

12 May 2016

The General Manager  
The Hills Shire Council  
3 Columbia Court  
Baulkham Hills NSW 2153

Attention: Brent Woodhams

Dear Brent

**Re: Public Benefits package letter of offer for Cherrybrook Precinct rezoning**

I am writing to provide a letter of offer on behalf of Toplace, the proponent for the Cherrybrook Precinct Planning Proposal, to outline the principles for a public benefits package for the Precinct. This letter is based on the rezoning application lodged with Council on the site.

Given the size of the precinct, it is considered that these public benefits could be incorporated into a Section 94 Contributions Plan or a Voluntary Planning Agreement, depending on Council's preference.

The development of the Cherrybrook Village precinct provides the opportunity to deliver significant public benefits made up of a range of community and recreation facilities, infrastructure and through site links.

Attachment A to this letter provides the contribution principles that will form the basis of the Section 94 Plan or the VPA. The specific costs will need to be finalised at Development Application stage following rezoning approval.

It is also proposed to contribute to offsite public benefits that are required for the increased population of the precinct, particularly with respect to open space in accordance with our community infrastructure report, which notes that an additional 12,848sqm (approx.) of open space is required for future populations.

In accordance with a 2014 IPART review of the Hills s94 plan, we propose to make a monetary contribution of \$668,096.00 in accordance with IPART's methodology towards new public open space in the area as part of the Planning Proposal.

We propose the following next steps:

- Council to consider this offer and provide any initial comments back to Toplace.
- Proponent to consider Council comments on public benefits package outlined in this letter.
- Section 94 Contributions Plan drafted in conjunction with Toplace and Council, or alternatively the services of a lawyer will be engaged to draft the VPA in line with the agreed package.
- Section 94 Plan/VPA negotiated and exhibited.

We would welcome the opportunity to provide a briefing on the proposed public benefits to any Council staff as required. We look forward to continuing to work cooperatively with Council to achieve a high quality development that provides significant public benefits. If you have any queries please do not hesitate to contact me on 8667 8668.

Yours sincerely



Lee Mulvey

# Attachment A – Summary of public benefits



## Summary and costs of public benefits package for Cherrybrook Village Precinct

Area	Public benefit	Description	Cost (if available based on preliminary QS figures)
<b>Infrastructure</b>	Transport and roads	<ul style="list-style-type: none"> <li>Internal road network: new streets including Village Street and Little Village and continuation of Mathew Way and Carioca Circuit</li> <li>Separate bicycle lane on Village Street</li> <li>Street planting/pathway upgrades</li> <li>Upgrades to signalised intersections</li> </ul>	\$22,184,000
	Stormwater	<ul style="list-style-type: none"> <li>Drainage infrastructure including pipes, pits and detention basins</li> <li>Bio swales and Water Sensitive Urban Design</li> </ul>	\$2,233,000
	Station link	<ul style="list-style-type: none"> <li>Proposed partial contribution to pedestrian link to station (potentially comprising a tunnel under Castle Hill Road) subject to detailed discussions with Council and relevant State Government agencies. Scope to be further determined following post-lodgement discussions with Council and State Government</li> <li>Station link forecourt</li> </ul>	\$1,920,000  \$250,000 Total \$2,170,000
	Potential commuter parking	<ul style="list-style-type: none"> <li>Explore delivery of a commuter parking station of up to 300 spaces in close proximity to Cherrybrook station</li> </ul>	TBC
<b>Open space</b>	Passive open space	<ul style="list-style-type: none"> <li>West Terrace Plaza (680sqm)</li> </ul>	\$340,000

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Area	Public benefit	Description	Cost (if available based on preliminary QS figures)
		<ul style="list-style-type: none"> <li>Village Piazza (1,380sqm)</li> <li>Children's playground (600sqm) adjoining childcare centre</li> <li>East Plaza including terraced gardens and BBQ area (680sqm)</li> <li>Total 3,340sqm</li> </ul>	\$690,000 \$900,000 \$340,000 Total \$2,270,000
	Through site links	<ul style="list-style-type: none"> <li>A total of 16,500sqm of through site links providing pedestrian access through the site</li> </ul>	\$4,950,000
	Ecological corridor	<ul style="list-style-type: none"> <li>Landscaped corridor to enhance vegetation on the site of 10,000sqm</li> </ul>	\$2,500,000
<b>Community facilities</b>	Dunrath Heritage building	<ul style="list-style-type: none"> <li>Adaptive reuse/refurbishment works to provide               <ul style="list-style-type: none"> <li>Adaptable flexible space of 650sqm that can house a variety of uses</li> <li>House and terraced gardens available for events</li> </ul> </li> </ul>	\$650,000
	Sports and Lesiure Centre	<ul style="list-style-type: none"> <li>Multi-functional sports facilities</li> <li>Three courts (Tennis/basketball/netball courts)</li> <li>Club House for tennis courts and recreation facilities</li> <li>Gymnasium</li> <li>Internal recreation facilities</li> </ul>	\$13,860,000

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Area	Public benefit	Description	Cost (if available based on preliminary QS figures)
	Wildwoods including Adventure Playground	<ul style="list-style-type: none"> <li>Adventure Playground and Interaction Area:                             <ul style="list-style-type: none"> <li>Flying fox</li> <li>Climbing wall</li> <li>Rope climbing frames</li> <li>Treehouse</li> </ul> </li> <li>Ecological parkland and habitat connecting to existing riparian corridors                             <ul style="list-style-type: none"> <li>Re-growth of new trees</li> <li>Pedestrian pathways (1km)</li> <li>Suspended viewing platforms and spiral staircase</li> <li>Break-out areas including seating</li> </ul> </li> </ul>	\$100,000 \$150,000 \$150,000 \$300,000  \$200,000 \$3,600,000 \$1,875,000 \$1,000,000 Total \$7,375,000
	Childcare centre	<ul style="list-style-type: none"> <li>104 space childcare centre</li> </ul>	\$5,062,500
<b>Resident's facilities</b>	Common areas and rooms for resident use	<ul style="list-style-type: none"> <li>Minimum 180sqm per development parcel</li> <li>Function rooms</li> <li>Gymnasiums</li> <li>Screen room cinemas</li> <li>Lobby lounges</li> <li>Communal gardens</li> </ul>	TBC
<b>Offsite</b>	Active open space	<ul style="list-style-type: none"> <li>Contribution equivalent to:</li> </ul>	\$1,000,000 (approximately \$400/dwelling)

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<b>contributions</b>		<ul style="list-style-type: none"> <li>○ One cricket oval</li> <li>○ One soccer oval,</li> </ul> <p>towards synthetic multi purpose field surfaces and flood lighting, to increase the capacity of Council's existing active open space assets.</p>	