

PENRITH CITY

GLENMORE PARK STAGE 3

DEVELOPMENT CONTRIBUTIONS PLAN 2022 – PART 1: ADMINISTRATION

(Under Section 7.11 of the Environmental Planning and Assessment Act, 1979 amended)

Adopted by Council on 26 May 2025
Effective from 4 June 2025

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EXECUTIVE SUMMARY

The City of Penrith is transforming into the New West and forms an important part of the Western Parkland City objective to reach a catchment of 1 million people by 2031. Penrith City's growing importance in the region reflects its proximity to the new Western Sydney Airport, and its key role as a transport and service hub supporting major developments such as Sydney Science Park, Penrith Health and Education Precinct and the Western Sydney Priority Growth Area.

Penrith City is forecast to accommodate more than 40,000 new jobs over the 15 years to 2036. Over the same period, the resident population is expected to grow by around 57,000 to reach almost 260,000 (forecast.id data).¹ This growth is based on a forecast of nearly 25,000 or 35% more dwellings. New dwellings are anticipated in various existing and new release areas, as well as from established areas of the LGA.

To meet the infrastructure demands caused by this growth, Council has developed a new contributions framework comprising a suite of new and updated contributions plans. These plans set out the development contributions required to fund the program of new and augmented local infrastructure to accommodate the demand of the new residents and workers.

This contributions plan (the Plan) applies to the new release area known as Glenmore Park Stage 3 only. The contributions described in this Plan relate to local infrastructure levied under section 7.11 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) only. and will be levied on residential development only.

The contribution rates that apply to development in Glenmore Park Stage 3 are summarised in **Table 1**.

Table 1 Glenmore Park Stage 3 residential development contributions

Development Type	Contribution per dwelling
Single lots-dwellings in R2 & C4 Zones	\$109,518
Medium density dwellings–in R3 Zones	\$85,561
Studio dwellings–in R3 Zones	\$51,337
Shop top dwellings–in E1 Zones	\$68,449
Secondary Dwellings	\$51,337
Seniors Living Independent Living Unit	\$51,337

BACKGROUND

1.1 GLENMORE PARK STAGE 3

1.1.1 LOCATION

Glenmore Park Stage 3 release area spans approximately 206ha. It is located approximately 6km south of Penrith and within 8km of the new airport and Sydney Science Park. Forming an extension of the existing Glenmore Park release area west of The Northern Road and south to Chain-O-Ponds Road, as shown in **Figure 1**.

Figure 1 Location of Glenmore Park Stage 3



1.1.2 PROPOSED DEVELOPMENT

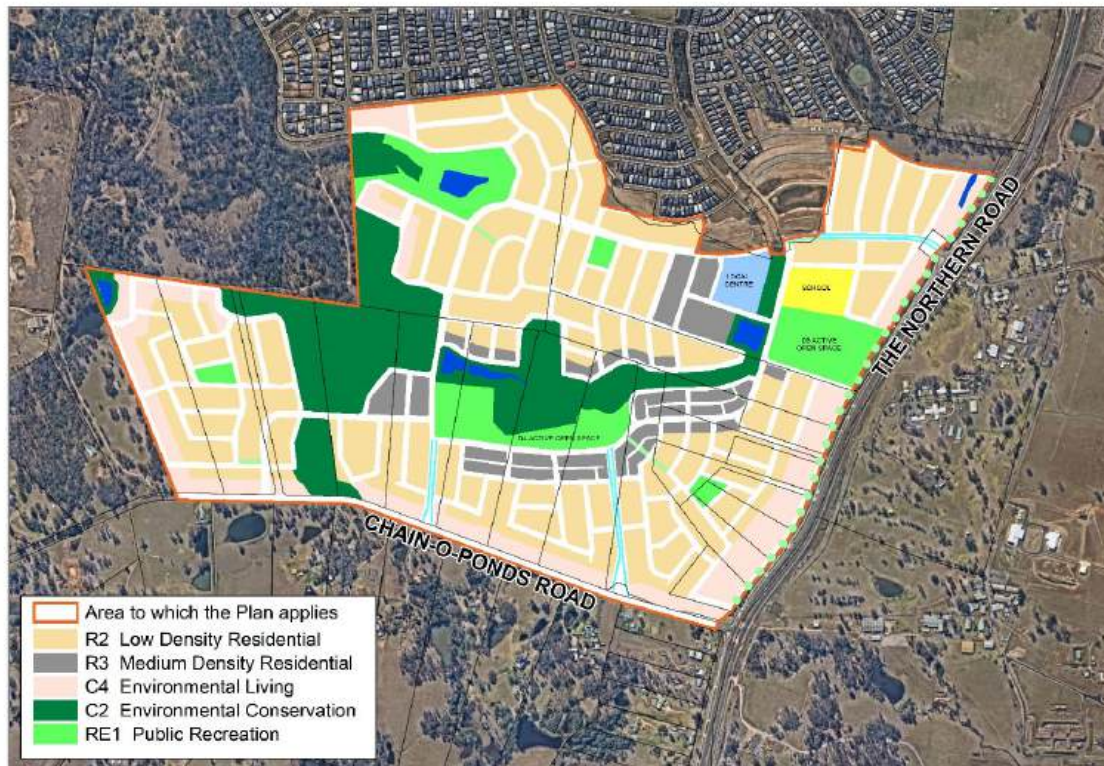
The area is planned to accommodate the following mix of uses:

- 512 medium density dwellings including townhouses, dwellings above garages and smaller adaptable housing predominantly on lots 1,641 low density residential dwellings on lots 77 large Environmental Conservation lots with minimums ranging between 1,000m² and 6,000m².
- A local centre for retail activities including shop top housing with provision for up to 100 dwellings.
- A future school site co-located adjacent to open space and local centre.

- Open spaces comprising sports spaces, local parks and district parks including areas for passive and organised recreation and linear parks.

Figure 2 shows the masterplan for the site. As can be seen from this plan a range of residential and non-residential development are expected to occur throughout the site. This has informed the identification of infrastructure to be provided under this plan.

Figure 2 Glenmore Park Stage 3 Masterplan



1.2 SUMMARY OF LOCAL INFRASTRUCTURE NEEDS

The additional population and employment growth within Glenmore Park Stage 3 will generate new demand for a range of local infrastructure including:

- open space and recreation facilities, such as sports fields, courts, parks, playgrounds, walking trails and bike paths
- water cycle management facilities such as detention basins and water quality devices
- traffic and transport management facilities, such as upgraded intersections and provision of collector roads designed to take bus services and cycleways.

As demand for this infrastructure is a direct result of the expected development within the area to which this plan applies, contributions of land, works and money from the developers of land in Glenmore Park Stage 3 will be a key source of funding for the

new and upgraded infrastructure not otherwise provided directly by developers under conditions of consent.

The contributions that are made by developers under this Plan will be applied by Council to deliver the schedule of local infrastructure, altogether valued at \$240,563,963 (**see Appendix A** and the Glenmore Park Stage 3 – Part 2: Technical Document for the more detailed land acquisition and works schedule).

Table 2 Glenmore Park Stage 3 local infrastructure costs

Infrastructure category	Land cost	Works cost	Total cost
Transport & Traffic Management	\$57,863,471	\$45,505,779	\$103,369,250
Water Cycle Management	\$5,761,728	\$24,843,839	\$30,605,567
Open space and recreation	\$51,160,957	\$53,569,404	\$104,730,361
Plan administration (1.5% of works)	-	-	\$1,858,785
Total local infrastructure	\$114,786,155	\$128,919,022	\$240,563,963

1.3 SUMMARY OF CONTRIBUTION RATES

Table 3 contains the section 7.11 contribution rates for residential development under this Plan.

Table 3 Glenmore Park Stage 3 residential development contributions

	Per Resident	Per Subdivided Lot or Detached Dwelling House	Per medium density dwelling	Per shop top housing dwelling	Per studio dwelling	Per independent living unit	Per secondary dwelling
Open space & Recreation							
Land Acquisition	\$7,359	\$23,549	\$18,397	\$14,718	\$11,038	\$11,038	\$11,038
Works	\$7,766	\$24,851	\$19,415	\$15,532	\$11,649	\$11,649	\$11,649
Subtotal	\$15,125	\$48,400	\$37,812	\$30,250	\$22,687	\$22,687	\$22,687
Water cycle Management							
Land acquisition	\$809	\$2,590	\$2,024	\$1,619	\$1,214	\$1,214	\$1,214
works	\$3,543	\$11,337	\$8,857	\$7,086	\$5,314	\$5,314	\$5,314
Subtotal	\$4,352	\$13,927	\$10,881	\$8,705	\$6,528	\$6,528	\$6,528
Transport & Traffic Management							
Land acquisition	\$8,066	\$25,810	\$20,164	\$16,131	\$12,098	\$12,098	\$12,098
works	\$6,417	\$20,534	\$16,042	\$12,834	\$9,625	\$9,625	\$9,625
Subtotal	\$14,482	\$46,344	\$36,206	\$28,965	\$21,724	\$21,724	\$21,724
Plan Administration	\$265	\$847	\$662	\$529	\$397	\$397	\$397
Subtotal	\$34,224	\$109,518	\$85,561	\$68,449	\$51,337	\$51,337	\$51,337

1.3.1 INDEXATION

Contributions stated within this plan represent the base rates of the Plan when adopted and are expressed in March 2025 dollars.

Contribution rates imposed on conditions of consent will reflect the indexed amount current at the time of consent and the amount payable will be the indexed amount that is current at the time of payment. The method and timing of indexation is outlined in **Section 2.2.2** of this Plan.

The latest contribution rates will be published each quarter on Council's website.

2. HOW TO USE THIS PLAN

2.1 ABOUT THE PLAN

2.1.1 NAME OF THE PLAN

This Plan is called the Glenmore Park Stage 3 Development Contributions Plan 2022.

2.1.2 PURPOSE OF THE PLAN

Section 7.11 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* authorises councils and other consent authorities to require contributions from developers for local infrastructure as part of their development approvals. Councils and accredited certifiers may only impose a contribution if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

The primary purpose of the Plan is to authorise:

- Council, another Consent Authority, or a planning panel, when granting consent to a DA to carry out development in the Glenmore Park Stage 3; or
- an accredited certifier, when issuing a complying development certificate (CDC) for development in the Glenmore Park Stage 3 catchment,

to impose conditions on the development consents which require a contribution to be made towards either/both:

- the provision, extension or augmentation of public amenities and public services only where development is likely to require the provision of or increase the demand for those amenities and services; and
- the recoupment of the cost of providing existing public amenities and public services within the area to which this Plan applies.

Other purposes of the Plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and public services generated by development within the Glenmore Park Stage 3.
- To determine the demand for public facilities generated by the incoming population to the Penrith LGA and ensure that development makes a reasonable contribution toward the provision of public amenities and public services that are required for that population.
- To ensure that the existing community is not unreasonably burdened by the provision of public amenities and public services required (either partly or fully) as a result of development in the Glenmore Park Stage 3.
- To ensure Council's management of development contributions complies with relevant legislation and guidelines and achieves best practice in plan format and management.

2.1.3 STRUCTURE OF THE PLAN

This Plan is made up of two parts:

- Glenmore Park Stage 3 Development Contributions Plan 2022 – Part 1: Administration which provides information about the local infrastructure contributions payable; where and when they apply, how to impose, pay and settle contributions and other administrative matters.
- Glenmore Park Stage 3 Development Contributions Plan 2022 – Part 2: Technical Document provides details of the infrastructure to be provided (when, where and how much they will cost) and how contribution rates have been determined to fund the infrastructure requirements.

The two documents are critical to compliance with clause 212 of the EP&A Regulation and must be read together.

2.1.4 PLAN COMMENCEMENT

This Plan commenced on 4 June 2025, which is the date on which public notice was given under clause 214(2) of the Environmental Planning & Assessment Regulation 2021 (EP&A Regulation) specified in that notice.

2.1.5 LAND TO WHICH THIS PLAN APPLIES

This Plan applies to land for the purpose of residential development (R2, R3 and C4 zones) (not exempted under **Section 2.1.7**) within the Glenmore Park Stage 3 precinct only, as identified in **Figure 1**.

2.1.6 DEVELOPMENT TO WHICH THIS PLAN APPLIES

This Plan applies to all new and/or additional residential lots and/or dwellings on land to which the plan applies.

