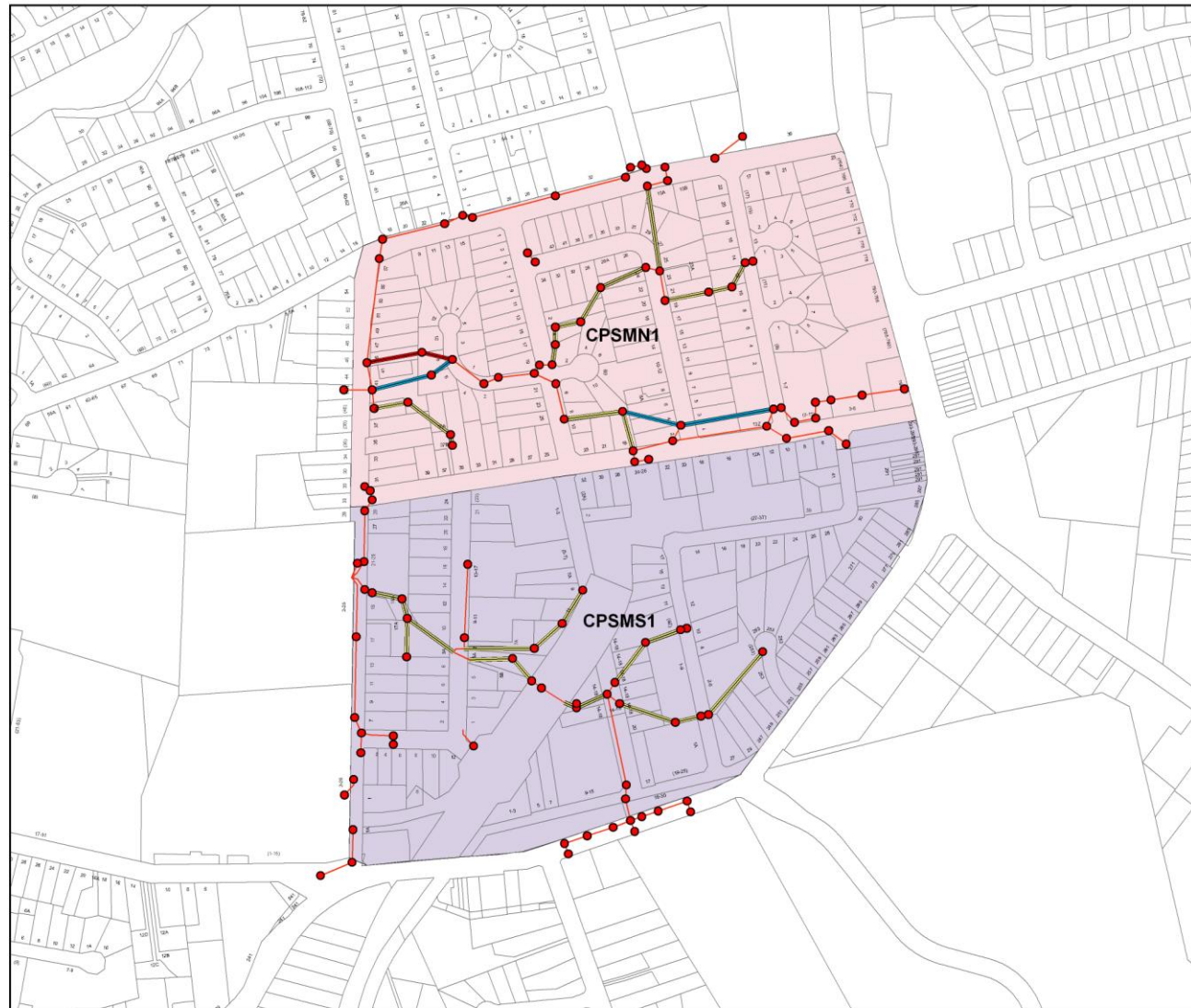


TABLE 3: WORKS SCHEDULES

OPEN SPACE FACILITIES

Description		Area (m2)	Capital Costs				Acquisition Costs				Total Costs		Priority (1)	
			Total Cost	Apportionment	Proposed Jun-10	Actual	Total Cost	Apportionment	Proposed Jun-10	Actual	Proposed	Actual	Land	Capital
Linear Open Space														
CPLOS1	Open space embellishment	4,262	\$594,925	100.00%	\$594,925	0	\$2,215,215	100.00%	\$2,215,215	0	\$2,810,140	\$0.00	1	2
CPLOS2	Open space embellishment	2,563	\$41,278	100.00%	\$41,278	0	\$1,332,055	100.00%	\$1,332,055	0	\$1,373,333	\$0.00	1	2
CPLOS3	Open space embellishment	1,510	\$24,327	100.00%	\$24,327	0	\$620,625	100.00%	\$620,625	0	\$644,952	\$0.00	1	3
	Sub Total	8,335	\$660,529.90		\$660,529.90	\$0.00	\$4,167,894.63		\$4,167,894.63	\$0.00	\$4,828,424.52	\$0.00		
Passive Open Space														
CPOS1	Open space embellishment	2,088	\$422,500	100.00%	\$422,500	0	\$3,617,665	100.00%	\$3,617,665	0	\$4,040,165.17	\$0.00	2	3
	Sub Total	2,088	\$422,500.00		\$422,500.00	\$0.00	\$3,617,665.17		\$3,617,665.17	\$0.00	\$4,040,165.17	\$0.00		
TOTAL		10,423	\$1,083,029.90		\$1,083,029.90	\$0.00	\$7,785,559.80		\$7,785,559.80	\$0.00	\$8,868,589.69	\$0.00		

(1) Priority Approximate population threshold

- 1
- 2
- 3
- 1 - 1188
- 1189 - 2376
- 2377 - 3564

TRANSPORT FACILITIES

Description		Capital Costs				Acquisition Costs				Total Costs		Priority (1)	
		Total Cost	Apportionment	Proposed Jun-10	Actual	Total Cost	Apportionment	Proposed Jun-10	Actual	Proposed	Actual	Land	Capital
Road Works													
CPRW	Boundary Road	\$1,543,402	100%	\$1,543,402	0	\$0	100.00%	\$0	\$0	\$1,543,402	\$0	NA	3
