



PENRITH

# **PENRITH CITY LOCAL OPEN SPACE**

## Section 94 Development Contribution Plan

Adopted by council on 25<sup>th</sup> June 2007  
Effective from on 26<sup>th</sup> June 2007

**PENRITH**  
CITY COUNCIL

[penrithcity.nsw.gov.au](http://penrithcity.nsw.gov.au)

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## PART A: SUMMARY SCHEDULES

The Local Open Space embellishment costs will be applied to all residential development within the City other than the new release areas, as local open space land and facilities will be provided as part of those developments. Contributions for both District (details to be provided in a separate Development Contributions Plan) and Local Open Space embellishments therefore apply to all residential development (excluding the City's new release areas).

### 1.1 SUMMARY LOCAL OPEN SPACE WORKS PROGRAM

Local Open Space Facilities	\$8,651,000
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### 1.2 COST OF COUNCIL'S OPEN SPACE EMBELLISHMENT WORKS

<b>Local Open Space Facilities</b>	\$8,651,000
Cost of Design and Supervision (15% of above sub total)	\$1,297,650
<b>Sub Total</b>	\$9,948,650
Administration (1%)	\$99,487
<b>TOTAL COST</b>	<b>\$10,048,137</b>

### 1.3 CONTRIBUTION RATE FOR LOCAL OPEN SPACE EMBELLISHMENT WORKS

WORKS / FACILITY TYPE	CATCHMENT	CONTRIBUTION RATE PER PERSON
<b>Local Open Space Facilities</b> <i>includes 15% for design and supervision</i>	All residential development excluding new release areas	<b>\$527</b>
<b>Plan Administration</b> <i>1% of total Works and Facilities</i>		<b>\$5</b>
<b>TOTAL</b>		<b>\$532</b>

### 1.3.1 OCCUPANCY RATES

For the purposes of calculating the total local open space contribution, the following *occupancy rates* for different types of new development have been determined:

<b>Development Type</b>	<b>Occupancy Rate</b>
Multi-unit and Shop-Top Housing	2 persons for each new dwelling
Dual Occupancies and Subdivision	3.1 persons for each new dwelling or new lot
Housing for older people	1.5 persons for each new dwelling

The above occupancy rates are based on ABS 2001 Census figures for Penrith.

### 1.3.2 HOW TO CALCULATE THE TOTAL CONTRIBUTION FOR NEW DEVELOPMENT

The *total open space contribution* for new development is calculated as follows:

*Total Contribution* = *Contribution Rate (Table 1.3) x Occupancy Rate (Table 1.3.1) x Number of new dwellings or new lots*

## **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 Penrith City Local Open Space Development Contributions Plan 2007.

### **2.2 AREA THE PLAN APPLIES**

In relation to the 'Local Open Space Embellishment Works', this Plan applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the eight identified release areas (*refer to Appendix B*).

### **2.3 PURPOSE OF THIS DEVELOPMENT CONTRIBUTIONS PLAN**

The purpose of the 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 authorise the council to impose conditions under section 94 (s94) of the *Environmental Planning and 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) enable the council to be 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 S94 of *EP&A Regulation* and takes effect from 26 June, 2007, pursuant to clause 31(4) of the *EP&A Regulation*.

## 2.5 RELATIONSHIP TO OTHER PLANS

This Plan enables the levying of developer contributions where residential development (including subdivision) is permissible in the City of Penrith.

A range of environmental planning instruments, which set down zoning provisions and development standards for the targeted areas, apply. In the urban areas, the principal planning instrument is Penrith Local Environmental Plan 1998 Urban Land. In the rural areas, the main planning instrument is Penrith Local Environmental Plan No. 201 – Rural Lands, which sets out land use and subdivision controls for these areas. Other planning instruments are applicable to certain residential areas of the City affected by this Plan, including:

- the Penrith Planning Scheme
- IDO 93 (as amended) (Rural Lands)
- LEP 188 (as amended) (Glenmore Park)
- LEP 1997 (Penrith City Centre)
- LEP 1998 (Lakes Environs), and
- Other minor planning instruments and amendments.

Council has produced a number of Developer Contribution Plans under s94 of the Environmental Planning and Assessment Act. Multiple plans apply in many areas as they provide for the different components of the new facilities required by new development. Development levied under this Open Space Plan, for example, is also expected to pay a contribution towards Cultural Facilities under a separate Contribution Plan, and other facilities under other plans. In future, Council is likely to produce additional Plans that cover the same area. Only by examining all plans can the total cost be determined.

In the event that the relationship between plans is unclear, the following principles will be applied by Council in determining the required contributions:

1. In the case of multiple plans made under s94: If the plans are silent or unclear on whether the newer plan is in addition to the old plan or applies instead of the old plan, it shall be taken to apply in addition to the old plan.
2. In the case of plans made under s94 and s94A: The s94A levies do not apply in addition to the s94 levies. The s94 plans apply instead of s94A plans unless the contribution required to be paid under the s94 plans is less than 1% of the value of the works in the Development Application (in which case the s94A plan applies).
3. If the plans are contradictory on how they relate to each other, the most recently adopted plan shall take precedence.

S94 Plans current at the time of publishing this plan include:

- Claremont Meadows
- Cultural Facilities
- Erskine Park Employment Area
- Erskine Park Residential Release Area
- Footpath Construction in Established Residential Areas

- Glenmore Park Release Area
- Kingswood Neighbourhood Centre
- Lakes Environs (Waterside)
- Lambridge Industrial Estate North Penrith
- Library Facilities (Amendment No.1)
- Mount Vernon Estate
- North Cranebrook Release Area
- Open Space in Existing Residential Areas
- Penrith City Centre
- St Marys Town Centre

This Development Contributions Plan repeals the 'Open Space in Existing Residential Areas' Plan 1997.

## 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 general 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.

In the event that this plan is reviewed and new contribution rates are established, any payments not already due will become due on the day prior to the new rates being adopted. The developer may alternately request the contribution be recalculated under the new rates.

## 2.8 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(s) 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.

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

## **2.9 COMPLYING DEVELOPMENT AND THE OBLIGATION OF ACCREDITED CERTIFIERS**

In accordance with s94EC(1) of the *EP&A Act*, accredited certifiers must impose a condition requiring monetary contributions in accordance with this development contributions plan.

The conditions imposed must be consistent with council's standard section 94 consent conditions and be strictly in accordance with this development contributions plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the section 94 condition correctly.

## **2.10 DEFERRED / PERIODIC PAYMENTS**

Deferred or periodic payments may be permitted in the following circumstances:

- (a) compliance with the provisions of Clause 2.7 is unreasonable or unnecessary in the circumstances of the case,
- (b) deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program,
- (c) where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and council and the applicant have a legally binding agreement for the provision of the works or land dedication,
- (d) there are circumstances justifying the deferred or periodic payment of the contribution.

If council does decide to accept deferred or periodic payment, council may require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance on condition that:

- the bank guarantee be by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security

- the bank unconditionally pays the guaranteed sum to the council if the council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development
- the bank's obligations are discharged when payment to the council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required
- where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

## **2.11 CAN THE CONTRIBUTION BE SETTLED “IN KIND” OR THROUGH A MATERIAL PUBLIC BENEFIT?**

The council may accept an offer by the applicant to provide an “in-kind” contribution (ie 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.

## 2.12 REVIEW OF CONTRIBUTIONS RATES

### 2.12.1 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 2.13 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.

### 2.12.2 GENERAL CONTRIBUTION RATES

Except for those contribution rates that are required by section 2.12.3 to be adjusted by the methods specified in those sections, all contribution rates found in section 1.3 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 at the adoption of the 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

### 2.12.3 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

**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

### 2.12.4 AMENDED CONTRIBUTION RATES

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

## 2.13 HOW ARE CONTRIBUTIONS RATES ADJUSTED AT THE TIME OF PAYMENT?

The contributions stated in a consent are calculated on the basis of the s94 contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

$$C_P = C_{DC} + \frac{[C_{DC} \times (C_Q - C_C)]}{C_C}$$

Where

**C<sub>P</sub>** is the amount of the contribution calculated at the time of payment

**C<sub>DC</sub>** is the amount of the original contribution as set out in the development consent

**C<sub>Q</sub>** is the contribution rate applicable at the time of payment

**C<sub>C</sub>** is the contribution rate applicable at the time of the original consent

The current contributions are published by council and are available from council offices. Should the council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter.

## **2.14 ARE THERE ALLOWANCES FOR EXISTING DEVELOPMENT?**

Contributions will be levied according to the estimated increase in demand. An amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed new development will be allowed for in the calculation of contributions. In assessing the contribution of existing development the occupancy rates in Table 1.3.1 will be used.

Where a development does not fall within any of the items in Table 1.3.1, Council will determine the credit on the basis of the likely demand that the existing development would create.

## **2.15 POOLING OF CONTRIBUTIONS**

This plan expressly authorises monetary s94 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.

## **2.16 SAVINGS AND TRANSITIONAL ARRANGEMENTS**

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.

## **PART C: STRATEGY PLANS**

### **3.1 INTRODUCTION**

This section of the Contributions Plan determines the anticipated development in the City's infill areas and then provides the rationale to demonstrate that the contributions are reasonable in meeting the demands for additional public local open space facilities.

