

THE HILLS

SECTION 7.12 CONTRIBUTIONS PLAN

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THE
HILLS
Sydney's Garden Shire



The Hills Shire Council

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OCTOBER 2020

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Amendment No.	Description	Date Amendment Came into Force
1	The Hills Section 94A Plan was adopted by Council.	11 November 2011
2	Review of The Hills Section 94A Plan	28 May 2013
3	Repeal of Contributions Plan No. 5 (Castle Hill), Contributions Plan No. 7 (Southern Precincts) and The North Kellyville Section 94A Contributions Plan, extend application of The Hills Section 94A Plan, remove land and works within the City of Parramatta area following local government boundary adjustments and clarify development types exempt from the application of the levy (clause 8).	13 April 2017
4	Insertion of an additional exemption for the repair or replacement of development damaged or destroyed by natural forces and unpreventable events and for 'knockdown-rebuild' development.	7 September 2017
5	Amendment of the Works Schedule to remove items completed or no longer required, adjust the scope or cost of selected items, and insert additional items.	22 October 2020

*In October 2018 references to sections of the *Environmental Planning and Assessment Act 1979* within the Plan were amended to reflect updates to the Act.

Introduction

Section 7.12 of the *Environmental Planning and Assessment Act 1979* (the Act) contains provisions that allow Council to impose, as a condition of development consent or as a condition of a complying development certificate, a requirement that the applicant pay a levy of the percentage of the proposed cost to carry out the development.

For Council to impose a condition under section 7.12, a contributions plan that complies with clause 27(1) of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) must be in place.

The Hills Section 7.12 Contributions Plan authorises Council to impose a condition of development consent or a complying development certificate to require the payment of a fixed levy.

The quantity of the levy and the types of development application which attract the levy are set out in the clauses of this plan.

Levies paid to Council will be applied towards the provision, extension or augmentation of public facilities, or towards recouping the cost of their provision, extension or augmentation.

Nothing in this Plan is intended to limit Council's power to impose a condition under section 4.17 of the Act or section 97 of the *Local Government Act 1993*.

PART A: Summary Schedule

This plan is called The Hills Section 7.12 Contributions Plan (Contributions Plan).

The works program contained in Schedule 3 of this Contributions Plan identifies the public facilities and/or infrastructure for which Section 7.12 levies will be required.

Levies paid to Council will be applied towards the provision, extension or augmentation of public facilities, or towards recouping the cost of their provision, extension or augmentation.

The following table provides a summary of the rates applicable to development under this Contributions Plan:

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
More than \$200,000	1%

PART B: Administration and operation of the plan

1. Name of this plan

This plan is called The Hills Section 7.12 Contributions Plan (Contributions Plan).

2. Purpose of this plan

The purpose of this Contributions Plan is:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 7.12 of the *Environmental Planning and Assessment Act 1979* (the Act);
- To assist Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area; and
- To publicly identify the purposes for which the levies are required.

3. Land to which this plan applies

This plan applies to all land within The Hills Shire as set out in Figure 1.

4. Repeal of other contributions plans applying to the land

This plan repeals the following contributions plans:

- Contributions Plan 1 – Bella Vista Village
- Contributions Plan 2 – West Pennant Hills Valley
- Contributions Plan 3 – Crestwood
- Contributions Plan 4 – Glenhaven
- Contributions Plan 5 – Castle Hill
- Contributions Plan 7 – Southern Precincts
- The North Kellyville Precinct Section 94A Contributions Plan

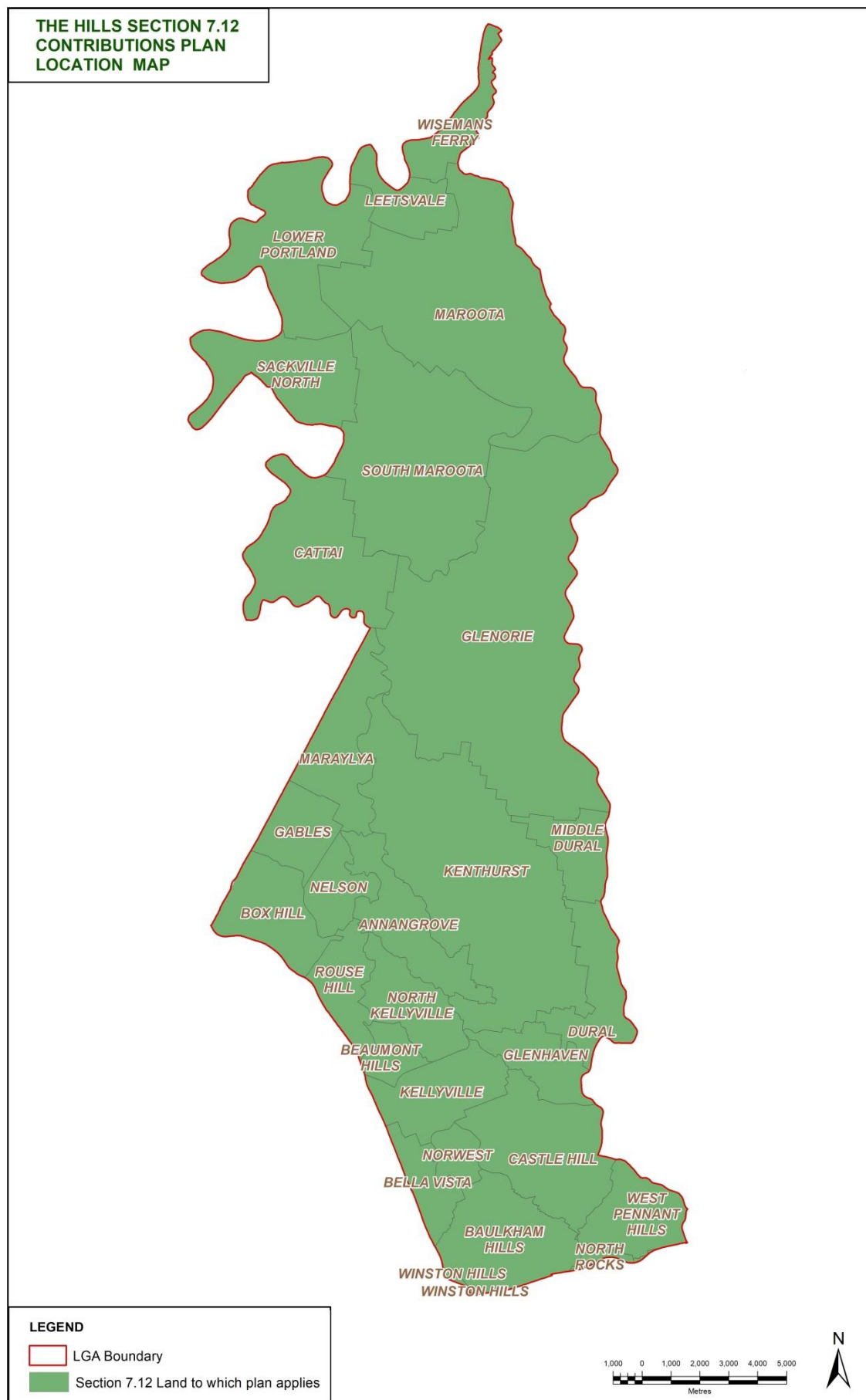
This plan does not repeal any other Section 7.11 or 7.12 plans applying in the Hills Shire Council Local Government Area, therefore those plans continue to apply.

5. Development to which this plan applies

This plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the Act in respect of development on land to which this plan applies, other than applications made by or on behalf of Council.

Where an existing Section 7.11 Plan applies to land and the development proposed is eligible to be levied under that Plan, the development shall be levied in accordance with the applicable Section 7.11 Plan, rather than this plan.

Figure 1. Land to which this Plan applies.



6. Section 7.12 of the Act

Section 7.12 of the Act provides as follows:

7.12 Fixed development consent levies

- 1. A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contribution plan, of the proposed cost of carrying out the development.*
- 2. A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under Section 7.11.*
- 3. Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contribution plan.*
- 4. A condition imposed under this section is not invalid by reason only that there is no connection between the development, the subject of the development consent and the object of expenditure of any money required to be paid by the condition.*

7. Council may require payment of the levy as a condition of development consent

This plan authorises Council to grant consent to development to which this plan applies subject to a condition requiring the applicant to pay to Council a levy of the proposed cost of carrying out the development, provided that Council does not also impose on the consent a condition pursuant to section 7.11 of the Act. The rate of the levy is to be calculated as follows:

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
More than \$200,000	1%

8. Exemptions to the levy

The only exemptions allowed are:

1. Those the subject of a Direction from the Minister for Planning under Section 7.17 of the EP&A Act.
2. The repair or replacement of a dwelling or structure damaged or destroyed by natural forces and unpreventable events such as fires, floods, earthquakes, lightning and cyclones, where the applicant demonstrates that the new development does not increase the total Gross Floor Area by greater than 20% of the existing dwelling or structure. Requests must be made in writing and clearly demonstrate compliance with the forgoing requirement.
3. 'Knockdown-rebuild' or the replacement of a dwelling or structure where the applicant demonstrates that the new development does not increase the total Gross Floor Area by greater than 20% of the existing dwelling or structure. Requests must be made in writing and clearly demonstrate compliance with the forgoing requirement.
4. For the purposes of exceptions 2 and 3 above, consideration for an exemption does not apply to development approvals granted prior to 13 April 2017.

9. Construction certificates and the obligations of accredited certifiers

In accordance with clause 146 of the Regulations, 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 levies has been satisfied.

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

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

10. Calculation of proposed cost of development

Clause 25J of the Regulation sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

25J Section 7.12 levy – determination of proposed cost of development

- (1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:*
 - (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
 - (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*
 - (c) if the development involves the subdivision of land the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*
- (2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
- (3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:*
 - (a) the cost of the land on which the development is to be carried out,*
 - (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
 - (c) the costs associated with marketing or financing the development (including interest on any loans),*
 - (d) the costs associated with legal work carried out or to be carried out in connection with the development,*
 - (e) project management costs associated with the development,*

- (f) *the cost of building insurance in respect of the development,*
 - (g) *the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
 - (h) *the costs of commercial stock inventory,*
 - (i) *any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
 - (j) *the costs of enabling access by disabled persons in respect of the development,*
 - (k) *the costs of energy and water efficiency measures associated with the development,*
 - (l) *the cost of any development that is provided as affordable housing,*
 - (m) *the costs of any development that is the adaptive reuse of a heritage item.*
- (4) *The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.*
- (5) *To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.*

11. Indexation of development costs

Contributions required as a condition of consent or complying development certificate under the provisions of this plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

$$\text{IDC} = \text{ODC} \times (\text{CP1}/\text{CP2})$$

Where

IDC = the Indexed Development Cost.

ODC = the Original Development Cost estimated by Council.

CP2 = the Consumer Price Index All Group Index Number for Sydney at the time a levy is paid.

CP1 = the Consumer Price Index All Group Index for Sydney at the date the original development cost was submitted to Council.

Note: In the event that 'CP2' (CPI at the time the levy is paid) is less than 'CP1' (CPI at the time the original development cost was submitted to Council), 'CP2' shall be taken as not less than the Previous CPI and no adjustment will occur.

12. Cost estimate reports must accompany an application for a complying development certificate or a construction certificate

An application for a development application or a complying development certificate is to be accompanied by a report, prepared at the applicant's cost in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 25J of the Regulation.

The following types of report are required:

- Where the estimate of the proposed cost of carrying out the development is less than \$3,000,000 - a cost summary report in accordance with Schedule 1; or
- Where the estimate of the proposed cost of carrying out the development is \$3,000,000 or more - a detailed cost report in accordance with Schedule 2.

13. Preparation of cost estimates reports

For the purpose of clause 25J (2) of the Regulation and clause 12 of this plan, the following persons are approved by Council to provide an estimate of the proposed cost of carrying out development in the following circumstances:

- Where the proposed development cost is less than \$3,000,000 - a person who, in the opinion of Council, is suitably qualified to provide a cost summary report; or
- Where the proposed development cost is \$3,000,000 or more - a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Upon reviewing a cost summary report, Council may require a further estimate to be provided by a registered quantity surveyor at the applicant's cost. Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant.

14. How will Council apply the money obtained by the levy?

Money paid to Council under a condition authorised by this plan is to be applied by Council towards meeting the cost of public facilities that will or have been provided within areas listed in Schedule 3.

15. Funding priorities

Subject to s7.3 of the Act, the public facilities listed in Schedule 3 are to be provided in accordance with the indicative staging set out in that Schedule.

16. Pooling of levies

For the purposes of s7.3(2) of the Act, this plan authorises money to be obtained from levies paid in respect of different developments to be pooled and applied by Council progressively towards the public facilities listed in Schedule 3 in accordance with the indicative staging set out in that Schedule.

17. Timing of payment

A levy to be paid by a condition authorised by this plan must be paid to Council at the time specified in the condition. If no time is specified, the levy must be paid prior to the first certificate issued in respect of the development under Part 6 of the Act.

18. Payment of the Levy as a Condition

Certifying authority (Council or accredited certifier) must require payment of the levy as a condition of issuing a complying development certificate.

If development consent has been granted to the carrying out of development subject to a condition authorised by this plan, then this plan requires a certifying authority (the Council or an accredited certifier) to issue a complying development certificate in respect of development to which this plan applies subject to a condition requiring the applicant to pay to the Council a levy in accordance with this plan.

If a Ministerial direction under s7.17 is in force, this Plan authorises the certifying authority to issue a complying development certificate subject to a condition which is in accordance with that direction.

19. Deferred or periodic payments

Council does not allow deferred or periodic payment of levies authorised by this plan.

20. Alternatives to payment

If an applicant for development consent seeks to make a contribution towards the provision of public facilities to meet development other than by payment of a levy or development contributions, the applicant may adopt one of the following procedures.

a) Offer made to Council as part of a development application

If an applicant does not wish to pay the s7.12 levy in connection with the carrying out of development, the applicant may include in the relevant development application an offer to carry out works or provide a material public benefit towards works to which the levy was to be applied.

Council will consider the offer as part of its assessment of the development application. If Council agrees to the arrangement and grants consent to the application, it will substitute a condition requiring payment of a levy under s7.12 for a condition of consent under s4.17 of the Act requiring the works to be carried out or the material public benefit to be provided. If Council does not agree to the alternative arrangement, it may grant consent subject to a condition authorised by this plan requiring payment of a levy.

In assessing the applicant's offer, Council will have regard to the requirements of the current Practice Notes issued by the NSW Government in the Revised Development Contributions Manual (DIPNR 2005).

b) Offer made to Council following the grant of development consent requiring payment of a levy

If development consent has been granted to the carrying out of development subject to a condition authorised by this plan to pay a levy, the applicant must comply with the condition unless it is modified under s4.55 of the Act.

If the applicant does not wish to pay the levy, the applicant may make an application to Council under s4.55 of the Act to modify the consent by substituting the condition requiring payment of the levy with a condition requiring the carrying out of works or the provision of a material public benefit towards the public purpose to which the levy was to be applied.

If Council approves the application, the applicant will be bound by the substituted condition. If Council does not approve the application, the applicant will remain bound by the condition authorised by this plan requiring payment of the levy.

In assessing the s4.55 application, Council will have regard to the requirements of the current Practice Notes issued by the NSW Government in the *Revised Development Contributions Manual* (DIPNR 2005).

c) Offer to enter into a voluntary planning agreement

If an applicant does not wish to pay a levy in connection with the carrying out of development, the applicant may offer to enter into a voluntary planning agreement with Council under s7.4 of the Act in connection with the making of a development application.

Under the planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. Those purposes need not relate to the impacts of the applicant's development nor to the items listed in Schedule 3.

The applicant's provision under a planning agreement may be additional to or instead of paying a levy in accordance with a condition of development consent authorised by this plan. This will be a matter for negotiation with Council.

