

Contributions Plan No.12

BALMORAL ROAD RELEASE AREA

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THE
HILLS
Sydney's Garden Shire



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MAP NO.4 - LOCATION OF DRAINAGE FACILITIES

1. INTRODUCTION

1.1 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 Baulkham 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 Balmoral Road Release Area will enjoy equal levels of service in terms of the range of public facilities and services being levied for under this plan. In this respect the plan regards the Balmoral Road Release Area (as outlined in a bold black line on Map No.1) as one precinct.

1.2 Name of Plan

This Contributions Plan is called 'Contributions Plan No.12 – Balmoral Road Release Area'. The plan consists of this document and accompanying appendices and maps.

1.3 Land to which Plan Applies

This Contributions Plan applies to land within the local government area of Baulkham Hills as outlined in a bold black line shown on Map No.1, and referred to in this plan as the Balmoral Road Release Area.

1.4 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.

1.5 Exemptions

As stated in Section 1.4 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.

1.6 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 Baulkham Hills Shire Council on 19 September 2006 and came into effect on 26 September 2006.

Refer to Section 13 – 'Document Specification' for amendments since the plan came into effect.

1.7 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:

- LEP 2005 and such Development Control Plans as they relate to the Balmoral Road Release Area.
- Any relevant background studies referred to in the following sections of this plan.

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

To assist the interpretation of the Contributions Plan, definitions relevant to the Contributions Plan have been included in Appendix H.

1.8 Review Process

This Contributions Plan may be reviewed, amended or repealed in accordance with the provisions of the EP&A Regulation.

In order to keep this plan relevant it is envisaged that it will be monitored, reviewed and amended accordingly.

Any changes to the plan apart from minor typographical corrections, will be publicly exhibited in accordance with normal statutory procedure. The review process is discussed in more detail in Section 12.



FILE: LOCALITY PLAN 12-40-000

2. PURPOSE OF THE 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 Balmoral Road Release Area
- c. Outline the anticipated demand for public facilities and services arising from the development of the Balmoral Road Release Area.
- 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.

3. ADMINISTRATION OF THE CONTRIBUTIONS PLAN

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

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

- whether the proposed work in kind will be to a suitable standard for Council to eventually accept
- finalisation of, or consistency with, the detailed design of the facilities;
- the submission of plans and cost estimates to Council of the proposed works to be undertaken by the applicant;
- whether the location, siting and design of the proposed works has regard to the Development Control Plans applying to the Balmoral Road Release Area 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 – Administration.

3.2 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.

3.3 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.

3.4 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 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.

3.5 Construction certificates and the obligation 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.

3.6 Complying development and the obligation of accredited certifiers

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

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

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

3.7 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 will be reimbursed for the cost of the works that:-

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

3.8 Credit for Existing Development

The existing population of the Balmoral Road Release Area on 13 April 2006, being the date upon which LEP 2005 Amendment No. 5 came into effect, was approximately 685 persons. The infrastructure to be levied for under this Contributions Plan is required as a direct consequence of the urbanisation of the Balmoral Road Release Area. The payment of contributions is therefore applicable to any residential development which will increase the population over and above that which existed on 13 April 2006, 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 13 April 2006.

However, any parcel that was vacant on or prior to the 13 April 2006 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.

3.9 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.

3.10 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.

3.11 Calculation of Contributions

3.11.1 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 provides 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.

3.11.2 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 from December 1990 to December 2005.

Capital Expenditure Index

Capital expenditure will be indexed each year using the forecast Tender Price Index (TPI) published by Rider Hunt in their Construction Cost Commentary available on the Rider Hunt website www.riderhunt.com.au/webdocs/index.asp. At the time of Contributions Plan preparation, the forecasts were available for 2007 and 2008. Forecasts required beyond 2008 will adopt the 2008 figures.

Administrative Costs Index

Costs will be indexed using the forecast Consumer Price Index (CPI)) published by Rider Hunt in their Construction Cost Commentary available on the Rider Hunt website www.riderhunt.com.au/webdocs/index.asp. Forecasts are available for one calendar year. Forecasts for later years adopt the latest published forecast.

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 2 Section 4.4) by the contribution rate per person, and will be indexed using the forecast Consumer Price Index (CPI)) published by Rider Hunt.

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 Local Government Borrowing rate as published in the Financial Review 28 June 2006.

Formula

The Contribution rate per person is determined on the basis that the NPV (Net Cash Flow) at the Discount Rate over the total life of the plan is neutral.

Contribution rate per dwelling/lot is determined by the contribution rate per person multiplied by the assumed occupancy rate (see Table 1 Section 4.3).

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.

4. DEVELOPMENT POTENTIAL AND POPULATION

4.1 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 for the Balmoral Road Release Area 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.

4.2 Existing Population (Prior to urban development)

Existing development within the Balmoral Road Release Area at the date of gazettal of Baulkham Hills Local Environmental Plan 2005 ("*LEP 2005*") Amendment No. 5 comprised mainly rural and rural residential land uses. The population of the Balmoral Road Release Area as at 13 April 2006 was approximately 685 people based on 2001 Census occupancy rates and the number of existing dwellings, excluding aged persons development.

The Human Services Study considered the availability of existing services and facilities and their capacity to meet existing and future needs. Generally, that study found that public amenities are operating at or near capacity. Whilst there is limited capacity to meet the needs of new development, there is no clear and present need to upgrade services to meet current demand.

The infrastructure planning undertaken by Council and documented by this Contributions Plan is based upon the demands which would be generated by the additional population expected within the Balmoral Road Release Area over and above the existing population of approximately 685 people.

4.3 Occupancy Rates

Occupancy rate assumptions are a particularly important feature of a Contributions Plan. They are used to forecast the population of the Balmoral Road Release Area and to calculate contributions payable on a per lot or dwelling basis.

Occupancy rates for the Balmoral Road Release Area are based upon analysis of population and dwelling figures from the 2001 Census for the Kellyville/Rouse Hill Release Area (separate houses) and the whole of the Shire (multi unit dwellings).

Table 1 - Occupancy Rate Assumptions

Lot/Dwelling TypeOccupancy Rate

Subdivision, Dwelling houses and Dual Occupancies

3.4 persons

Multi-Unit Dwellings

4 bedroom	2.8 persons
3 bedroom	2.5 persons
2 bedroom	1.8 persons
1 bedroom	1.3 persons

4.4 Development Potential and Future Population

The Balmoral Road Release Area is currently semi-rural in nature and generally consists of single dwellings on allotments ranging in size from 700m² to 4.4 ha. The area has been identified by the State Government for future urban release for a number of years. To rezone the area for urban purposes LEP 2005 Amendment No. 5 was gazetted 13 April 2006, and to facilitate its orderly development, Development Control Plan No. 20 came into effect on the same date.

The following table provides a summary of the estimated dwelling yield and population for the Balmoral Road Release Area.

Assumptions have been made on the likely mix of dwelling types based on approvals for medium density housing and apartments in the established parts of the Council area from 1 July 2002 to 1 November 2005. The estimated dwelling density for medium and high density areas are based on the provisions of Council's Development Control Plans for 'Townhouses', 'Apartment Buildings' and the Balmoral Road Release Area. The population projections for the Balmoral Road Release Area are based upon a 15 year time frame. The number of dwellings projected for the Transit Centre in the table below is consistent with the Department of Planning's Metropolitan Development Program 15 year forecast, undertaken in November 2005.