### **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.

#### **3.2.1 OPEN SPACE FACILITIES NEXUS**

The nexus between new development and the provision of open space facilities is related to:

- a) An increase in and densification of population within the City of Penrith, which will increase the demand for open space facilities.
- b) The requirement to maintain open space facilities at the minimum standard per head to meet the community's demands.

### **3.3 BASIS FOR CONTRIBUTION**

This plan sets the contribution for open space for the current phase of the City's growth. Existing landowners have previously contributed through various contribution schemes and via general rate revenue. As the cost of land rises significantly with development, efficient planning requires land acquisition to be completed in the early phases. The existing local open space within the City of Penrith of 539.945 hectares is currently valued at \$1,079,890,000 (assuming a range of constrained to unconstrained land at an average of \$2,000,000 per hectare) or approximately \$6,082 per person based on an existing population of 177,554 (June 2004 ABS). The current phase of this Local Open Space Development Contributions Plan is the further embellishment of existing local open space, without acquiring additional local open space.

The costs associated with the City's Neighbourhood, Local, Pocket, Linear, and Natural Park facility embellishments are calculated separately, and applied to the incoming residents in the City's infill areas only, excluding the City's new urban release areas as they will provide their own localised open space land and embellishments, as a requirement of the development approval process.

### 3.4 ANTICIPATED DEVELOPMENT

<b>Penrith LGA</b>				
<b>14 year Forecast of Dwelling and Population Potential</b>				
as at December 2006				
<b>category</b>	<b>Location</b>	<b>total dwellings</b>	<b>pop.</b>	<b>new urban areas (ha)</b>
<b>Urban Release Areas</b>	St Marys Release Area (former ADI site)	3,068	7,830	380
	Caddens Release Area	1,300	3,900	100
	Claremont Meadows Stage 2	500	1,500	50
	Glenmore Park Stage 2	1,750	4,700	125
	Waterside (Lakes Environs)	694	2,150	95
	North Penrith Urban Area	850	2,000	50
	Werrington Mixed Use Area	190	520	22
	South Werrington Urban Village	380	1,000	48
	Penrith Lakes	4,900	14,000	400
			<b>13,632</b>	<b>37,600</b>
<b>Infill</b>	Rural Areas	460	1,380	
	Multi unit housing	2,700	6,480	
	Dual occupancies (fringe)	2,270	6,810	
	Shop top housing	1,400	3,360	
	UWS (student housing)	350	840	
	<b>Infill total</b>		<b>7,180</b>	<b>18,870</b>
<b>TOTAL Potential</b>		<b>20,812</b>	<b>56,470</b>	
<b>Existing Urban/Rural</b>	Penrith LGA (June 2004 ABS population for Penrith)	<b>59,000</b>	<b>177,554</b>	
<b>TOTAL LGA</b>		<b>79,812</b>	<b>234,024</b>	

### 3.5 ANTICIPATED FUTURE DEMAND

A community needs analysis was initiated by Penrith City Council in 2002. Refer to the People's Lifestyle Aspirations and Needs Study (PLANS) Report by Urbis JHD and Stratcorp Consulting adopted by Council in March 2004. This report provided an independent assessment of the recreation and cultural facilities needs and the established residential areas infrastructure, facilities and services needs for the City of Penrith. The report includes a Recreation and Cultural Facilities Strategy and an Established Residential Areas Infrastructure, Facilities and Services Strategy and can be accessed via Council's website at [www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au) under the Planning and Development tab, Planning Studies and Strategies.

The draft Open Space Action Plan details the planning principles, standards and process that applies to open space provision within the City of Penrith. This document also includes information that supports the apportionment and nexus arguments used in the Open Space Development Contributions Plans.

### 3.6 LOCAL OPEN SPACE FACILITIES

#### 3.6.1 CONTRIBUTION RATE PER PERSON

The following formula is used to calculate the contribution rate for the Neighbourhood, Local, Pocket, Linear / Drainage and Natural Area parks.

Contribution Rate (\$/person) = C (includes 15% design and supervision) / P

$$\frac{9,948,650}{18,870} + \text{any indexed increases (Section 12.12)}$$

= **\$527 per person**

Where: **C = \$9,948,650** being the projected expenditure by Council for works relating to the Local open space embellishments (which includes the cost of design and supervision being 15% of the cost of works). *Refer to Appendix A: Schedule of Works.*

**P = 18,870** which is the estimated additional population within the City's infill areas to 2020 (excludes incoming new urban release area population). *Refer to 3.4 Anticipated Development.*

## APPENDIX A: SCHEDULE OF WORKS

### A1.1 OPEN SPACE EMBELLISHMENT WORKS

This schedule indicates proposed works to the year 2020. The prioritisation of the works will be determined through Council's annual Management Plan processes. Where Council receives other monies towards the cost of these works (eg through the sale of land identified as surplus to the open space network, or grant funding) this Plan will be amended to incorporate those funds accordingly.

This plan updates and replaces Council's previous Open Space Development Contributions Plan which was adopted 15 December 1997. The revised works list replaces the works list in that plan as of the date of adoption, and any funds held at that time will be utilised for the revised works list. Priorities listed provide indicative timeframes for the timing of works within high being within 5 years, medium within 10 years and low within 13 years to 2020.

#### A1.1.2 LOCAL FACILITY OPEN SPACE EMBELLISHMENTS

Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
<b>BERKSHIRE PARK</b>			
Berkshire Park	L4110	Provide landscaping, fencing and park furniture	\$40,000 High
<b>CAMBRIDGE GARDENS</b>			
Coronation Grove	L3460	Provide playground equipment and park furniture	\$50,000 Medium
<b>CAMBRIDGE PARK</b>			
Hollier St Reserve	L3500	Provide park furniture	\$5,000 Low
William Street / Twickenham Avenue	L3540	Provide playground equipment and pathway	\$50,000 High
Lincoln Park	L3550	Provide a path within the park and park surface embellishment	\$60,000 Medium
Conway Ave. Reserve	L3600	Provide playground equipment and landscaping	\$50,000 Medium

Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
<b>CASTLEREAGH</b>			
Smith Park	L4090	Provide park furniture and shelter adjacent to playground. Provide landscaping	\$30,000 Medium
<b>CLAREMONT MEADOWS</b>			
Caddens Rd / Sunflower Drive Myrtle Rd Fields	L1490	Provide soccer and cricket facility embellishments, provide fencing, landscaping and park furniture	\$130,000 High
Myrtle Rd Reserve	L1510	Provide playground equipment	\$50,000 High
Egret Place	L1520	Provide landscaping	\$20,000 Medium
<b>COLYTON</b>			
Roper Road Fields	L4390	Provide landscaping, signage, park furniture and tree planting. Conduct site rehabilitation and construct additional field. Provide field lighting and irrigation	\$300,000 High
Lennox St	L4510	Provide playground equipment and park furniture	\$50,000 Medium
Chelsea Place	L4540	Provide playground equipment and park furniture	\$50,000 Medium
Kevin Maley Park	L4570	Provide playground equipment and park furniture	\$50,000 Medium
Mick Martin Park	L4600	Provide park furniture and a memorial plaque	\$5,000 Low
Shepherd St Park	L4640	Provide irrigation system	\$25,000 Medium
<b>CRANEBROOK</b>			
Andromeda Drive Reserve	L3710	Provide landscaping	\$15,000 High

Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
Greygums Oval	L3830	Provide field surface embellishment, storage facility, drainage, landscaping and lighting	\$260,000 High
Sherringham Road Reserve	L3870	Provide skate park facility and park furniture	\$330,000 High
Callisto and Borrowdale Way	L3890	Develop an area for community events and provide park furniture	\$100,000 Medium
Iron Bark Drive Reserve	L6140	Provide landscaping	\$20,000 High
<b>EMU HEIGHTS</b>			
Clissold Reserve	L1640	Provide park furniture and landscaping	\$10,000 High
Alma/ Russell/ Wedmore	L1720	Provide picnic tables, shelters and seating. Construct a compacted gravel pathway and implement stage 1 of concept plan	\$120,000 Medium
<b>EMU PLAINS</b>			
Dukes Oval	L0060	Provide pathway and cricket net fencing	\$150,000 High
Emu Park	L0070	Provide park furniture, fencing and landscaping	\$50,000 High
Bunyarra Reserve	L0140	Provide pathway from Bunyarra Drive to Russell St, provide playground equipment, landscaping and park furniture	\$70,000 High
Barina Crescent	L0340	Develop bush trail	\$5,000 Low
<b>ERSKINE PARK</b>			
11A Canopus Close	L0400	Provide pathway from Capella St to Canopus Close	\$20,000 High
Chameleon Drive	L0440	Provide landscaping and park	\$20,000

Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
Reserve		furniture	Medium
Kestrel Crescent	L0480	Provide playground equipment and landscaping	\$50,000 Medium
Peppertree Reserve	L0510	Provide storage facility. Provide playground equipment, pathway access around sports fields, landscaping and fencing	\$350,000 High
Phoenix Crescent	L0520	Provide playground equipment and park furniture	\$50,000 Medium
85 Swallow Drive / Spica Place	L1190	Provide playground equipment and park furniture	\$50,000 High
<b>GLENMORE PARK</b>			
Ched Towns Reserve William Howell Drive	L1310	Provide field surface embellishments and fencing. Seal area between amenities building and landscape amenities area	\$150,000 High
Muru Drive	L1350	Provide playground equipment and landscaping	\$50,000 Medium
<b>JAMISONTOWN</b>			
Willoring and Harris St Reserve	L2520	Provide park furniture and landscaping	\$10,000 Medium
Robinson Park	L2540	Provide park furniture and landscaping	\$15,000 Medium
<b>KINGSWOOD</b>			
Kanangra Reserve	L3170	Provide fencing. Construct compacted gravel pathway network	\$50,000 High
246 Algie Crescent	L3220	Provide footbridge near the channel and landscaping	\$60,000 High
Chapman Gardens	L3230	Provide amenities and security lighting	\$200,000 Medium

Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
Kingswood Park	L3240	Provide irrigation system to fields and shade structure	\$50,000 High
First Ave and Bringelly Rd	L3250	Provide pathway	\$6,000 Low
Orth Street	L3270	Provide bollards and pathway access	\$25,000 Medium
Red Cross Anniversary Park 254 GW Highway	L3280	Provide memorial and landscaping	\$10,000 High
Derby Street	L3290	Provide pathway access and bollards	\$40,000 High
Jamison Road	L3310	Provide pathway access and bollards	\$40,000 High
Stapley Cres.	L3330	Provide fencing, park furniture and landscaping	\$30,000 Medium
Jean Street	L3340	Provide landscaping and park furniture	\$12,000 Low
Peppermint Reserve	L3380	Provide playground equipment and fencing to protect the natural area.	\$100,000 High
<b>LEONAY</b>			
57A Deloraine Drive	L0220	Provide playground equipment and park furniture	\$50,000 Low
16A Deloraine Drive	L0230	Provide landscaping along Deloraine Drive	\$30,000 High
Leonay Oval	L0260	Provide shade structures and seating. Provide fencing and seal internal road and irrigation to junior fields	\$150,000 High
5 Orion Place	L0280	Re classify to 'natural area' and provide signage	\$2,000 Low
1418 Pamela Parade	L0290	Provide playground, park furniture and landscaping	\$50,000

Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
			Medium
<b>LLANDILO</b>			
Wilson Park	L4240	Provide all season sporting field, pathway to the playground and landscaping	\$50,000 Medium
<b>LONDONDERRY</b>			
Londonderry Park	L4120	Provide lights for tennis courts, netball and soccer facilities embellishment including underground water supply	\$110,000 High
<b>LUDDENHAM</b>			
Sales Park	L4250	Provide playground equipment, cricket nets and seating. Provide landscaping to formalise car park and traffic access.	\$70,000 Medium
<b>MULGOA</b>			
Mulgoa Park	L4220	Provide fencing, playground equipment, picnic shed, amenities, landscaping and bollards.	\$200,000 High
Gow Park	L4230	Provide field surface embellishment, water bore and irrigation system	\$70,000 High
<b>NORTH ST MARYS</b>			
Maple and Sycamore Streets (Robin Wiles Park)	L4830	Provide park furniture and landscaping. Construct sports field, amenities, lighting and parking	\$400,000 Medium
Tobruk St	L5190	Provide playground equipment and park furniture	\$50,000 Medium
Park Lawn Place	L5210	Provide playground equipment and landscaping	\$50,000 High
Boronia Park	L5340	Provide amenities building embellishments. Provide shade structure and store room for cricket facilities, picnic seating, shelter and table facilities. Provide access road, car park and irrigation system	\$500,000 High

Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
Poplar Park	L5350	Provide playground equipment, park furniture and landscaping	\$50,000 High
<b>ORCHARD HILLS</b>			
Samuel Marsden Reserve	L4690	Provide sealed car park and landscaping	\$120,000 Medium
<b>OXLEY PARK</b>			
Drainage Reserve, Great Western Hwy	L4350	Provide pathway, park furniture and landscaping.	\$75,000 Medium
Ridge Park	L4370	Provide playground equipment. Provide a link from the car park to Woodview Rd, and a path along Bayton St to link through to the adjacent drainage reserve. Provide field lighting, landscaping, seating and fencing	\$200,000 High
Lucy Cobcroft Park	L4380	Provide seating and landscaping	\$10,000 Medium
<b>PENRITH</b>			
Brown Street	L1740	Provide landscaping	\$10,000 Medium
Judges Park	L1850	Provide path from Woodriff Street to Union Road	\$10,000 Medium
Parker Street Reserve	L1980	Provide playing fields embellishments, field lighting to soccer fields and athletics track. Provide terrace seating, landscaping and additional sealed car parking	\$250,000 High
Belair Rd. Hillcrest Ave	L2260	Provide playground equipment and install fencing	\$50,000 High
Illawong Avenue	L2290	Provide gravel pathway network	\$20,000 Low
51A Caloola Avenue	L2660	Provide playground equipment and park surface embellishment	\$50,000 High

Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
Norman Peek Park	L2710	Provide park furniture and pathway access	\$20,000 Low
Thurston / King St	L2750	Provide landscaping	\$10,000 Medium
The Crescent / Blaxland Ave	L2790	Provide landscaping	\$10,000 High
Andrews Road Baseball Complex / Nepean Park	L5880	Provide pathway from Andrews Road between fields to amenities. Provide storage facility adjacent to amenities. Provide additional sealed car parking and spectator facilities	\$350,000 Medium
<b>REGENTVILLE</b>			
Gibbes St Reserve	L4310	Provide playground equipment, landscaping and bollards	\$50,000 Medium
<b>ST CLAIR</b>			
Dorothy Radford Reserve	L0670	Provide landscaping	\$10,000 Medium
Denver Road	L0680	Provide playground equipment, landscaping and fencing	\$75,000 High
Mark Leece Sporting Complex	L0710	Provide skate park. Provide netball court embellishment, vehicle access, car parking and playground equipment	\$450,000 High
Feather St / McIntyre Ave	L0740	Provide pathway	\$10,000 Medium
Sunndal Close and Cook Pde	L0770	Provide off road shared pathway circuit	\$110,000 Medium
4A Tweed Place	L0850	Provide bollards and landscaping	\$10,000 High
Redstone Place	L0890	Provide playground equipment, pathway and landscaping	\$50,000 Medium
8A Starlight Place	L0920	Provide pathway	\$8,000

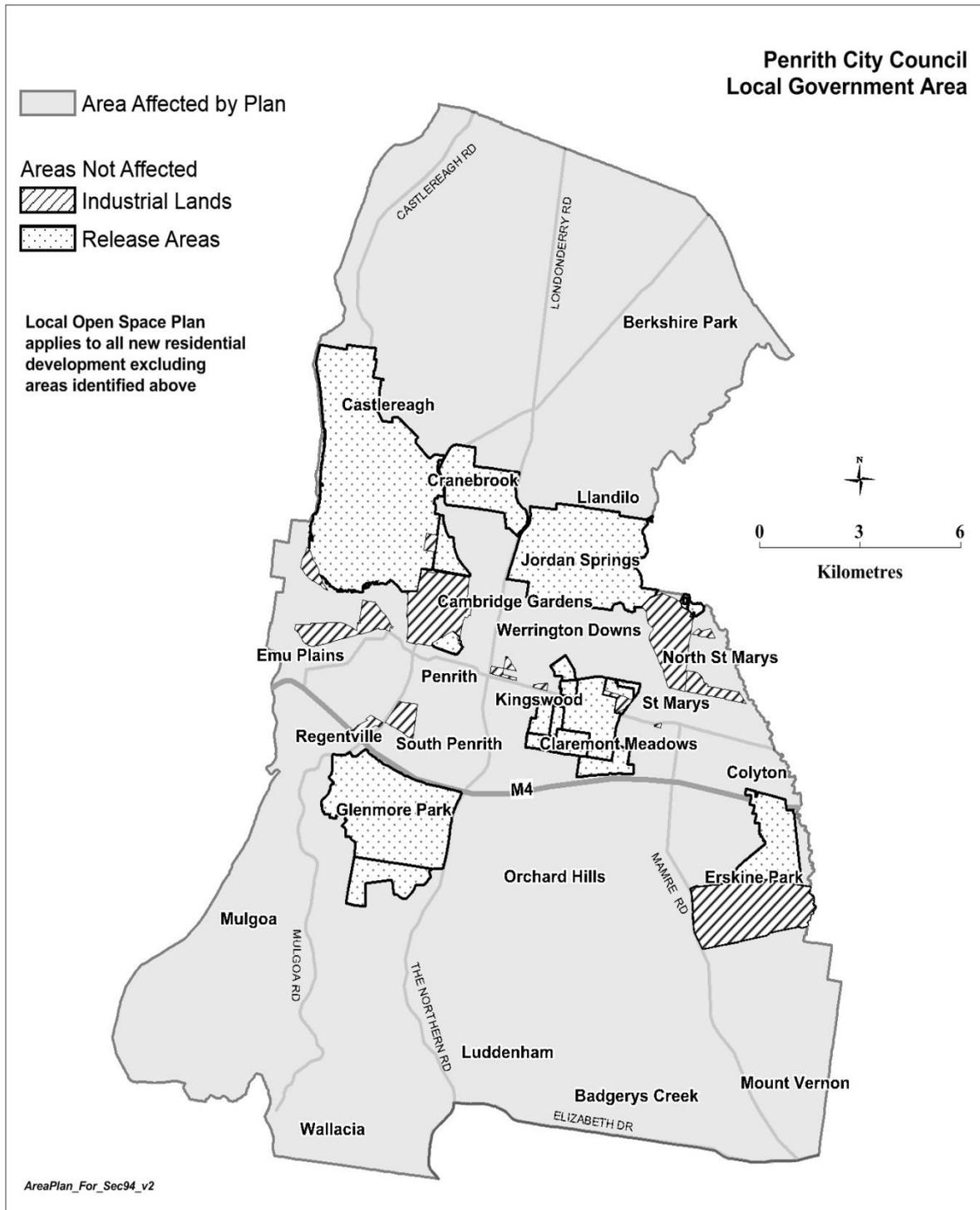
Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
			Medium
Amazon Pl and Windrush Circuit	L0980	Provide pathway	\$10,000 Medium
<b>ST MARYS</b>			
Cook Park, Wilson Street	L4750	Provide park furniture, drainage and irrigation system.	\$150,000 Medium
Victoria Park	L4780	Implement selected elements of the approved Master Plan	\$300,000 High
Collins Street	L4820	Provide playground equipment and park furniture	\$50,000 Medium
Monfarville Park / Mamre Road	L4880	Landscape southern area and provide bollards	\$50,000 High
Adams Crescent	L4900	Provide playground equipment and park furniture	\$50,000 Medium
Arnold Avenue Reserve	L4940	Provide landscaping	\$10,000 Medium
Margaret Porter Reserve, Bega St	L4950	Provide landscaping	\$10,000 Medium
Beatty Road / Beresford Street	L4960	Provide landscaping and park furniture	\$20,000 Medium
Collins Street	L4970	Provide playground equipment, park furniture and landscaping	\$50,000 Medium
Bennett Park, King Street	L5020	Provide playground equipment, shared pathway circuit and landscaping	\$105,000 Medium
Adelaide Street Reserve	L5080	Provide playground equipment and landscaping	\$50,000 High
110A Dunheved Circuit	L5100	Provide park furniture and landscaping	\$20,000 Low
Jack Jewery Reserve 5 Merinda St	L5230	Provide playground equipment and landscaping	\$50,000 Medium

Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
<b>SOUTH PENRITH</b>			
Pindari Drive	L1810	Provide pathway	\$10,000 Low
York and Maxwell Street Channel	L1870	Provide pathway	\$10,000 Medium
Southlands Oval	L1900	Provide sealed car park adjacent to amenities	\$30,000 Medium
19A Stoke Crescent	L1920	Provide landscaping	\$10,000 Medium
Barnett Street	L1930	Provide playground equipment and park furniture	\$50,000 High
Damien Avenue / Joanna Street	L2000	Provide playground equipment and park furniture	\$50,000 High
Oberon Crescent	L2040	Provide landscaping and park furniture	\$20,000 Medium
205A Parker Street Mazeepa	L2080	Provide playground equipment, landscaping and park furniture	\$50,000 High
Taloma Park	L2160	Provide landscaping	\$10,000 Medium
17A Grassmere Avenue	L2210	Provide landscaping and park furniture	\$20,000 Medium
<b>WALLACIA</b>			
Fowler Reserve	L4160	Provide car parking, fencing, landscaping	\$80,000 Medium
Crossman Reserve	L4190	Provide pathway and landscaping	\$80,000 Low
Warragamba Park / Nortons Basin	L4200	Provide signage, fencing and landscaping	\$50,000 Medium

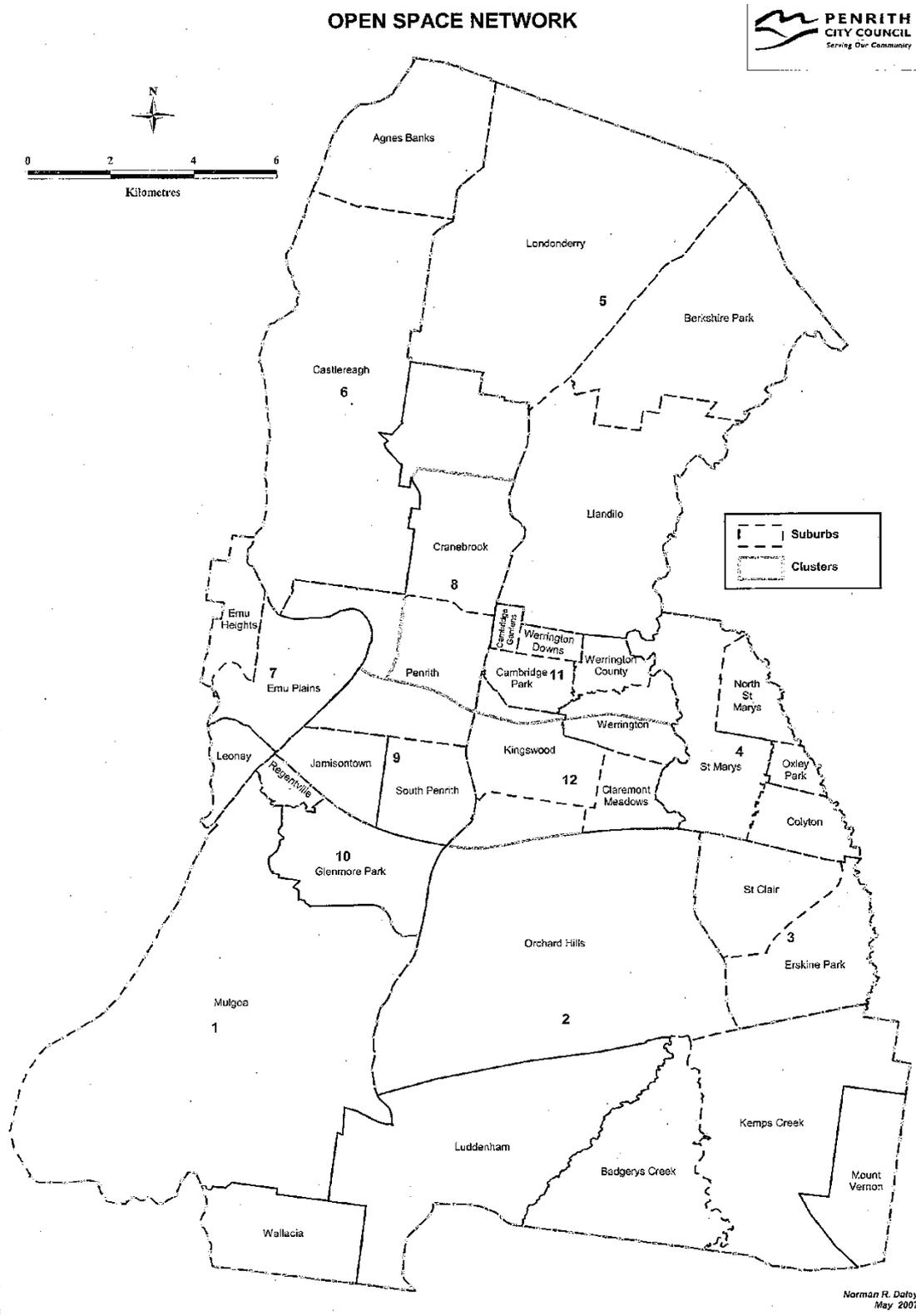
Suburb and Name of Park Location	Council Asset Number	Proposed Work	Estimated Costs \$ / Priority (High, Medium, Low)
<b>WERRINGTON</b>			
Ellison Reserve	L3010	Provide park furniture and landscaping	\$10,000 Medium
Armstein Crescent	L3020	Provide playground equipment and park furniture	\$50,000 Low
Parkes Avenue Reserve	L3100	Provide park furniture adjacent to the playground. Provide pathway access connecting existing path to the playground and across to Arthur Neave Memorial Hall and landscaping	\$80,000 Medium
Rance Oval	L3110	Provide amenities	\$250,000 High
<b>WERRINGTON COUNTY</b>			
Warburton / Dampier St Reserve	L2950	Provide playground equipment and park furniture	\$50,000 Medium
67B Henry Lawson Avenue	L2980	Provide landscaping	\$20,000 Medium
<b>WERRINGTON DOWNS</b>			
Pasturegate Avenue North	L2840	Provide path in Pasturegate Avenue	\$10,000 Medium
114B Greenbank Drive	L2860	Provide pathway through the park from the bus stop to Oakland Avenue and landscaping	\$30,000 Medium
Brookfield Avenue	L2920	Provide pathway between Valley View Crescent and Brookfield Avenue	\$30,000 Medium
6A Brookfield Ave	L2930	Provide landscaping	\$10,000 Low

Summary of Local Facility Open Space Embellishments	Total Costs
Berkshire Park	\$40,000
Cambridge Gardens	\$50,000
Cambridge Park	\$165,000
Castlereagh	\$30,000
Claremont Meadows	\$200,000
Colyton	\$480,000
Cranebrook	\$725,000
Emu Heights	\$130,000
Emu Plains	\$275,000
Erskine Park	\$540,000
Glenmore Park	\$200,000
Jamisontown	\$25,000
Kingswood	\$623,000
Leonay	\$282,000
Llandilo	\$50,000
Londonderry	\$110,000
Luddenham	\$70,000
Mulgoa	\$270,000
North St Marys	\$1,050,000
Orchard Hills	\$120,000
Oxley Park	\$285,000
Penrith	\$780,000
Regentville	\$50,000
St Clair	\$733,000
St Marys	\$915,000
South Penrith	\$260,000
Wallacia	\$210,000
Werrington	\$390,000
Werrington County	\$70,000
Werrington Downs	\$80,000
<b>Sub Total</b>	<b>\$9,208,000</b>
Less Existing contributions	\$557,000
<b>Total</b>	<b>\$8,651,000</b>

