



Glenmore Park Stage 1

Development Contributions Plan 2008

**(under Section 94 of the Environmental Planning and
Assessment Act, 1979 as amended)**

**Adopted by Council: 23 June 2008
Effective from: 08 July 2008**

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PART A: SUMMARY SCHEDULE

1.1 SUMMARY WORKS PROGRAM

SUMMARY WORKS PROGRAM

Facility	Total cost	Timing
Trunk Drainage Construction	15,090,810	Refer Part C Section 4
Roads & Traffic Management Works	19,338,550	Refer Part C Section 5
Community Facilities	9,449,139	Refer Part C Section 6
Open Space	6,736,462	Refer Part C Section 7
Land	29,088,318	Refer Part C Section 8
Town Center Investigation	102,000	Completed
Northern Viewshed	438,220	2008-09
TOTAL	80,243,499	

1.2 SUMMARY SCHEDULE – CONTRIBUTIONS BY CATEGORY

SUMMARY OF CONTRIBUTIONS RATES PER HECTARE

CATEGORY	
Trunk Drainage Construction	\$37,560
Roads & Traffic Management Works	\$71,113
Roads & Traffic Management Land	\$11,605
Community Facilities	\$17,637
Community Facilities Land	\$3,395
Open Space	\$18,367
Open Space Land	\$50,604
Town Centre	\$581
Plan Administration 1%	\$2,095
Sub-Total	\$212,957
Northern Viewshed (where applicable)	\$4,119
Trees (Per Lot)	\$172

PART B: ADMINISTRATION & OPERATION OF THE PLAN

2.1 What is the name of this Development Contributions Plan?

This Development Contributions Plan is called the Glenmore Park Stage 1 Development Contribution Plan.

2.2 Area the Plan applies

This Plan applies to the land known as Glenmore Park Stage 1 Development Contribution Plan within the Local Government Area of Penrith City Council as shown on the map 1 – Plan Area

2.3 Purpose of the this Development Contributions Plan

The purpose of this Development Contributions Plan is to:

- (a) provide an administrative framework under which specific public facilities strategies may be implemented and coordinated.
- (b) ensure that adequate public facilities are provided for as part of any new development.
- (c) to authorize the Council to impose conditions under section 94 (s94) of the *Environmental Planning & Assessment Act 1979* when granting consent to development on land to which this plan applies.
- (d) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis.
- (e) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development.
- (f) ensure that Council is both publicly and financially accountable in its assessment and administration of the development contributions plan.

2.4 Commencement of the Plan

This development contributions plan has been prepared pursuant to the provisions of Section 94 of *EP& A Act 1979 (as amended)* and *Regulation 2000* and was adopted by Council on 23 June 2008.

This Plan takes effect from 08 July 2008.

2.5 Relationship to Other Plans & Agreements

The Glenmore Park Stage 1 Development Contribution Plan supplements the provisions of Penrith Local Environment Plan – LEP188. In addition to this plan, Council has adopted a number of other Section 94 plans which require contributions to be paid. These include contributions for Cultural Facilities.

To the extent that it is not inconsistent, this plan operates in addition to these and any other section 94 contributions plans that may be adopted as well as the Voluntary Planning Agreement.

2.6 Definitions

In this Plan, the following words and phrases have the following meanings:

Contribution means the dedication of land, or the making of a monetary contribution, as referred to in section 94 of the EPA Act.

Contributions Plan means a contributions plan referred to in Part 4, Division 6 of the EPA Act.

Council means the Council of the City of Penrith.

EPA Act means the *Environmental Planning and Assessment Act 1979*.

EPA Regulation means the *Environmental Planning and Assessment Regulation 2000*.

Incoming population means the population that it is anticipated will occupy development to be approved under this Plan.

LGA means local government area.

Market value has the same meaning as defined in section 56 of the *Land Acquisition (Just Terms Compensation Act) 1991*.

Works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Works schedule means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources.

2.7 When is the contribution payable?

Council will collect contributions (in cash, land or material public benefit) for all leviable land where development occurs which gives rise to the need for facilities or works to be funded from this plan. Council will normally levy the contribution at the first opportunity to do so, but its right to collect is not extinguished if by error, non-payment, or any other reason, the contribution is not received at this time. Council will impose as a condition of consent, a requirement for the payment of a Section 94 contribution in respect of an application for development on the subject land.

A contribution must be paid to the Council on every parcel of land to which a Development Application applies. If a contribution has already been paid under this plan, then no contribution is payable on that portion of the land already levied and paid.

Development Applications involving Subdivision works

- Payment to be made prior to release of a Subdivision Certificate (linen plan).

Development Applications involving Building Works

- Payment to be made prior to the release of a Construction Certificate.

Complying Development Works

- Payment to be made prior to the issue of a Complying Development Certificate.

Payment may be made by any means acceptable to Council provided that, if the payment is not cash or bank cheque, then:

- Any costs or commission payable by Council on the transaction or its collection must also be paid; and
- The payment shall not be deemed to be received until Council's bankers acknowledge that the funds are cleared.

2.8 Deferred/periodic payments

Where extenuating circumstances exist, Council will give consideration to any request for deferment of contributions on its merits, however, the developer must make written application.

If Council grants such a request it is conditional upon the applicant providing a suitable Bank Guarantee and Deed of Agreement for the full amount of the contributions payable.

A period for deferral of a contribution will be agreed between the applicant and Council prior to preparation of the Bank Guarantee. The period may be extended in circumstances acceptable to Council.

Interest and an administrative fee will be charged on deferred contributions. The amount of the Bank Guarantee will be calculated in the following manner:

$$G = C \times (1 + r)^P$$

Where:

G is the amount of the Bank Guarantee;

C is the contribution owing at the time the guarantee is lodged with Council;

r is the interest rate applicable on the last day of the quarter of the 90-day bank bill swap rate plus 1% rate;

P is in years and reflects the number of years that the bank guarantee is expected to be held.

The guarantee will be terminated when the liability is met by the payment of cash or transfer of land or works or Council advises that the guarantee is no longer required.

The Deed of Agreement is to be prepared by Council's solicitors at full cost to the applicant.

If contributions are not paid by the agreed date the Bank Guarantee may be called up by Council.

2.9 Can the contribution be settled “in-kind” or through a material public benefit?

Council may accept an offer by the applicant to provide an “in-kind” contribution (i.e. the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

- (a) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and
- (b) the standard of the works is to council's full satisfaction; and
- (c) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the council in determining the value of the works or land will be paid for by the applicant.

2.10 Review of contribution rates

2.10.1 Setting and Indexation of Contribution Rates

In order to provide sufficient funding to cover price rises between writing the plan and paying for the items to be delivered by the plan, it is necessary to index the amounts that will be contributed. Indexing applies from date of adoption until issue of consent. Clause 10.9 provides for the indexation of contributions after the issue of development consent.

The Section 94 contribution rates will be indexed based on:

- i) the Consumer Price Index (All Groups Sydney) or equivalent index system or a projection thereof, and
- ii) the appropriate interest rate for that portion of the plan that is loan funded, and
- iii) the land value index for that proportion of the plan that relates to land acquisition or equivalent index system or a projection thereof.

The indexation will be in accordance with this plan and the rates will be published in Council's Annual Management Plan in July each year listing the rates for the next 12-month period. The formulas automatically adjust in the first quarter of each management plan for any prior estimation errors. The method of establishing the contribution rate to be published in the Management Plan shall be to estimate the result that would be achieved by applying the following formulas on a quarterly basis.

In addition, Council may review the whole Contributions Plan, and subject to the regulations could adopt new contributions rates.

There will also be periodic review of the plan and the construction costs of all items. At the time of these reviews the revised contribution rate will not apply to developments that have already been approved or completed.

In the event that the current index (as detailed in 2.10.2 and 2.10.3) is less than the previous index, the Current index shall be taken as not less than the previous index.

2.10.2 Indexation of Contribution Rates except land

Except for those contribution rates which are specified as being indexed below, all contribution rates will be adjusted pursuant to clause 32(3)(b) of the Environmental Planning and Assessment Regulation 2000 as follows:

$$RC = AC \times CPI/ACPI$$

Where:

RC is the amended contribution rate.

AC is the contribution rate as at the date of adoption of this plan.

CPI is the latest Consumer Price Index (All Groups Sydney).

ACPI is the Consumer Price Index (All Groups Sydney), which applied at the date of adoption of the plan.

2.10.3 Indexation of Contribution Rate for Land Acquisition

The contribution rate for land acquisition will be amended, pursuant to clause 32(3)(b) of the Environmental Planning and Assessment Regulation 2000, in line with movements in the Index.

The amended contribution rate will be:

$$RC = AC \times CV/VA$$

Where:

RC is the amended contribution rate for land acquisition.

AC is the contribution rate for land acquisition as at the date of adoption of this plan.

CV is the Index current from time to time.

VA is the Index at the date of adoption of this plan.

'Index' means the index for Established Home Prices: Sydney as published by the Australian Bureau of Statistics.

2.10.4 Contribution Rate Loan Funded

Where loan funds have been applied in the provision of works and services or land have been provided, the contribution rates in respect of the works, services or land will be reviewed pursuant to clause 32(3)(b) of the Environmental Planning and Assessment Regulation 2000 in accordance with the following formula from the date the loan funds are drawn down and every quarter thereafter:

$$RC = PC \times (1+r)$$

Where:

RC is the amended contribution rate for the current quarter.

PC is the contribution rate at the previous quarter.

r is the interest rate applicable on the last day of the quarter of the 90-day bank bill swap rate plus 1% rate and then converting the annual rate to a quarterly rate by dividing by 4.

2.10.5 Amended Contribution Rates

The amended contribution rates shall replace the contribution rates as found in Section A.

2.11 How are contributions adjusted at the time of payment?

The contributions payable are stated in the development consent. The Council shall be entitled on the condition of consent to require the contribution payable to be increased by an amount in accordance with the following formula:

$$\text{NCP} = \text{CP} \times \text{CPI (at the date of calculation)} / \text{CPI (at the date the consent was approved)}$$

Where:

NCP = New contribution payable

CP = Contribution payable in the consent

CPI = Consumer Price Index (All Groups Sydney) as published by the ABS

The NCP shall become the contribution payable under the development consent.