Residential development includes the following development types:

- Subdivision – all forms of subdivision that create additional lots (where there is a single dwelling entitlement per lot)
- Construction of more than one dwelling on a lot will be levied a contribution based on the number of additional dwellings not already levied. This type of development includes but is not limited to, the following residential accommodation types:
 - Multi dwelling housing
 - Dual occupancy
 - Secondary dwelling
 - Shop top housing
 - Seniors housing (Independent Living Units)

Note: Penrith City Section 7.12 Citywide Development Contributions Plan for Non-Residential Development (as Amended) will apply to non-residential development on the subject land.

2.1.7 DEVELOPMENT EXEMPT FROM CONTRIBUTIONS

This Plan does not apply to the following types of developments:

- development for the sole purpose of affordable rental housing or social housing where that housing is provided either by a government authority or a registered social housing provider;
- development for the purpose of infrastructure provided by Council or any other public authority where that development is provided on a principle of public service (i.e. not for profit);
- development exempted from s7.11 contributions by a direction made by the Minister for Planning and Homes under s7.17 of the EP&A Act;
- development for the purpose of any form of seniors housing defined in State Environmental Planning Policy (Housing) 2021 that is provided by a social housing provider under Part 5 Division 3; or
- development that in Council's opinion does not increase the demand for the categories of public facilities and services addressed by this Plan (such as alterations and additions or a new dwelling where the original subdivision has already incurred contributions for the single lot).

Developers are encouraged to contact Council if they are unsure whether a contribution would apply to their development.

Except for those forms of development outlined above, exemptions will only be considered at the request of the applicant and are at the full discretion of the Council. A request for exemption must be submitted in writing and should include justification and/or supporting documentation to support the request.

2.2 CALCULATING THE CONTRIBUTION

2.2.1 CONTRIBUTION FOR RESIDENTIAL DEVELOPMENT

The contribution that applies to residential development is calculated using the rates shown in **Table 3**, less any allowances for assumed infrastructure demand arising from existing developments, if applicable.

The occupancy rates included in **Table 4** reflect the estimate of future infrastructure demand for the proposed residential development as well as the estimate of existing demand allowances (or credits) for existing development.

Table 4 Assumed dwelling occupancy rates²

Development type	Occupancy rate
Single dwelling on a separate lot	3.2 persons per dwelling
Medium Density dwelling	2.5 persons per dwelling
Shop top housing	2.0 persons per dwelling
Studio dwellings	1.5 persons per dwelling
Independent living unit in a seniors housing development	1.5 persons per dwelling
Secondary dwelling	1.5 person per room

Source: ABS Census 2021 calculation of average occupancy rates for dwelling types in Penrith LGA

WORKED EXAMPLE:

A construction of medium density dwellings in Glenmore Park Stage 3 involves the demolition of an existing dwelling house on a large lot and construction of 25 townhouse dwellings and 2 studio dwellings

25 townhouse dwellings = 25 x \$85,561 (refer **Table 3**) = \$2,139,025

plus 2 studio = 2 x \$51,337 (refer **Table 3**) = \$102,674

less 1 x dwelling lot credit = 1 x \$109,518 (refer to **Table 3**) = \$109,518

Total contribution under this Plan = \$2,132,181

2.2.2 INDEXATION

Contributions stated within this plan represent the base rates of the Plan when adopted. It is necessary to index these rates to maintain their relativity to present fair values both at the time of imposition and the time of payment.

Contribution rates will be indexed quarterly based on the movements in the Consumer Price Index (CPI) Sydney All Groups as outlined below. Contribution rates imposed on conditions of consent will reflect the indexed amount current at the time of consent. If the contribution is not paid within the quarter in which the consent is issued, the amount payable will then be indexed to the current amount at the time of payment based on the following:

² The occupancy rates for dwelling type are determined using 2021 Census data for the suburb of Glenmore Park. The Social Impact and Infrastructure Assessment Study (Elton Consulting 2020) assumed an average occupancy rate of 3.0 per dwelling from 2016 Census data for Glenmore Park.

$$\$C_w \times \frac{\text{Current CPI}}{\text{Base CPI}}$$

Where:

\$C_w	is the contribution rate for works schedule items at the time of adoption of the Plan
Current CPI	is the most recent quarterly Sydney (All Groups) CPI as published by the ABS
Base CPI	is the Sydney (All Groups) CPI in the quarter of the date of adoption of this Plan, or the previous quarter if this is not yet published

Note: The contribution amount in the consent will not be less than the contribution amount specified at the date of the adoption of this Plan.

If the contributions are not paid within the quarter in which consent (or the CDC) is issued, the contributions payable will be adjusted further in accordance with **Section 2.4.3**.

The current indexed contributions are published by Council on its website and are also available from Council offices.

2.3 IMPOSING THE CONTRIBUTION

2.3.1 MONETARY CONTRIBUTIONS

This Plan authorises the Council or a planning panel, when granting consent to a DA to which this Plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the payment of a monetary contribution to the Council towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

This Plan requires the Council or an accredited certifier, when determining an application for a CDC relating to development to which this Plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the payment of a monetary contribution towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

2.3.2 LAND CONTRIBUTIONS

This Plan authorises the Council or a planning panel, by imposition of a condition of development consent, to require in connection with any development on land to which this Plan applies (and in addition to any monetary contribution that may be sought) the dedication free of cost to the Council of any part of the development site that is land that is to be acquired under this Plan.

The area of land that may be required in the consent shall not exceed the area equivalent to the monetary contribution otherwise authorised by this Plan.

For the purposes of this section, the value of the land is to be calculated in accordance with the value of the land, as indexed by the Sydney CPI in accordance with this Plan.

Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this Plan. Where the development does not or cannot provide the full (land) area required as a contribution, the shortfall will be required as a monetary contribution. The contribution rates included in this Plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the value of the land exceeds the monetary development contribution otherwise authorised by this Plan, the developer may offer to enter into a voluntary planning agreement dealing with an appropriate settle-up in exchange for the dedication of the remainder.

2.3.3 CAP ON CONTRIBUTIONS FOR RESIDENTIAL DEVELOPMENT

The Minister for Planning in 2012 issued a Direction in relation to the maximum contribution amounts that could be imposed on DAs or CDCs for residential development as a condition of consent

Under the current policy, a general cap of \$20,000 per dwelling applies to all residential development with a capped amount of \$30,000 per dwelling or residential lot applying to designated greenfield areas. Contributions above these caps can only be imposed where the plan has been reviewed by IPART, and Council has implemented any subsequent advice given by the Minister.

This Plan has been reviewed by IPART and all changes required by the Minister have been made. This plan is therefore exempt from the \$20,000 and \$30,000 per dwelling cap on contributions and the contribution levied will be the contribution indicated in this plan, indexed to the amount current.

2.3.4 OBLIGATIONS OF ACCREDITED CERTIFIERS

A section 7.11 contribution condition would not generally be required to be imposed on a CDC unless the complying development will or is likely to require the provision of or increase the demand for the specific local infrastructure included in this Plan.

For example, a new dwelling on a vacant lot of land would not be subject to section 7.11 contributions because the contributions would likely have been imposed and paid at the subdivision stage. However, a secondary dwelling CDC would be subject to a

section 7.11 contribution under this Plan, because the development increases the demand for local infrastructure (as the assumed population of the lot is increased) beyond the demand attributable to the original lot.

Complying Development Certificates

In accordance with section 4.28(9) of the EP&A Act, an Accredited Certifier must impose a condition on any CDC issued on the land to which this Plan applies that requires a contribution to be paid in accordance with the provisions of this Plan. The monetary amount and timing of payment are to be in accordance with the provisions of this Plan.

Procedure for determining the contribution amount

The procedure for an Accredited Certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act or an exemption for part or the whole of the development under **Section 2.1.7** of this Plan, the Accredited Certifier must:
 - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC, refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in **Table 3** of this Plan, taking into account any exempt development specified in **Section 2.1.7** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Section 2.2.2** to reflect the indexed charge for the provision of infrastructure.

Construction Certificates

In accordance with clause 20(b) of the *Environmental Planning and Assessment (Development Certification and Fire Safety Regulation 2021* (EP&A (Certification) Regulation) an Accredited Certifier issuing a Construction Certificate for building work or subdivision work will need to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or Development Consent.

The Accredited Certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans uploaded to the Planning Portal in accordance with clause 13(2) of the EP&A (Certification) Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

2.4 PAYING THE CONTRIBUTION

2.4.1 TIMING OF PAYMENTS

At the time of payment, it will be necessary for monetary contribution amounts to be indexed as outlined in **Section 2.2.2** and **Section 2.4.3** for any further adjustment required at the time of payment.

The timing for payment of contributions is as follows:

- Development Applications involving subdivision works: payment to be made prior to release of a Subdivision Certificate
- Development Applications involving building works: payment to be made prior to the release of the Construction Certificate.
- Complying Development works: payment to be made prior to the works authorised in the Complying Development Certificate commencing.

Note: Where a 'residue lot' or 'superlot' (that is, an allotment of land that can be further subdivided into more residential allotments) is proposed to be created through a proposed subdivision of land, a condition requiring contributions to be paid under this Plan will not be imposed on the development consent in respect of the subdivision of that lot. Instead, contributions required under this Plan will be imposed as a condition of development consent for the first subdivision of the superlot into final lots, or for any dwellings on the superlot.

2.4.2 MEANS OF PAYING CONTRIBUTIONS

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

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

2.4.3 CONTRIBUTION ADJUSTMENT FOR INFLATION AT TIME OF PAYMENT

The contributions stated in a development consent are calculated based on the indexed section 7.11 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 based on the methodology outlined in Section 2.2.2.

The current contributions are published by Council on its website and are also available from Council offices.

Note: The contribution payable will not be less than the contribution specified on the development consent.

2.4.4 DEFERRED OR PERIODICAL PAYMENTS

Council will consider any request for deferment of contributions on its merits however, the developer must make written application. All requests for deferred or periodic payments must be made in writing and the decision to accept a deferred or periodic payment is at the sole discretion of Council

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

- compliance with the provisions of **Section 2.4.1** is unreasonable or unnecessary in the circumstances of the case; or
- 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; or
- there are circumstances justifying the deferred or periodic payment of the contribution.

Council will consider whether deferred or periodic payment of the contribution will prejudice the timing or the manner of the provision of public facilities included in the works program.

If Council grants such a request, it is conditional upon the applicant providing a suitable bank guarantee and deed of agreement consistent with Council's accounting practices for such scenarios.

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; and

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.

2.5 ALTERNATIVES TO PAYING CONTRIBUTIONS

Council encourages and may accept an offer by the applicant to provide an "in-kind" contribution (i.e. the applicant completes part or all of works identified in this Plan), or may accept an offer by the applicant to provide a material public benefit (including land dedication), in lieu of the applicant paying a monetary contribution under this Plan.

While an offer of settlement of contributions in-kind is encouraged, Council's decision to accept such an offer is solely at its discretion, having regard to the matters for consideration included in this clause and Council's Developer Infrastructure Agreements Policy. Applicants who may be considering an in-kind contribution are encouraged to consult this policy.

Any works-in-kind or material public benefit offer by the applicant may be made either before or after the grant of a development consent but prior to the payment of the monetary contribution for the development. Where the offer is made before the grant of development consent, the applicant's request may either be:

- contained in the relevant DA; or
- an offer to enter into a planning agreement relating to the development accompanied by the draft agreement (see **Section 2.5.3** below).

2.5.1 DETERMINING THE VALUE OF THE WORKS-IN-KIND OR LAND DEDICATION

The value of the contribution credit applying to offers of works-in-kind (or land dedication) shall be the value of that work (or land) shown in the works schedule included in this Plan at the time the offer is made (including any adjustments using the indices listed in **Section 2.2.2**).

The value of the contribution credit applying to another type of material public benefit offered by the applicant 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.

A valuation of the works will be required to be prepared by the applicant on completion, as the work will form part of Council's asset register.

2.5.2 PROPOSALS MUST BE AGREED BY COUNCIL

Council will require the applicant to enter into a written agreement for the provision of the works. This may be either by way of a works-in-kind agreement or the execution of a planning agreement in accordance with section 7.4 of the EP&A Act. Where the offer is included in a draft planning agreement, Council will require the applicant to enter into that agreement.