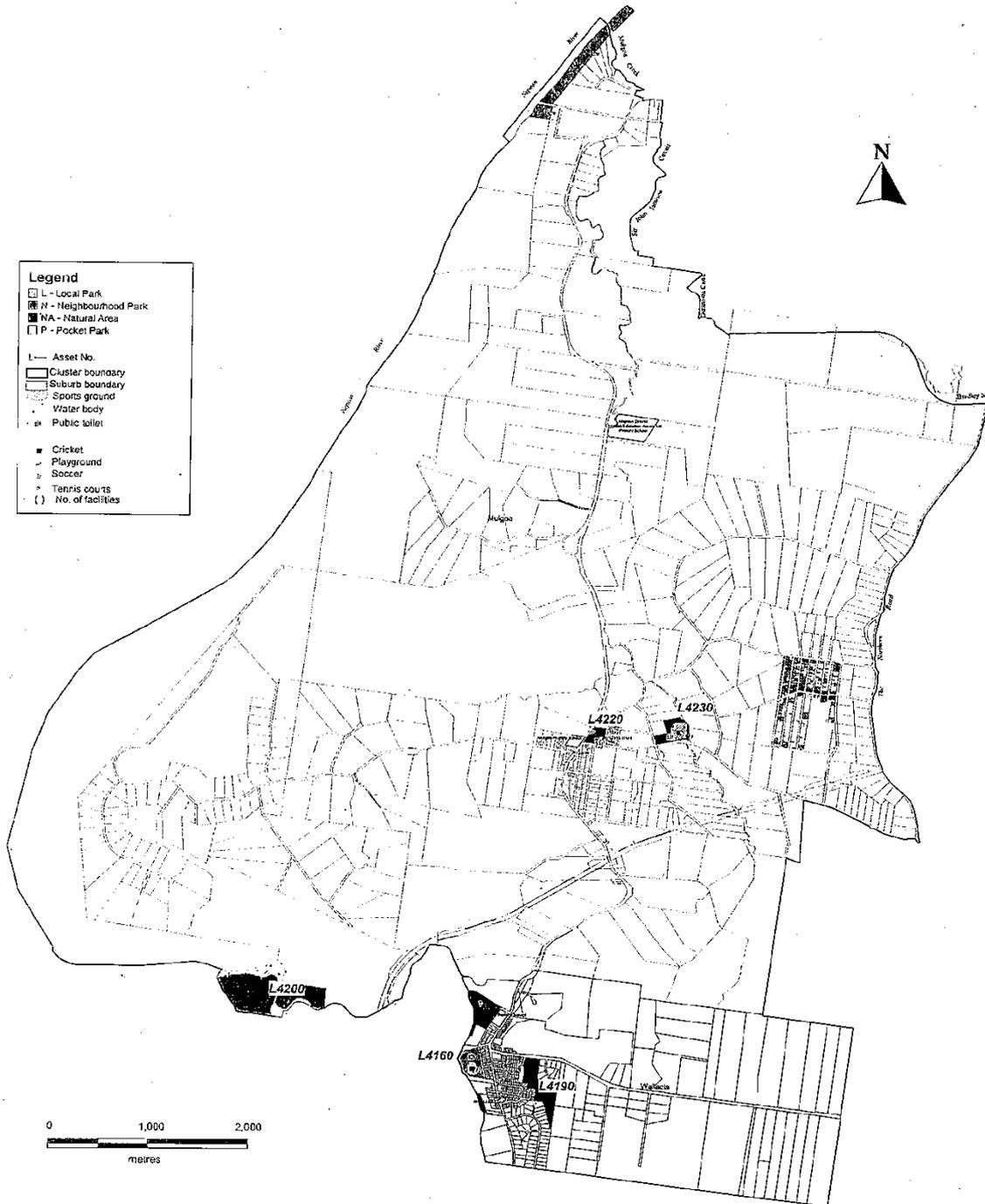
## APPENDIX B: AREA THE PLAN APPLIES



# APPENDIX C: OPEN SPACE NETWORK MAPS INDICATING LOCATION OF WORKS



## PENRITH CITY OPEN SPACE NETWORK Planning Cluster 1



Norman R. Daley  
 May 2007

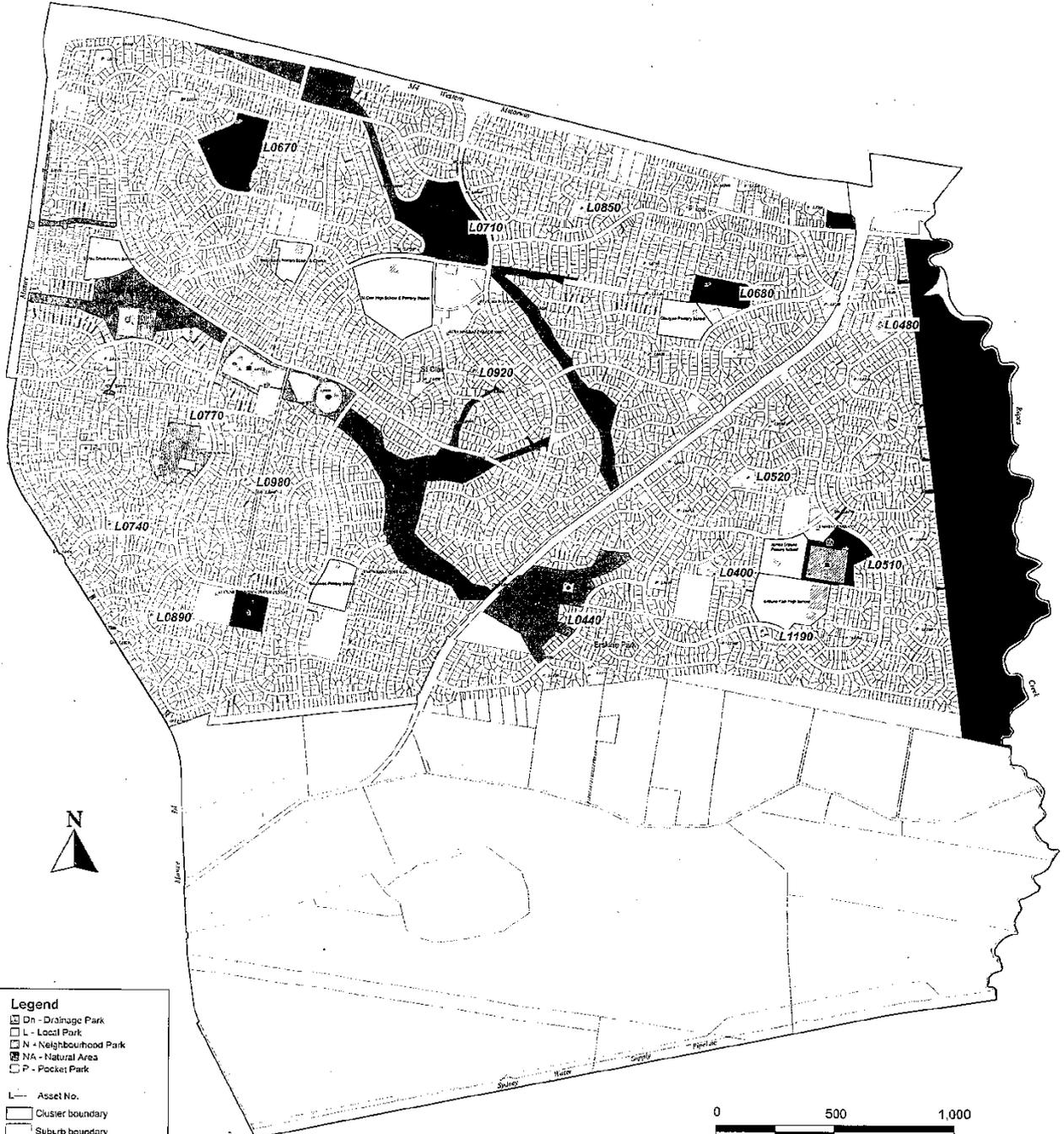
# PENRITH CITY OPEN SPACE NETWORK

## Planning Cluster 2



## PENRITH CITY OPEN SPACE NETWORK

### Planning Cluster 3



**Legend**

- Dn - Drainage Park
- L - Local Park
- N - Neighbourhood Park
- NA - Natural Area
- P - Pocket Park

L - Asset No.