2.12 Pooling of contributions

This plan expressly authorizes monetary S94 contributions paid for different purposes to be pooled and be applied (progressively or otherwise) for those purposes. The priorities for expenditure of the levies are shown in the works schedule.

2.13 Financial Information

Council maintains a contributions register in accordance with clause 34 of the Environmental Planning and Assessment Regulation 2000.

A separate accounting record is maintained by Council's Financial Services Department for this Plan. It contains details of contributions received and expended, including interest earned, for each contribution category. These records are available for inspection free of charge at Council.

2.14 Transfer of Land

Where Council considers that land is to be transferred is an integral part of a development proposal or the land transfer is required because it contains works for the benefit of the community, Council can require the land to be transferred to Council.

2.15 Credits

Prior to work being commenced, which would result in a developer entering into a position of credit, Council approval will be required. This may occur in conjunction with development consent after assessment of likely Section 94 works.

Following satisfactory completion of any works and their valuation, the item will be acknowledged as a credit against Section 94 liabilities for the relevant section of the budget.

2.16 Timing of Works

The rate of receipt of income from Section 94 Contributions is dependent on the rate of development, which is difficult to precisely predict. This Plan aims to provide works within a reasonable period of time in accordance with the indicative timeframes for each of the respective facilities. Nothing in this Plan binds the Council to have to provide any works or material public benefit the subject of this Plan in advance of receipt of sufficient funds through the contributions that have been made under this Plan.

PART C: STRATEGY PLANS

3.1 Introduction

This section of the contributions plan determines the anticipated development which will arise from the Glenmore Park Stage 1 then identifies the relationship between this development and the demands for additional public amenities and public services.

3.2 Nexus

This plan adopts as its basic rationale the following principles in establishing a nexus between a proposed development and the service or facility:

- Provision of a service and/or facility via a Section 94 contribution is a measurable consequence of the proposed development.
- The service and/or facility can be physically provided within a reasonable time interval.

A *nexus* is the relationship between the expected types of development in the area and the demand for additional public amenities and services to meet that demand. Before levying developers for contributions, Council must establish a clear link or nexus between the contribution being sought and the development being levied. That is, it must be likely that the residents of the development being charged will benefit from the service or facility being provided.

There are three types of nexus – causal, physical and temporal. A causal nexus establishes that the need for a service or facility is a direct result of the development being levied. A physical nexus means that the facility to be provided is physically close enough to the development being levied for it to benefit. A temporal nexus involves the facility being provided within a reasonable time.

This Plan also recognises that the new development and population growth is impacting upon the local environment. The Plan includes contributions for the re-vegetation of a biodiversity corridor from Mulgoa Nature Reserve to The Northern Road. This corridor includes the alignment of Surveyors Creek. This area will also provide low scale or passive recreation opportunities for the local population.

3.3 Developable Area

The total developable land area for the Glenmore Park Stage 1 is approximately 767.00 ha (excluding Southern Woodlands) in the following arrangement:

Net Developable Area for the purposes of determining contribution rates in this Plan means the total site area of any particular site less certain specific land to be excluded. Glenmore Park Stage 1 has a total residential developable area of 498.7 hectares. This area includes all land for residential purposes and roads. It excludes land identified for schools, retail/commercial areas, open space.

The area utilised in the plan for contributions for Traffic and Transport Management, Open Space and Community Facilities excludes the land areas identified for schools, retail/commercial areas and open spaces, as these development types do not contribute to the specific need for these facilities. The demand for these facilities is generated on a per

person/lot basis. In order to ensure an adequate recovery mechanism, Council requires the collection of all Section 94 contributions to be on a per hectare basis.

3.4 Expected Community

The development of Glenmore Park is expected to house some 19,000 people based on approximately 5,300 lots, at an average density of 11 lots per hectare. The urban community will require the provision of substantial road, and drainage infrastructure as well as open space systems and community facilities.

Council's planning vision for the estate is expressed in the Glenmore Park Structure Plan.

3.5 Amenities and Facilities Required

This Contributions Plan includes levies for a number of amenities and facilities. These have been defined based on the anticipated needs of Glenmore Park Stage 1. The amenities and facilities included in this plan are for drainage/water quality facilities, open space, community facilities and road and traffic management facilities.

A range of facilities will be required to service the developing Glenmore Park Stage 1.

These include:

- Upgrading of major access links to the estate.
- Provision of Open Space – both for passive and active use.
- Provision of Community Uses space.
- Provision of bus shelters through the estate.

The Contributions Plan also seeks to collect funds from all development for the delivery of street trees across on a per dwelling basis.

A levy for plan administration is also charged, based on a proportion of the total contribution payable. It is anticipated that it may be appropriate to borrow money to fund the works in advance of contributions being received. If money is borrowed, the contributions will need to fund the interest costs.

A formula has been developed for each item in order to calculate the contribution rate within the contribution plan area. The formula takes into account the following:

- Cost of works, and
- Size of the developable area, the number of lots or number of persons and the relevant distribution of housing within Glenmore Park Stage 1.

Included within the contributions required and the cost of works identified are professional fees required for the preparation of the works and the plan.

Further details on all items are provided in the following sections of the plan.

4.0 *Trunk Drainage*

The development of new release areas generally leads to a significant change in the stormwater runoff characteristics of a drainage catchment.

This change results from an increase in the ratio of runoff volumes to rainfall volumes due to a reduction in pervious areas to absorb rainfall into the ground and by reduction in catchment response times, where the impact of piping and channelling more efficiently conveys concentrated runoff to the catchment outlets.

With the conversion of rural land for urban development it is not appropriate to allow runoff to discharge into unprepared water courses. In addition to channel work, retarding measures are introduced to prevent flooding of downstream areas and areas in the lower part of the catchment within the release.

Urbanisation within a catchment dramatically increases loads on all services including trunk drainage systems. Increased stormwater runoff, if not catered for, can lead to either nuisance inundation or severe flooding. Trunk drainage systems carry and control the passage of stormwater without overflowing and causing damage or loss of life.

Trunk drainage systems comprise some or all of the following:

- channels and low flow pipes
- culverts and road crossings
- detention or retention storages
- pollution and erosion control devices
- hydraulic structures

Control of stormwater flows is achieved by the use of basins (either detention or retention) where flows are temporarily stored to be later released at a rate compatible with the capacity of the drainage system.

In addition to controlling water quantity, trunk drainage systems also address water quality problems. Urban water quality is an issue of concern for the community and as a result now plays an important part in the design of urban drainage systems. Aspects such as aesthetics, protection of natural environments, erosion control and preservation of water quality are prominent design objectives. The design of the system is based on the principles of "Better Drainage" (Department of Planning 1993)

The necessary trunk drainage works and the landtake required for their implementation are outlined at the end of Section 4.0 of this plan.

Schoolhouse Creek System

The Schoolhouse Creek Trunk Drainage system drains the western section of the estate directly to Mulgoa Creek at the Nepean River. The system consists of one main lake (known as Glenmore Lake) with two branches upstream. The initial concept and design plans were prepared in 1987 by Willing and Partners following their investigation of the total estate drainage system.

The system was designed to retain some specific stands of vegetation along the creek and to preserve some of the natural creek environment. However, the major purpose of the system is to provide a stormwater detention basin and water quality control pond to protect the Nepean River from the pollution generated by urban development.

The system is divided into four main sections, being;

1. the creek, between Glenmore Parkway and Mulgoa Road;
2. Glenmore Lake and the Eastern Arm between Glenmore Parkway and Luttrell Street;
3. Western Arm, upstream from Floribunda Avenue;
4. Town Centre and Transmission Line Basins (upstream of Luttrell Street)

Jeanette Street Basin

The small area adjacent to the M4 Motorway draining towards Jeanette Street needs to be collected and attenuated prior to discharging to one of the branches of Schoolhouse Creek. This basin is to provide flow attenuation with a minor amount of water quality treatment due to the small catchment area. The site of the basin has been acquired by Council (0.85 hectares) and due primarily to its proximity to the M4 and the subsequent degraded amenity has been fully allocated in the trunk drainage land budget

Knox Street Basin

The small area (approximately 43 hectares) adjacent to the M4 Motorway draining towards Knox Street needs to be collected and attenuated prior to discharging to one of the branches of Surveyors Creek. This basin is to provide flow attenuation with water quality treatment. Due primarily to its proximity to the M4 and the subsequent degraded amenity has been fully allocated in the trunk drainage land budget even though there may be some residual recreational value in the site. The site of the basin has been partly acquired by Council.

Surveyors Creek System

The major drainage system within Glenmore Park drains to the M4 Motorway at Alston Street through Surveyors Creek. The main principles for the design of the system are described in the Plan of Management, however during the detail design a number of modifications to the concept were incorporated. This Creek system is divided into a number of sections as listed below;

1. Eastern Arm (towards Penrith Golf Course);
2. Western Arm between M4 and Glenmore Parkway;
3. Western Arm south of Glenmore Parkway towards quarry area;
4. Western Arm south-east of Glenmore Parkway towards Eastern Hamlets.

The Eastern Arm of the creek is basically the section between the M4 and Garswood Road. This arm is adjacent to the prominent “Casuarina Stand” that is to be preserved and embellished by Council. Due to the restricted area and the M4 constraints this section will be predominantly a grass-lined channel with an alignment close to the casuarinas. There is a need for an additional basin upstream of Penrith Golf Course, however, this will only have a nominal cost due to the requirement for a sedimentation basin being borne directly by the developer. The cost of some outlet works through the golf course will be provided for in this plan.

The Western Arm of the creek between the M4 and Glenmore Parkway comprises two water quality control ponds and an additional dry basin. The northern basin in the proximity of the M4 is also adjacent to the Garswood Road playing fields. This section of the creek includes construction of the basins and outlet structures, wetlands, gross pollutant structures, low flow culverts, grassing and water reticulation systems.

The section upstream of Glenmore Parkway incorporates a water quality control pond and gross pollutant structures, channel works and embankment construction.

