

## Application for assessment of contributions plan No.13 – North Kellyville Precinct

<b>Council Name</b>	The Hills Shire Council
<b>Contributions Plan</b>	Contributions Plan No.13 – North Kellyville Precinct
<b>Name of key council contact</b>	Fletcher Rayner – Principal Forward Planner
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<b>Email of key council contact</b>	Fletcher.rayner@thehills.nsw.gov.au

A separate application must be submitted for each Contributions Plan.

When you have completed your application, you should mark it to the attention of the Michael Seery within the Local Government team, and submit it to IPART in person, via email or via post.

In person	Via email	Via post
Attention: Michael Seery, Local Government Independent Pricing and Regulatory Tribunal Level 8 1 Market Street Sydney NSW 2000	Attention: Michael Seery Local Government Independent Pricing and Regulatory Tribunal  localgovernment@ipart.nsw.gov.au	Attention: Michael Seery Local Government Independent Pricing and Regulatory Tribunal PO Box Q290 QVB Post Office Sydney NSW 1230

## List of documents attached to this application

(add additional pages where necessary)

Document name	Reference
Section 94 Contributions Plan No.13 – North Kellyville Precinct (February 2010)	59 Pages
Traffic and Transport Assessment – with addendum (January 2008)	101 Pages
Community Facility and Open Space Assessment (March 2008)	78 Pages
North Kellyville Water Cycle Management Study (December 2008)	261 Pages
Revised Section 94 Cost Estimate (October 2008)	47 Pages
Land Value Estimates – North Kellyville Precinct (North West Growth Centre) (September 2008)	23 Pages
Report to Ordinary Meeting of Council 23 February 2010	94 Pages

List of Essential Infrastructure included in the plan

(add additional pages where necessary)

Essential Infrastructure	Description	Value
<b>CAPITAL EXPENDITURE</b>		
<b>Roads</b>		
NKNR1	Samantha Riley Drive (Four lane upgrade between Smalls Creek and Green Road)	\$5,544,733.30
NKNR2	Hezlett Road (Four Lane upgrade Samantha Riley Drive and Town Centre perimeter road)	\$13,941,078.30
NKNR3	Withers Road (Four lane upgrade between Withers Road between Smalls Creek and Barry Road)	\$5,805,730.55
NKNR4	Proposed Town Centre bypass (Construction of proposed town centre bypass)	\$2,053,879.01
NKNR5	Glenhaven Road (Four lane treatment from Samantha Riley Drive to Glenhaven Bridge)	\$2,816,697.86
<b>Roundabouts</b>		
NKR01	Construction of two lane roundabout at intersection with Foxall Road	\$3,161,442.47
NKR02	Construction of two lane roundabout at intersection with Gum Nut Close	\$1,887,711.14
NKR03	Construction of two lane roundabout at intersection with Curtis Road	\$2,181,857.81
NKR04	Construction of one lane roundabout at intersection with Stringer / Hillview Road	\$1,162,368.69
<b>Bridges</b>		
NKB01	Bridge construction over Smalls Creek between Ross Place and Edwards Road	\$1,484,527.10
KNB02	Bridge construction over Smalls Creek on Withers Road	\$4,125,625.00
<b>Traffic Signals</b>		
NKT01	Signalisation of Samantha Riley Drive and Hezlett Road intersection	\$359,375.00
NKT02	Signalisation of Withers Road and proposed bypass	\$359,375.00
<b>Bus Stops</b>		
NKBS01 - NKBS09	9 Bus Stops	\$194,062.50
<b>Cycleways</b>		