Table 2 - Expected development and population

LAND USE	TOTAL DWELLING	OCCUPANCY RATE	POPULATION
Residential – 2(b1)	1360	3.4	4624
Medium Density – 2(a2)	2170	2.3 ¹	4991
High Density – 2(a1)	1460	1.7 ²	2482
Transit Centre	1000	1.6 ³	1600
TOTAL	5990		13697
Less existing residents			685
Expected additional population of the Balmoral Road Release Area			13012
Eastern drainage precinct ⁵			9740
Less existing residents			520
Expected additional population of the Eastern drainage precinct			9220

¹ Occupancy rate assumes 30/70 mix of 2 and 3 bedroom dwellings

² Occupancy rate assumes 30/70 mix of 1 and 2 bedroom dwellings

³ Occupancy rate assumes 50/50 mix of 1 and 2 bedroom dwellings

⁴ Refer Section 8 of this Contributions Plan

4.5 Demand for Public Facilities and Services

The expected development and resulting population within the Balmoral Road Release Area 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 (Eastern precinct), and
- Administration Costs.

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

5. OPEN SPACE FACILITIES

5.1 Open Space Demand

A study entitled 'Recreation Needs Analysis and Public Open Space Provision for Balmoral Road Release Area' was prepared by RMP & Associates Pty Ltd in October 2003 (*"the RMP Study"*).

The primary objective of the RMP study was to ascertain the future demand for open space and recreational facilities within the Balmoral Road Release Area. The study identified a need for the following:

- Formal playing fields and facilities to accommodate a range of sporting activities,
- District or neighbourhood parks providing space for less structured recreation,
- Continuation of a major off-road pedestrian pathway through the Balmoral Road Release Area,
- Bushland and semi-natural areas, and
- An indoor recreation centre.

The RMP study is based upon analysis of projected demographic mix and recreation demand and also has regard to the common standard of 2.83 hectares of open space per 1000 population. The analysis identified a need for 44.84 hectares of open space based upon an estimated population of 16,000. This equated to 2.8 hectares of open space per 1000 population.

Council further refined the recommended provision having regard to the estimated population identified in Table 2 paragraph 4.4 of this Contributions Plan, the environmental and topographical constraints of the area, detailed facility planning, and the proposed urban structure for the Balmoral Road Release Area including the location of residential areas, schools, trunk drainage land and road layout.

The total area of public open space to be provided via this plan for the projected Balmoral Road Release Area population of 13012 persons is 35.80 hectares. This equates to 2.75 ha per 1000 population or 27.5m² per person. The RMP study notes that the Balmoral Road Release Area has a substantial amount of land designated as Special Uses – Trunk Drainage, however the primary purpose of these areas is to address drainage needs rather than residential enjoyment of open space.

The various categories of open space to be provided by this plan can be grouped as follows:

- District Open Space;
- Local Open Space; and
- Open Space Links.
- .

The function of these open space categories and a brief description of the facilities is provided below.

5.2 Proposed Open Space and Recreational Facilities

5.2.1 District Open Space

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.

Where possible district open space for the Balmoral Road Release Area has been located near schools, drainage land and grouped to maximise land efficiency and reduce embellishment costs.

A land area of 27.66 ha has been identified to meet the demand for district open space generated by the future residents of the Balmoral Road Release Area and will accommodate the following facilities:

- 2 district parks with 6 playing fields to accommodate sporting activities including football, cricket, hockey and athletics,. It is proposed that the parks will also include amenities buildings, playing courts and embellishments such as playground equipment, carparking, pathways, lighting and planting.
- The extension of Kellyville Park to provide a baseball field and local playground. It is proposed that the park will also include an amenities building and embellishments such as carparking, pathways, lighting and planting.
- A centrally located district park including embellishments such as playground equipment, carparking, pathways and planting.

5.2.2 Local Open Space

The purpose of local open space is primarily to provide informal play space and opportunities for supervised play within convenient walking distance from any given residence. A total of six local parks are to be provided in the Balmoral Road Release Area based on the criteria of local open space within 400 metres radius of each residence– excluding those residences that are within 400 metres of the proposed district parks.

A land area of 4.42 ha has been identified to meet the demand for local open space generated by the future residents of the Balmoral Road Release Area. The local parks will generally include embellishments such as playground equipment, seating, pathways, and tree and shrub plantings.

As far as possible local parks have been located within the Balmoral Road Release Area to ensure most dwellings have reasonable and relatively direct access to a local park. In order to minimise maintenance costs and allow sufficient room for play without disturbing adjoining dwellings, most of the local parks have an area of at least 4,000 square metres and range up to 1.4 hectares in area. The distribution and areas of local open space also take into account:

- 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.

5.2.3 Open Space Links

Pedestrian and cycle links are an integral and important element of the open space network within the Balmoral Road Release Area. The open space links will provide scenic and landscape quality and the opportunity for future residents to move easily to proposed 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.

The major off-road pedestrian link and cycleway to be provided in the Balmoral Road Release Area is known as the Greenway. It will connect into the existing Kellyville/Rouse Hill Release Area to the north and south. In conjunction with the remainder of the pedestrian network, its major function will be to provide direct and convenient access for all Balmoral Road Release Area residents to commercial centres, community facilities, public transport nodes, district and local parks, schools and trunk drainage lands.

A land area of 3.72 ha has been identified to meet the demand for open space links generated by the future residents of the Balmoral Road Release Area. Embellishment works for open space links will typically consist of paths and cycleway construction, tree and shrub plantings, directional signage, lighting, fencing and pedestrian bridges where necessary.

Pedestrian bridges to cross Burns Road and Windsor Road are needed to provide for the safety and security of pedestrians and cyclists. Traffic signals were examined as options for both locations however, as both arterial roads run in an east/west configuration, there are several months each year that sunrise and sunset will affect driver vision. Both of these main roads will be four-lane carriageways with high traffic volumes and at least 80 km/h average vehicle speeds. Underpasses are not possible at either proposed location as the site topography would not allow a facility of sufficient size to address aesthetic and security concerns. The provision of pedestrian bridges will address safety and security concerns.

The provision of cycleways along roads and trunk drainage cycleways is discussed in Section 6 – Transport Facilities.

5.2.4 Other Open Space

The RMP study identified a need for indoor recreation facilities and conservation open space. The provision of indoor recreation facilities is discussed in Section 7 – Community Facilities.

The RMP study estimated an allowance of 12 hectares for conservation open space to address residential buffers adjacent to trunk drainage land and to protect flora and fauna, environmentally sensitive areas and visually significant areas within the Balmoral Road Release Area. Developers will not be levied for conservation open space in

addition to open space described in Sections 5.2.1 to 5.2.3. Alternative measures to address the conservation open space objectives include:

- Incorporation of bushland and semi natural areas within some identified public open space
- Provision of relevant controls within the Local Environmental Plan and Development Control Plan such as tree and bushland protection provisions
- Rehabilitation and landscaping by Sydney Water following the completion of trunk drainage basins

This approach has regard to efficient use of open space land and reduction of open space costs whilst addressing conservation objectives.

5.3 Apportionment

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

5.4 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 Map No.2 entitled 'Location of Facilities - Within Balmoral Road Release Area'.

5.5 Contributions Formula

The formula used to calculate the contribution rate for open space - capital works and open space – land acquisition is set out in Section 3.11.

The contribution rates for open space facilities are set out in Appendix G.

6. TRANSPORT FACILITIES

6.1 Transport Facilities Demand

The pre-urban road network within the Balmoral Road Release Area was largely developed to cater for rural traffic volumes only. The urbanisation of the area will necessitate the establishment of an extensive vehicle and movement network, the majority of which will occur as part of the private development process.