Acceptance of any such alternative is at the sole discretion of 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.

Once an agreement has been reached between Council and the applicant about the works cost and subject to any other conditions included in the agreement, the applicant may undertake the works.

The applicant will remain liable for any cost overruns in the execution of the work. Similarly, any economies in construction costs will flow to the developer, provided that the quality of the work is not diminished.

2.5.3 PLANNING AGREEMENTS

Section 7.4 of the Act allows the negotiation of planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes in connection with a DA.

Planning Agreements may be used to pay money, dedicate land, carry out works, or to provide other public benefits and may be an alternative means for settling a requirement to pay a Section 7.11 contribution.

Council has adopted a Planning Agreements Policy that outlines its requirements in relation to the preparation of Planning Agreements. Applicants who may be considering a Planning Agreement as an alternative to satisfying a Section 7.11 contribution are encouraged to consult Council's Planning Agreements Policy.

2.5.4 POLICY ON SURPLUS CONTRIBUTIONS MADE BY A DEVELOPER

The clause applies in the circumstance where a developer has made total contributions under this Plan that exceed the developer's obligations under this Plan.

If no further land within Glenmore Park Stage 3 is to be developed and all development contributions owing to Council by a developer have been paid, any surplus contributions will either be:

- recognised in the calculation of development contributions for any future development in the City of Penrith which the developer may undertake;
- reimbursed by Council;
- or a combination of the above.

The decision on whether to transfer and/or settle contribution credits will be at Council's discretion and in accordance with its WIK/MPB or Planning Agreements policies.



PENRITH

A full-page photograph of a smiling couple walking a beagle on a paved path. The woman is wearing a bright pink shirt and black shorts, while the man is in a blue t-shirt and grey shorts. The dog is on a leash and sniffing the ground. The background shows lush green trees and a clear sky. In the top left corner, there is an orange speech bubble containing the word 'PENRITH' in white capital letters.

3. OTHER ADMINISTRATION MATTERS

3.1 RELATIONSHIP TO OTHER CONTRIBUTION PLANS

The following contributions plans adopted by the Council and in force at the time that this contribution plan commenced do not apply to development to which this plan applies:

- Cultural Facilities Development Contributions Plan (2003)
- Penrith City District Open Space Facilities Development Contributions Plan (2007)
- Penrith City Local Open Space Development Contributions Plan (2007)

This Plan does not limit or otherwise affect any requirements for the payment of Housing and Productivity Contributions (HPC).

3.2 SAVINGS AND TRANSITIONAL ARRANGEMENTS

A DA or a CDC 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. The Plan should apply to DAs determined or CDCs issued on or after the date to which the Plan was made.

3.3 POOLING OF CONTRIBUTIONS FUNDS

Council's ability to forward fund the infrastructure in this Plan is very limited. Consequently, infrastructure provision is largely contingent upon the availability of contributions funds.

To provide a strategy for the orderly delivery of the public amenities and public services, this Plan authorises monetary contributions paid for different purposes in accordance with the conditions of various development consents and CDCs authorised by this Plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the works schedules in Appendix A and Glenmore Park Stage 3 – Part 2: Technical Document).

Council's decision whether to pool and progressively apply contributions funds, will depend on it being satisfied that such action will not unreasonably prejudice the delivery within a reasonable time, of the purposes for which the money was originally paid.

3.4 ACCOUNTABILITY AND ACCESS TO INFORMATION

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 7.11 contributions. These are addressed in Division 4 of Part 9 of the EP&A Regulation and include:

- maintenance of, and public access to a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of contributions; and
- public access to contributions plans and supporting documents.

These records are available on Council's website and, where required, through the NSW Planning Portal.

3.5 REVIEW OF THE PLAN

Pursuant to clause 215(5) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and amendments to rates resulting from changes in the indexes adopted by this Plan.

Council intends to otherwise review its contribution plans at least every three years with any material amendments to be made to the development yield, proposed infrastructure items or their cost of provision, to be subject to Plan amendment and public exhibition.

3.6 DICTIONARY

Except where indicated in this section, the definitions of terms used in this Plan are the definitions included in the EP&A Act, EP&A Regulation and the relevant *Environmental Planning Instrument* applying to Glenmore Park Stage 3.

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

ABS means the Australian Bureau of Statistics.

Affordable Housing means Housing for very low, low and moderate income households (As defined by State Environmental Planning Policy (Housing) 2021, Chapter 2 – Affordable Housing)

Affordable Rental Housing means affordable housing managed by a community housing provider and rented to very low, low or moderate income households at no more than 30% of the households gross income.

Avoided Lands means land that has important biodiversity values and has been identified as "avoided land" on the State Environmental Planning Policy (Biodiversity and Conservation) 2021 Strategic conservation Land map,

CDC means complying development certificate.

Council means Penrith City Council.

CPI means the Consumer Price Index (All Groups - Sydney) published by the ABS.

DA means development application.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent living unit means a self-contained dwelling in a seniors housing development defined in State Environmental Planning Policy (Housing) 2021.

IPART means Independent Pricing and Regulatory Tribunal.

Just Terms Act means the *Land Acquisition (Just Terms Compensation) Act 1991*.

LGA means local government area.

Material Public Benefit means the provision of public amenities or services that are not within the nominated works schedule of the contributions plan.

Works schedule means the schedule of the specific public amenities and public services for which contributions may be required as set out in **Appendix A** of this Plan.

Planning agreement means a voluntary planning agreement referred to in section 7.4 of the EP&A Act.

Security means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by an eligible financial institution consistent with credit rating requirements detailed in Treasury Circular NSW TC 08/01 or equivalent revised version.

SIC means special infrastructure contribution.

Social Housing means rental housing provided to very low to low-income households by not-for-profit or government organisations. Social housing includes public, Aboriginal and community housing.

Social infrastructure means open space, recreation, community and cultural facilities.

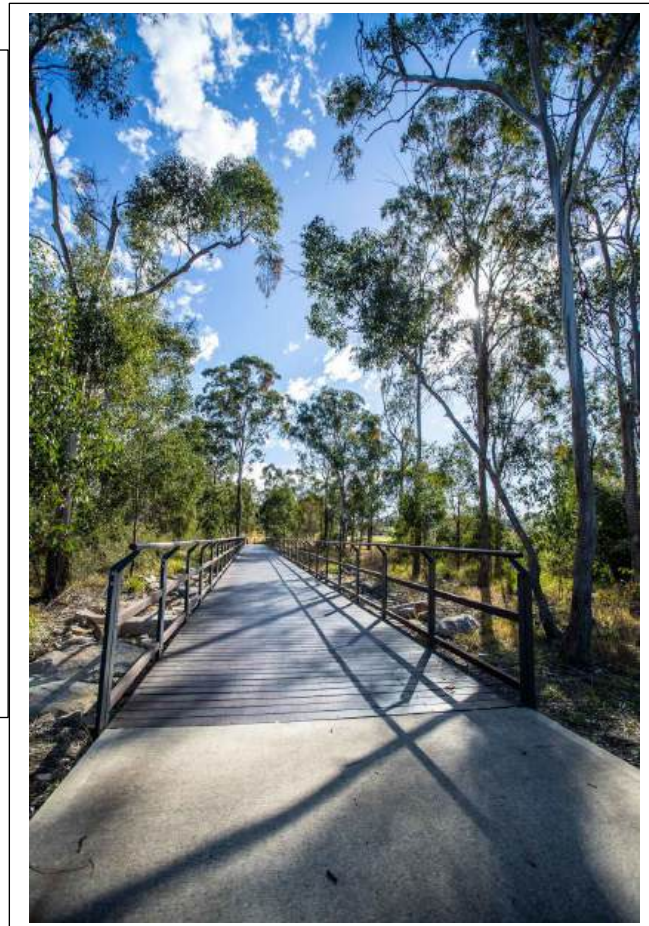
Studio Unit means a self-contained living unit which consists of a bedroom, living room and kitchen, in a single open space.

Work 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 as a means

of either fully or partly satisfying a condition of consent requiring development contributions to be made.

APPENDIX A

LAND ACQUISITION & WORKS SCHEDULE & MAPS



PENRITH CITY

GLENMORE PARK STAGE 3

DEVELOPMENT CONTRIBUTIONS PLAN 2022 – PART 2: TECHNICAL DOCUMENT

(Under Section 7.11 of the Environmental Planning and Assessment Act, 1979 amended)

Adopted by Council on 26 May 2025
Effective from 4 June 2025

PENRITH
CITY COUNCIL

penrithcity.nsw.gov.au

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1. DEMAND FOR INFRASTRUCTURE

1.1 STRUCTURE OF THE PLAN

This Plan is made up of two parts:

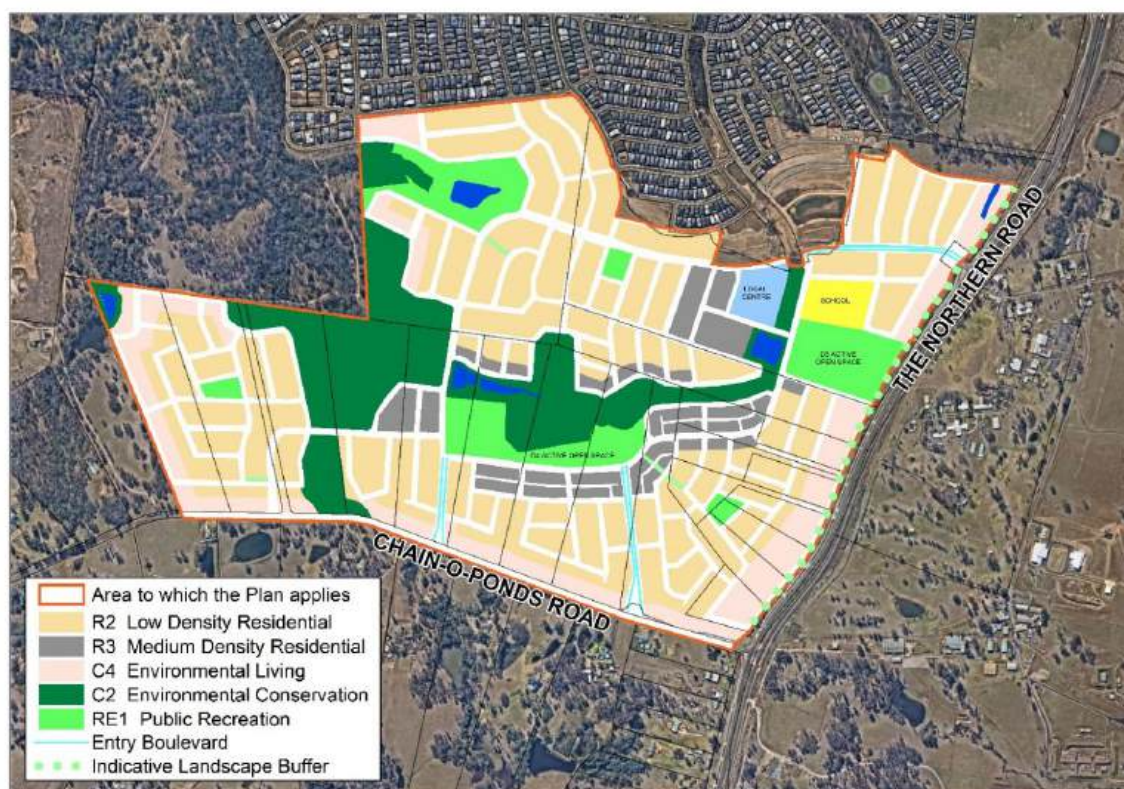
- **Part 1: Glenmore Park Stage 3 Development Contributions Plan 2022 – Administration** which provides information about the local infrastructure contributions payable; where and when they apply, how to impose, pay and settle contributions and other administrative matters.
- **Part 2: Glenmore Park Stage 3 Development Contributions Plan 2022 – Technical Document** provides details of the infrastructure to be provided (when, where and how much they will cost) and how contribution rates have been determined to fund the infrastructure requirements.

The two documents are critical to compliance with clause 212 of the EP&A Regulation and must be read together.

1.2 EXISTING DEVELOPMENT

Glenmore Park Stage 3 is a predominantly rural and rural residential area of some 206ha that will become an urban environment with areas for housing, shops, school, open space, and environmental corridors. **Figure 1** shows the land to which the Contributions Plan applies outlined in orange.