The offer to enter into the planning agreement together with a copy of the draft agreement should accompany the relevant development application.

Council will publicly notify the draft planning agreement and an explanatory note relating to the draft agreement along with the development application and will consider the agreement as part of its assessment of that application.

If Council agrees to enter into the planning agreement, it may impose a condition of development consent under s7.7 of the Act requiring the agreement to be entered into and performed. If Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this plan requiring the payment of a levy.

21. How to Make a Payment

Payment of levies may be made by cash, personal cheque, bank cheque or credit card. A surcharge of 1% applies if a credit card is used.

Payments may be made in person at Council's Administration Building or payments by cheque may be made by post.

22. Savings and Transitional Arrangements

A development application which has been submitted prior to the adoption of this plan but not determined shall be subject to the provisions of this plan.

PART C: Expected development and demand for public facilities

This part broadly discusses the relationship between the expected types of development in Council's area and the demand for additional public amenities and services to meet that development.

The expected types of development include but are not limited to:

- Mixed use development
- Residential development (includes all dwelling types except secondary dwellings)
- Commercial development
- Industrial development
- Subdivisions
- Change of use
- Alterations and additions.

The relationship between expected development and the demand for public facilities is established through:

- Population projections have been undertaken as part of the preparation of Council's Local Strategic Planning Statement. This work estimates that the residential population of the Shire will increase from approximately 162,500 in 2016 to 290,900 in 2036. In this time, approximately 38,000 additional dwellings will be constructed, with the potential for a further 38,100 dwellings beyond 2036.
- As at 2016 there were 63,865 jobs within The Hills Shire. Projections undertaken as part of the preparation of the Local Strategic Planning Statement identified that the Shire has capacity to accommodate around 83,000 extra jobs, comprising 59,230 under current controls and a potential 23,770 in locations where master planning is yet to occur (Norwest, Castle Hill and Cattai Creek West in the Showground Precinct).
- The likely increase in population and new jobs will require the provision of additional public facilities to meet additional demand.

The Hills Shire Council is committed to a sustainable local government area, safeguarding the economic, social, cultural and environmental well being of current and future generations. The s7.12 levy will enable Council to provide high quality and diverse public facilities to meet the expectations of existing and future landowners and people who work in the Shire.

The additional public facilities to be provided to meet the expected future development are set out in Schedule 3 – Works Program.

PART D: References, Definitions & Schedules

23. References

The following reference documents have been utilised in the preparation of this Section 7.12 Plan:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- The Hills Local Environmental Plan 2019
- Hills Future 2036 Local Strategic Planning Statement 2019
- Hills Future Community Strategic Direction
- Department of Infrastructure, Planning and Natural Resources – Development Contribution Practice Notes – July 2005
- Department of Planning – Circular PS06-020 6 December 2006 - Changes to the Application of Section 7.12 of the EP&A Act - Ministerial Direction.

24. Definitions

In this plan, unless the context or subject matter otherwise indicates or requires, the following definitions apply:

- **ABS** means the Australian Bureau of Statistics;
- **Act** means the Environmental Planning and Assessment Act 1979;
- **Council** means The Hills Shire Council;
- **Levy** means a levy under s7.12 of the Act authorised by this plan;
- **Public facility** means a public amenity or public services; and
- **Regulation** means the Environmental Planning and Assessment Regulation 2000.

Schedule 1 – Cost Summary Report

The Hills Shire Council



PO Box 7064
Norwest NSW 2153
Phone: 9843 0555 Fax: 9843 0409

Cost Summary Report No.1 Development Cost Less Than \$3,000,000

Development Application No.

Complying Development Certificate No.

Construction Certificate No. Date

Applicant's Name:

Applicant's Address:

Development Address

Description of Development:

Analysis of Development Costs:

Description of Cost	Genuine Cost Estimate
Demolition and alteration	\$
Excavation	\$
Structure	\$
External wall, windows and doors	\$
Internal walls, screens and doors	\$
Wall finishes	\$
Floor finishes	\$
Ceiling finishes	\$
Fittings and equipment (only applicable where intensifying use)	\$
Hydraulic services	\$
Mechanical services	\$
Fire services	\$
Lift services	\$
External works	\$
External services	\$
Change of use	\$
Other related work	\$
Total GST	\$
TOTAL (incl. GST)	\$

Note: if works do not form part of your application, insert "N/A"

I certify that I have:

- Inspected the plans the subject of the application for development consent, complying development certificate or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- Included GST in the calculation of development costs.

Signed:

Name:

Position and Qualifications:

Date:

Schedule 2 – Detailed Cost Report

The Hills Shire Council



PO Box 7064
Norwest NSW 2153
Phone: 9843 0555 Fax: 9843 0409

Cost Summary Report No.2 - Registered* Quantity Surveyor's Detailed Cost Summary Report Development Cost of \$3,000,000 or More

Development Application No.

Complying Development Certificate No.

Construction Certificate No. Date

Applicant's Name: _____

Applicant's Address: _____

Development Address _____

Description of Development: _____

Development Details:	
Gross Floor Area – Commercial	m ²
Gross Floor Area – Residential	m ²
Gross Floor Area – Retail	m ²
Gross Floor Area – Car Parking	m ²
Total Gross Floor Area – Other	m ²
Total Gross Floor Area	m ²
Total Site Area	m ²
Total Car Parking Spaces	
Total GST	\$
Total Development Cost (incl. GST)	\$

Estimate Details:	
Excavation	\$
Cost per square metre of site area	\$/m ²
Demolition and Site Preparation	\$
Cost per square metre of site area	\$/m ²
Construction – Commercial	\$
Cost per square metre of commercial area	\$/m ²
Construction – Residential	\$
Cost per square metre of residential area	\$/m ²
Construction – Retail	\$
Cost per square metre of retail area	\$/m ²
Car Park	\$
Cost per square metre of site area	\$/m ²
Cost per space	\$/space
Fit-out – Commercial	\$
Cost per square metre of commercial area	\$/m ²
Fit-out – Residential	\$
Cost per square metre of residential area	\$/m ²
Fit-out – Retail	\$
Cost per square metre of retail area	\$/m ²

I certify that I have:


- Inspected the plans the subject of the application for development consent, complying development certificate or construction certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with the definition of development costs in the S7.12 Development Contributions Plan of the Council of The Hills at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Name: _____ Signed: _____

Position and Qualifications: _____ Date: _____

* Must be a member of the Australian Institute of Quantity Surveyors

Schedule 3 – Works Schedule

The Hills Shire Council 		PO Box 75 CASTLE HILL NSW 1765 Phone: 9843 0555 Fax: 9843 0409		
Item I.D.	Project	Map Sheet Ref.	Estimated Cost**	Priority
Open Space				
OE0013	Wellgate Avenue (Kellyville Complex Netball Reserve) – Car Park Works and Power Upgrade Stage 2	15	\$1,500,000	M
OL0040	Lot 51 Valerie Avenue Acquisition for Open space (CP07OL00019)	16	\$450,000	H
OE0043	Bernie Mullane Sports Complex – Expansion of facilities	15	\$1,000,000	M
OE0044	Kenthurst Park – Extension to upper field	22	\$1,900,000	H
OE0045	West Pennant Hills – Dog off-leash facility	24*	\$146,000	H
OE0046	George Thornton Reserve – Playing Field extension	24	\$1,900,000	H
OE0047	North Kellyville – Dog off-leash area	15*	\$146,000	H
OE0048	The Hills Centenary Reserve – Skate Park	15	\$482,000	M
OE0049	Wisemans Ferry Park – Pathways	8	\$250,000	M
OE0050	Old Castle Hill Road Reserve - Pathways and park upgrade	24	\$66,000	M
OE0051	Kellyville Netball Complex - Additional courts and floodlighting	15	\$382,000	L
OE0052	Cumberland Avenue Reserve – new playground	24	\$107,000	M
OE0053	Heritage Park – Playground expansion	23	\$220,000	L
OE0054	Pioneer Place Reserve - Outdoor Gym, Park Furniture and Landscaping	24	\$180,000	L
OE0055	Bellamy Farm Reserve - Park embellishment	24	\$328,000	L
OE0056	Kellyville Park - Amenities Building	15	\$900,000	L
Drainage/Water Management				
DR0016	Riparian Restoration - Cattai Creek, Cockayne Reserve	16	\$363,148	M
Community Facilities				
CF0071	Design and construction of a multi-use community centre and community facility	16*	\$7,819,864	L
CF0036	Community Floor Space – Castle Hill	24*	\$3,111,672	L

Item I.D.	Project	Map Sheet Ref.	Estimated Cost**	Priority
CF0037	Bernie Mullane Recreation Centre - This includes 2 x Indoor court extension and refurbishment of building amenities, including full upgrade to entrance, café, and gym	15	\$7,000,000	H
CF0038	Castle Hill Showground – District multi-purpose community facilities	16	\$7,000,000	M
CF0039	Horseworld – District Facility	5	\$12,000,000	L
Roads and Traffic				
RT0019A	Roundabout Costs Balmoral Road Release Area – Arnold Avenue and Free Settlers Drive	15	\$500,000	M
RT0020A & RT0020B	Bridge Construction Balmoral Road Release Area - Lewis Jones Drive - Hodges Avenue	15 & 16	\$2,500,000 \$2,500,000	L L
RT0022	Traffic Signals – Contribution to RMS construction of Norwest Boulevard / Lexington Drive traffic signals	16	\$5,340,412	H
RT0069	Nelson Street, Kenthurst – kerb and gutter and parking bay construction in Nelson Street and Lukas Avenue adjoining John Benyon Reserve	22	\$160,212	H
RT0028	Upgrade capacity at Green Road and Showground Road intersection – design only	16	\$600,000	H
RT0029	Upgrade capacity at Samantha Riley Drive and Windsor Road intersection and Cycleway Construction	15	\$400,000	H
RT0030	Intersection upgrade including replacing roundabout with traffic signals at Victoria Avenue/Salisbury Road	16	\$2,500,000	M
RT0034 & RT0034L	Withers Road – Roundabout at Mungerie Road and Council Development Area (former Tip Site)	15	\$1,000,000	H
RT0046	Roundabout – Gooden Drive and Langdon Road (CP07RT00060)	17	\$380,000	L
RT0068	Local Area Traffic Management in Jasper Road – Raised Pedestrian Platform at the crossing point in Jasper road	16	\$125,938	H
RT0049 & RL0049A	Traffic signals – Hezlett Road and Withers Road, Kellyville	15	\$750,000	H
RT0050 & RL0050A	Traffic signals – Hezlett Road and Barry Road Proposed Town Centre Bypass Road, Kellyville	15	\$750,000	H
RT0051	Upgrade Existing Traffic Signals - Seven Hills Road/Bingara Crescent	16	\$4,500,000	M
RT0052	Upgrade Existing Traffic Signals - Old Northern Road/Old Castle Hill Road	24	\$3,500,000	M

Item I.D.	Project	Map Sheet Ref.	Estimated Cost**	Priority
RT0053	Roundabout - Hayes Avenue/ President Road	15	\$250,000	M
RT0054	Windsor Road/Cook Street Traffic Signals Upgrade	24	\$5,500,000	M
RT0055	Porters Road and Park Road, Kenthurst - Kerb, Gutter and Drainage	22	\$300,000	H
RT0056	Cattai Creek Cycleway at North Kellyville	14 & 15*	\$4,000,000	M
RT0057	Second Ponds Creek – Cycleway through Rouse Hill STP to Mile End Road	6*	\$3,500,000	M
RT0058	Harrington Avenue community garden and pedestrian link	15	\$200,000	L
RT0059 & RL0059A	Pedestrian link from Windsor Road to Chepstow Drive and corresponding land acquisition	16	\$400,000	M
RT0060	Road width reconstruction – Barry Road adjoining Barry Road Reserve	15	\$220,000	H
RT0061	Road width reconstruction – Barry Road adjoining Stringer Road Sports Complex	15	\$214,700	H
RT0062	Construction of missing road link - Janpieter Road, Maraylya	5	\$620,000	M
RT0063	Cattai Ridge Road, Glenorie – Rural length treatment	13 & 21*	\$2,000,000	M
RT0064	River Road – Rural length treatment	1,2,9 & 8*	\$2,000,000	M
RT0065	Annangrove Road/Blue Gum Road – Roundabout	14	\$1,500,000	M
RT0066	Green Road/Eric Cooper Drive – Traffic signals	15	\$600,000	M
RT0067	Edwards Road/Annangrove Road - Temporary roundabout and rural length treatment	6	\$400,000	H
TOTAL			\$94,462,946	

Notes:

* Exact location of item to be determined

** Estimated costs within the Works Schedule are for indicative purposes only. Identification of an item and associated cost within the Works Schedule does not necessarily mean that the item will be completely funded by Council. Further negotiation may be required between Council and State Government agencies to determine the apportionment of funding responsibilities for individual items.

Priority	Delivery
L - Low	Between 6-15 Years
M - Medium	
H - High	Up to 5 Years

Schedule 4 – Works Program Maps



SHEET 001

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

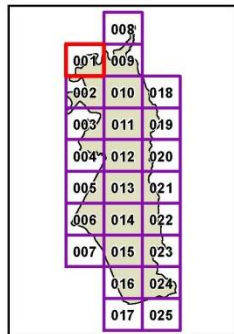
FILE No: FP 134

DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

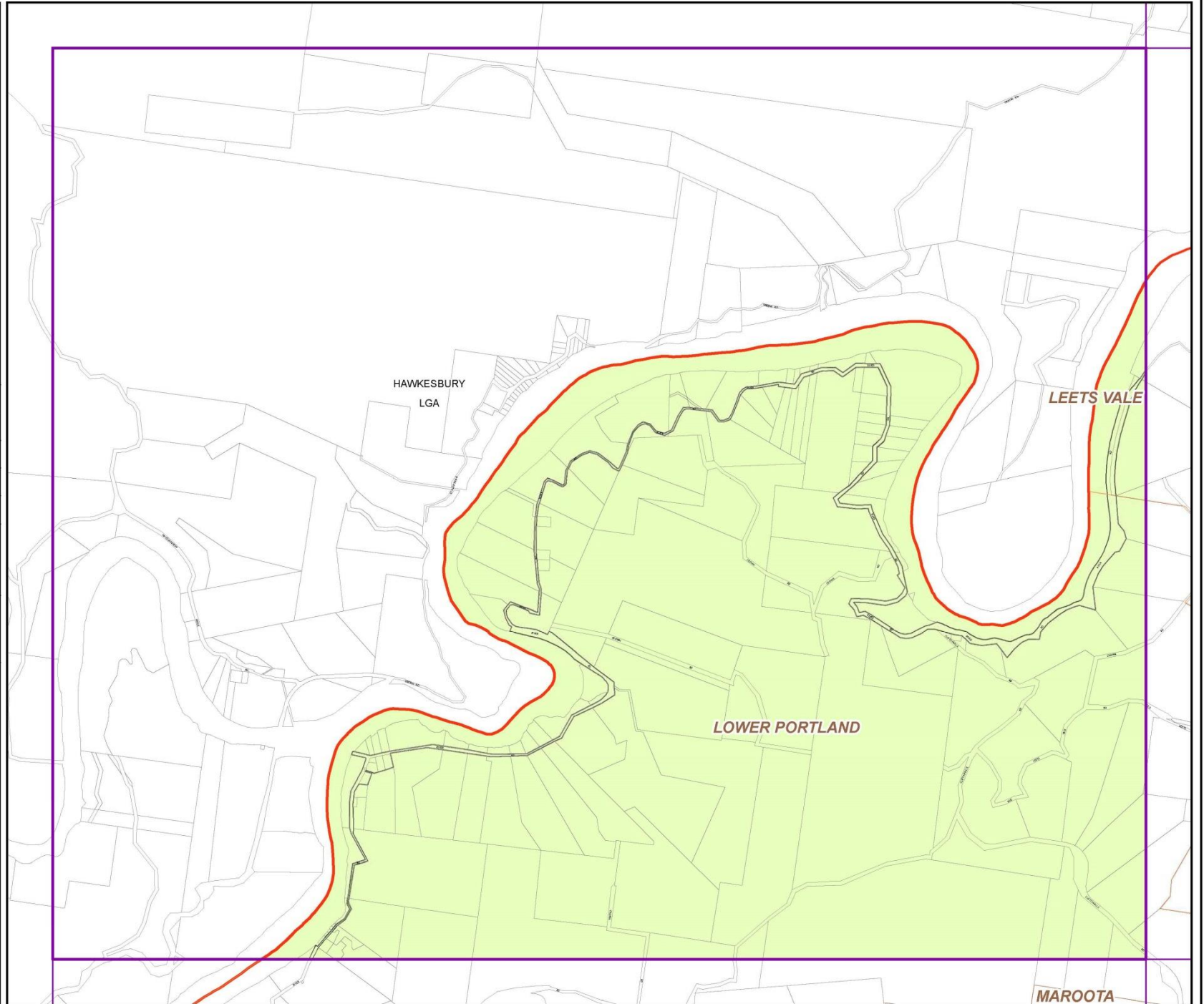
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Projection GDA 94
MGA Zone 56