A traffic analysis entitled 'Balmoral Release Area Traffic and Transport Report' was prepared by Council in May 2006 ("*Traffic Report*"). This report establishes the need for major intersection works resulting from the development of the Balmoral Road Release Area and includes discussion and recommendations relating to Section 94 funding and apportionment of costs. The consideration of traffic impacts contained within the Traffic Report is based upon Council's adopted traffic generation rates for residential areas

Works to be provided for under this Contributions Plan include the construction of roundabouts, traffic signals, cycleways, bus shelters, and one bridge crossing. The works are considered necessary to facilitate development, whilst ensuring an acceptable level of access, safety and convenience for all street and road users within the Balmoral Road Release Area.

Burns Road is the main arterial road traversing the Balmoral Road Release Area and 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 roads within the Balmoral Road Release Area which provide access to allotments will be constructed as part of the works associated with the individual development.

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

6.2 Proposed Transport Facilities

6.2.1 Intersections

Increased traffic movements will be a direct consequence of the Balmoral Road Release Area's areas development. Accordingly a number of key intersections will require either signalisation or traffic management devices to ensure the safety and effectiveness of vehicle movements.

It is proposed to construct a total of 15 roundabouts within the Balmoral Road Release Area. The costs of the roundabouts include the central island, additional devices such as splitter islands barrier kerbs and sign posts and does not require additional land take beyond the carriageway widths identified within the Development Control Plan for the Balmoral Road Release Area.

An additional two lane circulating roundabout is proposed to be constructed at the intersection of Solent Circuit and the extension of Fairway Drive given that this route will provide one of the primary exits from the Balmoral Road Release Area to the south. Given that this roundabout will also provide access to the Solent Circuit residential development, it is proposed that costs will be apportioned on the basis of expected traffic

volumes and turning movements from each development area (refer Section 6.3 for further discussion of apportionment of costs).

The Traffic Report demonstrates that provision of traffic signals is considered necessary at the Burns Road-Arnold Avenue, Memorial Avenue-Arnold Avenue, Wrights Road-Windsor Road intersections. The signals at the intersections of Burns Road/Memorial Avenue with Arnold Avenue are required early in the development of the Balmoral Road Release Area to ensure the safety of vehicle movements at these intersections.

Detailed concept plans have been prepared by the RTA for the total upgrade of the main road (Burns/ Memorial) and preliminary estimates for these State roadworks suggest approximately \$50 million will be needed for the ultimate six lane treatment. The approximate cost for each signalised intersection of Arnold Avenue is \$4.5 million. However, the cost estimates included in this plan will provide only a basic signalised intersection at each of the two locations as set out in Appendix B. All future upgrades will be the responsibility of the RTA.

While the volume of turning movements at each intersection, compared to the volume of regional (through) traffic is proportioned at approximately 40% to 60% respectively, it is the turning traffic which generates the demand for the traffic signals. The full cost of the basic signalised intersection is therefore included in the plan.

A similar situation exists at the intersection of Windsor Road and Wrights Road where a new fourth leg of the intersection is to be constructed. The RTA have advised that the existing T-intersection functions adequately however the new fourth leg will introduce six new turning movements, requiring full signalisation of the intersection. The full cost of these signals is therefore to be included in the plan.

Traffic signals are also proposed at the Norwest Boulevard/Solent Circuit (west) intersection. Upgrading of the intersection to a three lane circulating roundabout would be required by 2016 as a result of increasing regional through traffic. However, additional upgrading to signalisation results from traffic associated with the Balmoral Road Release Area. Given the foregoing it is proposed that costs will be apportioned on the basis of comparison of the relative costs of a three lane circulating roundabout and traffic signals. (refer Section 6.3 for further discussion of apportionment costs).

6.2.2 Pedestrian Paths and Cycleways

This section of the Contributions Plan addresses the need for cycleways along roads and trunk drainage land . It is noted that pedestrian and cycle links through the open space network of the Balmoral Road Release Area is addressed in Section 5.2.3 of the plan.

Most of the pedestrian and cyclist routes in the Balmoral Road Release Area are planned to follow desire lines to access a range of facilities and services including public transport, schools, shops, community facilities, open space, and trunk drainage lands.

The majority of the pedestrian pathway network within the Balmoral Road Release Area will be provided by developers through a requirement to construct a 1.5 metre wide path along the public street frontage for most developments.

The cycle network will generally follow roads, parks and trunk drainage lands. Where these 2.5 metre paths coincide with footpaths, an allowance will be made in this plan for the costs of the additional 1 metre width for developer reimbursement.

6.2.3 Bus Shelters

An important objective in the development of the Balmoral Road Release Area is to reduce car dependency through the provision of an efficient public transport system and pedestrian movement network.

A system of bus routes will operate on the enhanced collector road network. To support this network a total of 33 bus stops are proposed as identified on Map 2 'Location of Facilities – Within Balmoral Road Release Area'. These bus stops have been located within reasonable walking distance of activity nodes and in locations convenient to residences. The bus stops will consist of a simple shelter and concrete pad.

6.2.4 Bridge Crossings

As set out in Section 6.1 the majority of roads within the Balmoral Road Release Area will be constructed as part of the works associated with the individual development. However, a vehicular bridge crossing is required where the proposed enhanced collector road between Arnold Avenue and Windsor Road crosses the Strangers Creek trunk drainage corridor. The purpose of the crossing is to provide an alternative point of access from Arnold Avenue to Windsor Road ensuring convenient and direct access for Balmoral Road Release Area residents to the surrounding arterial road network.

6.3 Apportionment

The need to provide the following transport facilities is generated by the residential development of the Balmoral Road Release Area:

- roundabouts within the Balmoral Road Release Area,
- traffic signals at Burns Road-Arnold Avenue intersection
- traffic signals at Memorial Avenue-Arnold Avenue intersection
- traffic signals at Wrights Road-Windsor Road intersection
- pedestrian paths and cycleways
- bus shelters
- Trunk drainage bridge crossing

It is therefore appropriate that residential development within the Balmoral Road Release Area be subject to the full costs of providing these transport facilities.

The need to provide a roundabout at the intersection of Solent Circuit and the extension of Fairway Drive is a result of residential development both within the Balmoral Road Release Area and the Solent Circuit residential development. Based on analysis of expected traffic flows, 75% of the cost of the roundabout will be levied on residential development within the Balmoral Road Release Area. The complete traffic analysis can be viewed in the Traffic Report.

The provision of traffic signals at the Norwest Boulevard-Solent Circuit (west) intersection also requires consideration of apportionment of costs. A detailed analysis of

this intersection shows that there are some short term delay issues already affecting the intersection. The analysis indicates that by 2016 the growth in through traffic movement along Norwest Boulevard at this intersection would necessitate the provision of an additional through lane in each direction. However, when turning traffic generated by the Balmoral Road Release Area is added to the analysis, the intersection completely fails. Based on a cost comparison between the provision of the additional through lanes in Norwest Boulevard and the provision of traffic signals, 75% of the full cost of the upgrade will be levied on residential development within the Balmoral Road Release Area. The complete traffic analysis can be viewed in the Traffic Report.

6.4 Schedule of Works and Cost Estimates

A schedule of transport facilities to be levied for under this plan is included in Appendix B. Each facility to be provided can be located by reference to the Map No.2 'Location of Facilities – Within Balmoral Road Release Area' and Map No. 3 'Location of Facilities – Outside Balmoral Road Release Area'.

6.5 Contributions Formula

The formula used to calculate the contribution rate for transport facilities - capital works is set out in Section 3.11.

The contribution rates for transport facilities are set out in Appendix G.