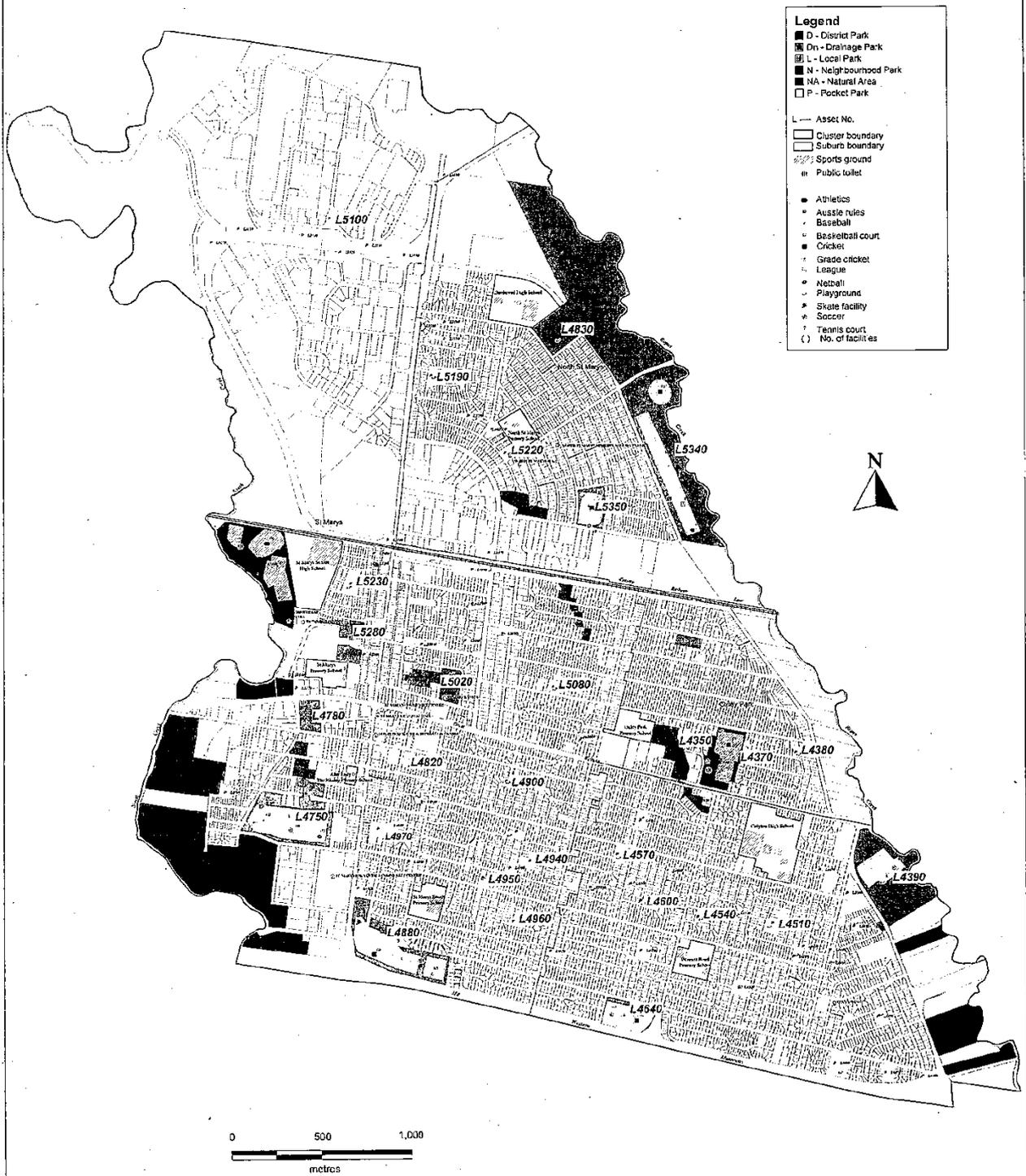
- Cluster boundary
- Suburb boundary
- Sports ground
- ⊕ Public toilet

- Athletics
- △ Fussie Rules
- Cricket:
  - League
  - Netball
  - Path Track
  - Playground
  - ↑ Tennis
- ( ) No. of facilities