CPRW2	RailCorp Accessway	\$1,025,800	100%	\$1,025,800	0	\$0	100.00%	\$0	\$0	\$1,025,800	\$0	NA	3
	Sub Total	\$2,569,202		\$2,569,202	0	\$0		\$0	\$0	\$2,569,202	\$0		
Roundabouts													
CPR1	Boundary Rd/Post Office St	\$253,000	100%	\$253,000	0	\$0	100.00%	\$0	\$0	\$253,000	\$0	NA	1
CPR2	Young Rd/Post Office St	\$253,000	100%	\$253,000	0	\$0	100.00%	\$0	\$0	\$253,000		NA	1
CPR3	Moseley St/Tandera St	\$253,000	100%	\$253,000	0	\$0	100.00%	\$0	\$0	\$253,000		NA	2
CPR4	Moseley St/Young Rd	\$253,000	100%	\$253,000	0	\$0	100.00%	\$0	\$0	\$253,000		NA	2
	Sub Total	\$1,012,000		\$1,012,000	0	\$0		\$0	\$0	\$1,012,000	\$0		
Traffic Signals													
CPT1	Post Office St/Jenkins Rd	\$345,000	100%	\$345,000	0	\$0	100.00%	\$0	\$0	\$345,000		NA	2
CPT2	Mosely St/Pennant Hills Rd	\$345,000	100%	\$345,000	0	\$0	100.00%	\$0	\$0	\$345,000		NA	2
	Sub Total	\$690,000		\$690,000	0	\$0		\$0	\$0	\$690,000	\$0		
Intersection upgrade													
CPIU	Jenkins Rd and Pennnat Hills Rd Interse	\$750,000	100%	\$750,000	0	\$0	100.00%	\$0	\$0	\$750,000		NA	2
	Sub Total	\$750,000		\$750,000	0	\$0		\$0	\$0	\$750,000	\$0		
Cycleway / Pedestrian path													
CPCW1	Transmission easement	\$103,500	100%	\$103,500	0	\$0	100.00%	\$0	\$0	\$103,500		NA	2
	Sub Total	\$103,500		\$103,500	0	\$0		\$0	\$0	\$103,500	\$0		
Bus Shelters													
CPBS1	Bus stop and kiss and ride plaza	\$115,000	100%	\$115,000	0	\$0	100.00%	\$0	\$0	\$115,000		NA	3
CPBS2	Additional internal bus stops/shelters	\$92,000	100%	\$92,000	0	\$0	100.00%	\$0	\$0	\$92,000		NA	3
	Sub Total	\$207,000		\$207,000	0	\$0		\$0	\$0	\$207,000	\$0		
TOTAL		5,331,702		5,331,702	0	\$0.00		\$0.00	\$0.00	5,331,702	\$0.00		