Figure 1 Glenmore Park Stage 3



1.3 EXPECTED DEVELOPMENT

1.3.1 RESIDENTIAL DEVELOPMENT

Glenmore Park Stage 3 is proposed to provide a maximum total of 2,330 dwellings with a variety of dwelling types including:

- low density dwellings,
- medium density dwellings,
- large environmental living lots, and
- shop top and studio dwellings.

1.3.2 POPULATION YIELD

For the purposes of this plan, the assumed occupancy rates are derived from the ABS 2021 Census for the dwelling types in the suburb of Glenmore Park¹. The proposed future population of the development area is shown in **Table 1**. The expected number of dwellings 2,330 has been multiplied by the corresponding occupancy rates (refer to Table 5 in Contributions Plan) expected within each dwelling type.

¹ The occupancy rates for dwelling type are determined using 2021 Census data for the suburb of Glenmore Park. The Social Impact and Infrastructure Assessment Study (Elton Consulting 2020) assumed an average occupancy rate of 3.0 per dwelling from 2016 Census data for Glenmore Park.

The expected future population growth is 6,898 people.

Table 1 Population forecast – Glenmore Park Stage 3

Dwelling type	No. of dwellings	Average occupancy rate	Expected population
Single lots ^a	1,718	3.2	5,498
Medium density dwellings*	496	2.5	1,240
Shop top dwellings**	100	2.0	200
Studio dwellings***	16	1.5	24
Seniors living	0	1.5	0
Boarding house rooms	0	1.5 per room	0
Total	2,330		6,962
Less Existing Dwellings	20	3.2	64
Additional Population			6,898

Source: ABS 2021 Census Data for occupancy rates

Note: ^a Includes large lots zoned C4.

* Medium density dwellings include townhouses, semi-detached or multi-dwelling housing in the R3 zone.

** Shop top housing was not recorded in the census for Glenmore Park, and therefore rates have been derived from the recorded occupancy rates for flats and apartments.

***Studio dwellings sit above rear garages facing a lane or road in the R3 zone. The census does not record studios as a separate dwelling typology, and therefore the occupancy rates have been derived to align with seniors housing and boarding house rooms, which have been derived from contributions plans in similar greenfield release areas, including Box Hill Growth Centre Precinct.

1.4 DEMAND FOR LOCAL INFRASTRUCTURE

The new urban development will require investment in new and augmented public amenities and services.

Studies on future infrastructure requirements to which this Plan applies has identified the need to upgrade public services and public amenities as follows:

- upgraded intersections with Chain-O-Ponds Road to link the development to the local and regional road network and new collector/local roads and cycleways for safe travel.
- stormwater management works as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.
- active and passive recreation facilities, such as recreation areas, sports fields, courts, playgrounds, walking trails and shared paths.
- increased demand for spaces that will foster community life and the development of social capital in the area, such as community facilities.

A range of public facilities and public amenities have been identified in this Plan that are required to address the need arising from the expected development, including:

- traffic and transport management facilities,

- stormwater management facilities, and
- open space and recreation facilities.

The next sections explain the need for the infrastructure in the Contributions Plan generated by the new development.

2. INFRASTRUCTURE STRATEGIES

2.1 TRANSPORT AND TRAFFIC MANAGEMENT FACILITIES

2.1.1 NEEDS ASSESSMENT

The existing transport network serves the perimeter of the development site via The Northern Road and Chain-O-Ponds Road. The transition of the area to higher residential density will create additional vehicle trips on the existing road network. There is a high reliance on private vehicles for most travel. The new residential area is proposed to be provided with active transport links (cycleway and walking) to connect to Glenmore Park Stage 2 and the potential for future bus transportation.

The *Transport Impact Assessment* by TTPP (August 2022) identified works for access into the new development and the internal road and active transport network.

Access into the new residential development will be provided at:

- Entry boulevards at two points along Chain-O-Ponds Road and one on The Northern Road,
- A third access point along Chain-O-Ponds Road

The internal roads in the development are designed in accordance with the Glenmore Park Development Control Plan. The cost of land and works and a map showing the locations of works is provided in **Appendix A** of the Contributions Plan. Detailed information on the cost of intersections and other transport items is also contained at **Appendix A**. **Figure 2** shows the road network through the development.

Pedestrian and cycling facilities are provided to encourage active and sustainable transport modes. The proposed active transport provision is shown in **Figure 3**.

Road Network

Collector roads provide a high level of accessibility for all road users including vehicles, bicycles and pedestrians. The lane width is sufficient to accommodate potential future bus services. A shared use path will generally be provided along one side.

Minor local roads are generally residential streets and will be designed to encourage low-speed traffic environments, discourage rat running and make the precinct pedestrian friendly.

Minor local roads will be provided through conditions of consent and are not levied under this plan. The exception for this is for minor local roads adjacent to stormwater management items, district open space, local parks and the Northern Road interface. These sections of the road are levied in this plan.

The number of various road types has generally been driven by the need to meet the perimeter and non-perimeter road requirements of *Planning for Bushfire Protection 2019*.

Figure 2 Indicative Road hierarchy

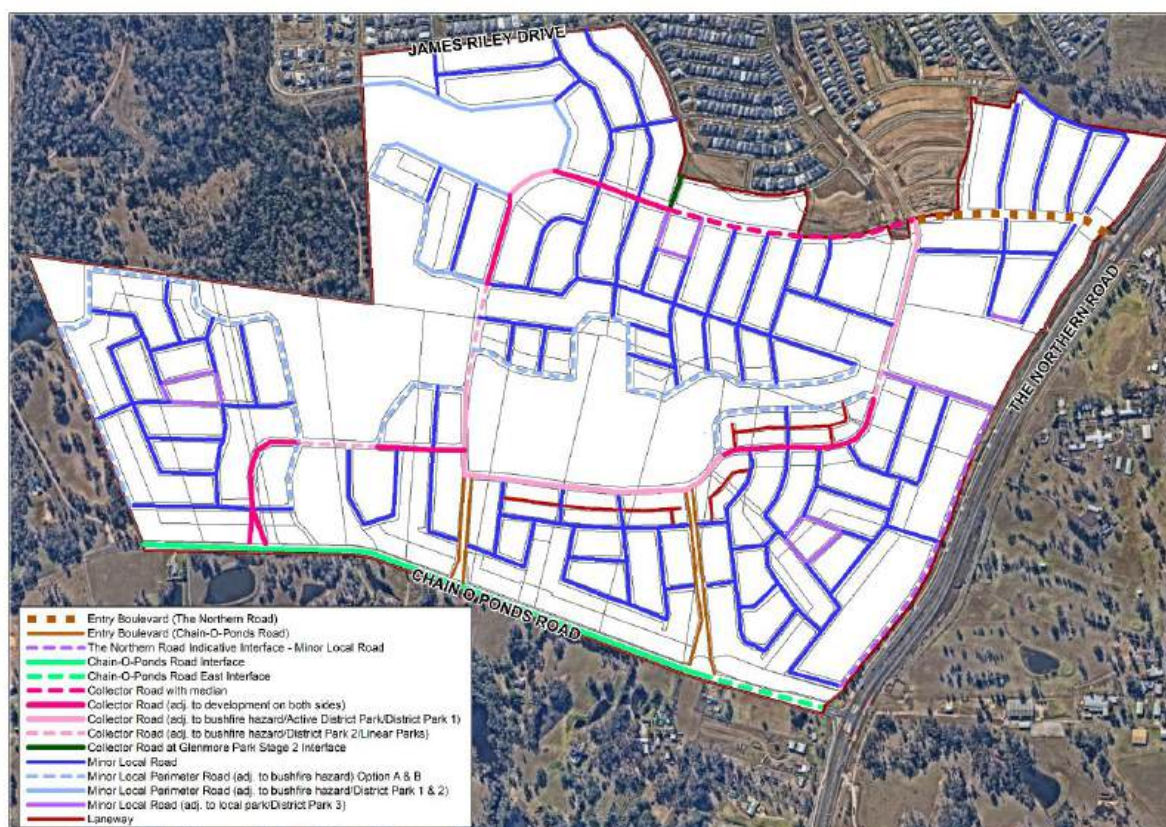


Figure 3 Active transport Plan



Source: Public Domain and Open Space Strategy (2023)

This Contributions Plan applies the following inclusion criteria to the proposed works and land.

Table 2 Apportionment of the intersection and road works

Item	Description	Inclusion
T1.1	Chain-O-Ponds Road upgrade	Full width
T1.2	Chain O-Ponds Road East upgrade	Full width
T2.1	Entry Boulevard (Chain O Ponds Road)	Full width
T2.2	Entry Boulevard (The Northern Road)	Full width
T3.1	Collector Road with median	Full width
T3.2	Collector Road (adjacent to development on both sides)	Full width
T3.3	Collector Road (adjacent to bushfire hazard/Active District Park\District Park 1)	Full width
T3.4	Collector Road (adjacent to bushfire hazard/District Park 2/Linear Parks)	Full width
T3.5	Collector Road – at Glenmore Park Stage 2 boundary	Full Width
T4.1	Minor Local Road (adjacent to stormwater/District open space on one side)	Half road
T4.2a	Minor Local Perimeter Road (adjacent to stormwater/District open space on one side) - OPTION A	Half road
T4.2b	Minor Local Perimeter Road (adjacent to stormwater/District open space on one side) - OPTION B	Half road
T4.3	Minor Local Perimeter Road (adjacent to bushfire hazard/District Park 1 & 2)	Half road
T4.4	Minor Local Road (adjacent to Local Park/District Park 3)	Half road
T5	Minor Local Road (The Northern Road Interface)	Half road
Intersections		
INT1	Chain-O-Ponds Road / Entry Boulevard (East)	Full
INT2	Chain-O-Ponds Road / Entry Boulevard (West)	Full
INT3	Chain-O-Ponds Road / Collector Road	Full
INT4	Collector Road / Local Road (Vianello land)	Full
INT5	Collector Road / Entry Boulevard (Vianello land)	Full

Where a road is adjacent to a stormwater management item or open space land, the cost of road is to be shared by the new population. In these cases, the cost to be apportioned is for half the width of the road.

2.1.2 CONTRIBUTION FORMULA FOR TRAFFIC AND TRANSPORT FACILITIES

This Plan determines contributions for traffic and transport facilities by first calculating the total required intersection and other road works for and apportioning the costs of these works between residential and non-residential land by their proportion of Net Developable Area (NDA). Approximately 96.9% of land is apportioned to residential with the remainder 3.1% being apportioned to non-residential lands, including the E1 zone, and a site reserved for a government school.

The residential apportioned traffic and transport costs are then divided by the proposed new residential population. The cost of land and works have been apportioned as described in Table 2.

The existing population has been excluded for the contributions for upgraded intersections and roads.

The non-residential portion is not collected under this plan.

Formula for residential development

The contribution formula for transport and traffic management is as follows:

$$\text{Contribution per resident} = \frac{\sum (\$TINF)}{P}$$

Where:

- \$TINF** = The apportioned estimated cost of providing each of the transport infrastructure items (refer to the works schedule in **Appendix A** of the contributions plan)
- P** = The expected persons that will generate the demand for the transport and traffic infrastructure (new growth population 6,898 people)

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 4 of the contributions plan.

2.2 WATERCYCLE MANAGEMENT FACILITIES

2.2.1 NEEDS ASSESSMENT

Urban areas experience an increase in stormwater runoff due to increased impervious areas which potentially exacerbate flooding issues and erode existing creek systems.

In addition to increased stormwater runoff, pollutants from urban areas reduce water quality. Therefore, stormwater drainage structures are required to detain and treat stormwater prior to it being discharged into the natural creek system.

To ensure that the future urban development manages these issues, J Wyndham Prince (JWP) prepared the *Water Cycle Management Strategy Report* (April 2023). This strategy identifies a package of stormwater infrastructure to ensure appropriate stormwater facilities are provided so that stormwater is discharged to the existing creek network at pre-development flows as well as being treated for pollutants.

The cost of land and works and a map showing the locations of works is provided in **Appendix B** of the Contributions Plan.