SHEET 002

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

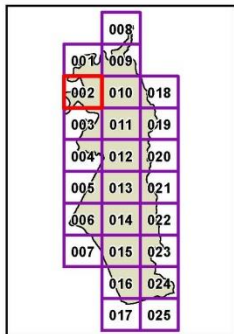
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STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

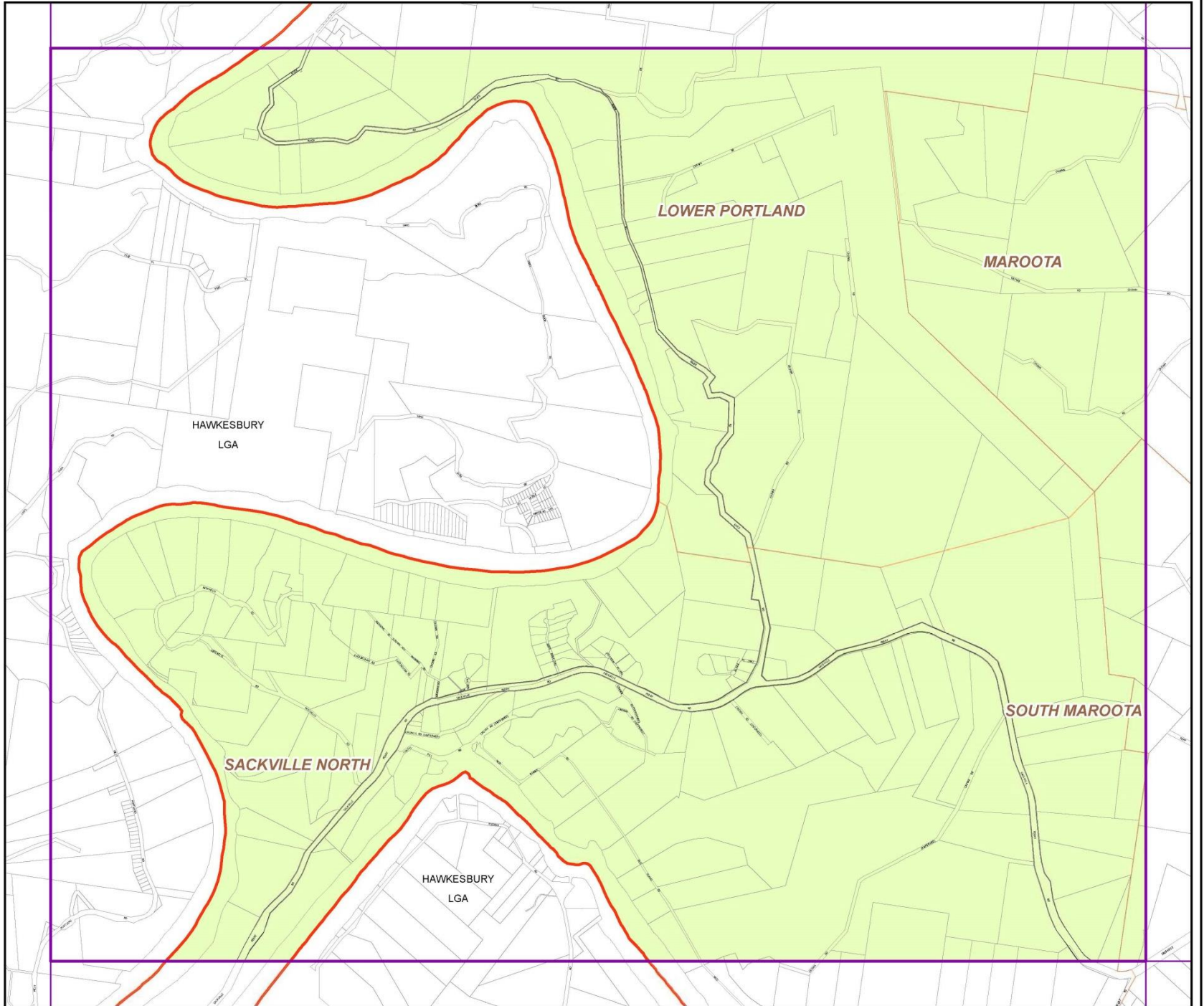
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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 003

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

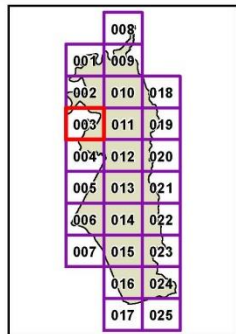
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DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

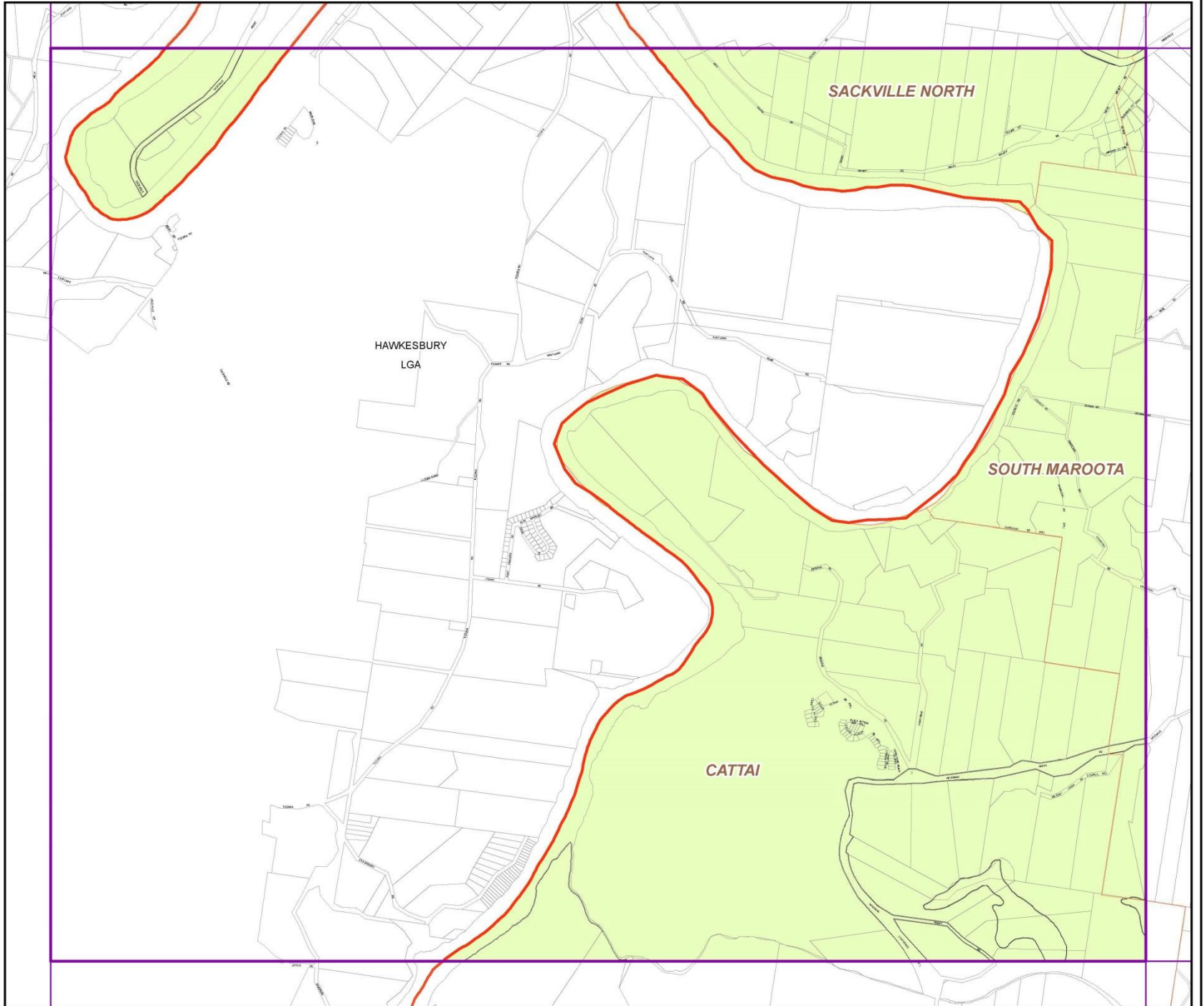
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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 004

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

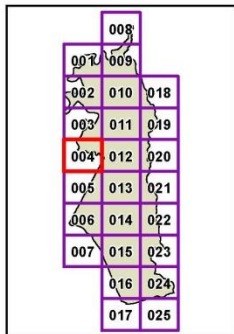
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STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

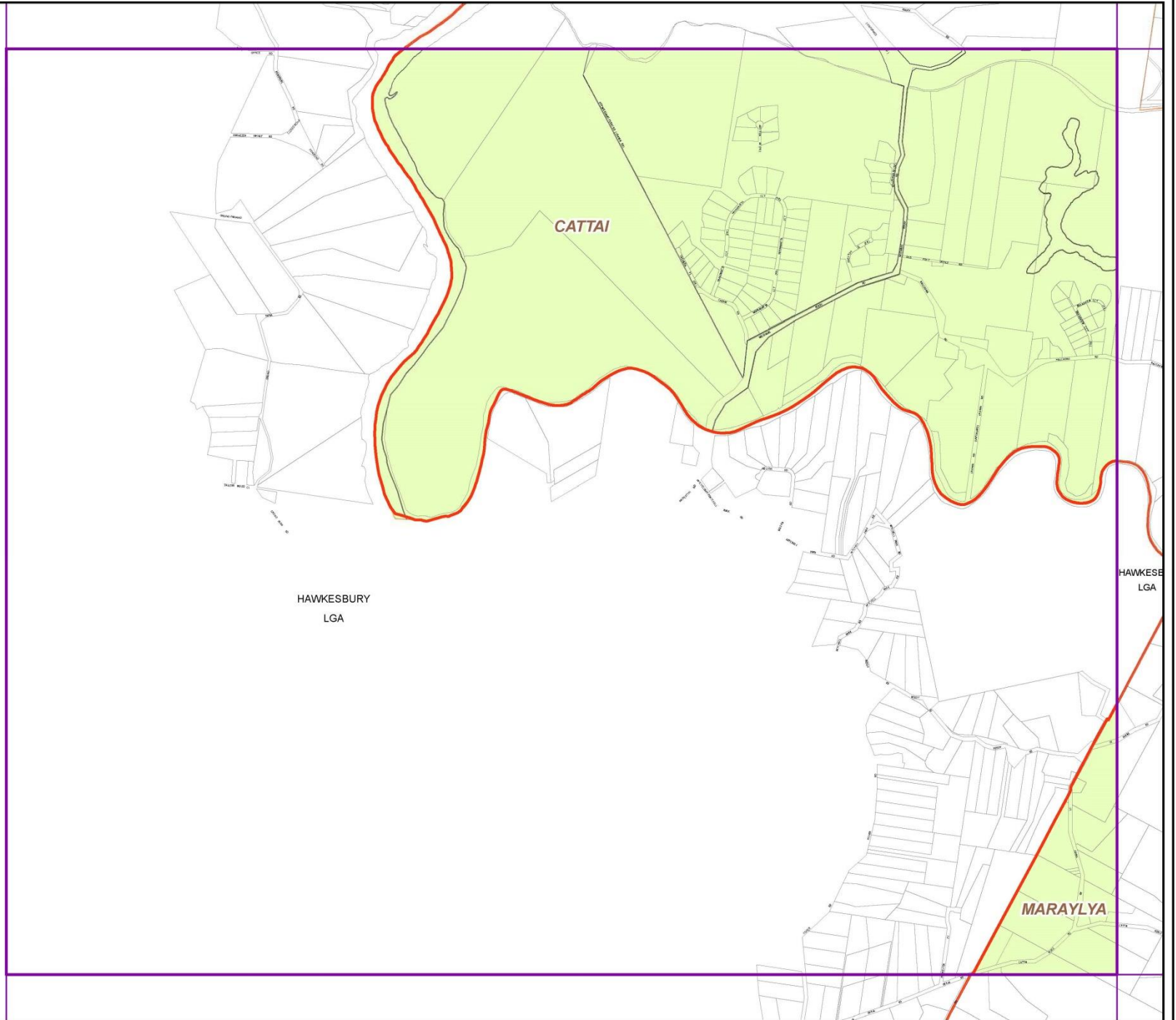
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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 005

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

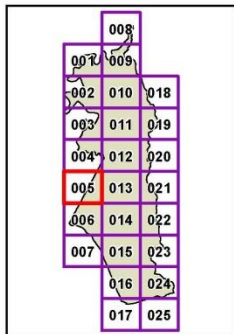
DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:

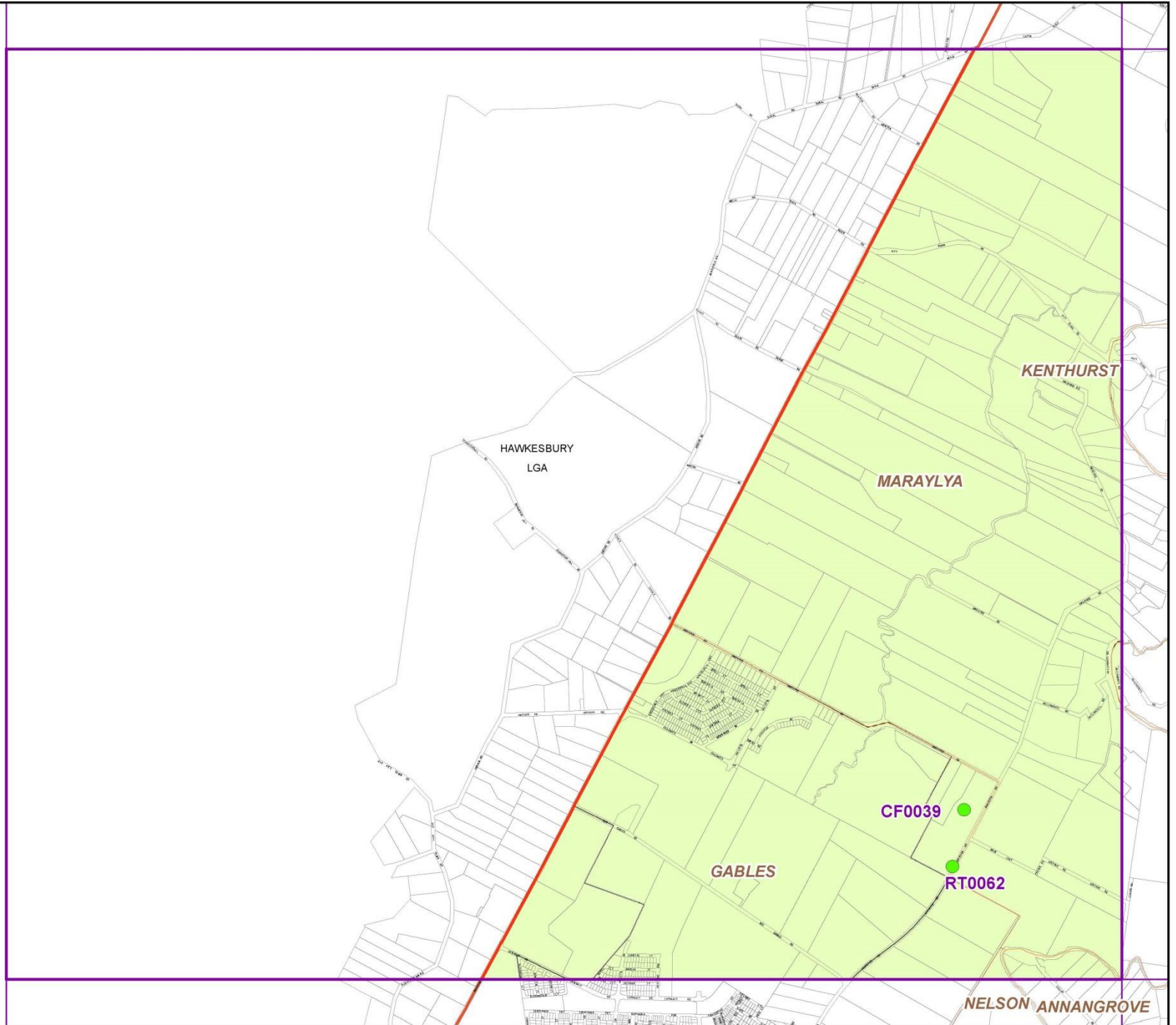
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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 006

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

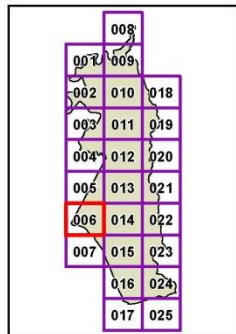
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DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

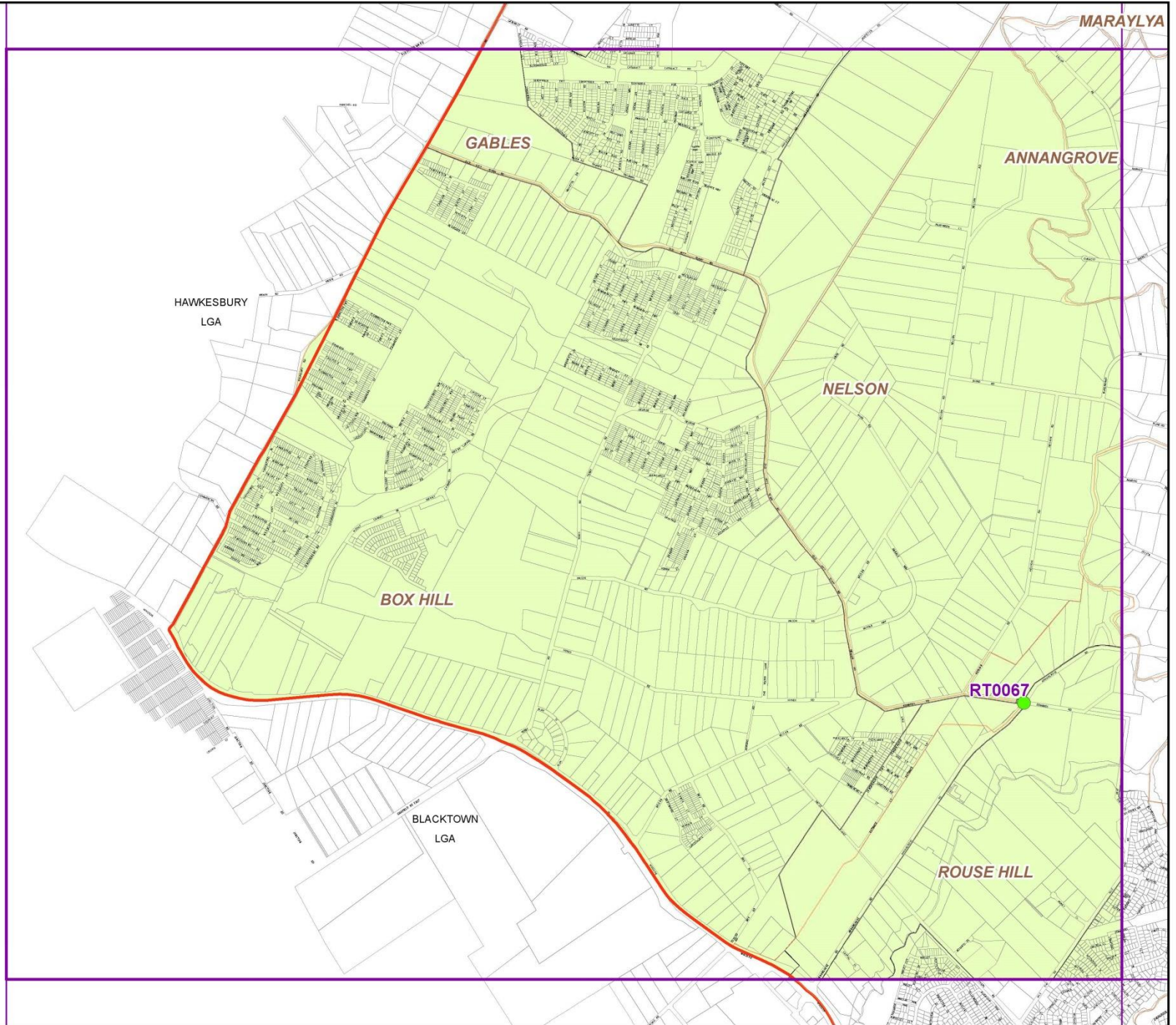
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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 007

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

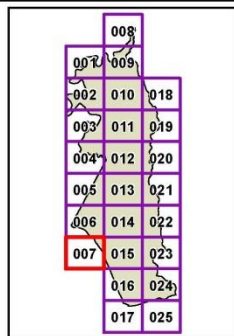
DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:

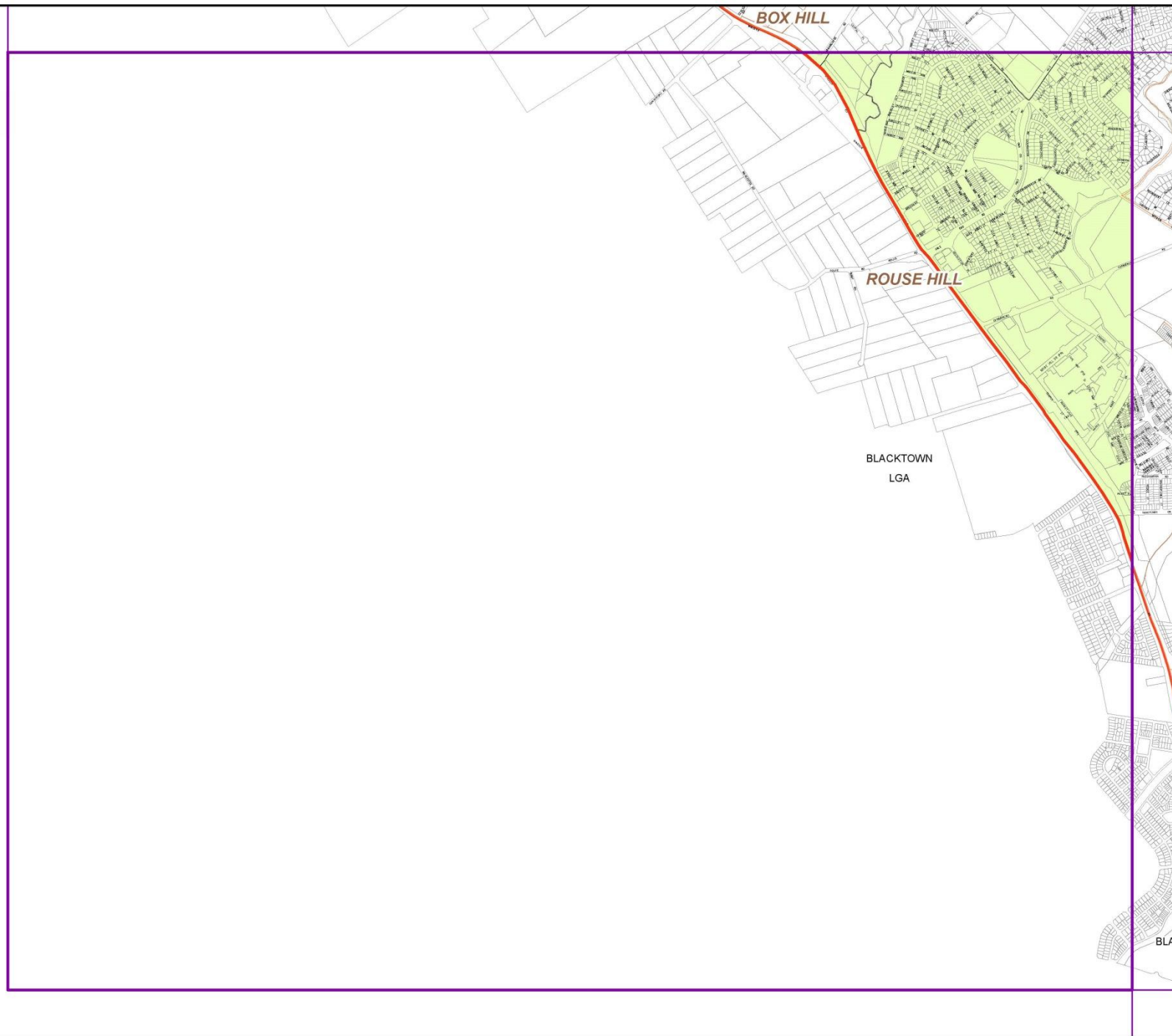
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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 008

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY B. CLISSOLD DATE 14/07/2020

SUPERVISING DRAFTSPERSON B. CLISSOLD DATE 14/07/2020

PLANNING OFFICER L. MORAN DATE 14/07/2020

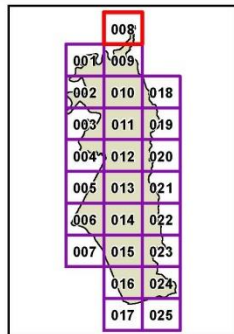
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DATE

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting
Contribution Plan written Instrument

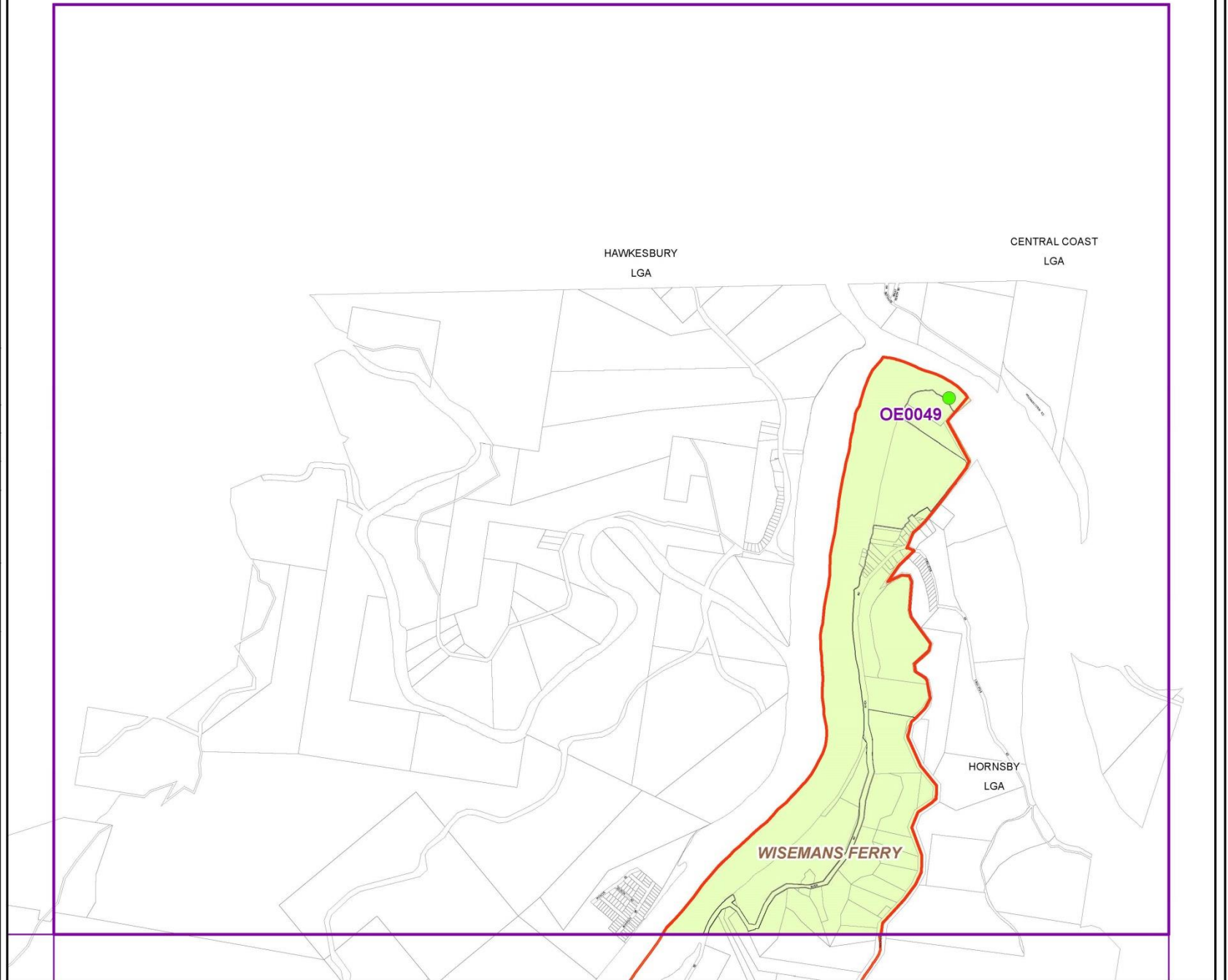
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CAME INTO FORCE:



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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 009

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

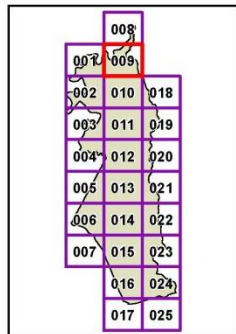
DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:

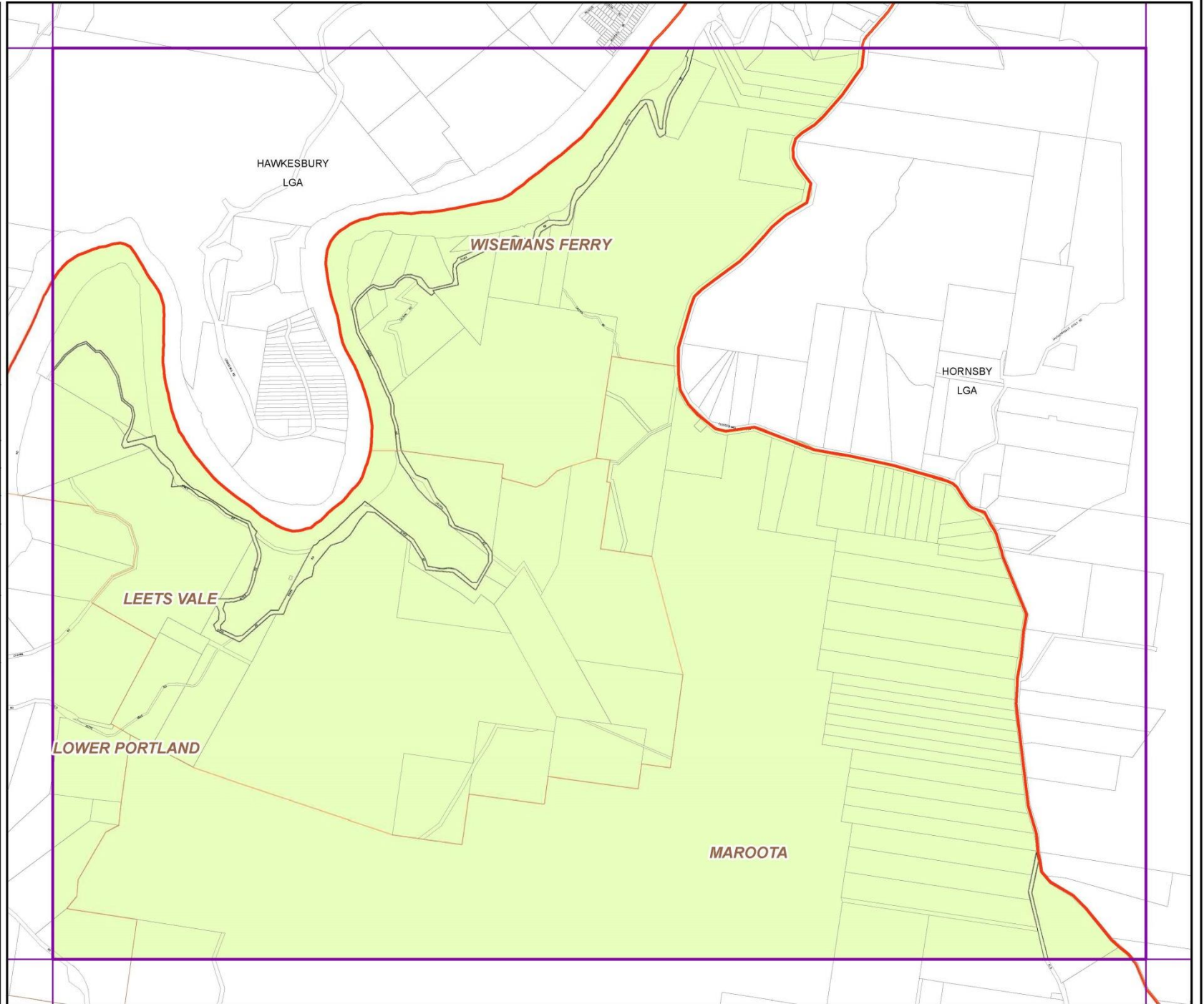
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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56



Environmental Planning & Assessment Act, 1979







THE HILLS SHIRE COUNCIL

Section 7.12
Contribution Plan

SHEET 010

LEGEND

-  Item
-  LGA Boundary
-  Land to which Plan applies
-  Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

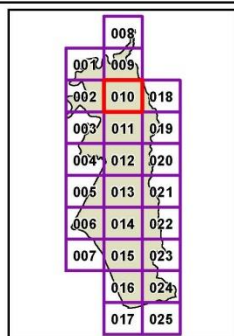
DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting
Contribution Plan written Instrument

DATE OF ADOPTION:

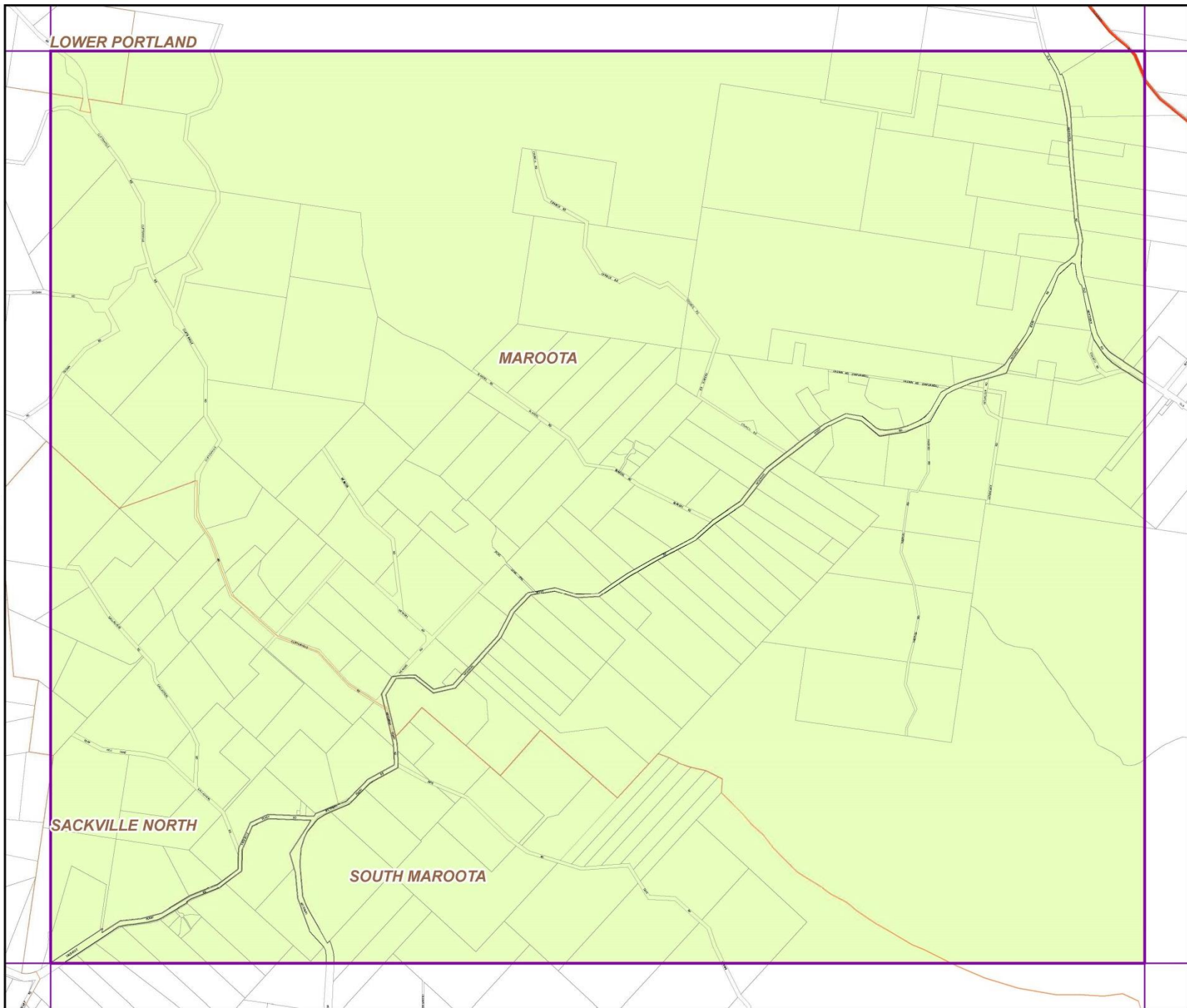
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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 011

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

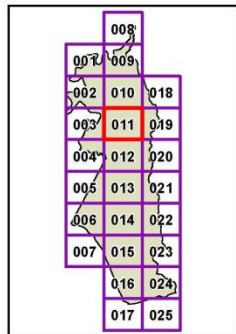
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DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

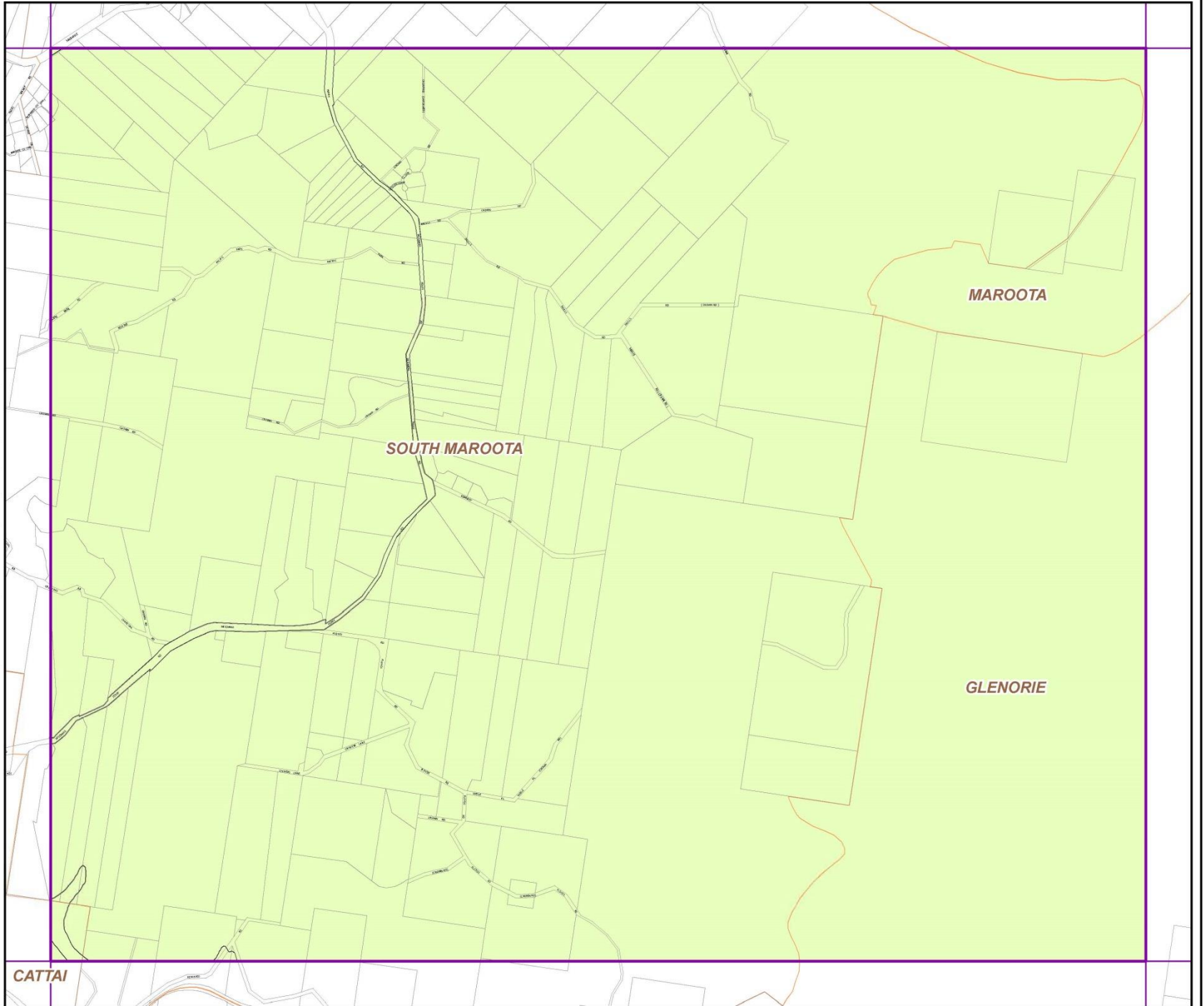
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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 012

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

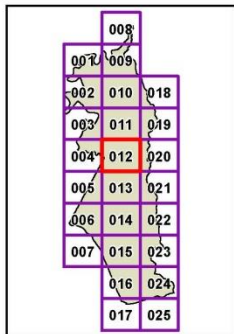
DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:

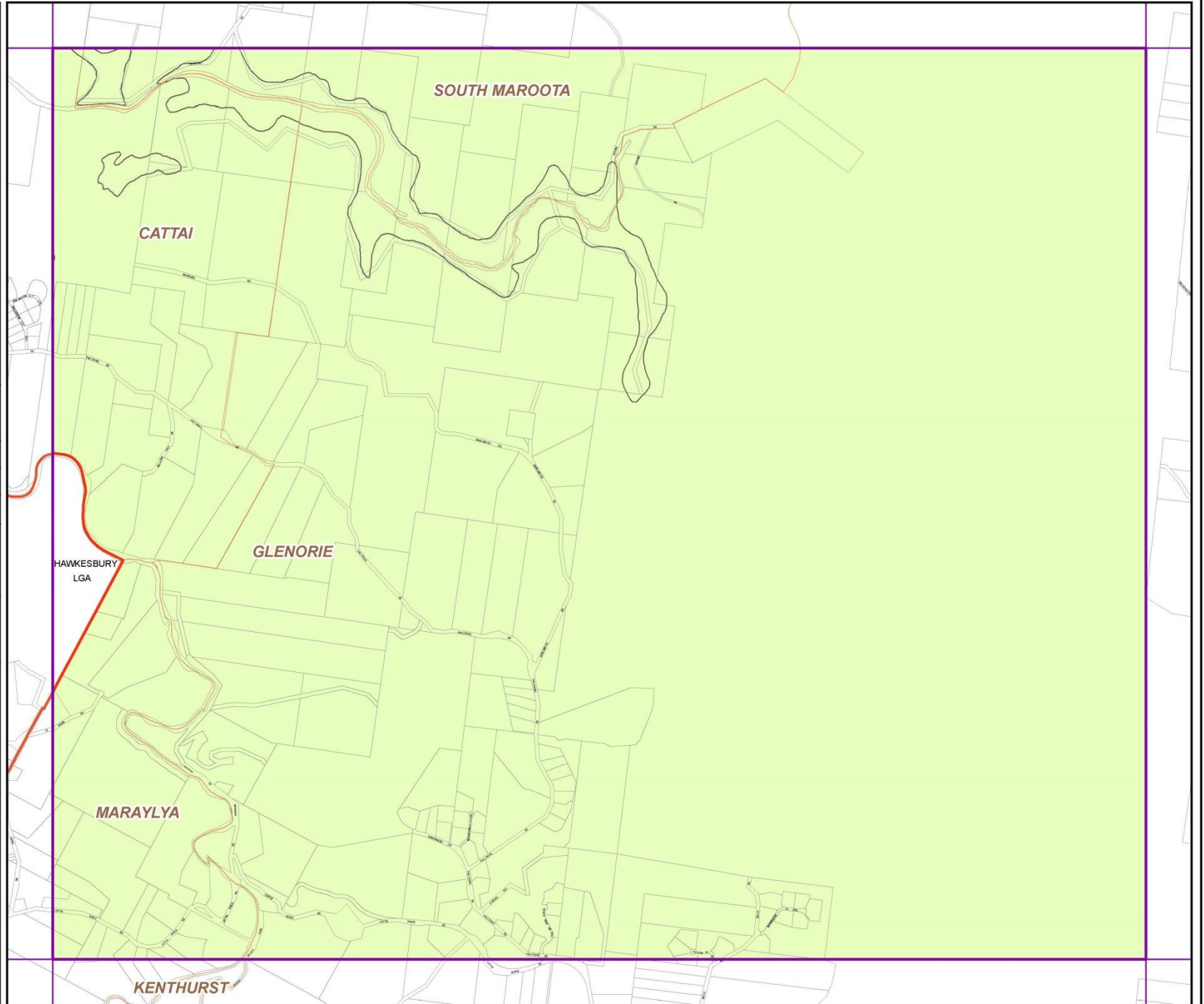
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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 013

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

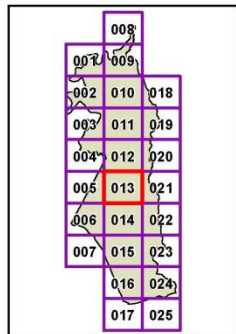
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DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting
Contribution Plan written Instrument