External Works

The constraints in the downstream drainage system are such that there is a need to upgrade one section of channel on Surveyors Creek between Maxwell Street and Mulgoa Road. This section has been previously constructed by Council, however, due to the development of Glenmore Park there is a need for the channel to be widened.

Schoolhouse Creek downstream of Mulgoa Road has also been identified as having drainage capacity problems. These have been exacerbated by changes to the response times in the Glenmore Park subcatchment. Works proposed include the creation of upper level floodways, channel straightening and scour protection.

Schoolhouse Creek and Surveyors Creek Plans of Management

The complexities involved in designing and managing these two drainage systems required that a plan of management be prepared for each of the systems. These have been completed by Manidis Roberts for Schoolhouse Creek and Land Systems EBC for Surveyors Creek. The cost of preparation of these management plans has been included in the Schedule of Works.

Land for Trunk Drainage

The land required for the trunk drainage works is incorporated within the land acquisition budget. This is included with the specific drainage items noted. These specific items are the gross pollutant structures, outlet works and other structures.

Land Required For Drainage Purposes	Area (Ha)
Schoolhouse Creek (Mulgoa Road To Glenmore Parkway)	1.40
Schoolhouse Creek (Western Arm)	0.10
Schoolhouse Creek (Glenmore Parkway To Luttrell Street)	3.30
Schoolhouse Creek (Transmission Line Basin)	1.00
Jeanette Street Basin Site	0.85
Surveyors Creek (M4 To Garswood Road)	3.10
Surveyors Creek (Garswood Road To Glenmore Parkway)	0.57
Surveyors Creek (South Of Parkway)	0.69
Surveyors Creek (Eastern Hamlets Channel) exact area to be finalised	1.00
Surveyors Creek (Eastern Arm Drainage Channel) exact area to be finalised with detail design	1.70
Surveyors Creek (Golf Course Basin) exact area to be finalised	0.45
Knox Street Basin Site exact area to be finalised	2.40
Total	16.56

Design, Documentation and Contract Supervision Costs

This item allows for the appropriate design, documentation and contract administration costs to be allocated against each of the items in the Schedule of Works of the Section 94 budget.

BUDGET and SCHEDULE OF WORKS		Total	Project
		Budget	Status
		\$	
4.0 TRUNK DRAINAGE CONSTRUCTION			
4.1 Schoolhouse Creek			
4.1.1	Stage 1 Glenmore Lake and Channel	1,721,150	Completed
4.1.2	Supervision Stage 1	34,423	Completed
4.1.3	Pre release design	220,914	Completed
4.1.4	Aquatic planting Glenmore Lake	15,526	Completed
4.1.5	Stage 2 Basin and channel	2,064,131	Completed
4.1.6	Stage 3 Basin and road spillway	448,769	Completed
4.1.7	Channel works Town Centre to Glenmore Loch	100,000	Completed
4.1.8	Water Quality Improvements	280,000	Completed
4.1.9	Pedestrian Bridge Schoolhouse Creek	225,000	Part Complete
4.1.10	Water Quality Schoolhouse Creek – GPT Viola Place	50,000	Completed
4.2	Jeanette St Basin Construction	327,685	Completed
4.3	Knox St Basin Construction	629,249	Completed
4.4	Surveyors Creek Construction	6,176,391	Completed
4.4.1	Water Quality Improvements	150,000	Completed
4.4.2	Drainage through roundabout at Parkway	80,000	Completed
4.5 External Works			
4.5.1	Maxwell St channel widening	728,297	Completed
4.5.2	Schoolhouse Creek d/s Mulgoa Road	640,902	Completed
Sub-total 4.1 – 4.5		13,852,438	
4.6	Design, supervision	1,123,372	Completed
4.7	Schoolhouse Creek Mgt Plan	25,000	Completed
4.8	Surveyors Creek Mgt Plan	50,000	Completed
TOTAL		15,090,810	

5.0 Roads And Traffic Management

Glenmore Parkway

The concept layouts and the philosophy behind Glenmore Parkway are contained in the Glenmore Parkway Development Control Plan and the report on the Parkway prepared by Douglas Sanger and Chris Stapleton for Glenmore Park Developments and Penrith Council. Briefly, the Parkway was seen as the major road through Glenmore Park but was designed to provide a safe and pleasant driving and pedestrian environment that enhanced the residential development that it serviced.

The entire cost of the Glenmore Parkway, including the land acquisition, is listed in the Schedule of Works and is fully costed to the Section 94 Plan (except for a small section of the Parkway through the Glenmore Park Town Centre). As development of the area progresses various sections of the Parkway have been constructed, predominantly as Works-in-Kind, by the developer of the land that requires the extension of the Parkway to serve the particular development.

The section of Glenmore Parkway indicated as “Town Centre” in the schedule of works is for the full reconstruction of Luttrell Street between the northern side of the Town Centre at Glenmore Parkway to the southern side of the Town Centre at Woodlands Drive. The existing location of Luttrell Street is not being maintained as the playing fields at the Town Centre Fields will encroach on the existing alignment. The final location will be approximately 20 metres west of the current alignment of Luttrell Street.

The Glenmore Parkway is the major access road within the estate and has carried considerable construction traffic during the development of this release area. As a result sections of the Parkway have exhibited signs of excessive wear and tear. Funds have been allocated within the plan for maintenance of the Parkway.

Access Denied Roads

Sections of the road network within the residential area of Glenmore Park have been noted as “access denied”. These sections occur because of the relatively high volumes of traffic expected on those sections. The traffic volumes generally exceed those for a suitable residential amenity in the street. In all instances these roads directly connect to Glenmore Parkway and exhibit some of the features of the Parkway, ie. median, service road, etc.. The inclusion of the road and amount in the budget does not necessarily indicate the exact length will be access denied, as each length will be agreed at the time of subdivision approval and calculated at the time of linen release.

Road Section	Length	Cost of Constn.	Area(Ha)	Cost of Acq.
Floribunda Avenue (half road only)	72m	\$57,600	0.12	\$29,912
Kenneth Slessor Drive	56m	\$44,800	0.09	\$23,200
Surveyors Creek Road (North) (half road)	100m	\$40,000	0.15	\$21,200
Surveyors Creek Road (South) (half road)	100m	\$40,000	0.10	\$48,000
Muru Drive	80m	\$64,000	0.19	\$42,400
Proposed road Eastern Hamlets (South) (half road)	100m	\$40,000	0.10	\$26,500

External Works

The traffic report prepared by Sinclair Knight and Partners in 1988 for the development of the Glenmore Park Estate identified works external to the Estate that were required to facilitate the development of the Estate. These works are as follows:

a) Widening of The Northern Road between Glenmore Parkway and the M4 Motorway and Traffic Signals at the northern ramps to the M4 Motorway at The Northern Road

The report identified that the existing configuration of The Northern Road was suitable for the pre-development traffic loadings. With the projected traffic volume from the Estate the road will need upgrading to a four lane divided carriageway configuration between the Glenmore Parkway and the M4 motorway.

The report also identifies the need to improve the intersection capacity of The Northern Road/M4 eastbound on-ramp intersection. Signalisation of this intersection will be required.

The costs of the road upgrading and the signalised intersection have been built into the Plan, however it is recognised that there will be a need for some subsidy from the Roads and Traffic Authority associated with the signal construction and the additional pavement strength required by the Roads and Traffic Authority for the road upgrading. The Plan allows for the costs of the road upgrading and signals associated with the development.

b) Traffic Signals at the roundabout at Jamison Road and Mulgoa Road intersection.

This efficiency of this roundabout intersection will deteriorate as Glenmore Park develops due particularly to the vehicle trips between Penrith and Glenmore Park. The current planning allows for part funding for the signalisation of the roundabout.

Cycle Network

One of the key features of the Glenmore Park estate has been the desire to ensure that the bicycle network within Glenmore Park has been complimentary to the road network in allowing the free flow of bicycle traffic around the estate.

Bus Shelters

These facilities have been identified as being a necessary part of the residential estate development, however, at this stage because the bus routes have not been finalised it is not possible to site any shelters. It is proposed to provide up to 20 shelters. The estimated cost of these (to Council's standard design) is \$7,000, giving a total cost of \$140,000.

Garswood Road and Luttrell Street Upgrading

Garswood Road and Luttrell Street (between Garswood Road and Glenmore Parkway) form part of the major road system within Glenmore Park. Consequently it is appropriate for these two roads to be part of the Section 94 funded facilities. The costing for these roads has been based on the following information:

Length of Luttrell Street 520 metres
Length of Garswood Road 2654 (includes multi-cell culvert near Penrith Golf Course)

Roundabout Intersections: Luttrell Street Bend
Carolyn Chisholm Entry
Road into Northern Hamlets
Kutmut Street intersection
Surveyors Creek Road / Alston Street
St Andrews Drive intersection

Design, Documentation and Contract Supervision Costs

Based on a percentage of the total of the estimate for the construction of the facilities.