(1) Priority Approximate population threshold

1	1 - 1188
2	1189 - 2376
3	2377 - 3564

COMMUNITY FACILITIES

Description		Capital Costs				Acquisition Costs				Total Costs		Priority (1)	
		Total Cost	Apportionment	Proposed Jun-10	Actual	Total Cost	Apportionment	Proposed Jun-10	Actual	Proposed	Actual	Land	Capital
Community Facilities													
CPLU	Carlingford Library	1,771,000	100%	1,771,000	0	\$0	100%	0	0	1,771,000	0	NA	2
CPCC	Community Centre	1,725,000	100%	1,725,000	0	\$0	100%	0	0	1,725,000	0	NA	2
Sub Total		3,496,000		3,496,000	0	\$0.00		0	0	3,496,000	0		
TOTAL		3,496,000		3,496,000	0	\$0.00		0	0	3,496,000	0		

(1) Priority	Approximate population threshold
1	1 - 1188
2	1189 - 2376
3	2377 - 3564

STORMWATER MANAGEMENT FACILITIES

Description		Capital Costs				Acquisition Costs				Total Costs		Priority (1)	
		Total Cost	Apportionment	Proposed Jun-10	Actual	Total Cost	Apportionment	Proposed Jun-10	Actual	Proposed	Actual	Land	Capital
Stormwater Management													
CPSMS1	South of Post Office Street	\$2,283,925	100.00%	\$2,283,925	0	\$0	100.00%	\$0	0	\$2,283,925	\$0.00	NA	3
CPSMN1	North of Post Office Street	\$2,915,301	100.00%	\$2,915,301	0	\$0	100.00%	\$0	0	\$2,915,301	\$0.00	NA	3
Sub Total		\$5,199,225.90		\$5,199,225.90	\$0.00	\$0.00		\$0.00	\$0.00	\$5,199,225.90	\$0.00		
TOTAL		\$5,199,225.90		\$5,199,225.90	\$0.00	\$0.00		\$0.00	\$0.00	\$5,199,225.90	\$0.00		

(1) Priority	<u>Approximate population threshold</u>
1	1 - 1188
2	1189 - 2376
3	2377 - 3564

ADMINISTRATION COSTS

Description	Cost	Priority
Plan Preparation		
Project Manager	\$9,000	Complete
Section 94 Administration Officer	\$2,500	Complete
Manager Technical Services	\$6,500	Complete
Manager Traffic & Parking	\$6,250	Complete
Corporate Strategist	\$7,000	Complete
Professional review	\$15,000	Complete
Sub total	\$46,250	
Administration		
Manager Forward Planning	\$97,500	Ongoing
Section 94 Co-ordinator	\$112,500	Ongoing
Senior Forward Planner	\$157,500	Ongoing
Section 94 Administration Officer	\$75,000	Ongoing
Manager Technical Services	\$97,500	Ongoing
Corporate Strategist	\$105,000	Ongoing
Sub total	\$645,000	
Total	\$691,250	

TABLE 4: SUMMARY OF WORKS PROGRAM BY FACILITY CATEGORY

SUMMARY OF WORKS

Beginning of period	1/7/09	1/7/10	1/7/11	1/7/12	1/7/13	1/7/14	1/7/15	1/7/16	1/7/17
End of period	30/6/10	30/6/11	30/6/12	30/6/13	30/6/14	30/6/15	30/6/16	30/6/17	30/6/18
Residential	2010	2011	2012	2013	2014	2015	2016	2017	2018
<i>Expenditure Projections Base Year Costs</i>									
Open Space Facilities Land	\$0	\$0	-\$706,177	-\$1,616,773	-\$7,551,830	\$0	\$0	\$0	\$0
Open Space Facilities Capital	\$0	\$0	\$0	\$0	-\$772,727	-\$514,036	\$0	\$0	\$0
Traffic Facilities Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic Facilities Capital	\$0	\$0	\$0	\$0	-\$591,948	-\$912,490	\$0	-\$1,256,057	-\$472,156
Water Management Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Management Capital	-\$46,083	-\$47,927	-\$49,844	-\$51,837	-\$53,911	-\$56,067	-\$58,310	-\$60,643	-\$63,068
Community Facilities Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$4,886,768
Community Facilities Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$4,784,517
Administration Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	-\$46,083	-\$47,927	-\$756,021	-\$1,668,611	-\$8,970,416	-\$1,482,593	-\$58,310	-\$1,316,699	-\$10,206,510
Projected Population Growth	238	238	238	238	238	238	238	238	238