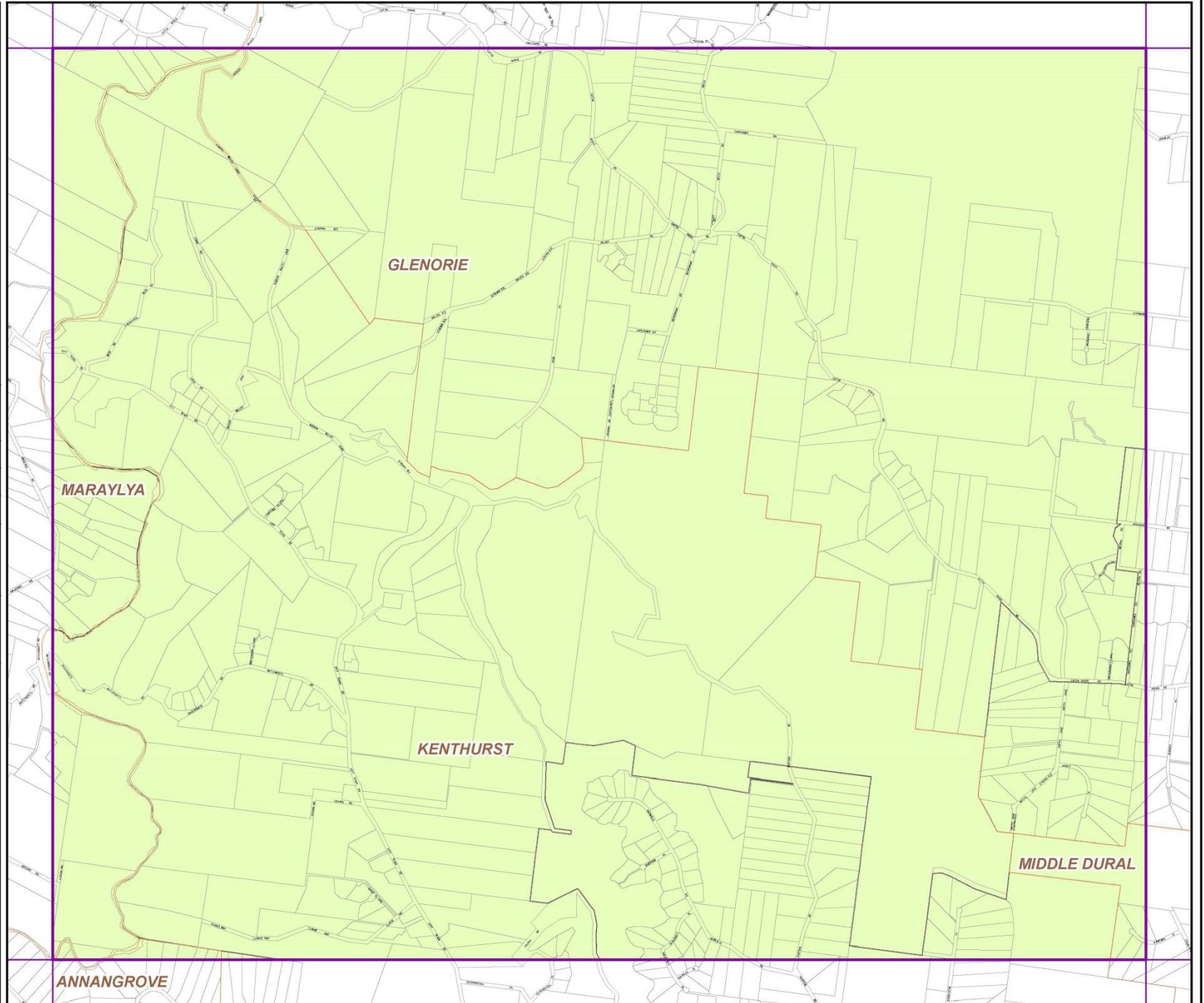
DATE OF ADOPTION:
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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56



Environmental Planning & Assessment Act, 1979



THE HILLS SHIRE COUNCIL

Section 7.12
Contribution Plan

SHEET 014

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

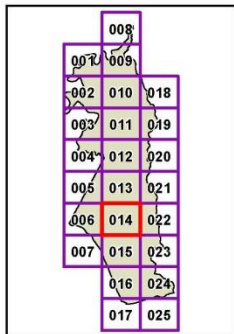
DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting
Contribution Plan written instrument

DATE OF ADOPTION:

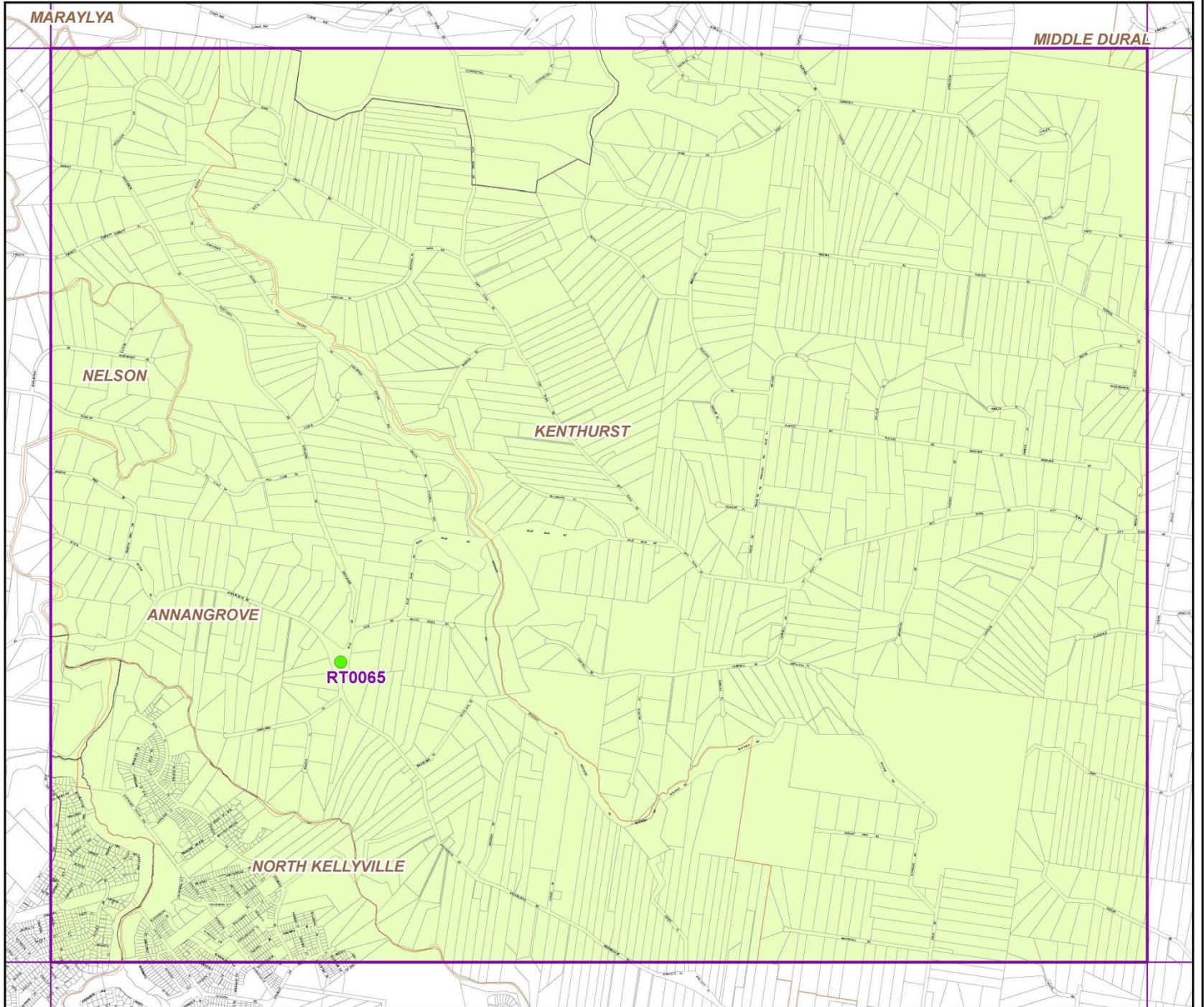
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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 58





SHEET 015

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

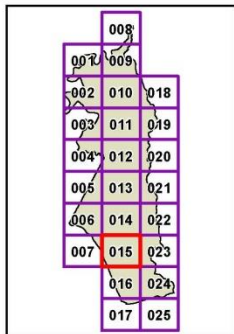
DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written instrument

DATE OF ADOPTION:

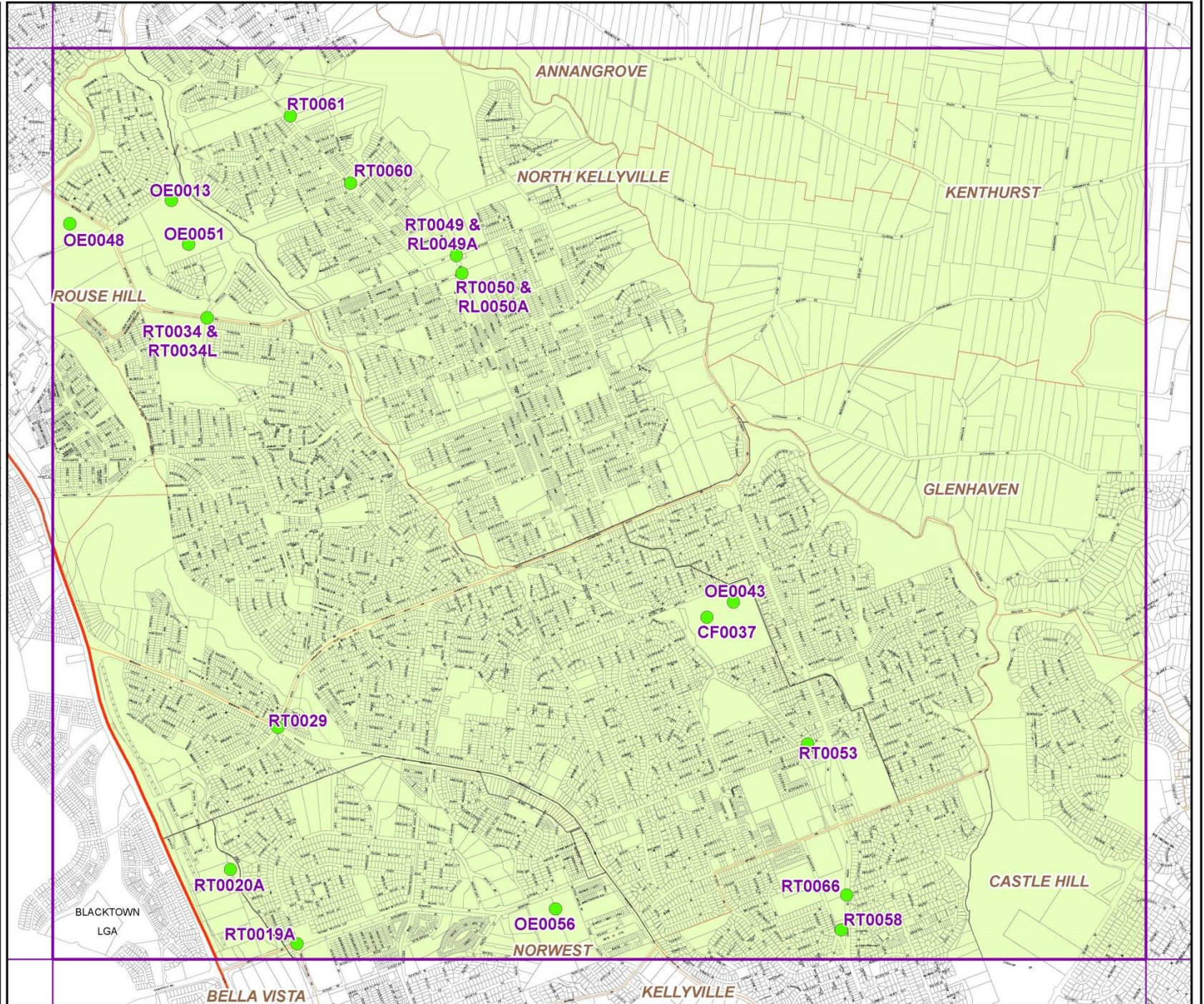
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Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 016

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

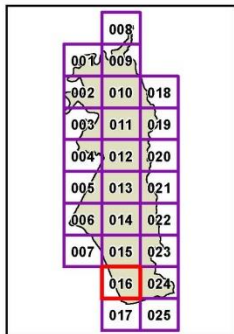
FILE No.: FP 134

DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

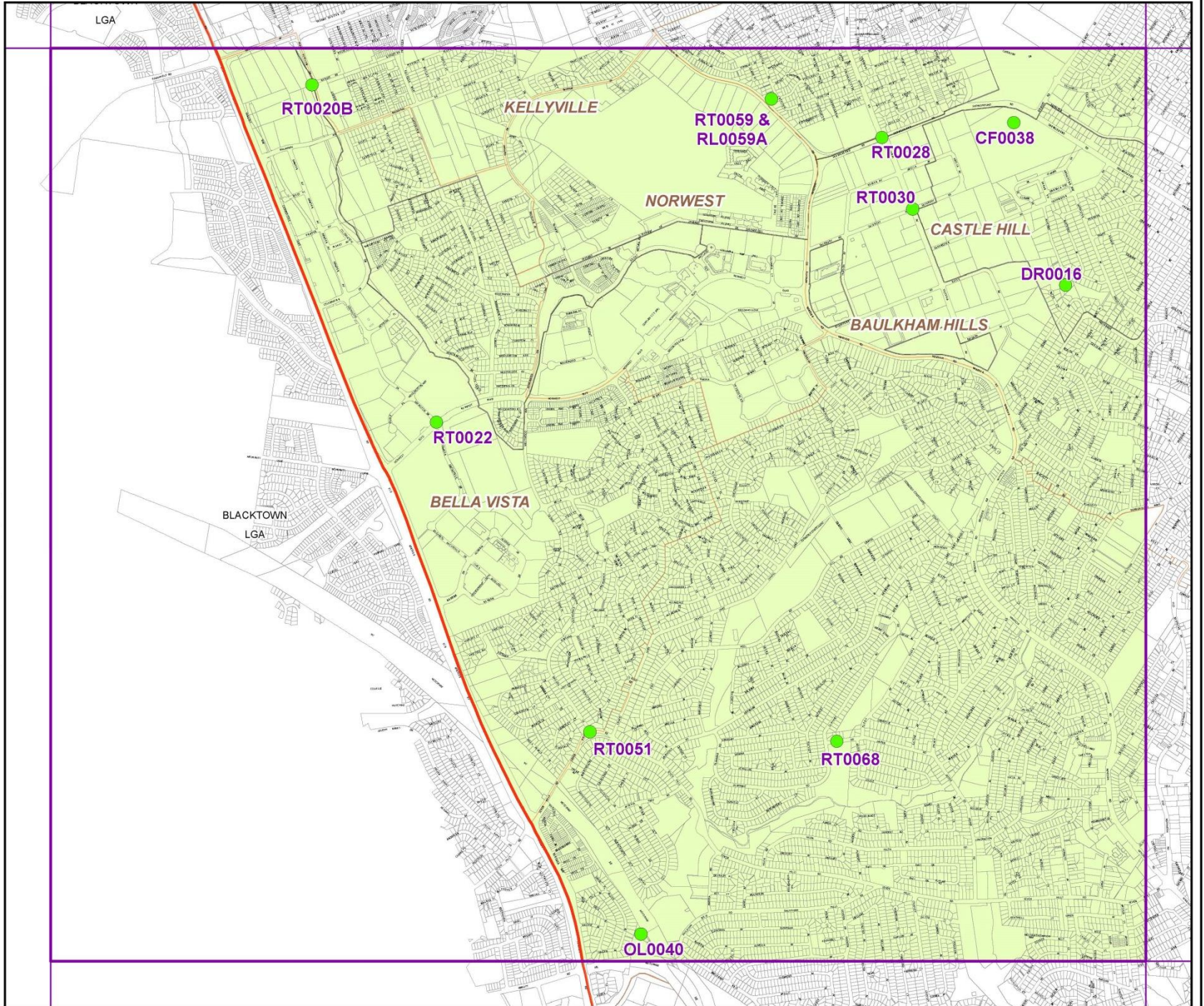
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CAME INTO FORCE:



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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 017

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

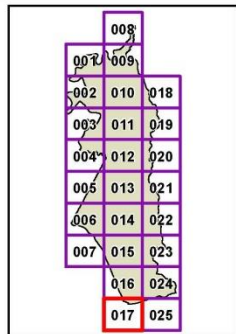
DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:

CAME INTO FORCE:



0 100 200 400 600 800
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

BLACKTOWN
LGA

WINSTON HILLS BAULKHAM HILLS

RT0046

CITY OF PARRAMATTA
LGA

CUMBERLAND
LGA



SHEET 018

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

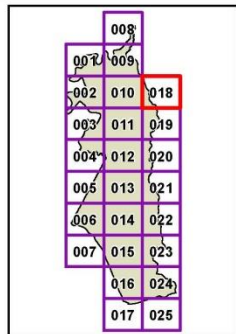
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STATEMENT OF RELATIONSHIP WITH OTHER PLANS

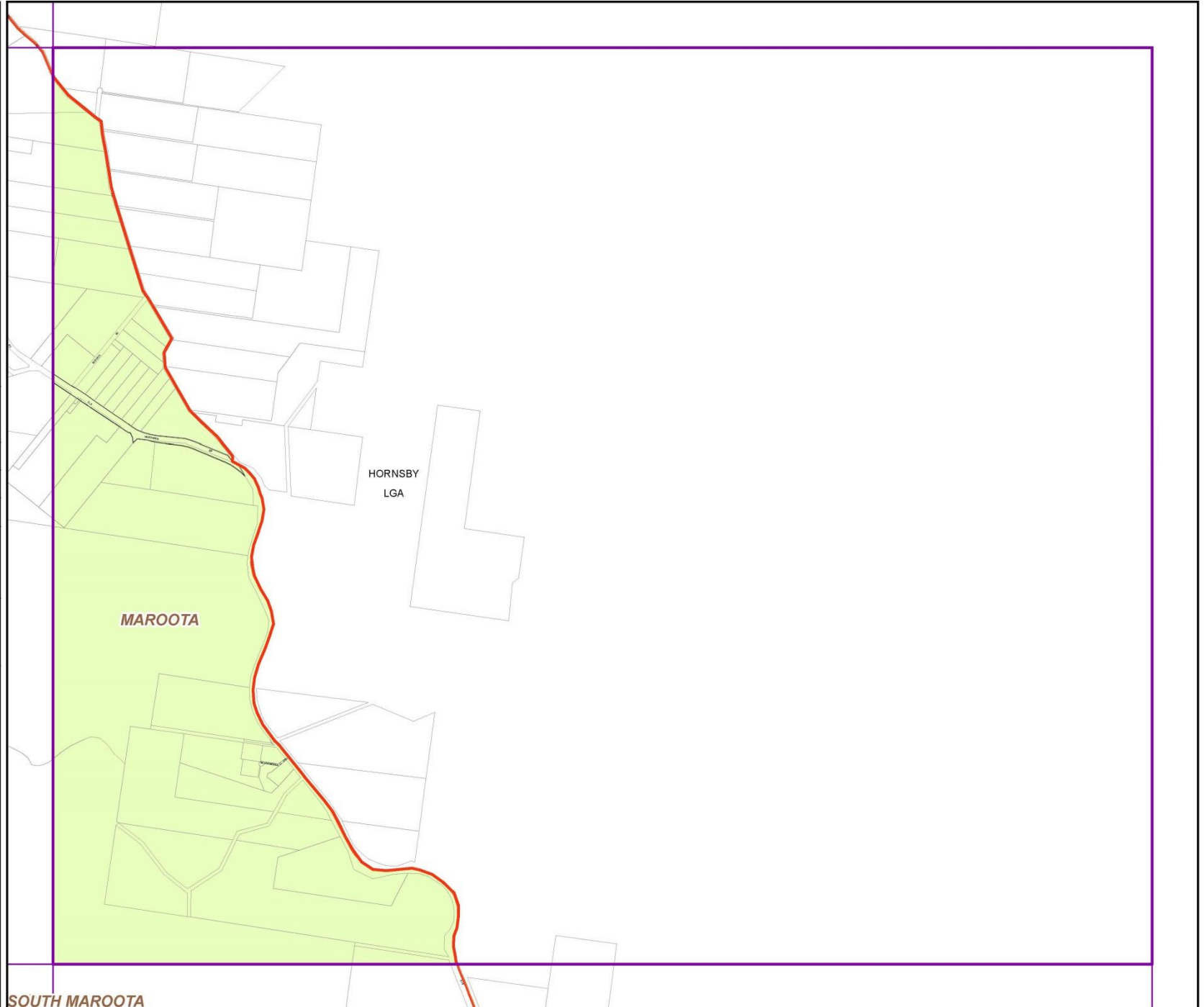
This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:
CAME INTO FORCE:



Projection GDA 94
MGA Zone 56

0 100 200 400 600 800
Metres
Scale: 1:20,000 @ A3





SHEET 019

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

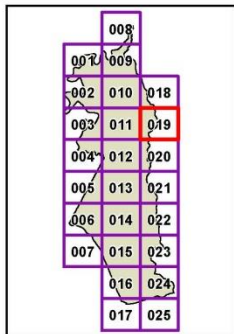
DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:

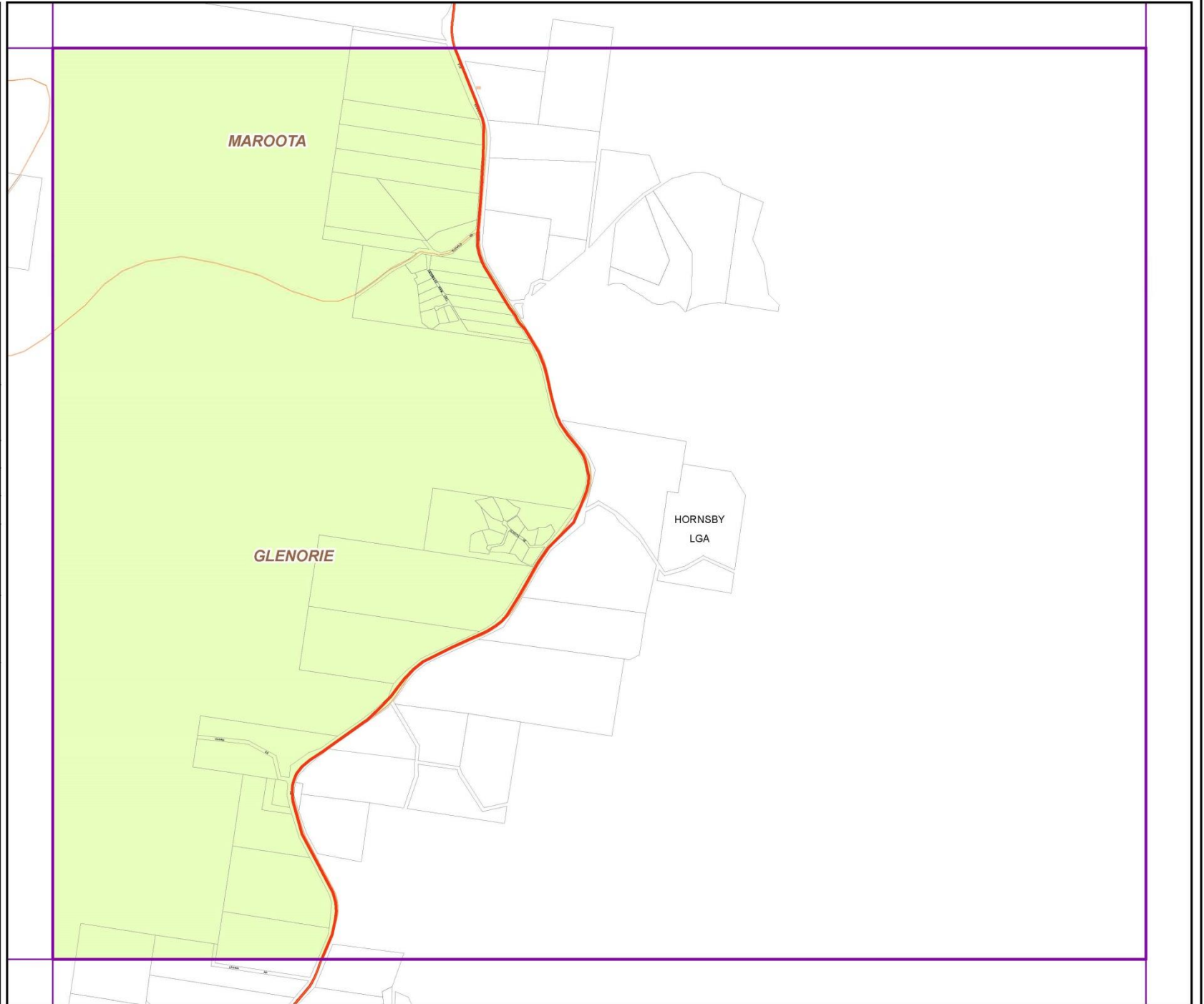
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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 020

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

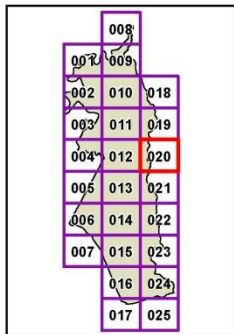
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STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:

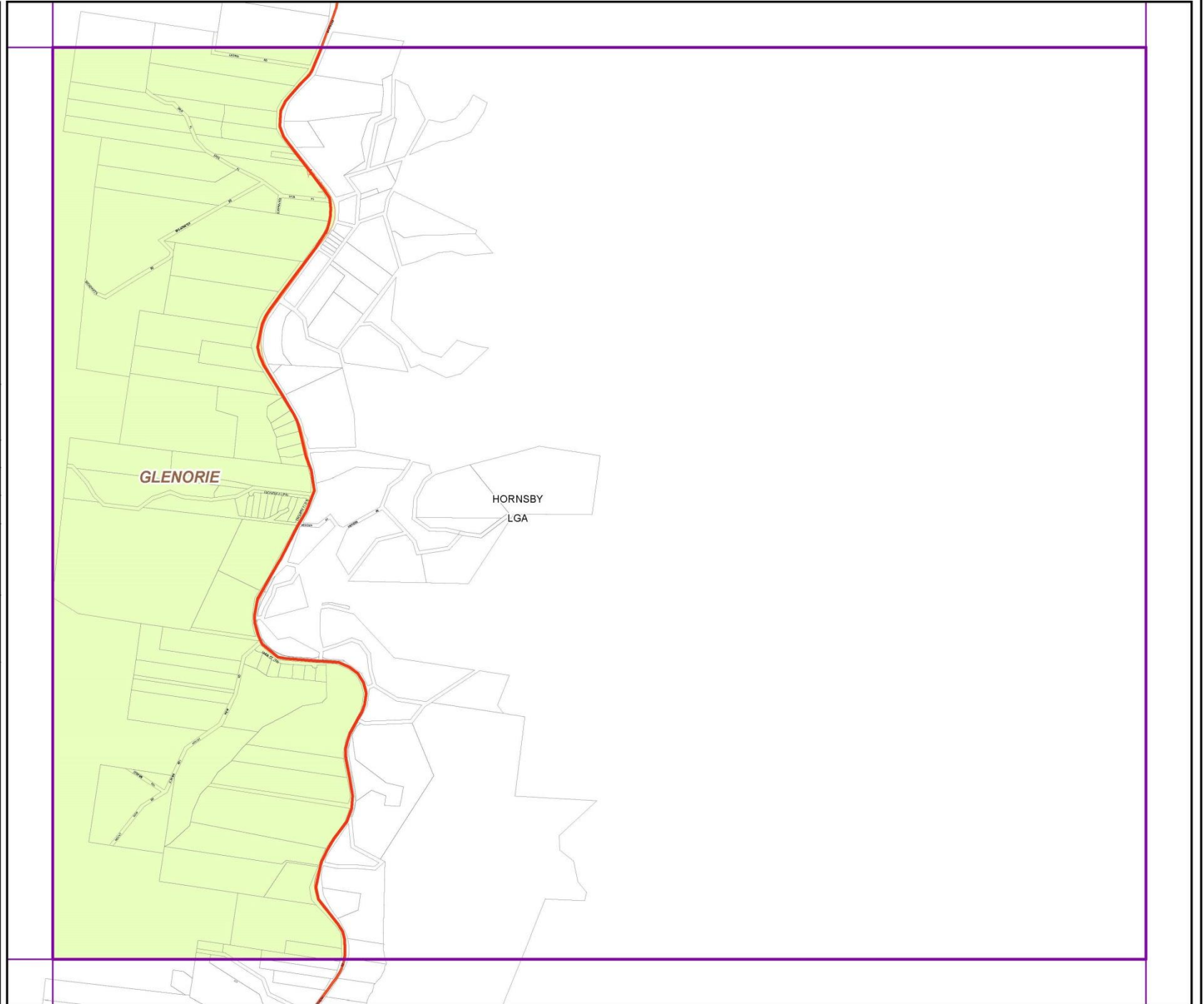
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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 021

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY B. CLISSOLD DATE 14/07/2020