NKCC01	Crossing over Smalls Creek	\$485,156.25
NKCC02	Crossing over Smalls Creek	\$431,250.00
NKCC03	Crossing over Smalls Creek	\$539,062.50
NKCC04	Cyclway bridge over Samantha Riley Drive mid block between Hezlett and Foxall Road	\$1,132,031.25
NKCC05	Cycleway bridge over Samantha Riley Drive to connect southern playing field with Glenhaven Rd	\$539,062.50
NKCW01	Construction through proposed local park (NKPF01)	\$159,476.25
NKCW02	Construction through proposed local park (NKPOS04)	\$53,235.66
KNCW03	Construction adjoining linear open space (NKLOS01)	\$132,887.53
NKCW04	Construction adjoining linear open space (NKLOS03)	\$162,497.16
KNCW05	Construction adjoining linear open space (NKLOS04 & SWB06)	\$157,039.69
KNCW06	Construction adjoining linear open space (NKLOS04 - between SWB06 & SWB07)	\$193,443.66
KNCW07	Construction adjoining linear open space (NKLOS04 - between SWB07 & SWB08)	\$166,471.13
<b>Linear Open Space</b>		
NKLOS01	Open space embellishment - Level 3 playground	\$228,974.07
NKLOS02	Open space embellishment	\$115,678.75
NKLOS03	Open space embellishment - Level 1 playground	\$392,029.75
NKLOS04	Open space embellishment - Level 3 playground	\$647,839.49
NKLOS05	Open space embellishment - Level 2 playground	\$226,291.36
NKLOS06	Open space embellishment - Level 3 playground	\$351,169.17
<b>Playing Fields</b>		
NKLPF01	Active recreation	\$4,647,397.25
NKLPF02	Active recreation	\$2,979,650.00
<b>Passive Open Space</b>		

NKPOS01	Open space embellishment	\$124,769.87
NKPOS02	Open space embellishment	\$461,175.04
NKPOS03	Open space embellishment - Level 1 playground	\$129,471.76
NKPOS04	Open space embellishment	\$48,118.52
NKPOS05	Open space embellishment	\$84,611.75
<b>Water Management</b>		
SWB01	Open space embellishment	\$35,252.56
SWB02	Open space embellishment	\$38,262.97
SWB03	Open space embellishment	\$106,724.43
SWB04	Open space embellishment	\$39,299.41
SWB05	Open space embellishment - Level 3 playground	\$215,938.03
SWB06	Open space embellishment - Level 2 playground	\$22,235.19
SWB07	Open space embellishment	\$36,552.06
SWB08	Open space embellishment	\$56,858.76
SWB09	Open space embellishment	\$77,541.51
SWB10	Open space embellishment	\$67,588.72
CWB01	Open space embellishment - Level 2 playground	\$550,726.95
CWB02	Open space embellishment	\$46,329.36
CWB03	Open space embellishment - Level 1 playground	\$396,363.14
CWB04	Open space embellishment	\$196,049.61
<b>Community Facilities</b>		
NKCF1	Fit out and expansion of Rouse Hill Regional Centre library	\$806,405.37
NKCF2	Community Centre - Local Centre	\$4,312,500.00

NKCF4	Additional indoor court within the Burnie Mullane Sports Complex	\$1,725,000.00
<b>Water Management</b>		
SWB 1	Basin 1 (Smalls Creek)	\$307,285.10
SWB 2	Basin 2 (Smalls Creek)	\$314,116.87
SWB 3	Basin 3 (Smalls Creek)	\$542,618.10
SWB 4	Basin 4 (Smalls Creek)	\$322,547.70
SWB 5	Basin 5 (Smalls Creek)	\$481,597.05
SWB 6	Basin 6 (Smalls Creek)	\$283,526.32
SWB 7	Basin 7 (Smalls Creek)	\$311,179.03
SWB 8	Basin 8 (Smalls Creek)	\$339,996.16
SWB 9	Basin 9 (Smalls Creek)	\$372,719.34
SWB 10	Basin 10 (Smalls Creek)	\$354,877.06
CWB 1	Basin 1 (Cattai Creek)	\$505,927.90
CWB 2	Basin 2 (Cattai Creek)	\$357,142.38
CWB 3	Basin 3 (Cattai Creek)	\$490,501.04
CWB 4	Basin 4 (Cattai Creek)	\$480,905.55
<b>Administration</b>		\$707,784.96
<b>LAND ACQUISITIONS</b>		
<b>Roads</b>		
NKNR1	Samantha Riley Drive (Four lane upgrade between Smalls Creek and Green Road)	\$1,036,493.82
NKNR2	Hezlett Road (Four Lane upgrade Samantha Riley Drive and Town Centre perimeter road)	\$845,290.83
NKNR3	Withers Road (Four lane upgrade between Withers Road between Smalls Creek and Barry Road)	\$358,188.67