BUDGET and SCHEDULE OF WORKS		Total	Project
		Budget	Status
		\$	
5.0 ROADS AND TRAFFIC MANAGEMENT WORKS			
5.1 Glenmore Parkway			
5.1.1	Entry Road	1,000,347	Completed
5.1.2	Loch to Roundabout	297,716	Completed
5.1.3	Open parkland to Town Centre	1,017,255	Completed
5.1.4	Town Centre (Luttrell Street Relocation)	925,190	Completed
5.1.5	Town Centre to Muru Dr	1,180,194	Completed
5.1.6	Muru Dr Intersection)	2,829,683	Completed
5.1.7	Muru Dr to Surveyors Creek)		
5.1.8	Surveyors Creek to Golf Course)		
5.1.9	Golf Course to The Northern Rd)		
5.1.10	Northern Rd Roundabout	933,489	Completed
5.1.11	Street lighting for intersections	415,225	Completed
5.1.12	Glenmore Parkway Maintenance	1,580,000	Completed
5.1.13	Directional Signage	10,000	Completed
5.1.14	Glenmore Parkway Lighting	400,000	2008
5.2 Access Denied Roads			
5.2.1	Floribunda Ave	57,600	Completed
5.2.2	Kenneth Slessor Drive	44,800	Completed
5.2.3	Surveyors Creek Rd North	40,000	Completed
5.2.4	Surveyors Creek Rd South	40,000	Completed
5.2.5	Muru Drive	64,000	Completed
5.3 External Works			
5.3.1	Northern Rd widening	2,185,893	Completed
5.3.2	Signals M4/Northern Rd Ramps	124,908	Completed by RTA
5.3.3	Signals/Roundabout (Jamison/Mulgoa)	139,833	2009
5.4 Cycle Network		978,864	Completed
5.5 Bus Shelters		145,726	Part Completed
			20 shelters
5.6 Road upgrading Garswood Rd/Luttrell St, etc		3,292,985	Completed
Sub-total 5.1 -5.6		17,703,708	
5.7 Design,documentation,supervision		1,634,842	
TOTAL		19,338,550	

6.0 Community Facilities

Neighbourhood Facilities

Council provides neighbourhood facilities in recognition of the need to overcome isolation and lack of support facing residents of both new and established areas. A range of facilities provide space for a variety of functions:

- informal meeting space and information centre
- meeting rooms for community groups
- multi-purpose space for educational and leisure activities
- office accommodation for community based workers and management committees
- sessional space for specialist services eg community nurse, mobile pre-school and playvan
- cultural and celebration space eg weddings, festivals.

In Glenmore Park a network of different types of community facilities consisting of a mix of multi-purpose centres, community halls, specific purpose facilities and joint use facilities will be provided. The size, location and make-up of the mix will be determined incrementally based on an assessment of:

- resourcing and management issues
- recurrent funding opportunities
- development of the Town Centre
- emerging population profile
- consultation with residents and service providers to determine needs
- the extent of joint funding and operation of facilities with service providers

Based on the level of neighbourhood facility provision in the combined St Clair / Erskine Park release area, a total floor space provision of 2,945 sq metres was planned for Glenmore Park. In the year 2000 all required facilities will be either completed or in design stage.

Glenmore Park Child & Family Precinct

The Glenmore Park Child and Family Precinct is located at the corner of Blue Hills Drive and The Parkway, Glenmore Park. The masterplan for the precinct identifies six key functional areas, all of which are inter-related and make up the community hub. The six key areas include an adventure play area, an outdoor community meeting area, a child and family centre, a small corner store/coffee shop, car parking facilities and a 'magnetic' open space area.

The emphasis in the design of the precinct has been on sustainable 'place making'. A key element of this model is an integrated planning approach which addresses the precinct as a 'whole' and within the context of the local community. This approach recognises the significant role the public domain and adventure play area will play in drawing the community together and creating opportunities that foster and contribute to neighbourhood identity and a magnetic place.

Children's services**- For 0-5 year olds**

To evaluate the demand for child care places for 0-5 year olds, a calculation of 1 place per 10 children is used. Given the projected population of Glenmore Park is approximately 20,000 people, with a projected 0-4 population of approximately 15%, then the area will generate the demand for 300 child care places. These places will meet the varying needs of families requiring work related care and families requiring non-work related care.

While a calculation of the number of child care places required to meet demand can be estimated, at some point supply may not reach demand as the number of 0-5 year olds may peak at some point, but reach an equilibrium over time. However there are a number of variables which will affect demand:

1. the level at which services established meet the individual needs of families (e.g. hours of operation, services provided, ages catered for);
2. the affordability threshold for individual families in accessing care;
3. the level of supply elsewhere in the Local Government Area and families use of services outside their resident community;
4. private sector and Family Day Care places available.

Facilities proposed:

LOCATION	SERVICE TYPE/FACILITY	SECTION CONTRIBUTION	94
Eastern Hamlets	85 place Multipurpose Child Care Centre	100% capital costs and funds for Before & After service Bus	

- For 5-12 year olds including Before & After School Care and Vacation Care

The demand for care for 5-12 year olds can also be difficult to determine accurately. Contributing factors are:

1. families may have more alternate child care options for this age group than they do for children under school age;
2. some families may determine that they do not need to use care for this age group, particularly the older children;
3. family day care can offer a more flexible care option for this age group;
4. affordability, where the cost of care may deter families from using outside school hours care and vacation care more often than it will 0-5 care, due to the other options available.

Despite these issues there is, and will continue to be, a demand for outside school hours care. It is the experience of Council that services catering to the 5-12 age group

need to have more than one feeder primary school. Therefore the Section 94 budget for the provision of these facilities should also include funds to purchase a small bus.

One Before & After School Care Centre began operation on the Floribunda Drive community use site in the beginning of 1996. An additional facility will be required given that three additional primary schools (two public, one Catholic) are now operating in the Estate and one more primary school is being planned. It is intended that the 85 place Centre will cater for the Before & After needs of 5-12 year olds.

Building Costs

The estimates are based on a building size of approximately 500m² on flat sites with services within 100m of buildings. They also assume designs and finishes will be similar to existing Council standards and that Council is the supervising authority.

All building costs for the above items have been based on current building which, allows single level construction and includes:

Site works - bulk earthworks, bored piers, special foundations, and an allocation for services above provisional cost allowance.

In addition, allowances have been made for the provision of landscaping, site works and Carparking.

Fitout for Community Facilities

The fitout budget is to ensure that the Section 94 funded community facilities are provided with appropriate equipment.

The "baseline" fitout will include items such as kitchen and office furniture, chairs/tables, playground equipment etc. The individual items for each facility will be determined in consultation with the steering committee which, is also involved in the design and development of the facility.

The fitout budget is based on the 7% of the total estimate for the construction of the facilities.

Community Initiative Grant Scheme

The Community Initiatives Grant Scheme (CIGS) is designed to ensure that early establishment costs associated with the particular demands of the User Groups are met.

The CIGS will provide for a level of establishment costs associated with the particular groups and activities that begin to operate in the facility.

The establishment costs will be allocated in the form of small capital grants to local resident groups and community organisations for the purpose of starting-up projects and activities associated with Section 94 facilities during the development phase of the estate.

These establishment costs may be related to the type of facility (eg, specific equipment for a youth facility) to the particular activity (eg, arts/crafts, sports, etc) or to the special needs of a group (playgroups, local environmental or community group, etc). This may also relate to active open space embellishment to accommodate changes in demand.

A total allocation of \$120,600 is allowed for CIGS in this plan with an annual allocation of \$24,120 per year starting from 1997/1998 financial year.

Design, Documentation and Contract Supervision Costs

This is based on 12% of the total of the estimate for the construction of the facilities.

Community Plan Review

Four reviews of the Glenmore Park Community Plan are planned to ensure relevance to emerging community needs during the development phase of the estate.

BUDGET and SCHEDULE OF WORKS		Total Budget \$	Project Status
6.0 COMMUNITY FACILITIES			
6.1	Floribunda Drive Neighbourhood Centre 495 sqm	667,161	Completed
6.2	Floribunda Community Centre - Shade, L/Scaping, P/ground, Lighting	121,000	Completed
6.3	Surveyors Creek Community Facility 500 sqm	483,109	Completed
6.4	Surveyors creek Community Facility - Water Tank, Shade & L/Scaping	200,000	Completed
6.5	Town Centre Youth Multi-purpose Facility 1000 sqm	1,197,037	Completed
6.6	Glenmore Park Youth & Community Centre - Verandah	50,562	Completed
6.7	Glenmore Park Child & Family Precinct	4,988,921	2008
	Construction : including carparking & site works (Excludes GP Stage 2 contribution of \$1,170,103)	\$3,032,097	
	Landscaping	\$835,000	
	Fitout	\$523,941	
	Design, Contract Admin etc (excludes GP Stage 2 Contribution of \$175,515)	\$597,883	
6.8	Town Centre Youth Facility Fitout	35,000	Completed
6.9	Floribunda Drive Before & After Care 165 sqm	285,596	Completed
6.10	2 Before & After School Care Buses	79,090	Completed
6.11	Additional funding - 16 seater bus with disabled access	25,000	Completed
6.12	Floribunda Drive B&A 550 sqm	620,000	Completed
6.13	Landscaping (other than GPCFP)	113,783	Completed
6.14	Carparking (other than GPCFP)		Completed
6.15	Site Works 2160 sqm (other than GPCFP)	92,158	Completed
6.16	Fitout and Establishment (Community Initiatives Grants) [other than GPCFP]	210,489	Completed
6.17	Additional Community Initiatives Grants funding	48,000	Part Completed
6.18	Design, Contract Administration, etc (other than GPCFP)	167,430	Completed
6.19	Community Plan Review	24,803	Completed
6.20	Community Art Program	40,000	Part Completed
TOTAL		9,449,139	

7.0 Recreational Activities

7.1 Active Recreational Facilities

Council completed a recreation needs assessment for the release in 1990. Extensive consultation with sporting and recreation groups was undertaken to establish the likely range of future demands for facilities. The results of this assessment are summarised in the Open Space DCP for the release.

The open space plan was prepared on the basis of the range of needs identified and these were related to the available land and a draft plan exhibited.

Refinements have occurred following consultation with new residents of the release and a temporary facility was provided for active open space purposes prior to the Central Recreation Area fields being constructed.

The proposed works for active recreation are listed below.

Central Recreation Facility (Rugby League, Soccer, Cricket)

The location of this facility is adjacent to the Town Centre on Glenmore Parkway.

This facility is planned to provide 2 rugby league fields and 2 soccer fields combined with 2 cricket ovals.

The additional facilities required to adequately service these fields include: lighting, goal posts, irrigation, amenities, carparking, landscaping, seating, wickets, sub-grade preparation and turfing.

The total cost allocated to provide this facility is \$600,000. This does not include the bulk formation of the fields that was part of the Trunk Drainage works.

Garswood Road Fields (Baseball, Softball)

Sub-grade preparation, turfing, lighting (2 diamonds), irrigation, amenities, carparking, landscaping and seating, nets, line marking

Transmission Line Fields

Amenities, carparking, landscaping and seating.

Design, Documentation and Contract Supervision Costs

Based on a percentage of the total of the estimate for the construction of the facilities. Community facilities provide focus points where residents can meet and participate in a variety of activities. They can cater for a diverse range of ages and interests and help reduce the likelihood of social problems caused by isolation.