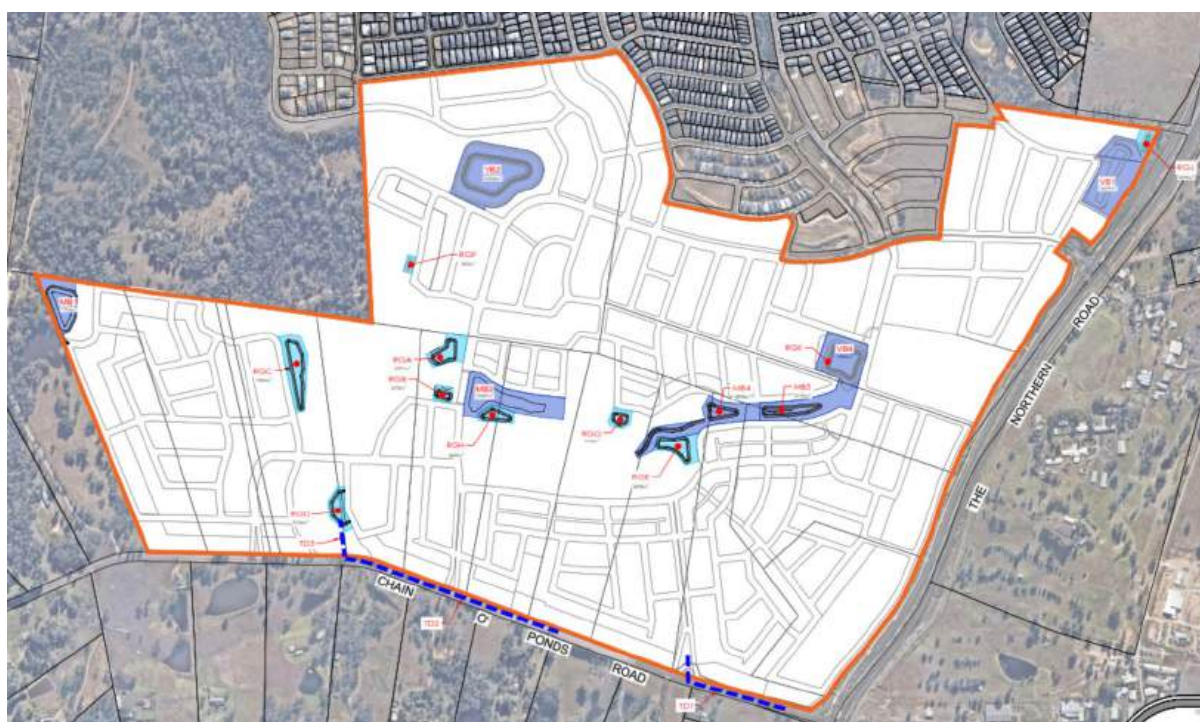
2.2.2 INFRASTRUCTURE PROVISION STRATEGY

The Water Cycle Management Strategy includes the construction or installation of the following:

- Proprietary GPT units at each stormwater discharge point,
- Bio-retention raingarden systems,
- Five (5) wet detention basins, and
- Two (2) dry detention basins.

Figure 4 shows the indicative location of basins and raingardens.

Figure 4 Indicative location of basins and raingardens



Source: ADW Johnson

2.2.3 CONTRIBUTION FORMULA FOR STORMWATER MANAGEMENT FACILITIES

As the development forms a broad valley, all residents of the community and non-residential land-uses benefit from the stormwater strategy, and lots/dwellings produced will contribute at the same rates. This approach is considered reasonable on the basis that the Water Cycle Management Strategy assumed the same level of impervious area for all types of residential development. The plan also apportions the costs of Water Cycle Management infrastructure to non-residential development on a percentage of NDA basis.

Where items are to be co-located within open space areas, the cost of land is included within the RE1 open space lands that are levied under open space. However, where facilities are provided on land other than open space, the cost of land has been separately identified as water cycle management land.

The cost of works and land to provide the facilities, are apportioned 96.9% to the new demand population of Glenmore Park Stage 3 and 3.1% to the new non-residential development anticipated in the precinct.

This plan only collect funds from the residential development.

Formula for residential development

The contribution formula for water cycle management is as follows:

$$\text{Contribution per resident} = \frac{\sum (\$WINF)}{P}$$

Where:

- f\$WINF** = The apportioned estimated cost of providing each of the water cycle management infrastructure items (refer to the works schedule in **Appendix B** of the contributions plan)
- P** = The expected persons that will generate the demand for the water cycle management infrastructure (new growth population 6,898 people)

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 5 of the contributions plan.

2.3 Open space and recreation facilities

2.3.1 NEEDS ASSESSMENT

The new population of almost 7,000 residents will create demand for new open space and recreational facilities for future residents. A *Social Impact and Infrastructure Assessment – Glenmore Park Extension* (March 2020). The assessment was subsequently updated as an addendum by WSP (2022).

A Public Domain and Open Space Strategy (PDOSS) has also been prepared by GLN Planning (2023) with regard to open space and tree canopy outcomes across GP3.

This strategy was prepared with consideration given to Council's *Open Space and Recreation Facilities Strategy* and the NSW Government's Draft *Greener Places Design Guide*.

The aim is to provide accessible, walkable, vibrant, integrated and purposeful open space to cater for the various needs of the future community based on the following principles:

- Major linear corridors follow or extend on natural features such as creek lines and link areas of other open spaces or school and local shops. Detention basins and raingardens are integrated into these areas as well as interface treatment.
- Existing stands of Cumberland Plain Woodland (CPW) within the Avoided lands area under the Cumberland Plain Conservation Plan (CPCP) are maintained and preserved to be integrated into passive open spaces and within environmental corridors.
- A range of active and passive connected recreational pursuits are provided for the new community.

2.3.2 INFRASTRUCTURE PROVISION STRATEGY

The open space areas proposed in Glenmore Park Stage 3 shown in **Figure 5**.

Figure 5 Proposed open space in Glenmore Park Stage 3



Source: Sturt Noble Associates

The open space areas have been provided to meet Council's *Sport and Recreation Strategy* as demonstrated in **Table 5**:

Table 5 Open Space Facility Provision in Glenmore Park Stage 3

Type of Open Space	Provided Approx area (ha)	Compliance with criteria
Local Parks Required 0.2ha/1,000 pop or 1.39ha Provided L1, L2 & L3	1.5	3 local parks of over 0.5ha. Additional local facilities provided in District Parks D1, D2, D3 & D4 ensuring access to all dwellings within 400m.
District Park - Passive Required 1.0ha/1,000 pop or 6.9ha Provided D1 & D2	10.35	D1 is 6.7ha and D2 is 3.5ha, both exceed the min area of 2ha. These are within 800m of all dwellings.
District Park – Sporting Required 1.4ha/1,000 pop or 9.75ha	10.35	D3 is 4.9ha and D4 is 5.4ha, providing access to 2 spaces exceeding 10ha.

Type of Open Space	Provided Approx area (ha)	Compliance with criteria
Provided D3 & D4		
Total	22.2	

Additional land is being provided as linear open space. However, those lands are not being levied under this plan.

Additional land is being provided as linear open space across four (4) Linear Parks.

- Linear Parks 1,2 & 3 are zoned C2 Environmental conservation.
- Land within Linear Parks 1 & 2 has been identified as areas of high biodiversity value and are mapped as 'avoided land' under State Environmental Planning Policy (Biodiversity & Conservation) 2021.
- Linear Park 3 forms part of the environmental corridor linking to Glenmore Park Stage 2.
- Linear Park 4 is zoned R2 Low Density Residential.

Land acquisition and works within the Linear Parks will be managed under this Plan as follows:

- With the exception of land with stormwater management items, land that makes up Linear Parks 1,2 & 3 (C2 zoned land) and Linear Park 4 (R2 zoned land) not being levied under this Plan.
- Costs for embellishment works in all Linear Parks, are levied under this Plan. These works include seating, signage, maintenance, planting, bush regeneration, shared paths and footpaths, and are outlined in Part 2: Technical Document.'

All local parks will include the following level of embellishment:

- A range of recreation opportunities spread across local parks and where incorporated into District Parks including local play spaces, exercise equipment, multipurpose courts, community gardens etc
- Shade structures, picnic/BBQ areas
- Water bubblers, bins, seating and walking paths.

District parks (passive) are proposed to include the following level of embellishment:

- A range of recreation opportunities which could include exercise equipment, multipurpose courts, kickabout spaces, youth recreation spaces

- Shade structures, picnic/BBQ areas
- District level play space (large, inclusive play space with equipment for a range of ages, providing a unique offer)
- Water bubblers, bins, seating and walking paths

Active sporting spaces and recreation facilities

- Up to 5 fields for active organised sports including a village green.
- A sealed, line-marked parking lot (including adequate accessible parking) and associated movement with additional parking provided by bays within surrounding streets.
- Safe and functional spectator seating and/or standing areas adjacent to the playing field/s and players amenities.
- Irrigation system for the playing field/s and sports field lighting for D3 fields.
- Multi-ability playground
- Picnic facilities including shelter, tables, seating and electric BBQs
- Landscaping including lawn areas, mass planting and canopy tree species.
- Connected pedestrian and cycle path network

The cost of land and works and a map showing the locations of works is provided in **Appendix C** of the Contributions Plan.

2.3.3 CONTRIBUTION FORMULA FOR OPEN SPACE AND RECREATIONAL FACILITIES

The open space and recreation infrastructure in this plan results from the demand created by the new population of Glenmore Park Stage 3.

This plan will levy the full cost of providing the land and works required for the development area.

The cost of this infrastructure is fully apportioned to residential development, with no apportionment to non-residential land-uses.

Formula for residential development

The contribution formula for open space and recreation is as follows:

$$\text{Contribution per resident} = \sum \left(\frac{\$INF}{P} \right)$$

Where:

- \$INF** = The apportioned estimated cost of providing each of the open space and recreation infrastructure items (refer to the works schedule in **Appendix C** of the contributions plan)
- P** = The expected persons that will generate the demand for the transport and traffic infrastructure (new growth population 6,898 people)

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 5 of the contributions plan.

2.4 Contributions for plan administration

Councils incur significant costs in the preparation and administration of contributions plans. These include:

- The costs of Council staff time to prepare and review contributions plans, account for contributions receipts and expenditure, and coordinate the implementation of works programs, including involvement in negotiating works-in-kind and material public benefit agreements.
- The costs of consultant studies that are commissioned from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions in the contributions plan.
- The costs of Council engaging the services of legal professionals to provide advice on implementing the Plan.

As these costs arise directly as a result of the development in the areas covered by the Plan, it is reasonable that the costs associated with preparing and administering this Plan be recouped through section 7.11 contributions.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all DAs and CDCs that are required to make a contribution under this Plan. The total costs are based on the Independent Pricing and Regulatory Tribunal (IPART) benchmark allowance equivalent to 1.5% of the cost of capital works identified in the respective works schedules in this Plan.

The 1.5% contribution appears as a line item in the works schedule and is incorporated into the contribution for each dwelling type.

3. INFRASTRUCTURE STAGING PRIORITIES

The staging and priority of infrastructure in Glenmore Park Stage 3 will generally occur with development. A staging plan is provided at **Appendix D**. Development is likely to progress from the Entry Boulevards at Chain-O-Ponds Road and The Northern Road. Future subdivisions will expand out from these works. The timing and location of these works is indicative and may be subject to change based on the conditions at the time.

