

Showground Priority Precinct – Draft DCP, Contributions Plan and Public Domain Plan

- On 12 December 2017, Council endorsed a report recommending that the following draft planning documents be publicly exhibited concurrently, in order to ensure the delivery of appropriate development outcomes within the Showground Priority Precinct:
 - Draft Contributions Plan No.19 – Showground:

The draft Contributions Plan identifies approximately \$194 million of land and capital works required to support the envisaged development within the Showground Precinct. This infrastructure would be funded, in part, using contributions collected from development within the Precinct. The draft Contributions Plan establishes contribution rates (for the 2017/2018 Financial Year) as follows:

 - \$14,348 per 1 bedroom unit;
 - \$15,192 per 2 bedroom unit;
 - \$21,100 per 3 bedroom unit;
 - \$26,164 per 4 bedroom unit;
 - \$28,696 per dwelling house, lot or dual occupancy dwelling; and
 - \$143 per m² of non-residential gross floor area.

A detailed break-down of the contribution rate by facility category as well as the contribution rate for subsequent financial years is provided in Table 2 and Table 3 (as per Councils report), provided overleaf.
 - Draft DCP 2012 (Part D Section 19 – Showground Precinct);
 - Draft Public Domain Plan – Showground Precinct.
- Contribution Rates Based on equitable distribution of the costs of the local infrastructure to be provided, the draft contributions plan establishes the following contribution rates for residential and non-residential development:

Hills

Facility Category	Rate Per Person	CONTRIBUTION RATE PER LOT/UNIT				
		Subdivision Dwelling House Dual Occupancy	Multi Unit Housing*			
			4 bedroom	3 bedroom	2 bedroom	1 bedroom
Open Space - Land	\$3,988.62	\$13,561.30	\$12,364.71	\$9,971.54	\$7,179.51	\$6,780.65
Open Space - Capital	\$1,475.94	\$5,018.19	\$4,575.41	\$3,689.84	\$2,656.69	\$2,509.09
Transport Facilities - Land	\$726.21	\$2,469.11	\$2,251.25	\$1,815.52	\$1,307.18	\$1,234.56
Transport Facilities - Capital	\$1,120.49	\$3,809.66	\$3,473.52	\$2,801.22	\$2,016.88	\$1,904.83
Water Management - Capital	\$273.98	\$931.55	\$849.35	\$684.96	\$493.17	\$465.77
Community Facilities - Capital	\$805.55	\$2,738.87	\$2,497.21	\$2,013.88	\$1,449.99	\$1,369.44
Administration	\$49.14	\$167.09	\$152.34	\$122.86	\$88.46	\$83.54
Total (2017/2018)	\$8,439.93	\$28,695.77	\$26,163.79	\$21,099.83	\$15,191.88	\$14,347.88
Total (2018/2019)		\$29,413.16	\$26,817.88	\$21,627.32	\$15,571.67	\$14,706.58
Total (2019/2020)		\$30,148.49	\$27,488.33	\$22,168.01	\$15,960.96	\$15,074.24
Total (2020/2021)		\$30,902.20	\$28,175.54	\$22,722.21	\$16,359.99	\$15,451.10
Total (2021/2022)		\$31,674.76	\$28,879.93	\$23,290.26	\$16,768.99	\$15,837.38

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

**Table 2
Rates Schedule – Residential Development**

Facility Category	Rate Per m ² GFA
Open Space - Land	\$0.00
Open Space - Capital	\$0.00
Transport Facilities - Land	\$50.84
Transport Facilities - Capital	\$78.45
Water Management - Capital	\$12.79
Community Facilities - Capital	\$0.00
Administration	\$1.22
Total (2017/2018)	\$143.31
Total (2018/2019)	\$146.89
Total (2019/2020)	\$150.56
Total (2020/2021)	\$154.33
Total (2021/2022)	\$158.18

**Table 3
Rates Schedule – Non-Residential Development**

Planning Proposal rejected – 360-378 Windsor Road, Baulkham Hills (Dyldam Developments Pty Ltd)

- At its meeting on 12 December 2017, The Hills Shire Council rejected the planning proposal (19/2016/PLP) at 360-378 Windsor Road, Baulkham Hills seeking to amend the zone (R1 General Residential to B2 Local Centre), height (12 metres to 49 metres) and FSR (1:1 to 3.2.1).
- It is understood that a recession motion has since been lodged.