7.2 Passive Recreational Facilities

The plan provides for the construction of the following works and passive recreational facilities in the reserves and parks listed below. A number of the reserves have been constructed and fitted with the facilities at the time of this plan. In these cases the schedule lists the actual cost of works.

Forest Redgum Reserve (Lot 4009 DP 825280)

The intention with this reserve is to restore and retain the natural vegetation communities (of Forest Redgums) on the site and provide a passive recreational enjoyment of the bushland.

Barrier fencing, pathways, paved areas/pause points, bench seats, interpretive signage, minor earthworks, planting and weeding.

The Carriageway Park (Lot 4252 DP 817730)

Bench seats, bubbler, paved area, play equipment, trees, massed planting, minor earthworks, turf, signage.

Richardson Close Park (Lot 3323 DP 812738)

Bench seats, bubbler, paved area, play equipment, trees, massed planting, minor earthworks, turf, signage.

Prunus Close Park (Lot 2092 DP 812223)

Bench seats, bubbler, paved area, play equipment, trees, massed planting, minor earthworks, turf, signage.

Oriole Street Park (Lot 66 DP 837854)

Bench seats, bubbler, paved area, play equipment, trees, massed planting, minor earthworks, turf, signage.

Womra Crescent Reserve (Lot 5411 DP 828718)

Timber barrier fencing, pathways, paved areas, paved areas/pause points, bench seats, interpretive signage, minor earthworks, planting, play equipment.

Muru Drive Reserve (Lot 6246 DP 834530)

Bench seats, bubbler, paved area, fencing/bollards, trees, massed planting, minor earthworks, turf, signage.

Ridgetop park (See DCP for location)

Shade structures, bench seats, paved areas, concrete paths, bubblers, trees, massed planting, earthworks, topsoil, watering points, turfing, seeding and play equipment.

Southern Hamlets park (See DCP for location)

Bench seats, bubbler, paved area, play equipment, trees, massed planting, minor earthworks, turf, signage.

Hamlet park Precinct 5M (See DCP for location)

Bench seats, bubbler, paved area, play equipment, trees, massed planting, minor earthworks, turf, signage.

Casuarina Reserve (See DCP for location)

Timber barrier fencing, pathways, paved areas/pause points, bench seats, interpretive signage, minor earthworks, planting.

Schoolhouse Creek (Mulgoa Road to Glenmore Parkway)

Paved areas, concrete paths, bench seats, signage, trees, massed planting, earthworks, topsoil, watering points, turfing, seeding.

Schoolhouse Creek - Glenmore Lake Foreshore Area and Eastern Arm

Shade structures, bench seats, paved areas, concrete paths, bubblers, trees, massed planting, interpretive signage, aquatic planting, earthworks, topsoil, watering points, turfing, seeding and play equipment.

Schoolhouse Creek Western Arm (inc Applegum Reserve)

Concrete paths, bench seats, trees, massed planting, earthworks, topsoil, watering points, turfing and play equipment.

Surveyors Creek Lake Foreshores

Shade structures, BBQs, bench seats, bins, paved areas, concrete paths, bubblers, trees, massed planting, interpretive signage, aquatic planting, earthworks/topsoil, watering points turfing/ seeding.

Surveyors Creek (Garswood Road to Glenmore Parkway)

Paved areas, concrete paths, bench seats, signage, trees, massed planting, earthworks, topsoil, watering points, turfing, seeding.

Surveyors Creek (Eastern Hamlets Channel)

Paved areas, concrete paths, bench seats, signage, trees, massed planting, earthworks, topsoil, watering points, turfing, seeding.

Central Tree Reserve

Security, lighting and turfing of reserve area.

Glengarry Drive Reserve

Installation of playground equipment.

Casuarina Stand

Further embellishment of reserve.

Glenmore Parkway

Embellishment of entry site.

Central Tree Reserve

Installation of lighting.

Various Open Space Areas

Install signage in various open space locations.

Blue Hills Oval

Car parking area construction.

Blue Hills Reserve

Car parking area construction.

Design, Documentation and Contract Supervision Costs

Based on a percentage of the total of the estimate for the construction of the facilities.

BUDGET and SCHEDULE OF WORKS		Total	Project
		Budget	Status
		\$	
7.0 RECREATION FACILITIES			
7.1 Active			
7.1.1	Town Centre Fields (Schoolhouse Creek)	600,000	Completed
7.1.2	M4/Garswood Road Fields (Surveyors Creek)	471,528	Completed
7.1.3	Transmission Line Fields (Surveyors Creek)	485,060	Completed
7.1.4	Netball Courts – Jamison Park Facility.	74,578	Completed
7.1.6	Town Centre Fields - carparking and embellishment	300,000	Completed
7.1.7	M4/Garswood Road Fields - embellishment	60,000	Completed
7.1.8	Skateboard facility	324,400	2008
7.1.9	Adventure Playground (GPCFP)	122,000	2008
	Sub-total 7.1	2,437,566	
7.1.10	Design, documentation, supervision	246,480	
	Total 7.10	2,684,046	
7.2 Passive			
7.2.1	The Carriageway Lot4252 DP817730	34,223	Completed
7.2.2	Forest Redgum Reserve Lot 4009 DP825280	197,326	Completed
7.2.3	Richardson Close Lot3323 DP812738	63,925	Completed
7.2.4	Prunus Close Lot2092 DP812223	37,299	Completed
7.2.5	Oriole St Lot66 DP837854	42,316	Completed
7.2.6	Central Tree Reserve Lot 5411 DP828718	121,541	Completed
7.2.7	Muru Drive Lot6246 DP834530	71,614	Completed
7.2.8	Ridge Park Eastern Hamlets	62,454	Completed
7.2.9	Southern Eastern Hamlets	62,454	Completed
7.2.10	Hamlet Park Prec 5 Stage 2	47,125	Completed
7.2.11	Casuarina Stand (Surveyors Creek)	419,687	Completed
7.2.12	Schoolhouse Creek (Mulgoa Road to Glenmore Parkway)	71,547	Completed
7.2.13	Schoolhouse Creek (Western Arm)	196,807	Completed
7.2.14	Schoolhouse Creek (Glenmore Parkway to Luttrell Street)	444,934	Completed
7.2.15	Surveyors Creek (M4 to Garswood Road)	325,686	Completed
7.2.16	Surveyors Creek (Garswood Road to Glenmore Parkway)	523,367	Completed
7.2.17	Surveyors Creek (South of Glenmore Parkway)	260,225	Completed
7.2.18	Surveyors Creek (Eastern Arm Channel)	104,090	Completed
7.2.19	Knox Street basin reserve Lot 466 DP1007464	50,000	Completed
7.2.20	Central Tree Reserve - security lighting & turfing	20,000	Completed
7.2.21	Glengarry Drive Reserve - play equipment	10,000	Completed
7.2.22	Casuarina Stand - additional funding	10,000	Completed
7.2.23	Glenmore Parkway Entry Site	230,000	Completed
7.2.24	Signage in Open Space Areas	20,000	Part Completed
7.2.25	Blue Hills Oval – restoration of temporary car parking area	10,000	Completed

BUDGET and SCHEDULE OF WORKS		Total	Project
		Budget	Status
		\$	
7.2.26	Ched Town Reserve - Soccer Fields (new Playing Service)	84,357	Completed
	Sub-total 7.2	3,520,977	
7.2.27	Design, documentation, supervision	531,439	
	Total 7.2	4,052,416	
TOTAL 7.1 - 7.2		6,736,462	

8.0 Land Acquisition

The land area requirements are estimated at the outset of the planning for the release. Values are based on current englobo sales of comparable land however contributions are based on projected trends of the property market to cover the lag between contributions and acquisition.

Periodic review of these values will be undertaken by Council's Property Development Department. The existing and likely characteristics of the residential property market will be taken into consideration as part of these reviews. Between formal reviews the contribution rates will be indexed at a rate equivalent to the average increase of residential property values in the locality.

There have been categories of land values identified in the release as either constrained or unconstrained.

Where it is proposed to dedicate land in lieu of paying Section 94 contributions the likely amount payable will be set out in the development consent notice. Should the applicant propose a different value the proposal must be accompanied by a report from a suitably qualified and registered valuation professional.

It should be noted that the budget includes an administration component, allowance for increases in property markets and variations in value depending upon the location within the release area. The value can be described as an average and not the likely price payable.

In addition each site has an associated utility services costs. Provision of road works where the carriageway is greater than seven(7) metres wide adjacent to the land is also an item included in this plan.

The rationale for the open space system is contained in the Glenmore Park Open Space Development Control Plan.

Land to be acquired is listed in the budget schedule.