Indexation Assumptions

Land Acquisition Index	6.67%
Capital Expenditure Index	4.00%
Administrative Costs Index	2.50%
Discount Rate	5.43%

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

	1/7/18	1/7/19	1/7/20	1/7/21	1/7/22	1/7/23		
	30/6/19	30/6/20	30/6/21	30/6/22	30/6/23	30/6/24		
	2019	2020	2021	2022	2023	2024	Total	Pv
	\$0	\$0	\$0	\$0	\$0	\$0	-\$9,874,780	-\$8,127,089
	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,286,762	-\$1,020,030
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	-\$4,109,458	\$0	\$0	\$0	\$0	-\$7,342,109	-\$4,778,198
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	-\$65,591	-\$68,215	-\$70,943	-\$73,781	-\$76,732	-\$79,801	-\$922,754	-\$629,325
	-\$4,083,782	\$0	\$0	\$0	\$0	\$0	-\$8,970,550	-\$5,738,540
	\$0	\$0	\$0	\$0	\$0	\$0	-\$4,784,517	-\$3,134,184
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	-\$4,149,373	-\$4,177,672	-\$70,943	-\$73,781	-\$76,732	-\$79,801	-\$33,181,473	-\$23,427,366
	238	238	238	238	238	238		

TABLE 5: CONTRIBUTIONS RATES SCHEDULE

Contributions Plan No. 14 - Carlingford Precinct
Residential Rates Schedule

Facility Category	Total Cost (PV)	Rate Per Person	CONTRIBUTION RATE PER LOT/UNIT				
			Dwelling Houses	Senior Housing	Multi Unit Housing		
					3 bedroom	2 bedroom	1 bedroom
Open Space Land	-\$8,127,089.30	\$2,757.58	\$9,375.77	\$3,584.85	\$5,680.62	\$4,991.22	\$3,888.19
Open Space Capital	-\$1,020,029.93	\$346.10	\$1,176.75	\$449.93	\$712.97	\$626.45	\$488.01
Transport Capital	-\$4,778,197.52	\$1,621.28	\$5,512.34	\$2,107.66	\$3,339.83	\$2,934.51	\$2,286.00
Administration	-\$629,324.66	\$213.53	\$726.02	\$277.59	\$439.88	\$386.50	\$301.08
Stormwater Management	-\$5,738,540.14	\$1,947.13	\$6,620.24	\$2,531.27	\$4,011.08	\$3,524.30	\$2,745.45
Community Facilities	-\$3,134,183.98	\$1,063.45	\$3,615.73	\$1,382.49	\$2,190.71	\$1,924.85	\$1,499.47
Total	-\$23,427,365.54	\$7,949.07	\$27,026.85	\$10,333.80	\$16,375.09	\$14,387.83	\$11,208.20

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

5 Definitions Relevant to this Plan

Unless otherwise provided, definitions for terms used in this Contributions Plan will be those definitions used in the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2000 and Baulkham Hills Local Environmental Plan 2005.

Acquisition cost	Includes all costs and expenses incurred in the purchase of land or floor space including but not limited to any purchase price, valuation, legal and survey fees.
Assumed Occupancy Rate	Means the number of persons assumed to occupy different dwelling types
Capital Cost	Includes all costs and expenses incurred in the delivery of the public facilities identified including but not limited to design, consultant and professional fees, project management fees, insurance premiums, construction and fit out costs. It does not include any recurrent costs that may be incurred in the operation and maintenance of the facility once it has been built.
Carlingford Precinct	Means the area shown on Map No. 1 - Land to Which Plan Applies
Developer contributions	Means a monetary contribution, the dedication of land free of cost or the provision of a material public benefit
EP&A Act	Means the Environmental Planning and Assessment Act 1979, as amended
EP&A Regulation	Means the Environmental Planning and Assessment Regulation 2000, as amended
Expected Additional Population	Means the anticipated population of the Carlingford Precinct, over and above the estimated population at 2006 Census.
LEP 2005	Means Baulkham Hills Local Environmental Plan 2005, as amended
Multi-Unit Dwelling	Means any form of residential development other than subdivision, single dwelling –houses and attached or detached dual occupancy
RTA	Means the Roads and Traffic Authority of NSW
Traffic Report	Means the Carlingford Precinct Plan Traffic Report (May 2008) prepared by Masson/Wilson/Twiney Traffic and Transport Consultants
Works in kind	Means the construction or provision of the whole or part of a public facility that is identified in the works schedule to the Contributions Plan