7. COMMUNITY FACILITIES

7.1 Community Facilities Demand

A number of studies have been undertaken which relate to community facility needs of the Balmoral Road Release Area. These include:

- Human Services Study
- RMP Study
- Library Report

Consideration was given to the findings of these studies, existing facilities, and the provision of private child care facilities. Based on this analysis the following community facilities are proposed to be provided via Section 94 contributions:

- A multi-purpose community centre of 750m² without the provision of child care
- An indoor recreation court at Bernie Mullane Sports Complex consisting of a 600m² extension plus external facilities such as parking.
- An additional 820m² of indoor recreation floor space to be added to the existing community centre at Kellyville Park.
- Part costs of the acquisition and fit out of an additional 600m² library space at Rouse Hill Regional Centre.

Whilst the Human Services study recommended the provision of child care facilities, this was not considered necessary as the private sector now plays a significant role in the delivery of these services.

The Library Report indicated that there may be a need for future expansion of the Rouse Hill Community Centre in the order of 400m² to address longer term population projections. In this regard the longer term population was based upon the development of the Balmoral Road and North Kellyville areas. The cost of additional floor space at this location has not been included in the Contributions Plan as provision would depend on longer term assessment of the availability and use of other community/function space.

Each of the community facilities to be provided for under this plan is discussed briefly below.

7.2 Proposed Community Facilities

7.2.1 Community Centre

The Human Services Study indicates that at least one multi purpose community centre is needed to accommodate the varying needs of different groups within the future community of the Balmoral Road Release Area.

The community centre is necessary to accommodate the community, development, health, welfare, cultural and information needs of the future Balmoral Road Release Area population. The facility will be constructed at Kellyville Park and will typically include the following activities:

- Personal development classes,

- Children's Groups,
- Recreation activities,
- Seniors activities,
- Dance groups,
- Arts and crafts,
- Community Services,
- Meetings and seminars,
- Community functions and events, and
- Office space for community groups.

The centre will also perform an important role in the education of the community as a source of information and networking, particularly for new residents.

To accommodate the needs of the Balmoral Road Release Area population a facility with a floor area of 750m² is proposed to be constructed at Kellyville Park. The provision of this facility does not require Council to purchase any further land.

7.2.2 Indoor Recreation

The RMP Study identified the need for an indoor recreation centre comprising two indoor courts with opportunity for indoor sport as well as community activities. To ensure the long term viability of this type of facility, and also achieve operational efficiencies it is proposed to co-locate these services with existing centres.

One additional indoor court will therefore be provided at the Bernie Mullane Recreation Centre in Kellyville to accommodate sports such as volleyball, netball, basketball, and indoor hockey as well as fitness classes, martial arts and community meetings. Given the nature of the sports that are offered in indoor recreation centres, location within the Balmoral Road Release Area is not considered necessary. Vehicular access to the Bernie Mullane facilities is reasonably direct and convenient. It is considered reasonable that residents in the Balmoral Road Release Area will travel to this type of facility.

An additional 820m² of floor space is also proposed to be added to the community centre to be constructed in Kellyville Park. The purpose of this floor space is to accommodate a range of activities including, dancing, seniors fitness, martial arts, as well as indoor sports. The area of 820m² equates approximately to the area of a single court.

7.2.3 Library Provision

A Council operated library is to be constructed within the Rouse Hill Regional Centre in order to accommodate the needs of the Kellyville/Rouse Hill Release Area (1300m² floor space). The Library Report indicates the need for an additional 600m² of library floor space to the Rouse Hill Library in order to satisfy demand from the projected populations of the Balmoral Road and North Kellyville Release Areas. The costs of the Library expansion included in this plan include strata purchase of the additional floor space and fit out costs.

The Rouse Hill Library will service the population of the Balmoral Road Release Area due to its proximity, ease of access and services offered. The library services will include fiction and non fiction, reference library, children's library, internet access, learning programs, study facilities, holiday programs and book clubs. Given the services offered, location within the Balmoral Road Release Area is not considered necessary. Vehicular access to the Rouse Hill Library is reasonably direct and convenient. It is considered

reasonable that residents in the Balmoral Road Release Area will travel to this type of facility.

7.3 Apportionment

The need to provide the community centre and indoor recreation facilities is generated by the residential development of the Balmoral Road Release Area:

- A multi-purpose community centre of 750m²
- An indoor recreation court and associated facilities at Bernie Mullane Sports Complex
- An additional 820m² of indoor recreation floor space to be added to the existing community centre at Kellyville Park.

It is therefore appropriate that residential development within the Balmoral Road Release Area meet the full cost of providing these facilities.

The need to provide 600m² expansion space to the proposed library at the Rouse Hill Regional Centre is generated by future residential development of the Balmoral Road and North Kellyville Release Areas. In this regard, the Library Report indicates that library floor space of approximately 1300m² is needed to address the catchment of 45000 people in the Kellyville/Rouse Hill Release Area. In the longer term, floor space of approximately 1900m² is required for a future catchment of 70,000 people. The longer term catchment is based upon the populations of the Balmoral Road and North Kellyville Release Areas (approximately 25,000 people).

The current population estimates of these two areas is as follows:

North Kellyville	12600
Balmoral Road Release Area	13012
Total	25602

Therefore the proportion of costs of the additional library floor space to be levied on residential development within the Balmoral Road Release Area is 50.8%. The balance of the cost of the additional floor space will be attributable to the North Kellyville area.

7.4 Schedule of Works and Cost Estimates

A schedule of community facilities to be levied for under this plan is included in Appendix C. Cost estimates are included for both acquisition and capital works. Each facility to be provided can be located by reference to the Map No.2 "Location of Facilities – Within Balmoral Road Release Area and Map No. 3 'Location of Facilities – Outside Balmoral Road Release Area'.

7.5 Contributions Formula

The formula used to calculate the contribution rate for community facilities - capital works and community facilities - acquisition is set out in Section 3.11.

The contribution rates for community facilities are set out in Appendix G.

8. DRAINAGE FACILITIES

8.1 Drainage Facilities Demand

The urbanisation and change of development form in the Balmoral Road Release Area as a result of the rezoning will generate increased levels of sediment and nutrients in the Balmoral Road Release Area's waterways. As a result it will be necessary to minimise the impact of the sediment and nutrient loads on the receiving waters within and downstream of the Balmoral Road Release Area. The need for facilities to minimise the impacts on receiving waters as a result of development is described in the Australian Runoff Quality - A Guide to Water Sensitive Design published by Engineers Australia 2006. This publication also describes design parameters.

8.2 Proposed Drainage Facilities

Water quality measures to be provided by Council within the Balmoral Road Release Area will take the form of constructed wetlands within the detention basins constructed by Sydney Water along Strangers Creek. It will also be necessary to treat the inlets and outlets of the areas to specifically suit the operation of the constructed basins and the natural processes of the existing waterway. Other works will be employed through the provisions of the Development Control Plan on a development site basis to work in concert with these large scale facilities.

8.3 Apportionment

The water quality measures are required to address the impact of development within the Balmoral Road Release Area that drains to the Strangers Creek catchment. Although the Strangers Creek catchment extends beyond the northern and southern boundary of the Balmoral Road Release Area, the facilities to be provided within the Balmoral Road Release Area will be designed to cater for the runoff from the Balmoral Road Release Area only. Therefore Council shall levy contributions on residential development which is located within the Eastern Drainage precinct as shown on Map No.4 'Location of Drainage Facilities'. Based on the development and occupancy assumptions set out in Section 4 of this plan, the estimated additional population of the eastern precinct is 9220 people. Therefore the cost of the drainage facilities will be shared over this population and levied upon residential development in the Eastern precinct only.

The water quality measures for the balance of Balmoral Road Release Area will be able to be adequately addressed by on site measures and controls as set out in the Development Control Plan for the Balmoral Road Release Area.