APPENDIX A – TRANSPORT & TRAFFIC MANAGEMENT DESIGNS AND COSTINGS

APPENDIX B – WATER CYCLE MANAGEMENT COSTINGS

APPENDIX C – OPEN SPACE & RECREATION DESIGNS AND COSTINGS

APPENDIX D – STAGING PLAN

REFERENCES

Social Impact and Infrastructure Assessment by Elton Consulting (March 2020)

Social Impact and Infrastructure Assessment Addendum by WSP (April 2022)

Transport Impact Assessment by The Transport Partnership (August 2022)

Transport Impact Assessment Addendum by The Transport Partnership (November 2022)

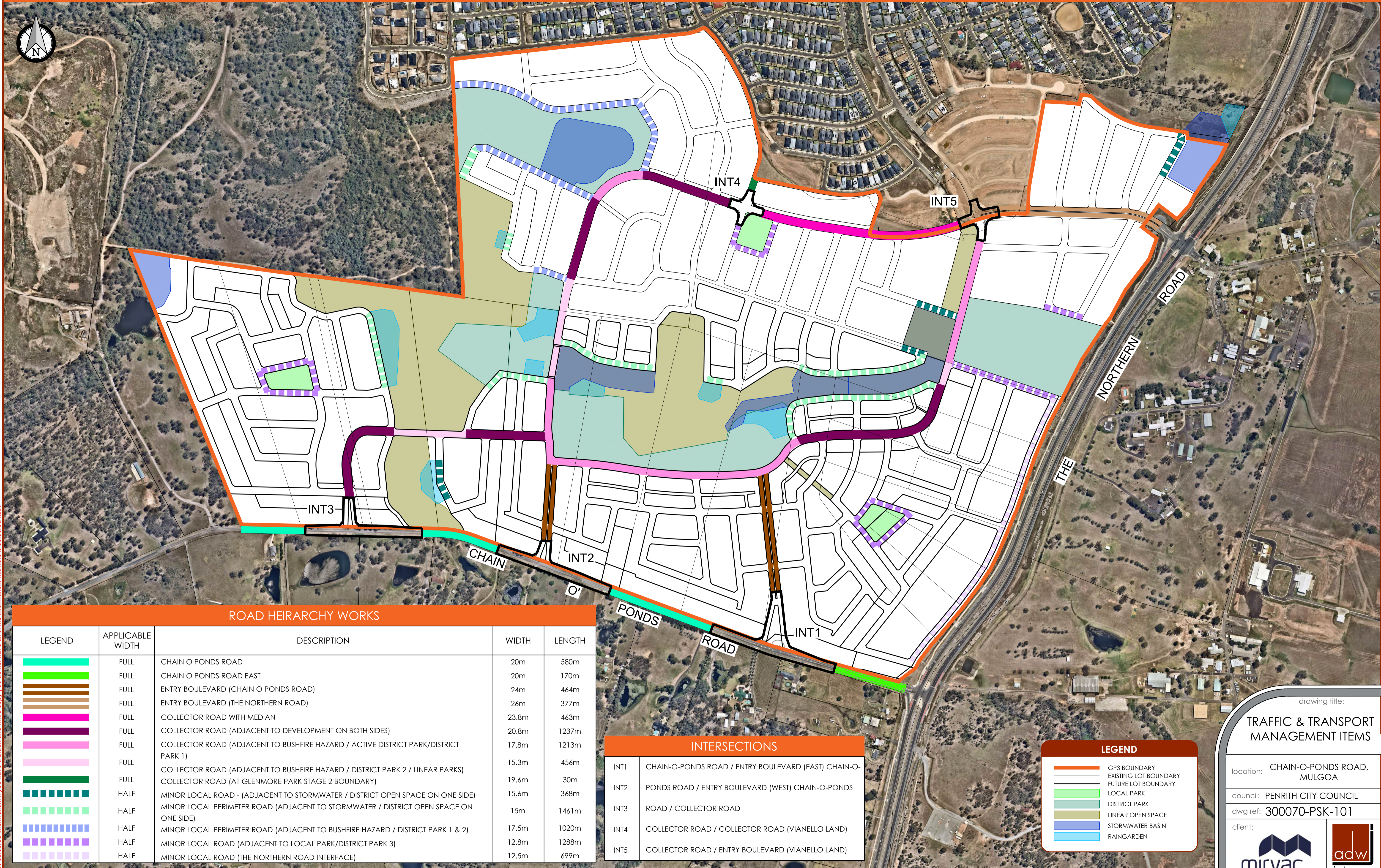
Public Domain and Open Space Strategy by GLN Planning and Sturt Noble (January 2023)

Water Cycle Management Strategy Report by J Wyndham Prince (April 2023)

APPENDIX A

LAND ACQUISITION & WORKS SCHEDULE & MAPS

GP3 S.7.11 PLAN: TRAFFIC & TRANSPORT MANAGEMENT ITEMS



ROAD HEIRARCHY WORKS

LEGEND	APPLICABLE WIDTH	DESCRIPTION	WIDTH	LENGTH
	FULL	CHAIN O PONDS ROAD	20m	580m
	FULL	CHAIN O PONDS ROAD EAST	20m	170m
	FULL	ENTRY BOULEVARD (CHAIN O PONDS ROAD)	24m	464m
	FULL	ENTRY BOULEVARD (THE NORTHERN ROAD)	26m	377m
	FULL	COLLECTOR ROAD WITH MEDIAN	23.8m	463m
	FULL	COLLECTOR ROAD (ADJACENT TO DEVELOPMENT ON BOTH SIDES)	20.8m	1237m
	FULL	COLLECTOR ROAD (ADJACENT TO BUSHFIRE HAZARD / ACTIVE DISTRICT PARK/DISTRICT PARK 1)	17.8m	1213m
	FULL	COLLECTOR ROAD (ADJACENT TO BUSHFIRE HAZARD / DISTRICT PARK 2 / LINEAR PARKS)	15.3m	456m
	FULL	COLLECTOR ROAD (AT GLENMORE PARK STAGE 2 BOUNDARY)	19.6m	30m
	HALF	MINOR LOCAL ROAD - (ADJACENT TO STORMWATER / DISTRICT OPEN SPACE ON ONE SIDE)	15.6m	368m
	HALF	MINOR LOCAL PERIMETER ROAD (ADJACENT TO STORMWATER / DISTRICT OPEN SPACE ON ONE SIDE)	15m	1461m
	HALF	MINOR LOCAL PERIMETER ROAD (ADJACENT TO BUSHFIRE HAZARD / DISTRICT PARK 1 & 2)	17.5m	1020m
	HALF	MINOR LOCAL ROAD (ADJACENT TO LOCAL PARK/DISTRICT PARK 3)	12.8m	1288m
	HALF	MINOR LOCAL ROAD (THE NORTHERN ROAD INTERFACE)	12.5m	699m

INTERSECTIONS

INT1	CHAIN-O-PONDS ROAD / ENTRY BOULEVARD (EAST) CHAIN-O-
INT2	PONDS ROAD / ENTRY BOULEVARD (WEST) CHAIN-O-PONDS
INT3	ROAD / COLLECTOR ROAD
INT4	COLLECTOR ROAD / COLLECTOR ROAD (VIANELLO LAND)
INT5	COLLECTOR ROAD / ENTRY BOULEVARD (VIANELLO LAND)

LEGEND

	GP3 BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	LOCAL PARK
	DISTRICT PARK
	LINEAR OPEN SPACE
	STORMWATER BASIN
	RAINGARDEN

drawing title:

TRAFFIC & TRANSPORT MANAGEMENT ITEMS

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-101

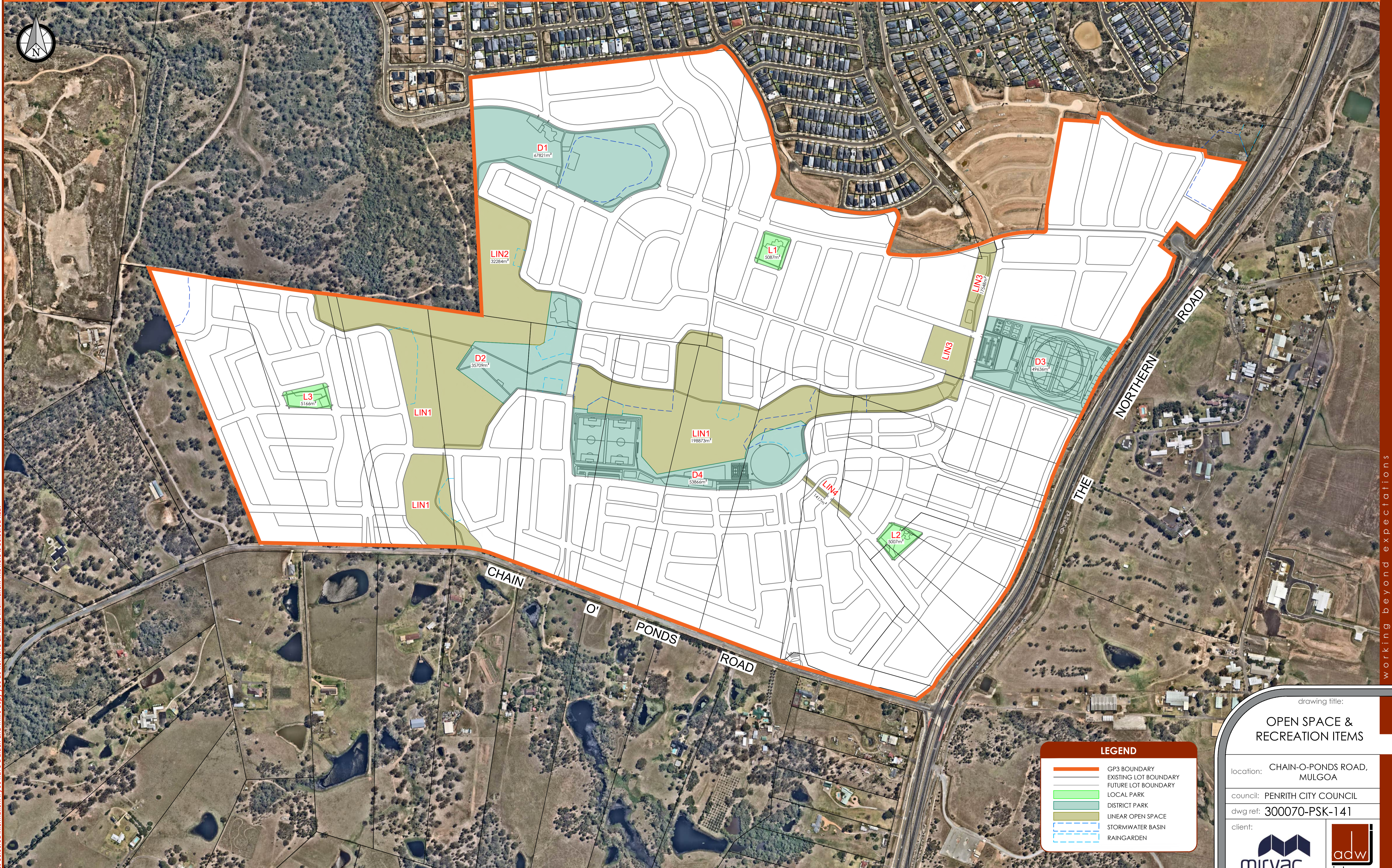
client:



central coast office ph: (02) 4305 4300
hunter office ph: (02) 4978 5100
sydney office ph: (02) 8046 7411

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GP3 S.7.11 PLAN: OPEN SPACE & STORMWATER MANAGEMENT ITEMS



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
G	07.09.2023	SECTION AMENDMENT	JJ	MO	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:4000 0 100 200m A3 1:8000	LOCATIONS AND SIZES OF STORMWATER MANAGEMENT FACILITIES SUBJECT TO REFINEMENT THROUGHOUT FUTURE DESIGN PHASES.
• project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design							

LEGEND

GP3 BOUNDARY

EXISTING LOT BOUNDARY

FUTURE LOT BOUNDARY

LOCAL PARK

DISTRICT PARK

LINEAR OPEN SPACE

STORMWATER BASIN

RAINGARDEN

drawing title:

OPEN SPACE & RECREATION ITEMS

location:

CHAIN-O-PONDS ROAD, MULGOA

council:

PENRITH CITY COUNCIL

dwg ref:

300070-PSK-141

client:

mrvac

adwjohnson

central coast office

ph: (02) 4305 4300

hunter office

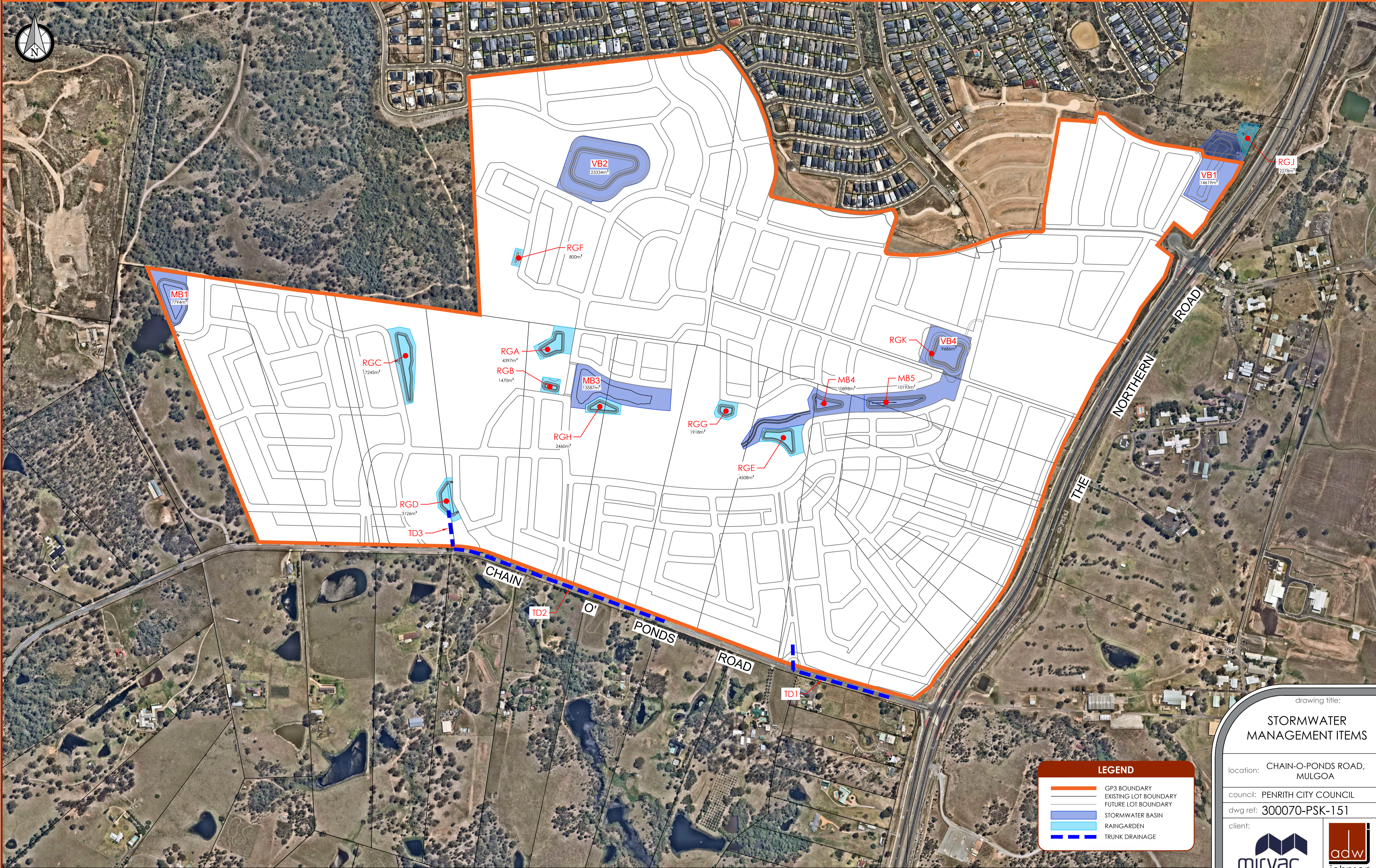
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sydney office

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GP3 S.7.11 PLAN: STORMWATER MANAGEMENT ITEMS



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
G	07.09.2023	SECTION AMENDMENT	JJ	MO	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:4000 A3 1:8000	LOCATIONS AND SIZES OF STORMWATER MANAGEMENT FACILITIES SUBJECT TO REFINEMENT THROUGHOUT FUTURE DESIGN PHASES.
<div><div>project management</div><div>civil engineering</div><div>infrastructure</div><div>superintendency</div><div>social impact</div><div>town planning</div><div>surveying</div><div>development feasibility</div><div>visualisation</div><div>urban design</div></div>							

drawing title:

STORMWATER
MANAGEMENT ITEMS

location:

CHAIN-O-PONDS ROAD,
MULGOA

council:

PENRITH CITY COUNCIL

dwg ref:

300070-PSK-151

client:

central coast office

ph: (02) 4305 4300

hunter office

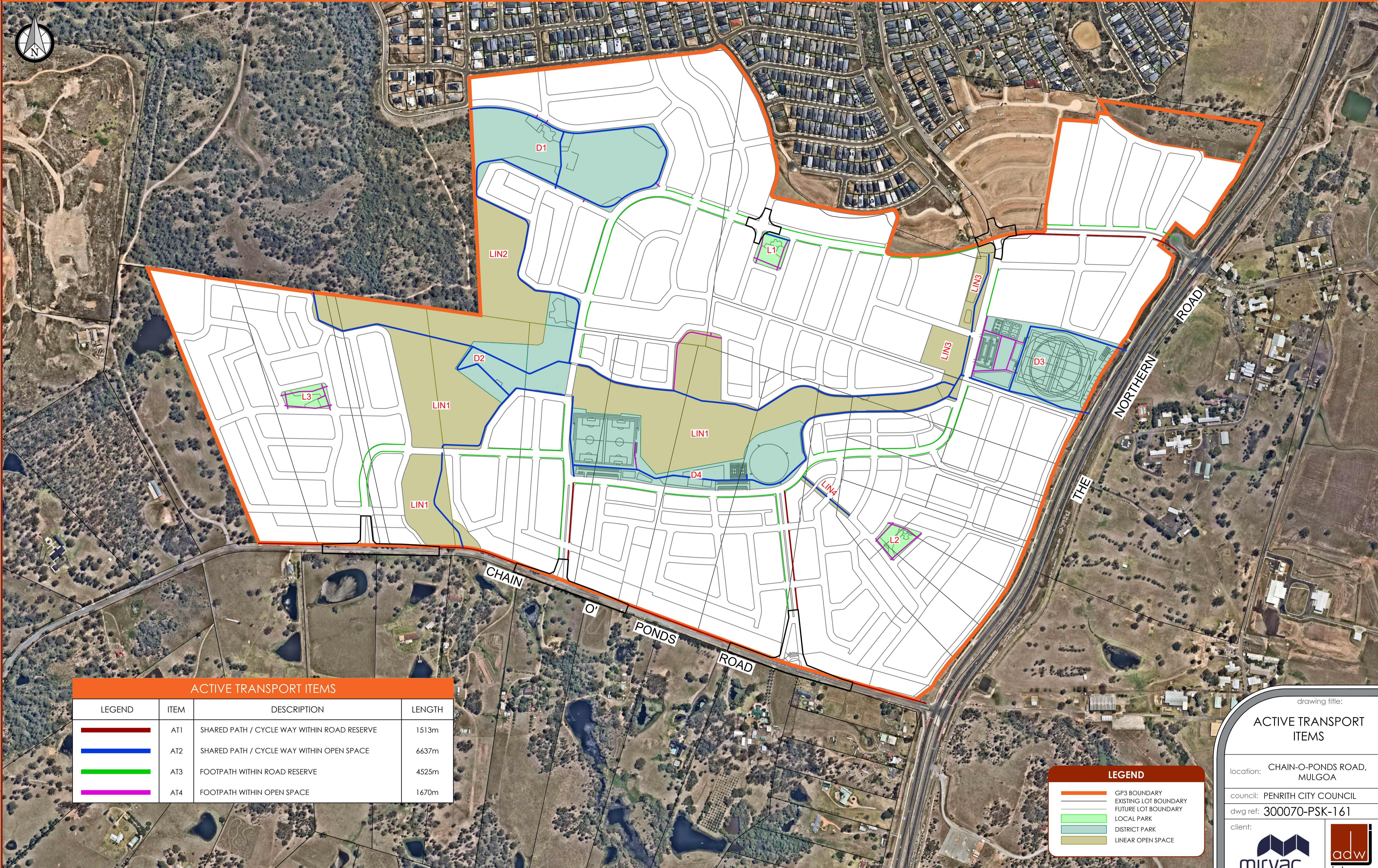
ph: (02) 4978 5100

sydney office

ph: (02) 8046 7411

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GP3 S.7.11 PLAN: ACTIVE TRANSPORT ITEMS



ACTIVE TRANSPORT ITEMS			
LEGEND	ITEM	DESCRIPTION	LENGTH
	AT1	SHARED PATH / CYCLE WAY WITHIN ROAD RESERVE	1513m
	AT2	SHARED PATH / CYCLE WAY WITHIN OPEN SPACE	6637m
	AT3	FOOTPATH WITHIN ROAD RESERVE	4525m
	AT4	FOOTPATH WITHIN OPEN SPACE	1670m

LEGEND	
	GP3 BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	LOCAL PARK
	DISTRICT PARK
	LINEAR OPEN SPACE

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
G	07.09.2023	SECTION AMENDMENT	JJ	MO	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:4000 0 100 200m A3 1:8000	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:
**ACTIVE TRANSPORT
ITEMS**

location: CHAIN-O-PONDS ROAD,
MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-161

client:



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CONTRIBUTIONS SUMMARY

Infrastructure type	Value of Land & Works Schedule	Total Apportioned to residential	Total apportioned to Non-residential development	Monetary Contribution							
				Per Resident	Per Subdivided Lot or Detached Dwelling House	Per medium density dwelling	Per shop top housing dwelling	Per studio dwelling	Per independent living unit	Per secondary dwelling	Total Non-Residential Development per ha of net developable area
Open Space & Recreation											
Land acquisition	\$51,160,957	\$51,160,957	\$0	\$7,359	\$23,549	\$18,397	\$14,718	\$11,038	\$11,038	\$11,038	\$0
Works	\$53,569,404	\$53,569,404	\$0	\$7,766	\$24,851	\$19,415	\$15,532	\$11,649	\$11,649	\$11,649	\$0
Sub total	\$104,730,361	\$104,730,361	\$0	\$15,125	\$48,400	\$37,812	\$30,250	\$22,687	\$22,687	\$22,687	\$0
Water Cycle Management											
Land acquisition	\$5,761,728	\$5,583,287	\$178,441	\$809	\$2,590	\$2,024	\$1,619	\$1,214	\$1,214	\$1,214	\$37,543
Works	\$24,843,839	\$24,074,425	\$769,414	\$3,543	\$11,337	\$8,857	\$7,086	\$5,314	\$5,314	\$5,314	\$161,880
Sub total	\$30,605,567	\$29,657,713	\$947,854	\$4,352	\$13,927	\$10,881	\$8,705	\$6,528	\$6,528	\$6,528	\$199,422
Transport & Traffic Management											
Land acquisition	\$57,863,471	\$56,071,439	\$1,792,032	\$8,066	\$25,810	\$20,164	\$16,131	\$12,098	\$12,098	\$12,098	\$377,032
Works	\$45,505,779	\$44,096,465	\$1,409,314	\$6,417	\$20,534	\$16,042	\$12,834	\$9,625	\$9,625	\$9,625	\$296,510
Sub total	\$103,369,250	\$100,167,904	\$3,201,346	\$14,482	\$46,344	\$36,206	\$28,965	\$21,724	\$21,724	\$21,724	\$673,542
Plan Preparation and Administration											
Plan Preparation and Administration	\$1,858,785	\$1,826,104	\$32,681	\$265	\$847	\$662	\$529	\$397	\$397	\$397.09	\$6,876
Sub total	\$1,858,785	\$1,826,104	\$32,681	\$265	\$847	\$662	\$529	\$397	\$397	\$397	\$6,876
Total	\$240,563,963	\$236,382,082	\$4,181,881	\$34,224	\$109,518	\$85,561	\$68,449	\$51,337	\$51,337	\$51,337	\$879,840