Norman R. Coley  
 May 2007

# PENRITH CITY OPEN SPACE NETWORK

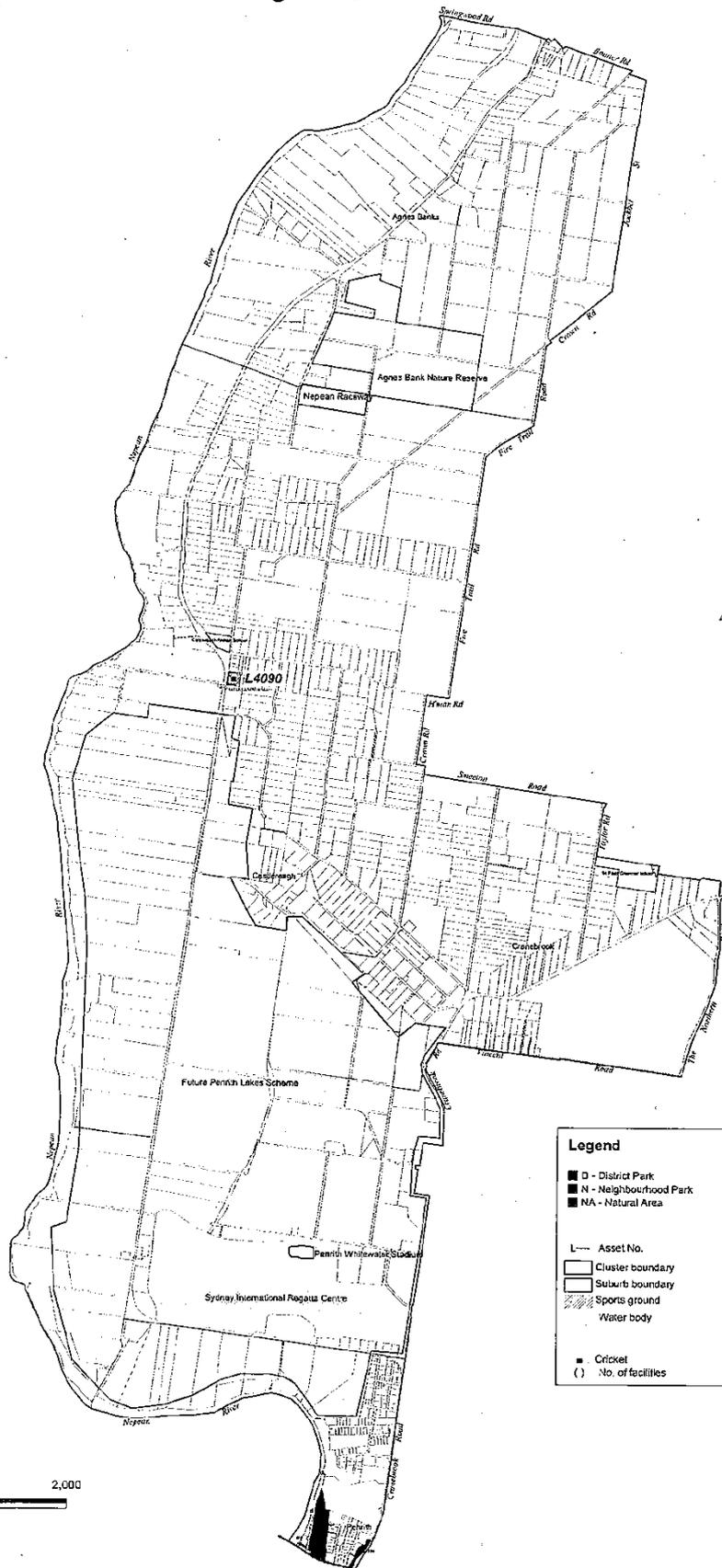
## Planning Cluster 4





# PENRITH CITY OPEN SPACE NETWORK

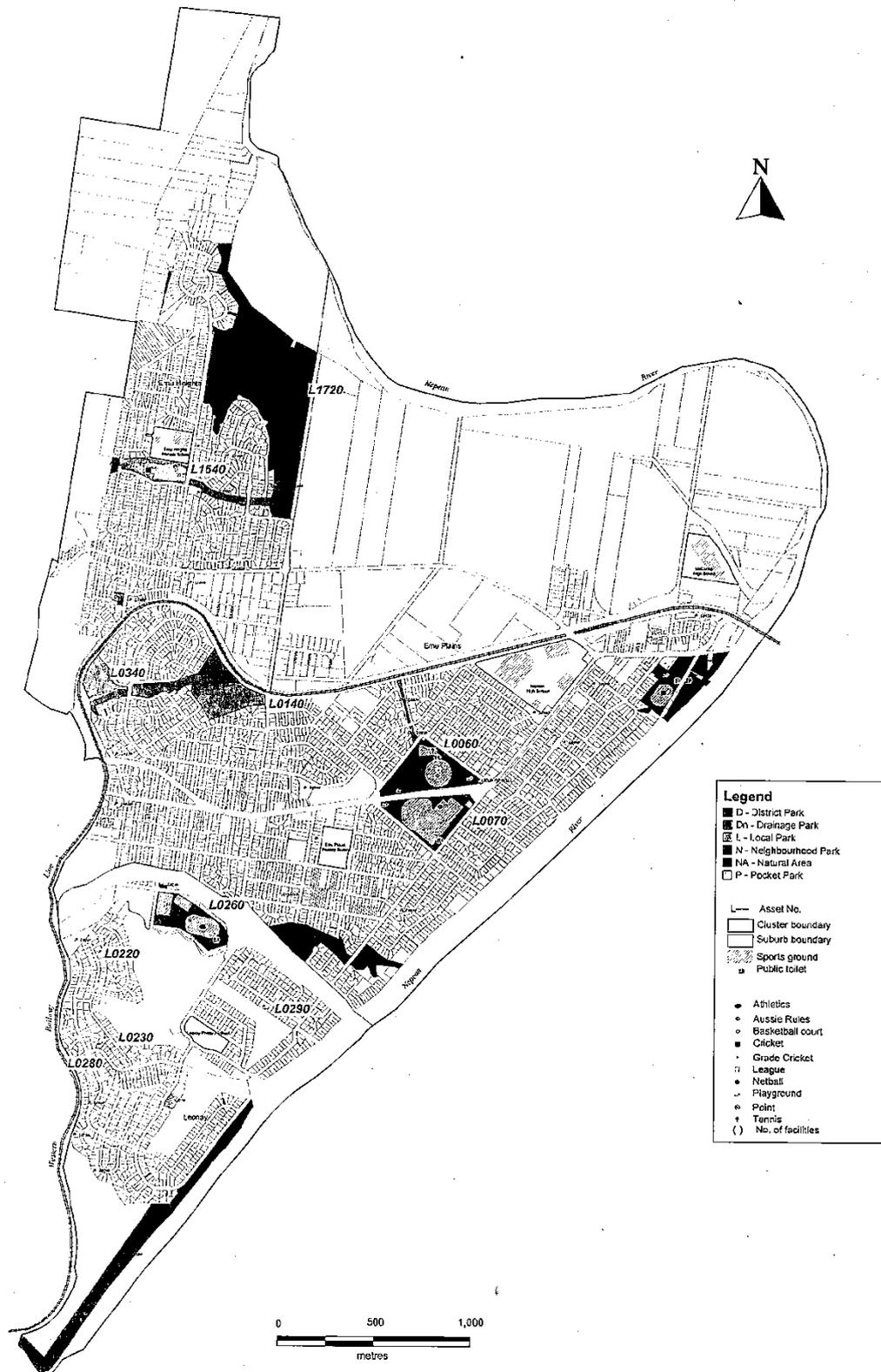
## Planning Cluster 6



Norman R. Daley  
 May 2007

# PENRITH CITY OPEN SPACE NETWORK

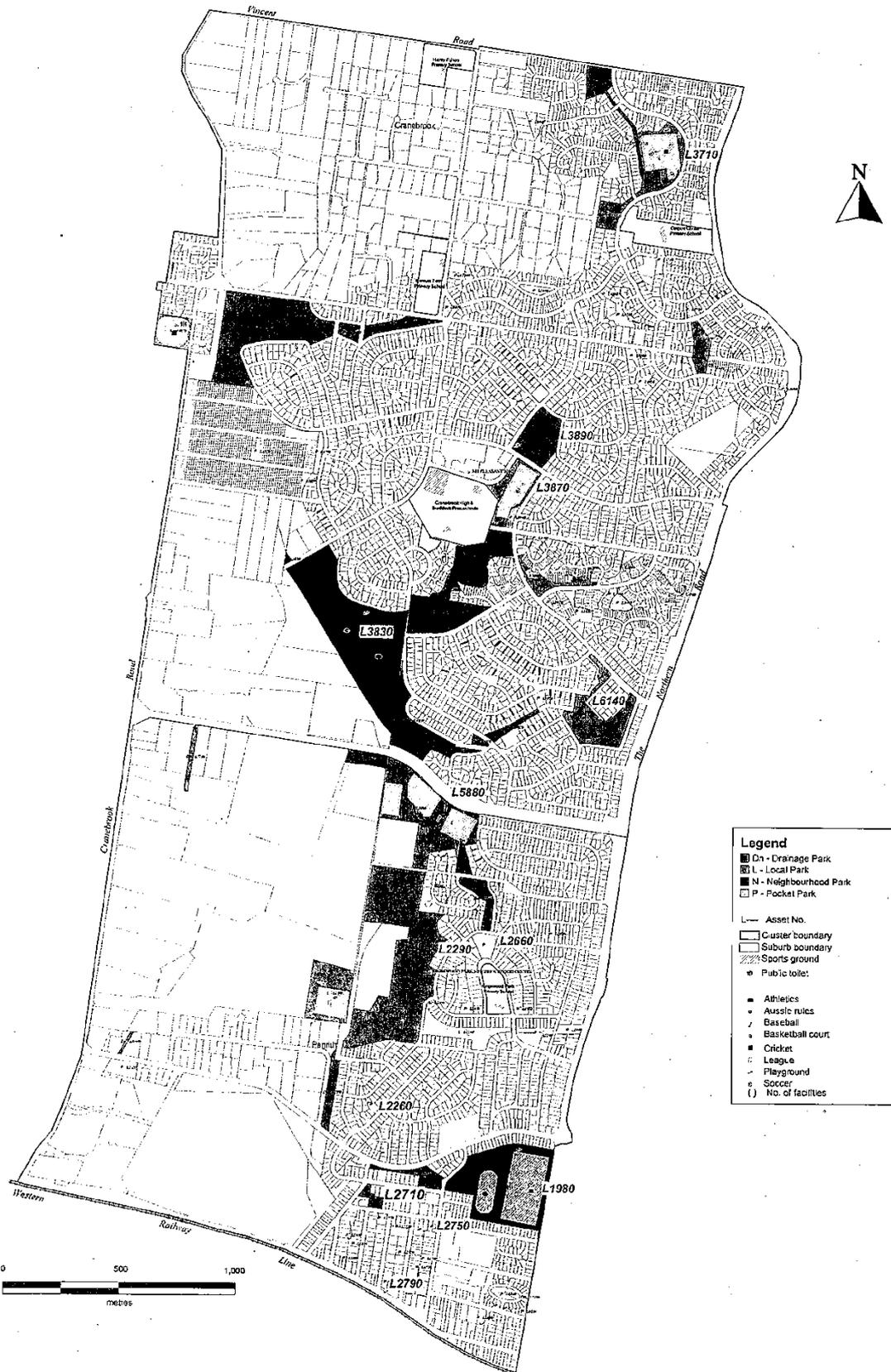
## Planning Cluster 7



Norman R. Daley  
 May 2007

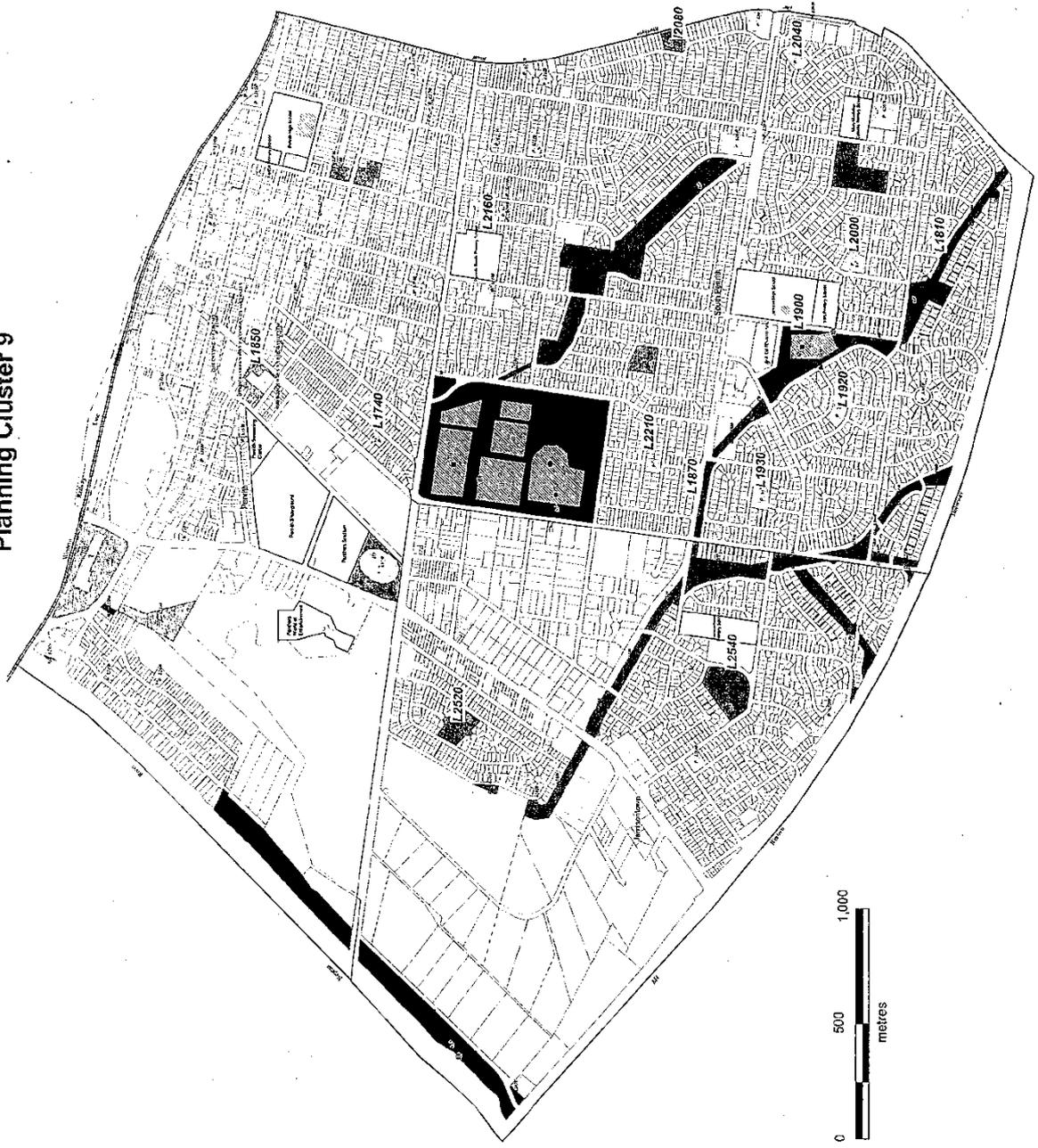
# PENRITH CITY OPEN SPACE NETWORK

## Planning Cluster 8



# PENRITH CITY OPEN SPACE NETWORK

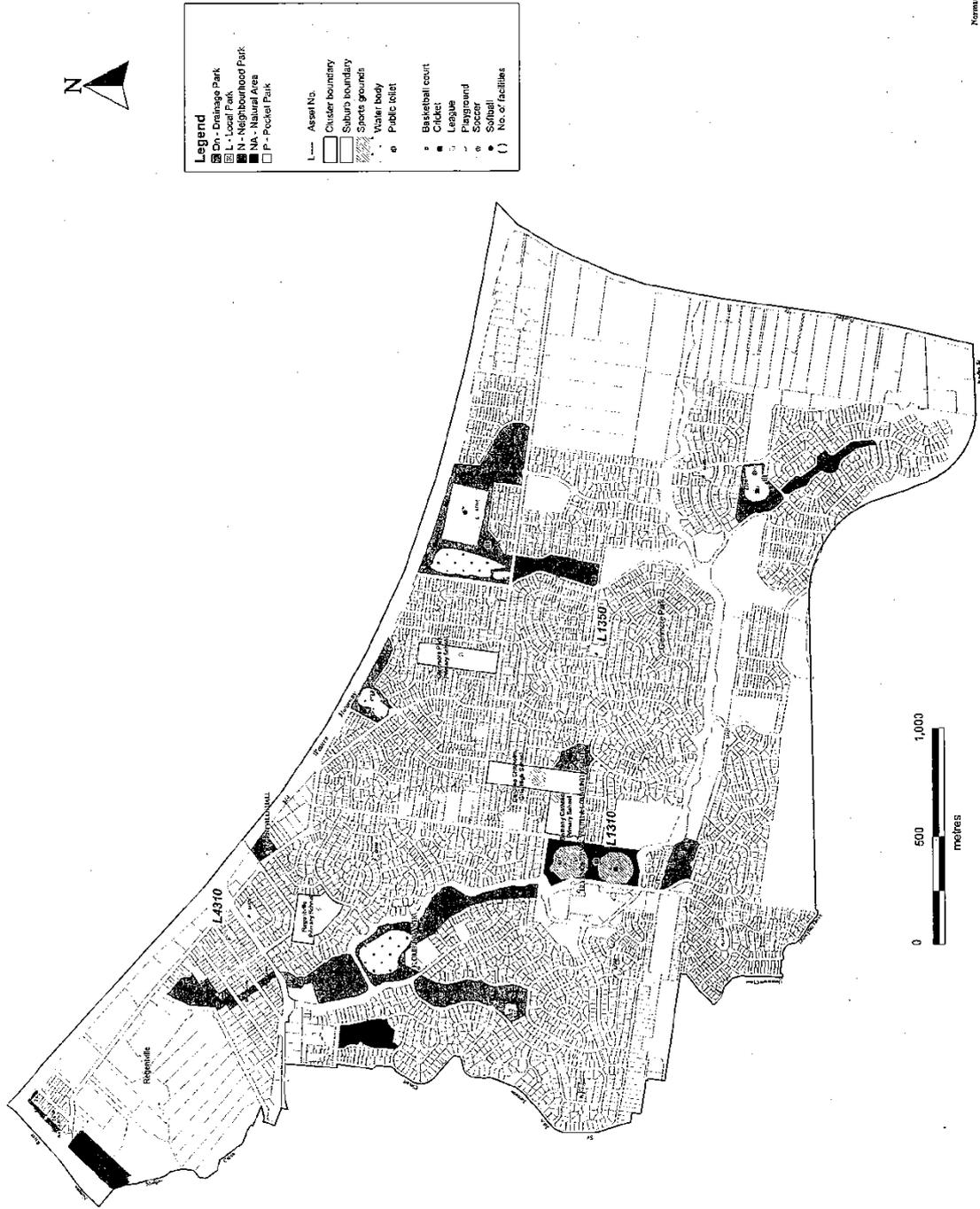
## Planning Cluster 9



Norman R. Dwyer  
 May 2007

# PENRITH CITY OPEN SPACE NETWORK

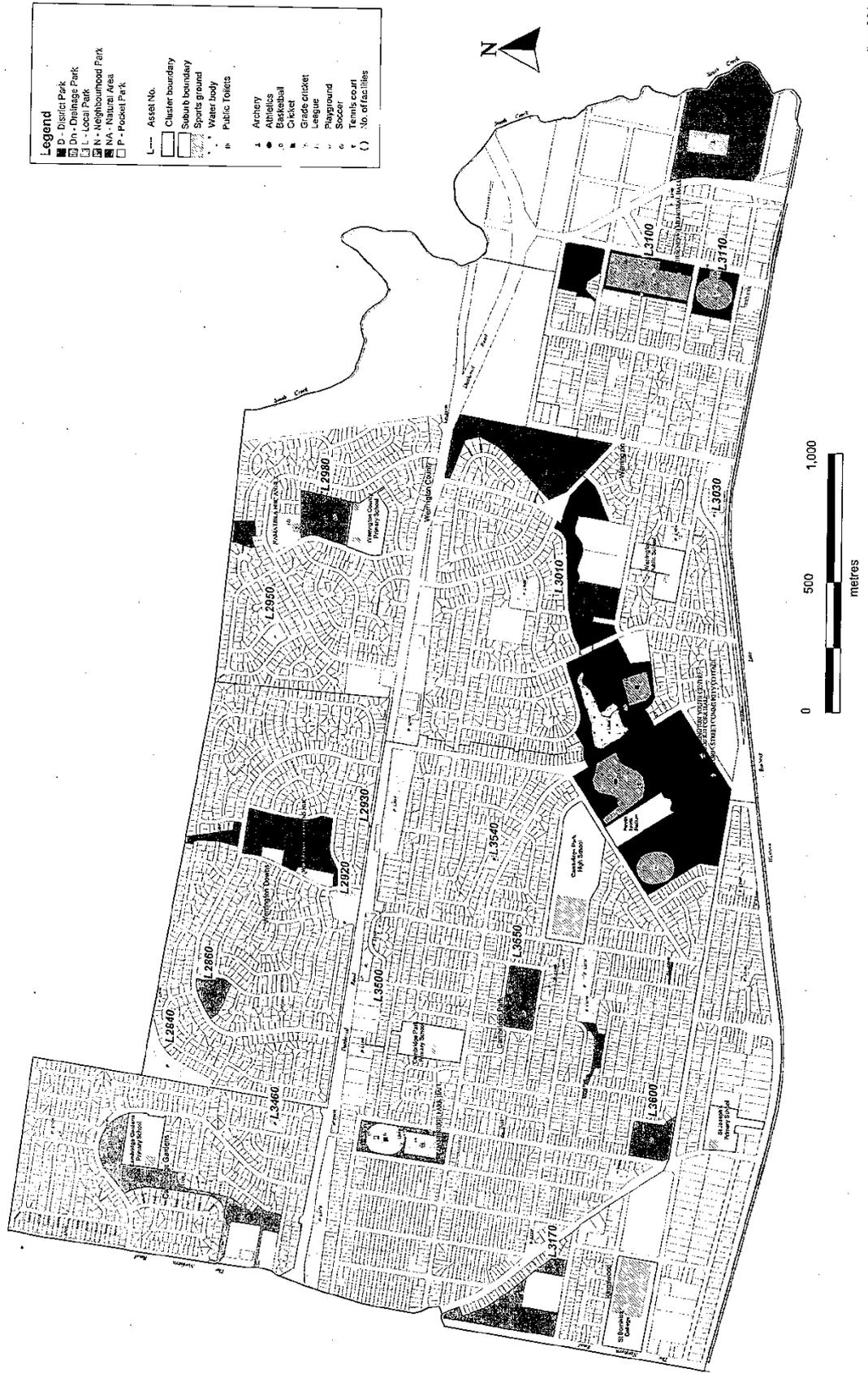
## Planning Cluster 10



Yveska B. Deby  
 Aug. 2007

# PENRITH CITY OPEN SPACE NETWORK

## Planning Cluster 11



Penrith City Council  
 May 2007

# PENRITH CITY OPEN SPACE NETWORK Planning Cluster 12



Legend	
■	Cricket Park (8)
■	Dr - Open Space Park (15)
■	L - Local Park (2)
■	N - Neighbourhood Park (2)
■	NA - Natural Area (10)
■	P - Pocket Park (22)
—	Cluster boundary
—	Suburb boundary
■	Sports ground
■	Public toilet
■	Baseball
■	Cricket
■	League
■	Playground
■	Soccer
■	Touch football
( )	No. of facilities

Hereward, Entry  
July 2007

## REFERENCES

- People's Lifestyle Aspirations and Needs Study (PLANS) Report (March 2004) by Urbis JHD and Stratcorp Consulting
- Development Contributions Practice Notes (July 2005) by Department of Planning and Natural Resources
- Section 94 Contributions Plans Manual Second Edition (1997) by Department of Urban Affairs and Planning
- Recreation and Sport Planning and Design – A Guidelines Manual (1995) by Jim Daly
- Ropes and South Creek Regional Open Space Management Plan (2004) by Clouston Associates on behalf of Department of Planning
- Penrith City Council Management Plan (2005-2006)
- Penrith Residential Strategy (1997), Penrith City Council