8.4 Schedule of Works and Cost Estimates

The specific drainage facility costs described above are detailed in Appendix D. The facilities to be provided can be located by reference to Map No.4 entitled 'Location of Drainage Facilities'.

8.5 Contributions Formula

The formula used to calculate the contribution rate for drainage facilities - capital works is set out in Section 3.11.

The contribution rates for drainage facilities are set out in Appendix G.

9. ADMINISTRATION COSTS

9.1 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.

9.2 Schedule of Works and Cost Estimates

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

9.3 Contributions Formula

The formula used to calculate the contribution rate for administration costs is set out in Section 3.11.

The contribution rates for administration costs are set out in Appendix G

10. WORKS SCHEDULE

10.1 Timing of Provision

The priorities for provision of public facilities and services identified in Sections 5-9 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 Balmoral Road Release Area, and the corresponding receipt of contributions by Council.

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

Overall, the population projections contained within this plan are based upon a 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 Section 12 will allow for review and adjustment of population projections and the works schedule as required.

11. 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.

12. MONITORING OF PLAN

This plan will be subject to regular review by Council. 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,
- * 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.

13. DOCUMENT SPECIFICATION

File Reference:

This Contributions Plan was adopted by Council on 19 September 2006 (Minute number 871) and came into effect on 26 September 2006.

14. REFERENCES

- *Recreation Needs Analysis and Public Open Space Provision for Balmoral Road Release Area*, RMP & Associates, October 2003
- *Balmoral Release Area Traffic and Transport Report*, Baulkham Hills Shire Council, May 2006.
- *Human Services Local Environmental Study for Balmoral Road Release Area*, BBC Consulting Planners, November 2002.
- *Rouse Hill Library and Community Report*, AEC Group, July 2004
- *Australian Runoff Quality - A Guide to Water Sensitive Design*, Engineers Australia, 2006.
- <http://www.riderhunt.com.au/webdocs/index.asp>

Appendix A – Works Schedule (Open Space Facilities)

OPEN SPACE FACILITIES

Ref. No.	Description		Area (ha)	Total Cost	Acquisition costs Apportionment	Proposed Mar-06	Actual	Total Cost	Capital Costs Apportionment	Proposed Mar-06	Actual	Total Costs Proposed Actual		Priority (1) Land Capital	
	District Parks														
BRP1	Fairway Drive	Playing fields, courts, amenities and embellishment	13.8714	\$38,152,632.00	100.00%	\$38,152,632.00	\$0.00	\$10,992,014.36	100.00%	\$10,992,014.36	\$0.00	\$49,144,646.36	\$0.00	1	2
BRP2	Arnold Avenue	Playing fields, courts, amenities and embellishment	6.9763	\$20,010,455.70	100.00%	\$20,010,455.70	\$0.00	\$6,525,204.51	100.00%	\$6,525,204.51	\$0.00	\$26,535,660.21	\$0.00	1	3
BRP3	Burns Road	Embellishment	5.0061	\$16,259,812.80	100.00%	\$16,259,812.80	\$0.00	\$3,055,289.14	100.00%	\$3,055,289.14	\$0.00	\$19,315,101.94	\$0.00	2	3
BRP4	Kellyville Park Extension	Play area, baseball field, amenities and embellishment	1.8032	\$4,758,644.80	100.00%	\$4,758,644.80	\$0.00	\$3,458,674.36	100.00%	\$3,458,674.36	\$0.00	\$8,217,319.16	\$0.00	2	2
	Sub Total		27.6570	\$79,181,545.30		\$79,181,545.30	\$0.00	\$24,031,182.37		\$24,031,182.37	\$0.00	\$103,212,727.67	\$0.00		
	Local Open Space Parks														
BRLP1	Local open space Park 1 - Castle Hill Country Club	Play areas, pathways, planting	1.4292	\$4,642,041.60	100.00%	\$4,642,041.60	\$0.00	\$698,310.42	100.00%	\$698,310.42	\$0.00	\$5,340,352.02	\$0.00	2,3	3
BRLP2	Local open space Park 2 - Fairway Drive	Play areas, pathways, planting	0.8306	\$2,697,788.80	100.00%	\$2,697,788.80	\$0.00	\$387,983.25	100.00%	\$387,983.25	\$0.00	\$3,085,772.05	\$0.00	2,3	3
BRLP3	Local open space Park 3 - Balmoral Road	Play areas, pathways, planting	0.4536	\$1,197,050.40	100.00%	\$1,197,050.40	\$0.00	\$387,983.25	100.00%	\$387,983.25	\$0.00	\$1,585,033.65	\$0.00	2,3	3
BRLP4	Local open space Park 4 -Arnold Ave East	Play areas, pathways, planting	0.8595	\$1,758,365.70	100.00%	\$1,758,365.70	\$0.00	\$511,579.33	100.00%	\$511,579.33	\$0.00	\$2,269,945.03	\$0.00	2,3	3
BRLP5	Local open space Park 5 -Burns Road North	Play areas, pathways, planting	0.4105	\$1,083,309.50	100.00%	\$1,083,309.50	\$0.00	\$386,925.55	100.00%	\$386,925.55	\$0.00	\$1,470,235.05	\$0.00	2,3	3
BRLP6	Local open space Park 6 - Arnold Ave West	Play areas, pathways, planting	0.4373	\$1,154,034.70	100.00%	\$1,154,034.70	\$0.00	\$321,131.43	100.00%	\$321,131.43	\$0.00	\$1,475,166.13	\$0.00	2,3	3
	Sub Total		4.4207	\$12,532,590.70		\$12,532,590.70	\$0.00	\$2,693,913.22		\$2,693,913.22	\$0.00	\$15,226,503.92	\$0.00		
	Greenway Links														
BRGL1	Greenway link - GL1 Windsor Road to Arnold Ave	Cycleways, planting	0.9307	\$2,865,182.60	100.00%	\$2,865,182.60	\$0.00	\$229,503.96	100.00%	\$229,503.96	\$0.00	\$3,094,686.56	\$0.00	2,3	3
BRGL2	Greenway link - GL2 Arnold Ave to Burns Road	Cycleways, planting	0.5205	\$1,373,599.50	100.00%	\$1,373,599.50	\$0.00	\$464,161.21	100.00%	\$464,161.21	\$0.00	\$1,837,760.71	\$0.00	2,3	3
BRGL3	Greenway link - GL3 Burns Road to Park 3	Cycleways, planting	0.3192	\$1,036,761.60	100.00%	\$1,036,761.60	\$0.00	\$377,730.12	100.00%	\$377,730.12	\$0.00	\$1,414,491.72	\$0.00	2,3	3
BRGL4	Greenway link - GL4 Park 3 to Balmoral Road	Cycleways, planting	0.0000	\$0.00	100.00%	\$0.00	\$0.00	\$343,340.10	100.00%	\$343,340.10	\$0.00	\$343,340.10	\$0.00	-	3
BRGL5	Greenway link - GL5 Park 3 to Transit Centre	Cycleways, planting	0.9301	\$3,289,006.00	100.00%	\$3,289,006.00	\$0.00	\$578,856.00	100.00%	\$578,856.00	\$0.00	\$3,867,862.00	\$0.00	2,3	3
BRGL6	Greenway link - GL6 East of Park 3	Cycleways, planting	0.3674	\$1,193,315.20	100.00%	\$1,193,315.20	\$0.00	\$237,387.66	100.00%	\$237,387.66	\$0.00	\$1,430,702.86	\$0.00	2,3	3
BRGL7	Greenway link - GL7 greenway Link 6 to Memorial Ave	Cycleways, planting	0.3626	\$1,177,724.80	100.00%	\$1,177,724.80	\$0.00	\$342,114.54	100.00%	\$342,114.54	\$0.00	\$1,519,839.34	\$0.00	2,3	3
BRX1	Pedestrian bridge crossing of Burns Road	Concrete pedestrian bridges		\$0.00	100.00%	\$0.00	\$0.00	\$1,782,635.76	100.00%	\$1,782,635.76	\$0.00	\$1,782,635.76	\$0.00	-	2
BRX2	Pedestrian bridge crossing of Windsor Road	Concrete pedestrian bridges		\$0.00	100.00%	\$0.00	\$0.00	\$1,782,635.76	100.00%	\$1,782,635.76	\$0.00	\$1,782,635.76	\$0.00	-	2
	Sub Total		3.4305	\$10,935,589.70		\$10,935,589.70	\$0.00	\$6,138,365.12		\$6,138,365.12	\$0.00	\$17,073,954.82	\$0.00		
	Other open space links														
BRLL1	Local Link 1 - Burns Road South	Pathways, planting	0.2892	\$1,174,152.00	100.00%	\$1,174,152.00	\$0.00	\$437,308.98	100.00%	\$437,308.98	\$0.00	\$1,611,460.98	\$0.00	2,3	3
	Sub Total		0.2892	\$1,174,152.00		\$1,174,152.00	\$0.00	\$437,308.98		\$437,308.98	\$0.00	\$1,611,460.98	\$0.00		
TOTAL			35.7974	\$103,823,877.70		\$103,823,877.70	\$0.00	\$33,300,769.69		\$33,300,769.69	\$0.00	\$137,124,647.39	\$0.00		