Land Required For Road Purposes	Area (Ha)
Glenmore Parkway - Mulgoa Road To Luttrell Street	4.24
Luttrell Street Relocation - Town Centre	0.90
Glenmore Parkway - Luttrell Street (South) To Muru Drive	1.50
Glenmore Parkway - Muru Drive To The Northern Road	7.29
Access Denied Roads - Floribunda Avenue	0.12
Access Denied Roads - Kenneth Slessor Drive	0.09
Access Denied Roads - Muru Drive	0.19
Access Denied Roads - Surveyors Creek Road (North)	0.08
Access Denied Roads - Surveyors Creek Road (South)	0.15
Total	14.56

Land Required For Open Space Recreation Purposes	Area (Ha)
Forest Red Gum Reserve Lot 4009 DP 825280	2.82
The Carriageway Park Lot 4252 DP 817730	0.25
Richardson Close Park Lot 3323 DP 812738	0.15
Prunus Close Park Lot 2092 DP 812223	0.09
Woodlands Park Lot 66 DP 837854	0.49
Womra Crescent Reserve Lot 5411 DP 828718	1.67
Muru Drive Reserve Lot 6246 DP 834530	0.50
“Ridgetop Park Precinct 8A” (See DCP For Location)	0.35
“Southern Hamlets Park” (See DCP For Location)	1.00
“Precinct 5M Park” (See DCP For Location)	0.30
Casuarina Reserve (See DCP For Location)	5.63
Total	13.25

Land Required For Open Space Multiple Use Purposes including drainage	Area (Ha)
Schoolhouse Creek (Mulgoa Road To Glenmore Parkway)	4.73
Schoolhouse Creek (Western Arm)	5.73
Schoolhouse Creek (Glenmore Parkway To Luttrell Street)	10.60
Schoolhouse Creek (Town Centre Site)	8.11
Schoolhouse Creek (Transmission Line Basin)	2.28
Jeanette Street Basin Site	0.85
Surveyors Creek (M4 To Garswood Road)	13.31
Surveyors Creek (Garswood Road To Glenmore Parkway)	7.16
Surveyors Creek (South Of Parkway)	8.75
Surveyors Creek (Eastern Hamlets Channel)	1.00
Surveyors Creek (Eastern Arm Drainage Channel)	1.70
Surveyors Creek (Golf Course Basin)	0.60
Knox Street Basin & channels	2.40
Surveyors Creek (Additional Land)	3.30
Total (Multiple Use)	70.52

Land Required For Community Facilities Purposes	Area (Ha)
Floribunda Avenue Site (Lot 10 DP 807387)	0.63
Town Centre Site (See DCP For Location)	0.77
Eastern Hamlets Site (See DCP For Location)	1.51
Total	2.91

BUDGET and SCHEDULE OF WORKS			Total	Project
			Budget	Status
			\$	
ROADS AND TRAFFIC MANAGEMENT LAND				
Parkway		Hectares		
8.1.1	Mulgoa Rd to Floribunda Roundabout	1.39	347,500	Completed
8.1.2	Floribunda Roundabout to Kenneth Slessor	0.94	235,000	Completed
8.1.3	Kenneth Slessor to Luttrell	1.91	505,886	Completed
8.1.4	Town Centre	0.9	295,230	Completed
8.1.5	Town Centre to Precinct 5	1.5	420,000	Completed
8.1.6	Precinct 5 to Northern Rd	7.091	1,882,764	Completed
8.1.7	Northern Rd roundabout	0.2	18,283	Completed
Access Denied Roads				
8.1.8	Floribunda Ave	0.1196	29,912	Completed
8.1.9	Kenneth Slessor Drive	0.0928	23,200	Completed
8.1.10	Surveyors Creek Rd North	0.08	21,200	Completed
8.1.11	Surveyors Creek Rd South	0.15	48,000	Completed
8.1.12	Muru Dr	0.1874	42,400	Completed
TOTAL ROADS AND TRAFFIC		14.5608	3,869,375	
COMMUNITY FACILITIES LAND				
8.2.1	Floribunda Ave LOT 10 DP807387	0.6308	156,649	Completed
8.2.2	Town Centre Site	0.7692	256,212	Completed
8.2.3	Eastern Hamlets Site	1.511	563,435	Completed
Servicing other than GPCFP				
8.2.4	Electricity		10,524	Completed
8.2.5	Water		12,875	Completed
8.2.6	Sewer		42,675	Completed
8.2.7	Telephone		2,107	Completed
8.2.8	Transfer fees		3,102	Completed
8.2.9	Half road construction		91,372	Completed
8.2.10	Sydney Water Major Works		43,681	Completed

Servicing GPCFP				
8.2.11	Electricity		100,000	2008
8.2.12	Sydney Water Major Works		300,000	2008
	TOTAL COMMUNITY FACILITIES LAND	2.911	1,582,632	

BUDGET and SCHEDULE OF WORKS			Total	Project
			Budget	Status
			\$	
OPEN SPACE LAND				
Recreation Land		Hectares		
8.3.1	Forest Redgum Res. Lot 4009 DP825280	2.82	704,750	Completed
8.3.2	The Carriageway Lot4252 DP817730	0.2526	63,157	Completed
8.3.3	Richardson Close Lot3323 DP812738	0.1461	36,541	Completed
8.3.4	Prunus Close Lot2092 DP812223	0.09	22,490	Completed
8.3.5	Woodlands park Lot 66 DP837854	0.4937	130,830	Completed
8.3.6	Womra Cres. Reserve Lot 5411 DP828718	1.672	418,000	Completed
8.3.7	Muru Drive Lot6246 DP834530	0.504	133,560	Completed
8.3.8	Ridge Park Eastern Hamlets	0.35	109,295	Completed
8.3.9	Southern Eastern Hamlets	1	312,270	Completed
8.3.10	Hamlet Park Prec 5 stage 2	0.3	90,000	Completed
8.3.11	Casuarina Stand (Surveyors Creek)	5.63	1,689,000	Completed
	Sub-total 8.3	13.2584	3,709,893	
Multiple Uses Land				
8.4.1	Schoolhouse Ck (Mulgoa Rd to Parkway)	4.73	1,184,523	Completed
8.4.2	Schoolhouse Creek (Western Arm)	5.729	1,183,500	Completed
8.4.3	Schoolhouse Ck (Parkway to Luttrell Street)	10.6001	2,065,160	Completed
8.4.4	Schoolhouse Creek (Town Centre Site)	8.108	1,931,250	Completed
8.4.5	Schoolhouse Ck (Transmission Line Basin)	2.281	15,967	Completed
8.4.6	Jeanette Street Basin Site	0.85	130,130	Completed
8.4.7	Surveyors Creek (M4 to Garswood Road)	13.31	2,787,150	Completed
8.4.8	Surveyors Ck (Garswood Rd to Parkway)	7.16	1,527,400	Completed
8.4.9	Surveyors Ck (South of Glenmore Parkway)	8.75	972,306	Completed
8.4.10	Surveyors Creek (Eastern Hamlets Channel)	1	104,090	Completed
8.4.11	Surveyors Creek (Eastern Arm Channel)	1.7	176,953	Completed
8.4.12	Surveyors Creek (Golf Course Basin)	0.6	62,454	Completed
8.4.13	Knox Street Basin Site	2.9	840,000	Completed
8.4.14	Surveyors Creek – Additional Land	3.3	1,700,000	Completed

	Sub-total 8.4	71.0181	14,680,883	
	Sub-total 8.3 - 8.4	84.2765	18,390,776	
Electrical Service	25 sites @\$2,200		57,250	Completed

BUDGET and SCHEDULE OF WORKS			Total	Project
			Budget	Status
			\$	
Half Road and Other Services		Metres		
8.5.1	Central Recreation Area - Luttrell St	170	137,034	Completed
8.5.2	Central Recreation Area - Other	250	140,282	Completed
8.5.3	Garswood Rd Fields	300	104,350	Completed
8.5.4	Transmission Line Fields	300	169,667	Completed
8.5.5	Casuarina Stand	300	128,527	Completed
8.5.6	Central Tree Reserve	313	259,164	Completed
8.5.7	Forest Redgum Reserve	496	361,816	Completed
8.5.8	Glenmore Lake Foreshore – Floribunda	205	149,240	Completed
8.5.9	Hamlet Park north	170	121,003	Completed
8.5.10	Hamlet Park south	120	85,413	Completed
8.5.11	Prunus Close	84	39,480	Completed
8.5.12	Richardson Close	36	19,188	Completed
8.5.13	The Carriageway	83	41,998	Completed
8.5.14	Hamlet Park 5M	120	30,592	Completed
8.5.15	Muru Drive	93	76,714	Completed
8.5.16	Oriole St	130	60,357	Completed
8.5.17	Knox St Basin (including roundabout)	200	214,009	Completed
8.5.18	Ridge Park	180	104,090	Completed
8.5.19	Surveyors Creek others	1800	1,020,336	Completed
8.5.20	Surveyors Creek Road	872	721,809	Completed
8.5.21	Surveyors Creek Road - maintenance	470	350,000	Completed
8.5.22	Western Arm Schoolhouse Creek	1172	853,216	Completed
	Sub-total 8.5	7864	5,188,285	
	TOTAL OPEN SPACE LAND		23,636,311	
	TOTAL LAND AQUISITION		29,088,318	

9.0 Town Centre Investigation and Eastern Hamlets Study

An allocation has been included in the plan for design, investigation and studies of the town centre precinct, which will form the major community focus for the estate by establishing:

- a) a character which reinforces the positive identity of the estate;
- b) community facilities and recreation opportunities; and
- c) a wide range of retail and commercial activities and services at a district centre level.

A planning study of land known as the Eastern Hamlets, bounded by Surveyors Creek to the west, Garswood Road to the north, The Northern Road to the east and LEP 188 boundary to the south, was undertaken. As a consequence of this study, a Development Control Plan was prepared which aims to:

- a) create a high quality living environment;
- b) provide a clear framework for development of the area; and
- c) respect the natural qualities of the locality by enhancing key landscape features and establishing a distinctive identity.

9.0 TOWN CENTRE STUDY + EASTERN HAMLETS STUDY	\$102,000	Completed
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10.0 Administration Levy

To monitor, review and implement this Section 94 Contributions Plan, Council must dedicate staff and resources to the task. This has resulted in the inclusion of an administrative component equivalent to 1% of

- (i) the total works and facilities or land to be provided divided by the total developable area; and
- (ii) the total amenities to be provided for each lot.

Contributions are based on the total cost of works and facilities or land divided by the total developable area. The administration levy is determined using the following formula:

$$\text{\$D/DA} \times 0.01 = \text{\$A}$$

Where:

\\$D is the total cost of works and facilities or land.

DA is the total developable area.

\\$A is the contribution payable for administration.

11.0 Northern Release Edge Visual Treatment

A planning investigation has been carried out which identifies the important need to establish a positive, attractive image for Glenmore Park and to generally screen residential development when viewed from the Motorway. The contributing area constitutes those properties located within the viewshed which is illustrated in the annexure to the budget.

Based on a contributing area of 120 Ha, the budget for the works is \$390,034. An allowance of \$20,000 for investigation has been included in the cost of the work which comprises approximately 2,200 linear metres of landscaping enhancement for the release area frontage to the motorway, including topsoiling, planting tube stock and mulching.

11.0 NORTHERN VIEWSHED	\$ 438,220	2008
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12.0 Street Tree Planting

A contribution of \$136 per lot has been allowed for the propagation or purchase of street trees and planting is included in the plan so that an integrated streetscape improvement programme can be implemented which promotes the image of a high quality living environment and park like character.