NKNR4	Proposed Town Centre bypass (Construction of proposed town centre bypass)	\$1,681,622.98
<b>Bridges</b>		
NKB01	Bridge construction over Smalls Creek between Ross Place and Edwards Road	\$1,576,068.62
<b>Linear Open Space</b>		
NKLOS01	Open space embellishment - Level 3 playground	\$1,904,825.15
NKLOS02	Open space embellishment	\$1,005,703.97
NKLOS03	Open space embellishment - Level 1 playground	\$5,112,329.98
NKLOS04	Open space embellishment - Level 3 playground	\$5,440,907.47
NKLOS05	Open space embellishment - Level 2 playground	\$2,002,646.15
NKLOS06	Open space embellishment - Level 3 playground	\$6,544,599.75
<b>Playing Fields</b>		
NKLPF01	Active recreation	\$19,499,742.81
NKLPF02	Active recreation	\$19,686,785.16
<b>Passive Open Space</b>		
NKPOS01	Open space embellishment	\$2,169,393.58
NKPOS02	Open space embellishment	\$2,618,487.37
NKPOS03	Open space embellishment - Level 1 playground	\$1,982,871.91
NKPOS04	Open space embellishment	\$3,194,293.92
NKPOS05	Open space embellishment	\$843,606.66
<b>Community Facilities</b>		
NKCF1	Fit out and expansion of Rouse Hill Regional Centre library	\$2,260,912.50
<b>Water Management</b>		
SWB 1	Basin 1 (Smalls Creek)	\$312,457.94



SWB 2	Basin 2 (Smalls Creek)	\$348,458.45
SWB 3	Basin 3 (Smalls Creek)	\$1,708,165.04
SWB 4	Basin 4 (Smalls Creek)	\$393,619.82
SWB 5	Basin 5 (Smalls Creek)	\$1,327,839.52
SWB 6	Basin 6 (Smalls Creek)	\$192,416.09
SWB 7	Basin 7 (Smalls Creek)	\$332,884.74
SWB 8	Basin 8 (Smalls Creek)	\$489,340.14
SWB 9	Basin 9 (Smalls Creek)	\$675,008.44
SWB 10	Basin 10 (Smalls Creek)	\$572,844.04
CWB 1	Basin 1 (Cattai Creek)	\$1,000,958.94
CWB 2	Basin 2 (Cattai Creek)	\$282,889.48
<b>Total</b>		<b>\$157,833,703.38</b>

## Details of the Contributions Plan

What is the name of the Contributions Plan?	Contributions Plan No.13 – North Kellyville Precinct
What land does the plan apply to?	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Appendix 2, North Kellyville Precinct
What is the period over which the plan is valid?	From 6 July 2010
How long has the relevant contributions plan been in place?	From 6 July 2010
When did council last review this plan?	An amendment of the CP has not yet been necessary as the plan is less than 12 months old. Monitoring and review of the plan is ongoing and will form the basis for the next amendment.
How much development has yet to occur under this plan?	99%
What is the relationship with local environmental plans (LEP) and development control plans (DCP)?	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – North Kellyville Precinct North Kellyville Precinct Development Control Plan (December 2008) BHSC DCP 2007 Part D – Section 1 Parking BHSC DCP 2007 Part D – Section 2 Signage BHSC DCP 2007 Part D – Section 3 Landscaping BHSC DCP 2007 Part D – Section 8 Child Care Centres
Is there any programmed review of these instruments which may affect the underlying assumptions within the plan?	No