(1) Approximate population threshold
Priority 1 4600
Priority 2 4600-9400
Priority 3 9400+

Appendix B – Works Schedule (Transport Facilities)

TRANSPORT FACILITIES

Description		Capital Costs				Total Costs		Priority (1)
		Total cost	Apportionment	Proposed Mar-06	Actual	Proposed	Actual	
ROUNDAABOUTS								
BRR01	New Road from Windsor Road to road adjacent to golf course/Local Park 1	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR02	Fairway Drive east and New Road (south of Memorial Ave)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR03	New Road (Fairway Drive to Memorial Ave) and New Road (to Windsor Road)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR04	New Road (Arnold Ave to Windsor Road) and New Road (north of Memorial Ave)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR05	Arnold Ave and New Road (Arnold Ave to Windsor Road)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR06	Arnold Ave and New Road east of Park 2	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR07	Arnold Ave and New Road west of Park 2	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR08	Arnold Ave and New Road to Employment Area	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR10	New Road (Burns Rd to Balmoral Rd) and New Road	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR11	Balmoral Road and New Road (Burns Rd to Fairway Dr)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR12	Edgewater Drive and New Road (Burns Rd to Fairway Dr)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR13	Fairway Drive and New Road (Burns Rd to Fairway Dr)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR14	Fairway Drive and New Road (Fairway Dr to Memorial Dr)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR15	New Road (Fairway Dr to Memorial Dr) and Balmoral Rd extension	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR16	Balmoral Road and New Road (Balmoral Rd to Burns Rd)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00	2,3
BRR17	Solent Circuit and Fairway Dr extension	\$442,145.20	75.00%	\$331,608.90	\$0.00	\$331,608.90	\$0.00	1
Sub Total		\$2,469,893.38		\$2,359,357.08	\$0.00	\$2,359,357.08	\$0.00	
BUS SHELTERS								
BRBS01 - BRBS33	33 Bus Shelters	\$891,326.79	100.00%	\$891,326.79	\$0.00	\$891,326.79	\$0.00	3
Sub Total		\$891,326.79		\$891,326.79	\$0.00	\$891,326.79	\$0.00	
BRIDGES								
BRBRIDGE1	Crossing of drainage land at Arnold Ave to Windsor Road	\$6,353,169.19	100.00%	\$6,353,169.19	\$0.00	\$6,353,169.19	\$0.00	2
Sub Total		\$6,353,169.19		\$6,353,169.19	\$0.00	\$6,353,169.19	\$0.00	
SIGNALS								
BRT1	Burns Road and Arnold Ave	\$2,228,294.70	100.00%	\$2,228,294.70	\$0.00	\$2,228,294.70	\$0.00	1
BRT2	Memorial Ave and Arnold Ave	\$2,228,294.70	100.00%	\$2,228,294.70	\$0.00	\$2,228,294.70	\$0.00	2
BRT3	Wrights Road & Windsor Road	\$1,782,635.76	100.00%	\$1,782,635.76	\$0.00	\$1,782,635.76	\$0.00	2
BRT4	Norwest Boulevard & Solent Circuit	\$3,537,161.63	75.00%	\$2,652,871.22	\$0.00	\$2,652,871.22	\$0.00	3
Sub Total		\$9,776,386.79		\$8,892,096.39	\$0.00	\$8,892,096.39	\$0.00	
CYCLEWAYS								
BRCW1	Caddies Creek Cycleway	\$1,327,692.26	100.00%	\$1,327,692.26	\$0.00	\$1,327,692.26	\$0.00	3
BRCW2	Edgewater Drive Cycleway	\$198,689.61	100.00%	\$198,689.61	\$0.00	\$198,689.61	\$0.00	3
BRCW3	Strangers Creek Cycleway	\$1,508,741.20	100.00%	\$1,508,741.20	\$0.00	\$1,508,741.20	\$0.00	3
BRCW4	Runs along Fairway Drive	\$267,395.36	100.00%	\$267,395.36	\$0.00	\$267,395.36	\$0.00	*
BRCW5	Runs along Arnold Ave from Burns Road west to Strangers Creek Cycleway	\$237,684.77	100.00%	\$237,684.77	\$0.00	\$237,684.77	\$0.00	*
BRCW6	Runs along Balmoral Road from Old Windsor Road to Caddies Creek Cycleway	\$59,421.19	100.00%	\$59,421.19	\$0.00	\$59,421.19	\$0.00	*
BRCW7	Runs along New Road from Balmoral Road to Fairway Drive	\$212,430.76	100.00%	\$212,430.76	\$0.00	\$212,430.76	\$0.00	*
BRCW7	Runs along New Road from Balmoral Road to Fairway Drive	\$96,559.44	100.00%	\$96,559.44	\$0.00	\$96,559.44	\$0.00	*
BRCW9	Runs along New Road from Kellyville Park to Windsor Road	\$40,109.30	100.00%	\$40,109.30	\$0.00	\$40,109.30	\$0.00	*
BRCW10	Runs along New Road from Memorial Ave to Greenway Link 1	\$158,951.69	100.00%	\$158,951.69	\$0.00	\$158,951.69	\$0.00	*
BRCW11	Runs along New Road from Golf Course to Windsor Road	\$56,153.03	100.00%	\$56,153.03	\$0.00	\$56,153.03	\$0.00	*
BRCW12	Runs along New Road adjacent to Golf Course	\$222,829.47	100.00%	\$222,829.47	\$0.00	\$222,829.47	\$0.00	*
BRCW13	Runs from Arnold Ave through trunk drainage and Local Park 4	\$128,869.71	100.00%	\$128,869.71	\$0.00	\$128,869.71	\$0.00	*
BRCWB1	Cycleway bridge crossing of Strangers Creek between Greenway link 1	\$222,829.47	100.00%	\$222,829.47	\$0.00	\$222,829.47	\$0.00	*
BRCWB2	Cycleway bridge crossing of Strangers Creek between Arnold Ave and LP4	\$222,829.47	100.00%	\$222,829.47	\$0.00	\$222,829.47	\$0.00	*
BRCCL1	Cycleway crossing Fairway Drive	\$29,710.60	100.00%	\$29,710.60	\$0.00	\$29,710.60	\$0.00	*
Sub Total		\$4,990,897.34		\$4,990,897.34	\$0.00	\$4,990,897.34	\$0.00	
TOTAL		\$24,481,673.49		\$23,486,846.78	\$0.00	\$23,486,846.78	\$0.00	

Approximate population threshold

(1) Priority 1
Priority 2
Priority 3

4600
4600-9400
9400+

* Facilities where a priority is not shown such as cycleways along roads are likely to be are to be implemented concurrent with surrounding subdivisions. Roundabouts may also be implemented earlier as works in kind or reimbursement of subdivider works.