The Community Initiatives Grant Scheme (CIGS) is designed to ensure that early establishment costs associated with the particular demands of the User Groups are met.

The CIGS will provide for a level of establishment costs associated with the particular groups and activities that begin to operate in the facility.

The establishment costs will be allocated in the form of small capital grants to local resident groups and community organisations for the purpose of starting-up projects and activities associated with Section 94 facilities during the development phase of the estate.

These establishment costs may be related to the type of facility (eg. specific equipment for a youth facility) to the particular activity (eg, arts/crafts, sports, etc) or to the special needs of a group (playgroups, local environmental or community group, etc). This may also relate to active open space embellishment to accommodate changes in demand.

The amount of CIGS proposed to be collected under the Section 94 scheme is based on a similar rate established within the existing Glenmore Park Section 94 contribution plan. This rate is based on \$120,600 over a population base of 19,000. (\$6.35 per person). This equates to an amount of \$ 28,998 for Glenmore Park Stage 2.

13.0 Calculation of Contributions

13.1 Basis Of Contribution Calculations

The contributions for this plan have been calculated on the basis of a per hectare rate with the exception of the street tree planting contribution.

The primary reasons for this are as follows:

1. the uncertainty in total lot production;
2. the insensitivity of demand for facilities by slight variations in the total population and lot production;
3. the certainty of overall areas of lot development;
4. and the consequent certainty of contributions likely to be collected and hence available for provision of facilities.

The exceptions to the per hectare contribution rates are in the rural residential subdivision developments and for street tree planting where the contributions are on a per lot basis.

In addition, there are significant uncertainties related to the eventual subdivision of the entire release and the fact that some of the area may not subdivide. To account for this the total area of residential area to be developed has been reduced by 5 hectares.

13.2 Land Budgets For Contributions

This section details the basis upon which the contributions have been calculated. This is summarised below as:

Total Area of release (excluding Southern Woodland):
767.00ha

Full Exclusions (No Contributions)

The following areas and landuses do not generate the need for facilities and hence do not pay any contributions:

Exclusions	Area (Ha)
Existing Roads	15.00
Glenmore Parkway and Access Denied Roads	14.56
Public Community Facilities	2.80
Open Space Land - Recreation	13.25
Open Space Land - Multiple Uses	67.22
Public Utilities	0
– Water Pipeline	1.10
– Sewer Pump Station (Mulgoa Road)	0.91
– Telecom Exchange	0.20
– Transmission Line	36.20
– Prospect Substation	0.54
Existing Golf Course	51.36
Existing Community Facilities (private)	2.00
Existing Schools	6.00
Allowance for land not developing	4.00
Total	215.14

Partial Contributions for Roads and Drainage Facilities

The following landuses and area only generate demand in the roads and drainage facilities, hence will be required to pay contributions for those facilities, including land for multiple uses.

Partial Contributors	Area (Ha)
Shopping Facilities	6.00
Schools	15.00
Churches	1.50
Community Facilities	5.00
Total	27.50

Rural Residential Area

The rural residential area of Glenmore Park will generate the need for most types of facilities within the release area. They are calculated on a per lot basis, but for the purpose of calculating the overall contributions have been converted to an equivalent per hectare rate. This is based on the current lot density of 11 lots per hectare.

Location	Area (Ha)	Lot Equivalents	Residential Equivalent
Mulgoa Road	1.50	5	0.50
Garswood Road	15.70	31	2.80
Northern Road	43.30	44	4.00
Totals	60.50		7.30

Based on these areas the following landuses and areas contribute to the following facilities:

Facility Type	Residential Areas 463.90 Ha	Partial Contrib. 27.50 Ha	Rural Residential 7.30 Ha
Trunk Drainage Work	✓	✓	✓
Road and Traffic Management Works	✓	✓	✓
Community Facilities	✓	-	✓
Recreation Facilities	✓	-	✓
Land Acquisition - Roads	✓	✓	✓
Land Acquisition - Community Facilities	✓	-	✓
Land Acquisition - Open Space	✓	✓	✓
Town Centre	✓	-	✓
Plan Administration	✓	-	✓

Initial Collection Areas based on contribution type

Facility Type	Equivalent Area Ha.
Trunk Drainage Work	498.70
Road and Traffic Management Works	498.70
Community Facilities	471.20
Recreation Facilities	471.20
Land Acquisition - Roads	491.70
Land Acquisition - Community Facilities	471.20
Land Acquisition - Open Space	498.70
Town Centre	471.20
Plan Administration	483.70

At this stage in the release, a number of issues that affect the contribution rates have already arisen. These include:-

1. A number of components of the plan have been implemented and the cost estimates are now finalised actual costs.
2. A significant portion of the total area has already developed and have paid contributions already.

The method for determining the per hectare contributions rate for this plan is based on the total amount still to be collected divided by the area to be developed. This is expressed below:

$$C = (\$B - \$P) / (HA - HAP) \text{ where:}$$

C is the contribution rate per hectare per category.
 \$B is the Total actual and estimated future costs of the Budget per category,
 \$P is the contribution payments made (or works-in-kind credited),
 HA is the total liable hectares per category as described in the land budget,
 HAP is the equivalent hectares contributed. The contributions for community facilities have been applied on a per lot basis.

