

Our Ref: Contributions Plan No 15 (2020) Box Hill Precinct

29 September 2020

Independent Pricing and Regulatory Tribunal

E-mail: [ipart@ipart.nsw.gov.au](mailto:ipart@ipart.nsw.gov.au)

Dear Sir/Madam

**Hawkesbury City Council Submission to IPART Draft Recommendations Report –  
Contributions Plan No 15 (2020) Box Hill Precinct**

Thankyou for the opportunity to provide a submission with respect to IPART's Draft Recommendations Report associated with Contributions Plan No 15 (2020) Box Hill Precinct, Hills Shire Council Local Government Area.

Council's interest in the Contributions Plan No 15 (2020) Box Hill Precinct within the Hills Shire Council Local Government Area is primarily associated with Boundary Road, which is also partly located within the Hawkesbury Local Government Area. Council's Draft Vineyard Precinct Contributions Plan also includes upgrades to Boundary Road as a consequence of development within the Vineyard Precinct.

The following comments are provided for IPART to note and consider as Council's submission.

**Boundary Road Costings, Classification and Chapman/Menin Sub Arterial Status and Timing**

It is noted that Recommendation 10 of the Draft IPART Recommendations Report for the Contributions Plan No 15 (2020) Box Hill Precinct, includes:

- 10 *Revise the reasonable cost of upgrading Boundary Road to \$32,395,205 and include 81.7% of this cost in the plan, reflecting the demand for the upgrade that is generated from the Box Hill Precinct. This would increase costs in CP15 (2020) by \$17,706,650.39.*

The identification of the need for, and allocation of further funding to upgrade Boundary Road is noted and supported by Council.

However, it is also noted that in the Final Recommendations Report for the Hawkesbury City Council, Vineyard Precinct Contributions Plan, released by IPART in November 2019, that Recommendation 2 included:

- 2 *The Department of Planning, Industry and Environment co-ordinate the planning and delivery of Boundary Road by establishing a working group that includes Hawkesbury City Council, The Hills Shire Council and RMS. The working group could consider matters such as:*
- Design requirements, standards and costs*
  - Apportionment of costs (including any State Government funding)*
  - Who will lead delivery and the timeframe for delivery.*

To date, such coordination has not occurred, and as such it is considered that there is still uncertainty in terms of the final classification of Boundary Road as evidenced by the proposed Special Infrastructure Contribution (SIC) and further advice to Council by Transport for NSW.

With respect to the precinct planning process associated with the Vineyard Precinct that spanned approximately 4 years, the reclassification of Boundary Road to a collector road status occurred in the final weeks of that process.



In the Department of Planning and Environment's Finalisation Report for the Vineyard Precinct (November 2017), the change in the classification of Boundary Road is not listed as a major planning change but rather is identified in the appendix of updates to the Development Control Plan, which was attached to the main report. Supporting documents to the Finalisation Report nominate Boundary Road as a Sub Arterial road.

Given the role of Boundary Road in the road hierarchy remains in doubt, and comments made by the Transport for NSW about what was assumed to be the Chapman/Menin Roads sub-arterial route that would in time replace Boundary Road, it is considered to be a failure of the precinct planning process undertaken by the Department Planning and Environment and it now falls upon the affected council's to resolve.

The draft Special Infrastructure Contribution (SIC) released for the North West Growth Area shows current and proposed new SIC roads. The proposed road upgrade NXR 31 (Loftus Street – Windsor Road to Hamilton Street) would appear to suggest the need for a higher order road on Boundary Road; certainly, it raises this question at the very least.

It is also noted that this concern was raised by The Hills Shire Council in its submission to the draft SIC in November 2018 where the following was raised:

*Boundary Road (Windsor Road to Old Pitt Town Road): It is anticipated Boundary Road will function as a sub-arterial route, requiring four lane carriageway and a bridge construction at the Killarney Chain of Ponds floodway. In the short term, the route will likely carry traffic from Box Hill, Vineyard, Box Hill North and new employment areas within the North West Growth Area (Box Hill and Riverstone). It will also serve as a primary bus link to Riverstone Station in the short-to-medium term.*

*The proposed SIC erroneously assumes that a substantial portion of Boundary Road will remain unformed and serve only to provide secondary access to Windsor Road (noting that Menin Road (NXR23.5) is identified as a main sub-arterial SIC item linking Box Hill to Vineyard and Riverstone). Notwithstanding this, concern is raised that NXR23.5 will not be completed for at least 10 years, by which time the entire length of Boundary Road will already be serving a sub-arterial function (and would need upgrading accordingly).*

*The continued exclusion of the upgrade of Boundary Road from the SIC is likely to result in a major burden to the local traffic network for the short-to-medium term, potentially hindering the delivery of new housing and degrading the amenity and quality of life for new residents in the North West Growth Area.*

Hawkesbury City Council has made a number of approaches to Transport for NSW with respect to their planning for Chapman / Menin Roads as a sub arterial road, which it is noted will intersect with Boundary Road (further uncertainty with respect to intersection designs if road classifications remain unresolved). Council continues to seek a clearer understanding in terms of the intended future role of Chapman / Menin from Transport for NSW, but should not have to do so had the precinct planning process appropriately addressed these matters.

Resolution of the classification and timing of delivery of upgrades associated with Boundary Road and Chapman/Menin Roads is considered to be essential in order to facilitate the timely development of the Vineyard and Box Hill Precincts in a coordinated and cost effective manner.

Thankyou for the opportunity to provide a submission for the Draft IPART Recommendations Report associated with Contributions Plan No 15 (2020) Box Hill Precinct. Should you require any further clarification on the matters outlined above, please do not hesitate to contact me to discuss.

Yours faithfully

  
**Andrew Kearns**  
Manager Strategic Planning