Appendix C – Works Schedule (Community Facilities)

COMMUNITY FACILITIES

Ref No.	Description	Acquistiton Costs				Capital Costs				Total Costs		Priority (1)	
		Total cost	Apportionment	Proposed Mar-06	Actual	Total cost	Apportionment	Proposed Mar-06	Actual	Proposed	Actual	Land	Capital
	Community Facilities												
BRCF1	Kellyville Park Community Centre			\$0.00	\$0.00	\$3,231,027.32	100.00%	\$3,231,027.32	\$0.00	\$3,231,027.32	\$0.00	-	2
BRCF2	Indoor Recreational Centre - Kellyville Park			\$0.00	\$0.00	\$3,915,377.00	100.00%	\$3,915,377.00	\$0.00	\$3,915,377.00	\$0.00	-	2
BRCF3	Indoor Recreational Centre - Burnie Mullane Sports Complex			\$0.00	\$0.00	\$2,406,558.28	100.00%	\$2,406,558.28	\$0.00	\$2,406,558.28	\$0.00	-	3
BRCF4	Expansion of Rouse Hill Regional Centre library	\$4,186,875.00	50.80%	\$2,127,112.97	\$0.00	\$1,448,391.56	50.80%	\$735,845.34	\$0.00	\$2,862,958.32	\$0.00	3	3
		\$2,127,112.97				\$0.00	\$10,288,807.94		\$0.00	\$12,415,920.91	\$0.00		

	<u>Approximate population threshold</u>
(1) Priority 1	4600
Priority 2	4600-9400
Priority 3	9400+

Appendix D – Works Schedule (Drainage Facilities)

DRAINAGE FACILITIES - EASTERN DRAINAGE PRECINCT

Ref. No.	Description		Total costs	Apportionment	Capital Costs		Total Costs		Priority (1)
					Proposed Mar-06	Actual	Proposed	Actual	
	Water Quality Measures								
BASIN31	Trunk drainage land between Arnold Ave & Windsor Road	Water quality measures including constructed wetlands and inlet & outlet treatr	\$752,964.99	100.00%	\$752,964.99	\$0.00	\$752,964.99	\$0.00	3
BASIN32	Trunk drainage land between Arnold Ave & Windsor Road	Water quality measures including constructed wetlands and inlet & outlet treatr	\$369,980.61	100.00%	\$369,980.61	\$0.00	\$369,980.61	\$0.00	3
BASIN33	Trunk drainage land Arnold Ave (north of Memorial Ave)	Water quality measures including constructed wetlands and inlet & outlet treatr	\$288,511.24	100.00%	\$288,511.24	\$0.00	\$288,511.24	\$0.00	3
BASIN35	Trunk drainage land and part of Kellyville Park (south of Memorial Ave)	Water quality measures including constructed wetlands and inlet & outlet treatr	\$419,253.91	100.00%	\$419,253.91	\$0.00	\$419,253.91	\$0.00	3
BASIN99	Part of Park 3 (south of Memorial Ave)	Water quality measures including constructed wetlands and inlet & outlet treatr	\$302,846.72	100.00%	\$302,846.72	\$0.00	\$302,846.72	\$0.00	3
	Sub Total		\$2,133,557.47		\$2,133,557.47	\$0.00	\$2,133,557.47	\$0.00	
TOTAL			\$2,133,557.47		\$2,133,557.47	\$0.00	\$2,133,557.47	\$0.00	

(1)

Approximate population threshold

Priority 14600
Priority 24600-9400
Priority 39400+

Appendix E – Works Schedule (Administration)

ADMINISTRATION COSTS

Ref	Description	Cost	Priority
	Plan Preparation		
	Forward Planning	\$ 83,563.60	Complete
	Technical Services	\$ 30,195.60	Complete
	Community Development	\$ 17,976.20	Complete
	Financial Management	\$ 6,739.00	Complete
	Professional fees	\$ 36,017.50	Complete
	Sub-Total	\$ 174,491.90	
	Plan Administration		
	Forward Planning	\$ 1,298,019.80	Ongoing
	Technical Services	\$ 172,016.60	Ongoing
	Financial Management	\$ 188,692.00	Ongoing
	Sub-Total	\$ 1,658,728.40	
		\$ 1,833,220.30	

* Required for assessment of works in kind and reimbursement of developer funded works

Appendix F – Summary of Works Program by Facility Category

Contributions Plan No. 12 - Balmoral Road Release Area
Summary of Works Program by Facility Category

	2006 Base	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Expenditure Projections Base Year costs																
Open Space - land	10,000,000	13,715,149	8,262,086	5,951,973	21,544,373	11,438,572	10,382,522	15,000,000	7,529,203							103,823,878
Open Space - capital	-	-	-	-	-	5,496,007	5,496,007	7,023,946	6,525,205	4,108,691	1,053,401	1,053,401	1,490,710	1,053,401	-	33,300,770
Transport Facilities - capital	-	-	2,228,295	331,609	-	2,517,973	8,425,483	289,678	289,678	3,940,729	1,287,858	1,295,288	1,295,288	1,584,967	-	23,486,847
Community Facilities - land	-	-	-	-	-	-	-	-	-	-	-	2,127,113	-	-	-	2,127,113
Community Facilities - capital	-	-	-	-	-	-	-	7,146,404	-	-	2,406,558	735,845	-	-	-	10,288,808
Administration Costs	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	-	1,833,220
Drainage facilities - Capital	-	-	-	-	-	-	-	-	-	-	302,847	-	1,122,946	707,765	-	2,133,557
Total	10,130,944	13,846,093	10,621,325	6,414,526	21,675,317	19,583,496	24,434,957	29,590,973	14,475,030	8,180,364	5,181,608	5,342,592	4,039,889	3,477,078	-	176,994,193
Population Projections																
Additional Population Balmoral Road Release Area		306	1,175	1,580	1,580	1,580	1,956	1,283	1,234	1,157	428	194	194	194	151	13,012
Additional Population Eastern Drainage Precinct		218	832	1,119	1,119	1,119	1,386	909	874	820	304	138	138	138	107	9,220

Indexation Assumptions

Land Acquisition index	6.4% per annum
Capital Expenditure Index	4% per annum
Administrative Costs Index	2.5% per annum
Discount Rate	6.94% per annum

Note: Refer Section 3.11 of the Contributions Plan for source of indexation assumptions