Map 1 Plan Area

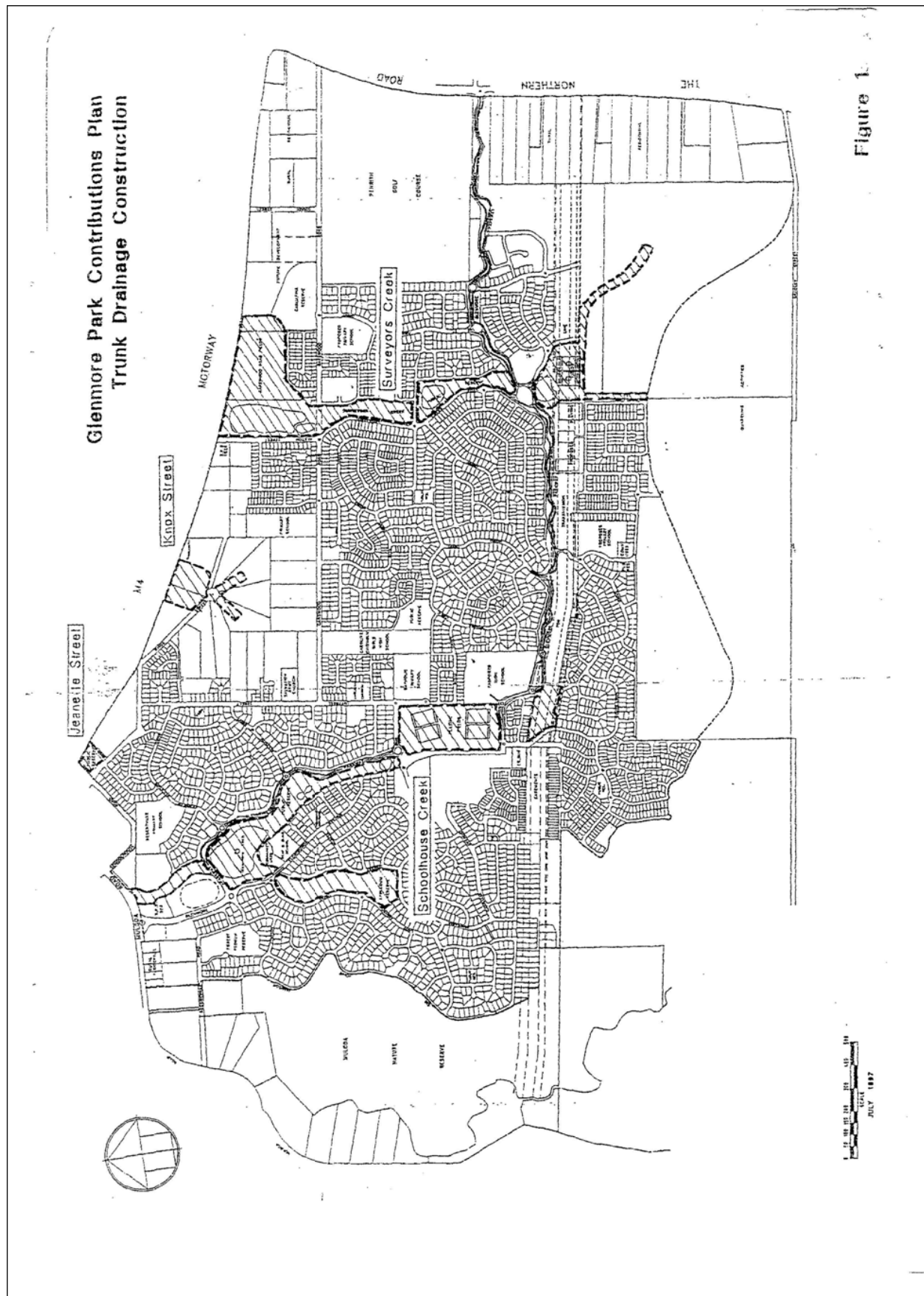


Figure 1

Map 2 Trunk Drainage

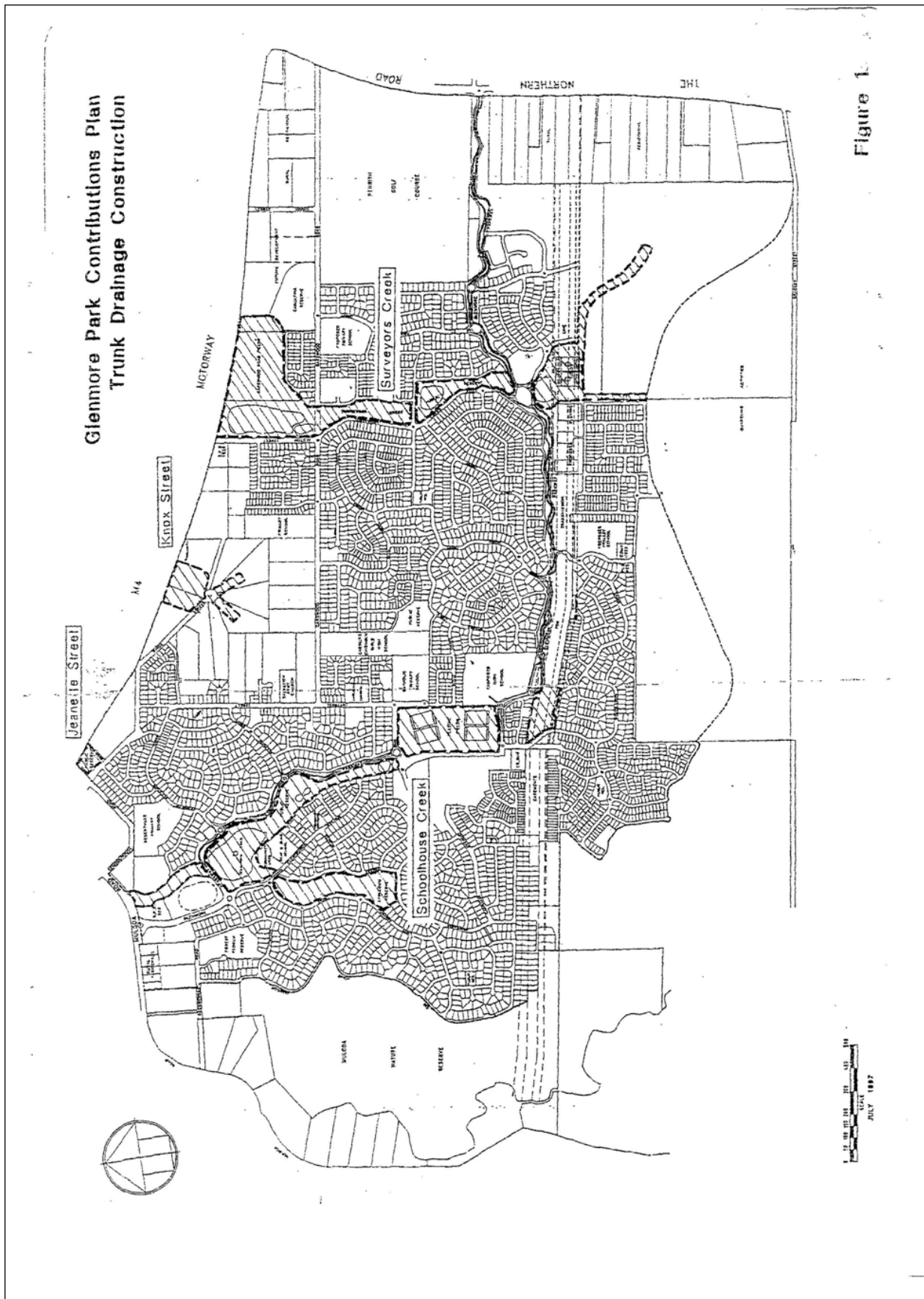


Figure 1

Map 3 Road & Traffic Management

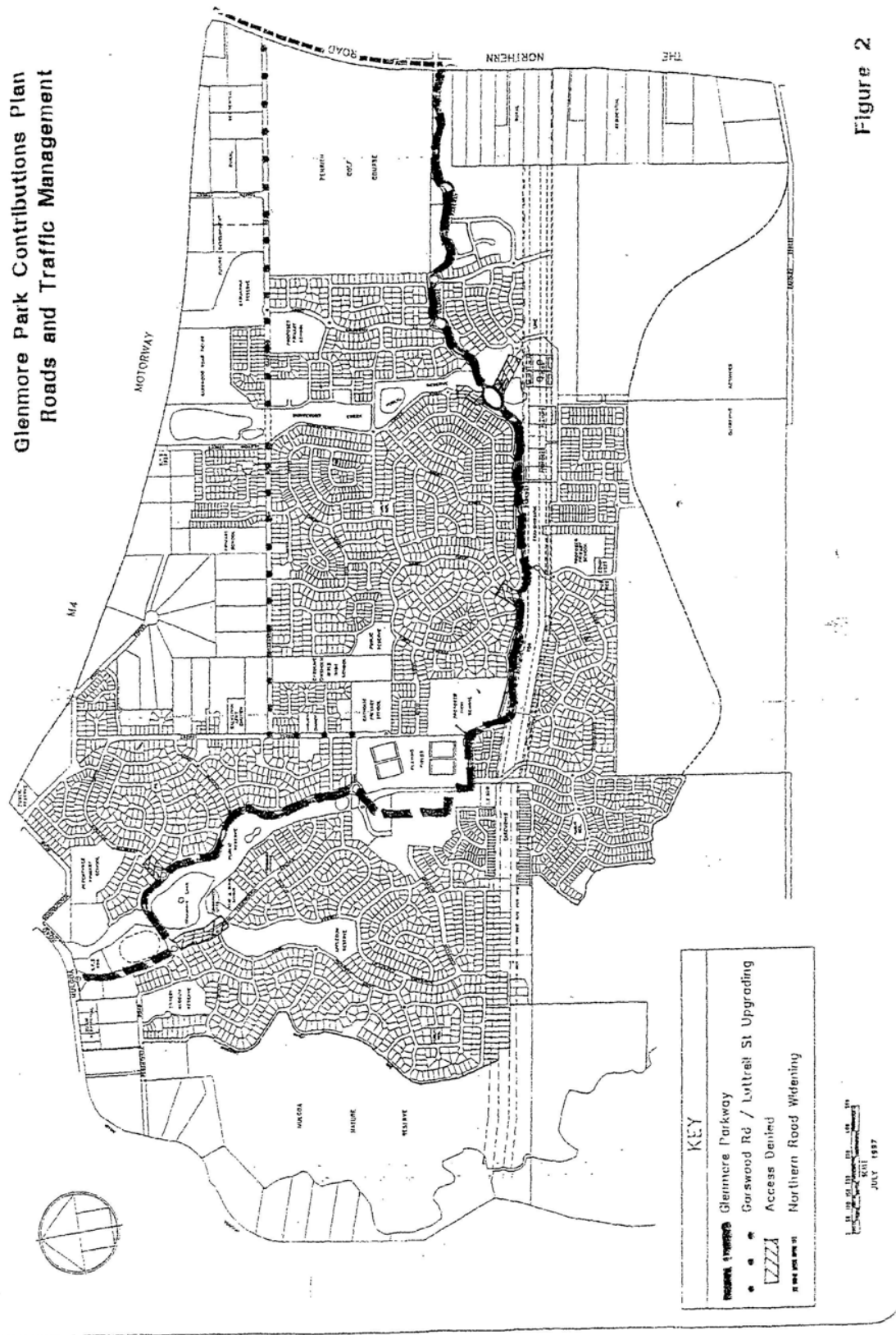
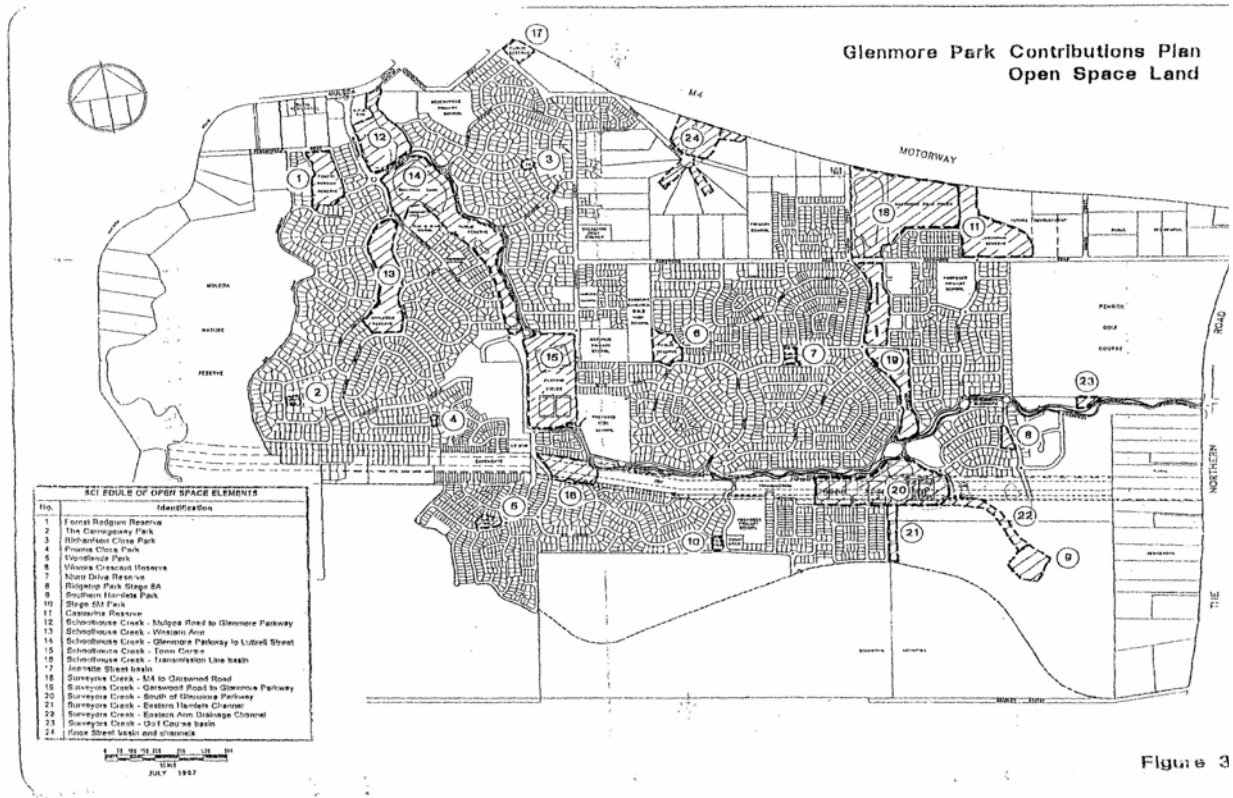


Figure 2

Map 4 Open Space Land



Map 5 Northern Viewshed