SUPERVISING DRAFTSPERSON B. CLISSOLD DATE 14/07/2020

PLANNING OFFICER L. MORAN DATE 14/07/2020

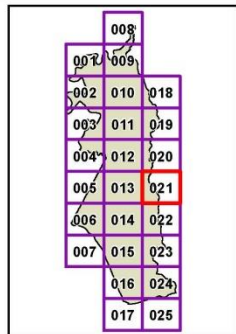
FILE No. FP 134

DATE

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

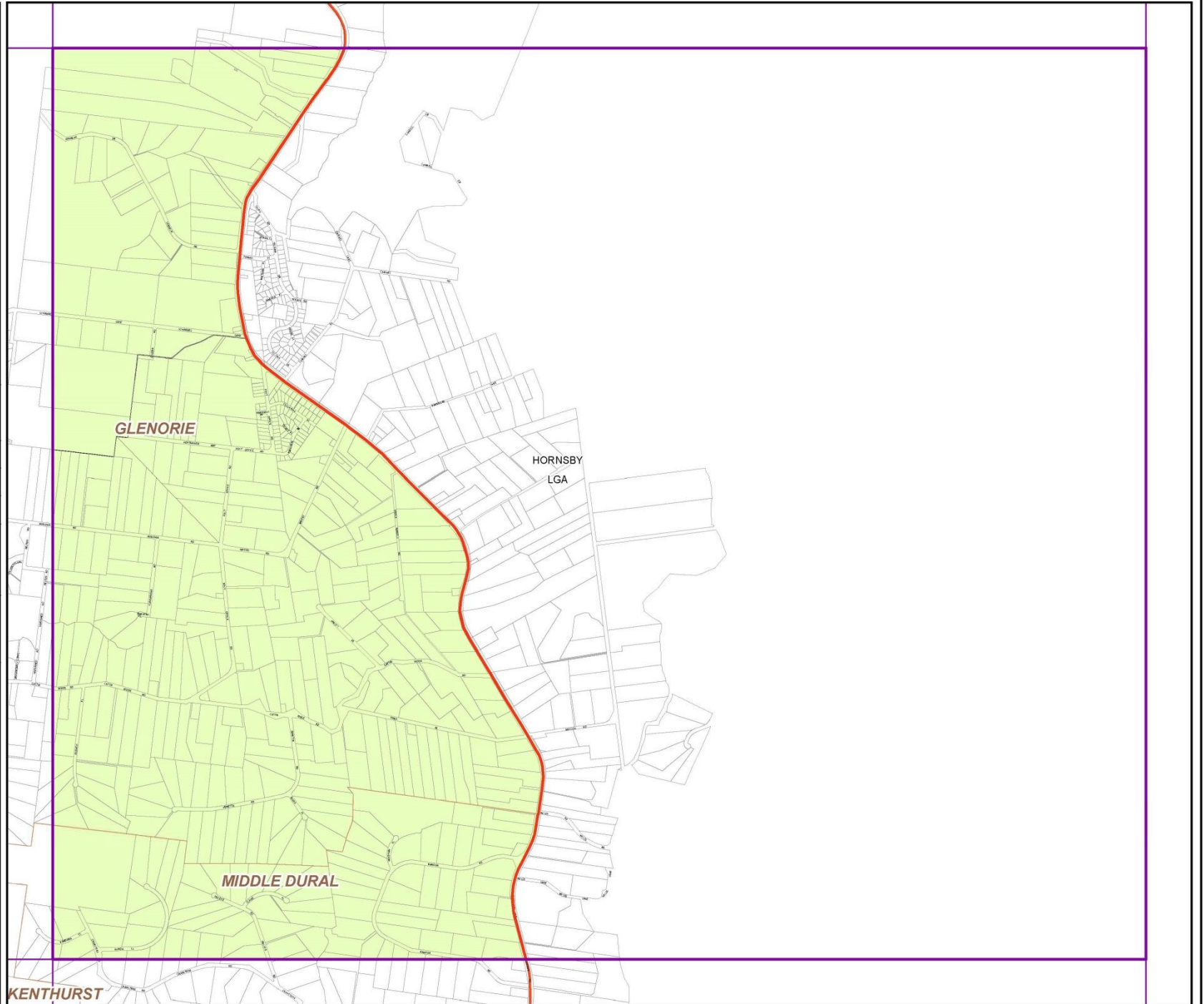
DATE OF ADOPTION:
CAME INTO FORCE:



0 100 200 400 600 800
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 022

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

FILE No.: FP 134

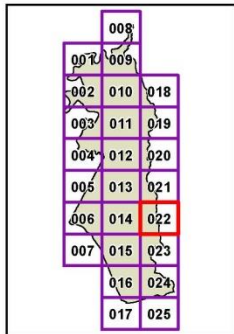
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STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:

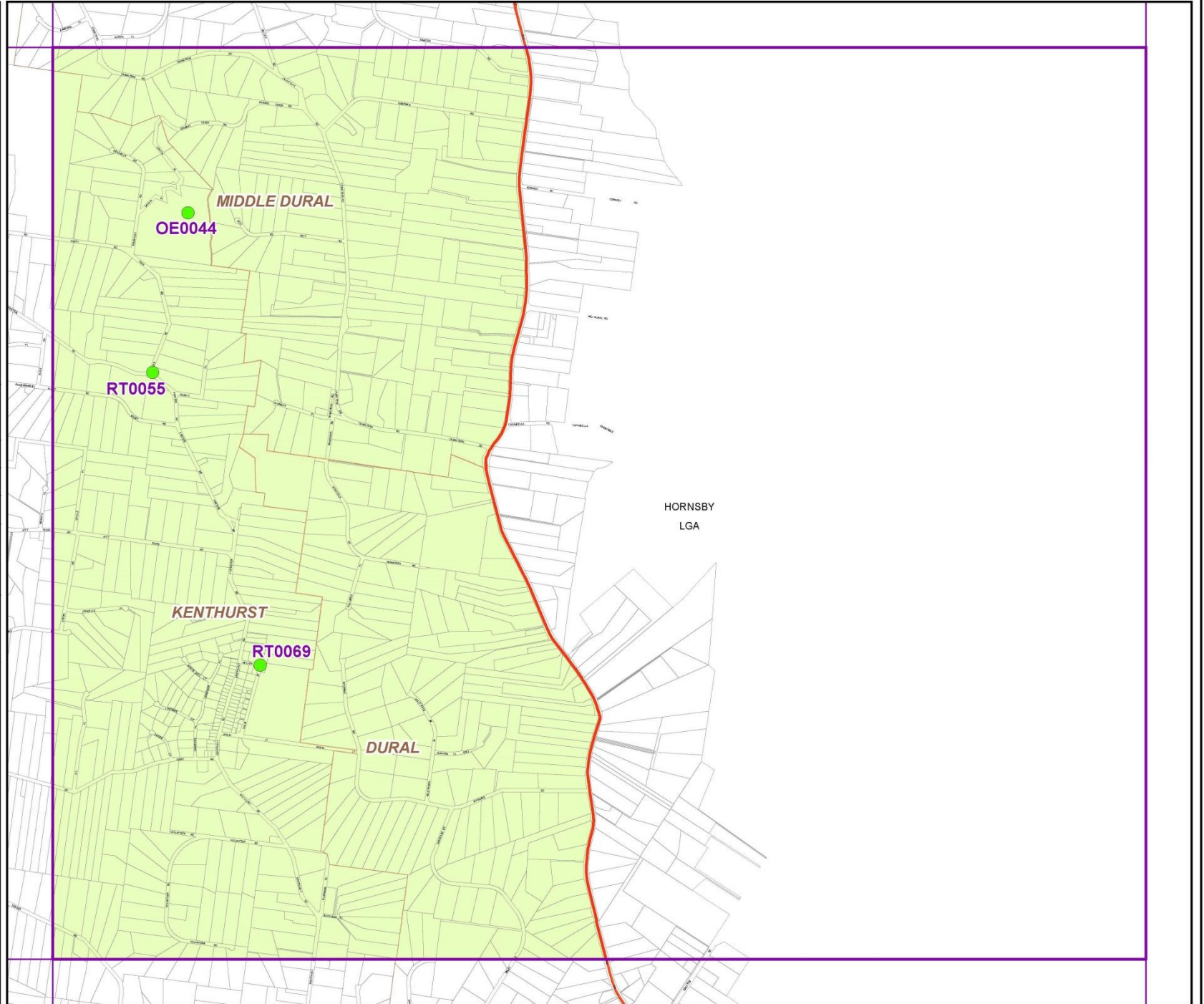
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0 100 200 400 600 800
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 023

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

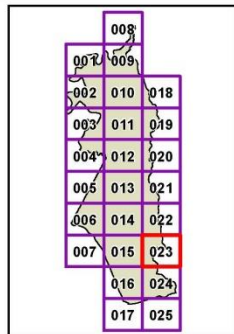
FILE No.: FP 134

DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

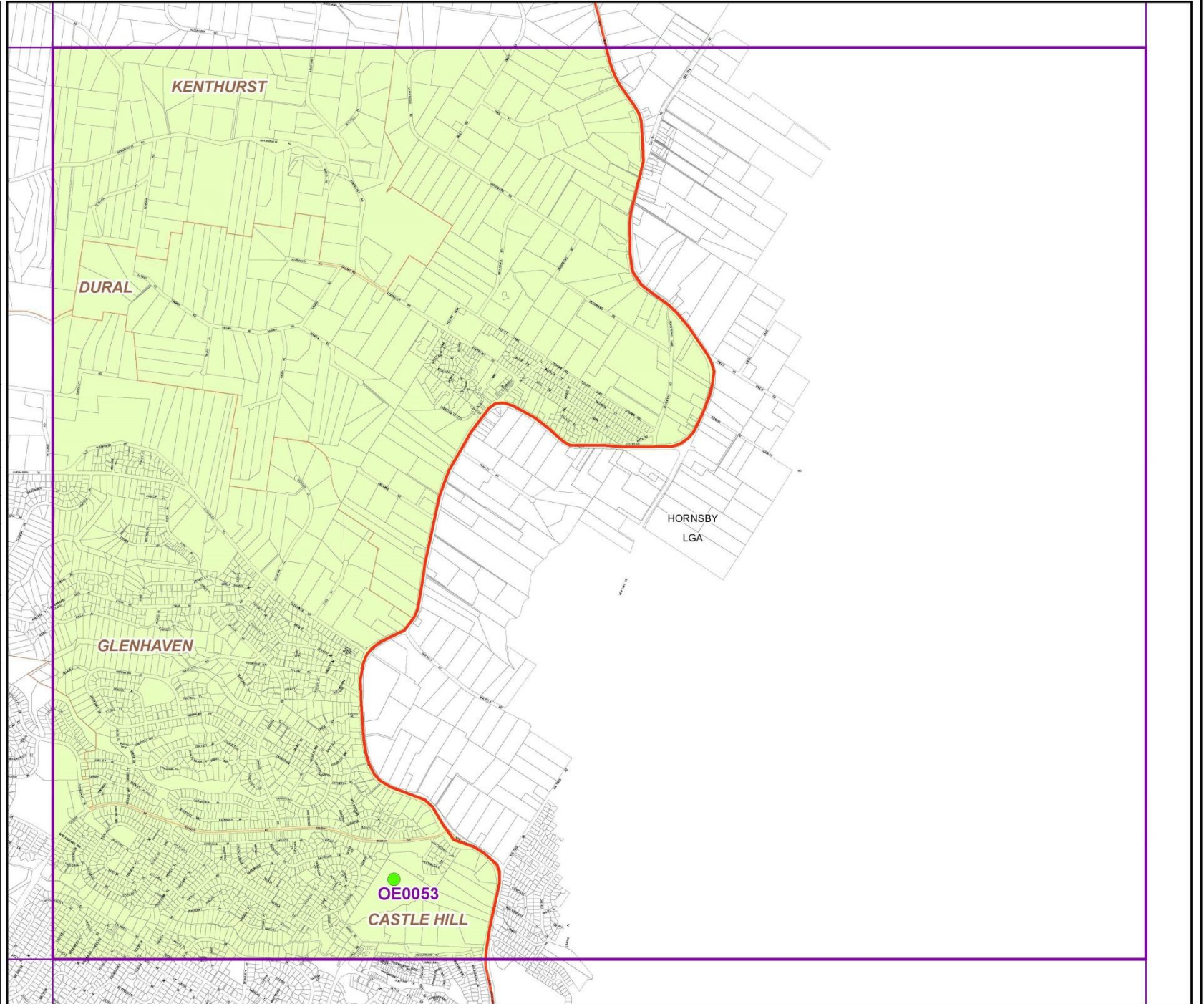
DATE OF ADOPTION:
CAME INTO FORCE:



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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 024

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY: B. CLISSOLD DATE: 14/07/2020

SUPERVISING DRAFTSPERSON: B. CLISSOLD DATE: 14/07/2020

PLANNING OFFICER: L. MORAN DATE: 14/07/2020

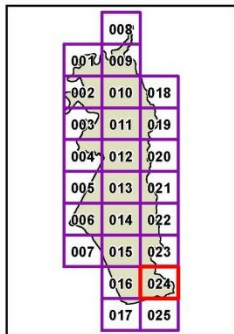
FILE No.: FP 134

DATE:

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

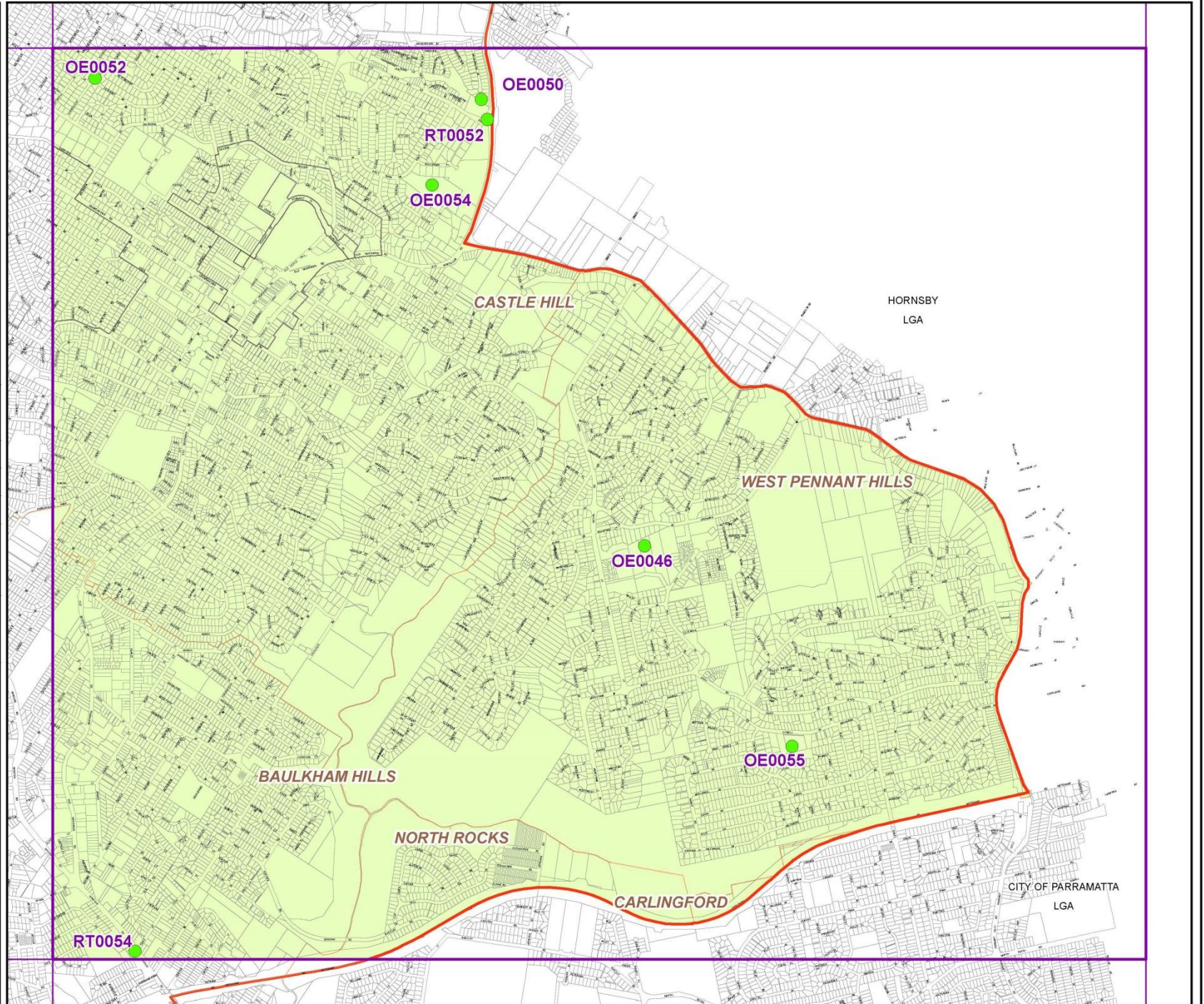
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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56





SHEET 025

LEGEND

- Item
- LGA Boundary
- Land to which Plan applies
- Cadastre 16/03/2020 © THSC

DRAWN BY B. CLISSOLD DATE 14/07/2020

SUPERVISING DRAFTSPERSON B. CLISSOLD DATE 14/07/2020

PLANNING OFFICER L. MORAN DATE 14/07/2020

FILE No. FP 134

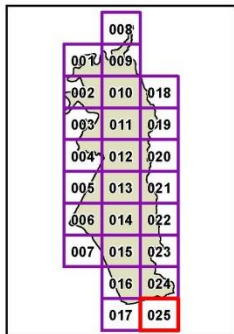
DATE

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

This plan should be read in conjunction with the supporting Contribution Plan written Instrument

DATE OF ADOPTION:

CAME INTO FORCE:



0 100 200 400 600 800
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