Appendix G - Contributions Rates Schedule

Contributions Plan No. 12 - Balmoral Road Release Area

Rates Schedule

Facility Category	Total Cost (Base year)	Expected additional Population	Rate Per Person	CONTRIBUTION RATE PER LOT/UNIT				
				Subdivision & Dual Occ	Multi unit dwellings			
					4 bedroom	3 bedroom	2 bedroom	1 bedroom
Open Space - land	\$ 103,823,877.70	13,012	\$ 9,946.89	\$ 33,819.43	\$ 27,851.29	\$ 24,867.23	\$ 17,904.40	\$ 12,930.96
Open Space - capital	\$ 33,300,769.69	13,012	\$ 2,639.87	\$ 8,975.56	\$ 7,391.64	\$ 6,599.68	\$ 4,751.77	\$ 3,431.83
Transport Facilities - capital	\$ 23,486,846.78	13,012	\$ 1,879.72	\$ 6,391.05	\$ 5,263.22	\$ 4,699.30	\$ 3,383.50	\$ 2,443.64
Community Facilities - land	\$ 2,127,112.97	13,012	\$ 196.71	\$ 668.81	\$ 550.79	\$ 491.78	\$ 354.08	\$ 255.72
Community Facilities - capital	\$ 10,288,807.94	13,012	\$ 805.87	\$ 2,739.96	\$ 2,256.44	\$ 2,014.68	\$ 1,450.57	\$ 1,047.63
Administration	\$ 1,833,220.30	13,012	\$ 138.06	\$ 469.40	\$ 386.57	\$ 345.15	\$ 248.51	\$ 179.48
Total	\$ 174,860,635.39		\$15,607.12	\$ 53,064.21	\$ 43,699.95	\$ 39,017.82	\$28,092.83	\$ 20,289.26

Additional contribution Eastern Precinct

Drainage Facilities - capital	\$2,133,557.47	9,220	\$ 210.49	\$ 715.67	\$ 589.37	\$ 526.23	\$ 378.88	\$ 273.64
Total for Eastern Precinct	\$176,994,192.86		\$15,817.61	\$ 53,779.88	\$ 44,289.32	\$ 39,544.05	\$28,471.71	\$ 20,562.90

Appendix H – Definitions Relevant to this Plan

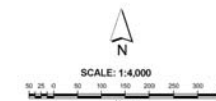
Definitions Relevant to this Plan

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.
Balmoral Road Release Area	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
Eastern Precinct	Means the area shown on Map 4 'Location of Drainage Facilities'
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 Balmoral Road Release Area, over and above the estimated population at 13 April 2006
Human Services Study	Means the Human Services Local Environmental Study for Balmoral Road Release Area completed by BBC Consulting Planners November 2002
Library Report	Means the Rouse Hill Library and Community report completed by the AEC Group July 2004, as amended
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
RMP Study	Means the Recreation Needs Analysis and Public Open Space Provision for the Balmoral Road Release Area completed by RMP & Associates in October 2003
RTA	Means the Roads and Traffic Authority of NSW
Traffic Report	Means the Balmoral Release Area Traffic and Transport Report completed by Council in May 2006
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

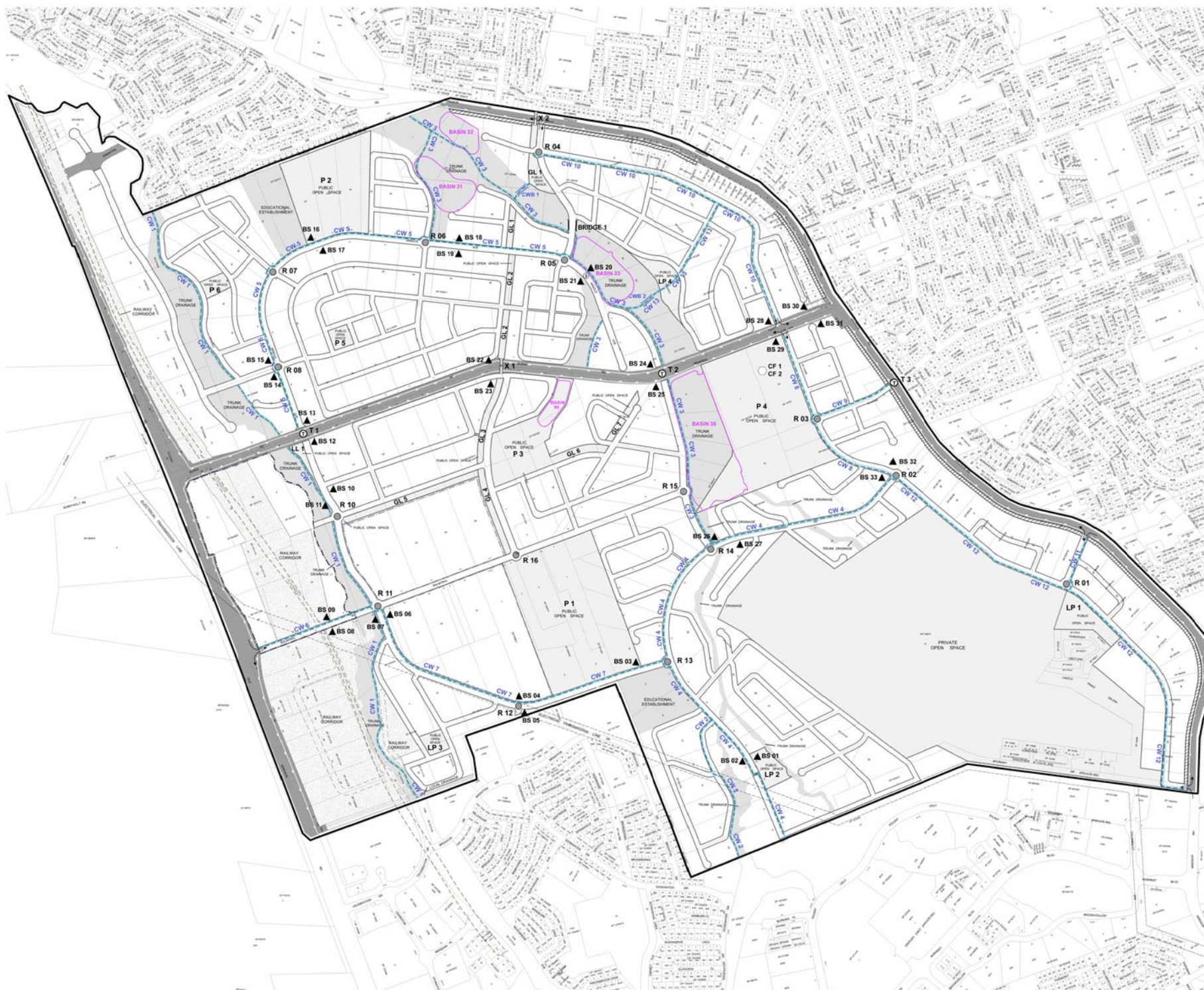


BAULKHAM HILLS
SECTION 94
CONTRIBUTIONS PLAN No 12
MAP No 2
LOCATION OF FACILITIES WITHIN
BALMORAL ROAD RELEASE AREA



LEGEND

- Cylindrical Crossing
- Community & Recreation Facility
- Bus Shelters
- Roundabout
- Pedestrian Bridge
- Traffic Lights
- Bridge
- Drainage Basin (Indicative Location)
- BRR Boundary



DRAWN BY	W. WRIGHT	DATE	11/01/2006
CHECKED BY	B. GIBSON	DATE	11/01/2006
PLANNING OFFICER	J. ATKINS	DATE	11/01/2006
FILE No. CCL	BP 101		
STATEMENT OF RELATIONSHIP WITH OTHER PLANS			
THIS PLAN SHOULD BE READ IN CONJUNCTION WITH BULKHAM HILLS LOCAL ENVIRONMENTAL PLAN 2005 AND BALMORAL ROAD RELEASE AREA DEVELOPMENT CONTROL PLAN No 25 (WRITTEN DOCUMENT)			
DATE OF ADOPTION	10/01/2006		
COMES INTO FORCE	20/01/2006		

NOTE
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