## Checklist

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
1. Is a copy of the Contributions Plan attached?	✓	
2. Does the plan incorporate a map or plan showing the geographical area(s) covered by the plan	✓	Figure 1 provided on page 7 of the CP13 identifies the land to which the plan applies.
3. Does the plan include a statement about the strategic importance of the development area	✓	Section 2.4 on page 8 outlines the purpose of the plan.
4. Does the plan include a statement regarding land acquisition? Including size, cost, quality and open space strategy.	✓	Table 15 – Works Schedules for Open Space Facilities, Traffic Facilities, Water Management and Communities Facilities provides a summary of the area, cost and description of the facility to be provided.  The open space strategy is addressed in Section 3.3 from page 24 – 30.
5. Is a complete list of infrastructure included in the plan?	✓	Refer to Table 15 – Works Schedules for a complete list of facilities by type.
6. Does the plan include a statement regarding design and construction standards to be used in the development and their justification?	✓	Only to the extent that the facility is described. Detailed concept designs have not been prepared and therefore comment on the design and construction standard is not feasible at this time.
7. Does the plan include full costs of each item of infrastructure, including timings of expenditure?	✓	Proposed costs are based on preliminary estimates only.  The timing of expenditure is provided in Table 16 – Summary of Works Program by Facility Category.
8. Does the plan include a statement about how costs have been derived and when these costs estimates were prepared (e.g. Quantity Surveyor, standard costs)?	✓	Cost estimates were independently prepared by Worley Parsons Quantity Surveyors using contract values for similar projects.
9. Does the plan explain how the land has been valued, when it was last revalued and how the land is being indexed?	✓	The plan does not describe how the land has been valued. A separate valuation report was prepared by a Council appointed valuer as attached.  A description of how land costs are indexed is provided in Section 2.20 Calculation of Contributions from pages 12 – 14,

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
10. Has the council obtained and accounted for grant funding?	✓	Grant funding has not been obtained for works items to be delivered by CP13.
11. What is the balance of current plan funds?	✓	-\$8,023,000 as at 30/09/2010
12. How is council funding its share due to apportionment?	✓	Costs to Council arising from apportionment are funded from general reserve as required.
13. Does the submission demonstrate that council has shown consistent and appropriate expenditure patterns?	✓	Expenditure to date relates to land acquisition arising from land owner initiated claims under the Land Acquisition (Just Terms Compensation) Act 1991.
14. Does the submission identify any existing commitments (e.g. contracts) for expenditure?	<input type="checkbox"/>	NA
15. Does the plan identify and substantiate any recoupment included in the plan?	<input type="checkbox"/>	NA
16. Does the plan provide details of accounting processes for s94 funds – e.g. does council 'pool' funds from other s94 accounts or use internal borrowings to deliver infrastructure projects)?	✓	Section 2.18 of CP13 details that monetary contributions paid for different purposes may be pooled and applied (progressively or otherwise) for those purposes.
17. What is the program for infrastructure delivery?	✓	The timing of works is detailed in Table 16 – Summary of Works Program by Facility Category. Table 15 – Works Scheduled also provides a comment on the priority of expenditure based on the achievement of an approximate population threshold.
18. Does the Plan use an NPV methodology?	✓	Section 2.20 of CP13 describes the Net Present Value method. The method is based on financial model prepared by PricewaterhouseCoopers in consultation with the Department of Planning.
19. Does the plan provide details of NPV calculations used for costs and contributions receipts?	✓	Section 2.20 of CP13 describes the contributions formula. Table 16 provides a summary of the indexed cash flows, present value and index assumptions used.

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
20. How will the council deal with cost fluctuations and indexing?	✓	Section 2.20 Calculation of Contributions describes how indexes are applied.
21. Does the plan include details of demand calculations for proposed infrastructure?	✓	Demand calculations are provided within the supporting studies. CP13 provides a plain english summary of the facilities required to meet future demand for each facility type.
22. Is the demand and nexus based on studies and recognised information such as infrastructure studies, census data, flood modelling?	✓	Section 4 of CP13 lists the studies used to prepare the plan. Copies of these plans are listed in this application and attached.
23. How has existing infrastructure and surplus capacity been taken into account?	✓	Each separate study considered and made recommendations based on existing facilities and future demand.
24. Does the plan include details of apportionment calculations	✓	Apportionment calculations / statements are provided for each facility type within CP13 under Part C Strategy Plans.
25. Does the plan or the supporting information include details of community liaison undertaken?	✓	Details of community consultation are detailed within the report to the Ordinary meeting of Council dated 23 February 2010 as attached to this application.