WORKS SCHEDULE

GP3 S7.11 PLAN: WORKS SCHEDULE																	
ID	Description	Quantity	Unit	Rate (\$ per Unit)	Value (\$)	Value (\$) (indexed)	Contingency (\$)	OPC Total	Professional Fees (\$) (15% of OPC total excluding Contingency)	Total (\$)	total(s) residential apportionment	total (\$) non-residential	Contribution Rate (\$/person)	Responsible Party & Landowner	Comments	Precinct	Indicative Time for delivery
Open Space & Recreation										\$53,569,404	\$53,569,404		\$7,766				
Local Parks										\$3,846,836	\$3,846,836		\$558				
L1	Local Park 1	5,087	m²	\$287.90	\$1,046,634	\$1,126,591	\$168,989	\$1,295,579	\$168,989	\$1,464,568	\$1,464,568		\$212	Vianello < Penrith Council	Costs from Sturt Noble Associates GP3 Local Park 1 (L1) OPC dated 9/12/2022, revision E	E	0-6 Years
L2	Local Park 2	5,007	m²	\$240.08	\$859,034	\$924,660	\$138,699	\$1,063,358	\$138,699	\$1,202,057	\$1,202,057		\$174	Developer < Penrith Council	Costs from Sturt Noble Associates GP3 Local Park 2 (L2) OPC dated 9/12/2022, revision E	C	3-6 Years
L3	Local Park 3	5,166	m²	\$228.46	\$843,422	\$907,854	\$136,178	\$1,044,033	\$136,178	\$1,180,211	\$1,180,211		\$171	Mirvac< Penrith Council	Costs from Sturt Noble Associates GP3 Local Park 3 (L3) OPC dated 9/12/2022, revision E	B	3-6 Years
District Parks										\$38,969,406	\$38,969,406		\$5,649				
D1	District Park 1	67,821	m²	\$58.98	\$2,858,555	\$3,076,932	\$461,540	\$3,538,472	\$461,540	\$4,000,012	\$4,000,012		\$580	Vianello < Penrith Council	Costs from Sturt Noble Associates GP3 District Park 1 (D1) OPC dated 9/12/2022, revision E	G	2-8 Years
D2	District Park 2	35,709	m²	\$96.26	\$2,456,443	\$2,644,100	\$396,615	\$3,040,716	\$396,615	\$3,437,331	\$3,437,331		\$498	Developer < Penrith Council	Costs from Sturt Noble Associates GP3 District Park 2 (D2) OPC dated 9/12/2022, revision E	A	0-3 Years
D3	District Park 3	49,636	m²	\$300.25	\$10,650,481	\$11,464,116	\$1,719,617	\$13,183,733	\$1,719,617	\$14,903,350	\$14,903,350		\$2,161	Vianello < Penrith Council	Costs from Sturt Noble Associates GP3 District Park 3 (D3) OPC dated 9/12/2022, revision E	F	0-5 Years
D4	District Park 4	53,866	m²	\$309	\$11,883,489	\$12,791,318	\$1,918,698	\$14,710,016	\$1,918,698	\$16,628,713	\$16,628,713		\$2,411	Mirvac< Penrith Council	Costs from Sturt Noble Associates GP3 District Park 4 (D4) OPC dated 9/12/2022, revision E	A	0-3 Years
Linear Open Space										\$10,753,162	\$10,753,162		\$1,559				
LIN1	Linear Open Space 1	198,873	m2	\$37.91	\$5,388,493	\$5,800,143	\$870,021	\$6,670,164	\$870,021	\$7,540,186	\$7,540,186		\$1,093	Developer < Penrith Council	Costs from Sturt Noble Associates GP3 Linear Park 1 (LIN1) OPC dated 9/12/2022, revision E	A,B & D	0-7 Years
LIN2	Linear Open Space 2	32,284	m2	\$38.07	\$878,420	\$945,526	\$141,829	\$1,087,355	\$141,829	\$1,229,184	\$1,229,184		\$178	Vianello < Penrith Council	Costs from Sturt Noble Associates GP3 Linear Park 2 (LIN2) OPC dated 9/12/2022, revision E	G	2-8 Years
LIN3	Linear Open Space 3	17,548	m2	\$93.62	\$1,174,075	\$1,263,768	\$189,565	\$1,453,333	\$189,565	\$1,642,898	\$1,642,898		\$238	Vianello < Penrith Council	Costs from Sturt Noble Associates GP3 Linear Park 3 (LIN3) OPC dated 9/12/2022, revision E	E	0-6 Years
LIN4	Linear Open Space 4	1,416	m2	\$240.74	\$243,616	\$262,227	\$39,334	\$301,561	\$39,334	\$340,895	\$340,895		\$49	Mirvac< Penrith Council	Costs from Sturt Noble Associates GP3 Linear Park 3 (LIN3) OPC dated 9/12/2022, revision E	A & C	0-6 Years

GP3 S7.11 PLAN: WORKS SCHEDULE																	
ID	Description	Quantity	Unit	Rate (\$ per Unit)	Value (\$)	Value (\$) (indexed)	Contingency (\$)	OPC Total	Professional Fees (\$) (15% of OPC total excluding Contingency)	Total (\$)	total(s) residential apportionment	total (\$) non-residential	Contribution Rate (\$/person)	Responsible Party & Landowner	Comments	Precinct	Indicative Time for delivery
Water Cycle Management										\$24,843,839	\$24,081,784	\$762,055	\$3,543				
Trunk Drainage										\$2,609,555	\$2,528,738	\$80,818	\$378				
TD1	Trunk Drainage 1 - Chain-O-Ponds Rd (East)	230	lin m	\$4,244.55	\$625,490.00	\$673,274	\$201,982	\$875,256	\$100,991	\$976,247	\$960,894	\$15,353	\$142	Developer ← Penrith Council	Trunk Drainage Piped Network from existing culverts under Chain-O-Ponds Rd (eastern end) to the first site entry	A	0-3 Years
TD2	Trunk Drainage 2 - Chain-O-Ponds Rd (West)	515	lin m	\$3,171.47	\$1,046,475	\$1,126,420	\$337,926	\$1,464,345	\$168,963	\$1,633,308	\$1,607,621	\$25,687	\$237	Mirvac ← Penrith Council	Trunk Drainage Piped Network from existing culverts under Chain-O-Ponds Rd (western end) to the western channel (assumed 1.5m x 1.2m as per WCMS)	A & B	0-6 Years
TD3	Trunk Drainage 3 - Piped Diversion (West) - Costs included in RGD	84	lin m	\$-		\$-	\$-	\$-	\$-	\$-			\$-	Mirvac ← Penrith Council	Nominal E/O allowance to up-size street drainage infrastructure	A & B	0-6 Years
Detention Basins										\$9,164,851	\$8,881,015	\$283,835	\$1,329				
VB1	Detention Basin as required by the underlying SWMP for GP3 (GPT incl with RG J)	N/A	m²	N/A	\$920,000	\$990,283	\$297,085	\$1,287,367	\$148,542	\$1,435,910	\$1,413,327	\$22,583	\$208	Vianello ← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	F	0-5 Years
MB1	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$941,000	\$1,012,887	\$303,866	\$1,316,753	\$151,933	\$1,468,686	\$1,445,588	\$23,098	\$213	Mirvac← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	B	3-6 Years
VB2	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$1,139,000	\$1,226,013	\$367,804	\$1,593,817	\$183,902	\$1,777,719	\$1,749,761	\$27,958	\$258	Vianello ← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	G	2-8 Years
MB3	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$610,000	\$656,600	\$196,980	\$853,581	\$98,490	\$952,071	\$937,097	\$14,973	\$138	Mirvac← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	A	0-3 Years
VB4	Detention Basin as required by the underlying SWMP for GP3 (GPT incl with RG K)	N/A	m²	N/A	\$1,239,000	\$1,333,652	\$400,096	\$1,733,748	\$200,048	\$1,933,796	\$1,903,383	\$30,413	\$280	Vianello ← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	E	0-6 Years
MB4	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$471,000	\$506,982	\$152,094	\$659,076	\$76,047	\$735,123	\$723,562	\$11,561	\$107	Vianello ← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	A	0-3 Years
MB5	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$552,000	\$594,170	\$178,251	\$772,420	\$89,125	\$861,546	\$847,996	\$13,550	\$125	Vianello ← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	D	5-7 Years
Raingardens										\$13,069,433	\$12,664,673	\$404,760	\$1,836				
RG A	Rain Garden as required by	N/A	m²	N/A	\$985,700	\$1,061,002	\$318,301	\$1,379,302	\$159,150	\$1,538,453	\$1,490,807	\$47,646	\$216	Mirvac← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	A	0-3 Years

GP3 S7.11 PLAN: WORKS SCHEDULE																	
ID	Description	Quantity	Unit	Rate (\$ per Unit)	Value (\$)	Value (\$) (indexed)	Contingency (\$)	OPC Total	Professional Fees (\$) (15% of OPC total excluding Contingency)	Total (\$)	total(s) residential apportionment	total (\$) non-residential	Contribution Rate (\$/person)	Responsible Party & Landowner	Comments	Precinct	Indicative Time for delivery
	underlying SWMP for GP3 (incl GPT)																
RG B	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$239,200	\$257,473	\$77,242	\$334,716	\$38,621	\$373,337	\$361,774	\$11,562	\$52	Mirvac← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	A	0-3 Years
RG C	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$1,719,600	\$1,850,967	\$555,290	\$2,406,258	\$277,645	\$2,683,903	\$2,600,782	\$83,120	\$377	Mirvac← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	B	3-6 Years
RG D	Rain Garden as required by underlying SWMP for GP3 (incl GPT and TD3)	N/A	m²	N/A	\$1,016,950	\$1,094,639	\$328,392	\$1,423,031	\$164,196	\$1,587,227	\$1,538,070	\$49,156	\$223	Developer ← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	B	3-6 Years
RG E	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$1,190,950	\$1,281,932	\$384,579	\$1,666,511	\$192,290	\$1,858,801	\$1,801,234	\$57,567	\$261	Mirvac← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	A	0-3 Years
RG F	Rain Garden as required by underlying SWMP for GP3 (NO GPT)	N/A	m²	N/A	\$64,400	\$69,320	\$20,796	\$90,116	\$10,398	\$100,514	\$97,401	\$3,113	\$14	Mirvac← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	G	2-8 Years
RG G	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$360,300	\$387,825	\$116,347	\$504,172	\$58,174	\$562,346	\$544,930	\$17,416	\$79	Mirvac← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	A	0-3 Years
RG H	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$593,600	\$638,948	\$191,684	\$830,632	\$95,842	\$926,474	\$897,781	\$28,693	\$130	Mirvac← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	A	0-3 Years
RG J	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$387,000	\$416,565	\$124,969	\$541,534	\$62,485	\$604,019	\$585,312	\$18,706	\$85	Vianello ← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	F	0-5 Years
RG K	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	m²	N/A	\$1,816,000	\$1,954,732	\$586,420	\$2,541,151	\$293,210	\$2,834,361	\$2,746,581	\$87,780	\$398	Vianello ← Penrith Council	Costs as per 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022	E	0-6 Years
Transport & Traffic Management							sub-total			\$45,505,779	\$44,096,465	\$1,409,314	\$6,417				
Road Heirarchy							sub-total			\$37,766,210	\$36,596,590	\$1,169,620	\$5,305				
T1.1	Chain-O-Ponds Road Upgrade	580	lin m	\$4,710	\$2,731,800	\$2,834,393	\$546,360	\$3,278,160	\$409,770	\$3,687,930	\$3,573,715	\$114,215	\$518	Developer ← Penrith Council	No land acquisition required as all upgrade woprks within existing public road reserve as per GP3 Section 7.11 Plans		
T1.2	Chain-O-Ponds Road East Upgrade	170	lin m	\$5,450	\$926,500	\$961,295	\$185,300	\$1,111,800	\$138,975	\$1,250,775	\$1,212,038	\$38,737	\$176	Developer ← Penrith Council	No land acquisition required as all upgrade woprks within existing public road reserve as per GP3 Section 7.11 Plans		

GP3 S7.11 PLAN: WORKS SCHEDULE																	
ID	Description	Quantity	Unit	Rate (\$ per Unit)	Value (\$)	Value (\$) (indexed)	Contingency (\$)	OPC Total	Professional Fees (\$) (15% of OPC total excluding Contingency)	Total (\$)	total(s) residential apportionment	total (\$) non-residential	Contribution Rate (\$/person)	Responsible Party & Landowner	Comments	Precinct	Indicative Time for delivery
T2.1	Entry Boulevard (Chain O Ponds Road)	464	lin m	\$5,850	\$2,714,400	\$2,816,340	\$542,880	\$3,257,280	\$407,160	\$3,664,440	\$3,550,952	\$113,488	\$515	Developer ← Penrith Council	Whole entry boulevard road width as per GP3 Section 7.11 Plans. The Entry Boulevard Roads are of extra width with wider verges to cater for pedestrian movements and landscaping outcomes to provide shade to the street pavements to reduce urban heat and contribute to overall tree canopy per the Planning Gateway conditon aim of 40% tree canopy.		
T2.2	Entry Boulevard (The Northern Road Road)	377	lin m	\$6,410	\$2,416,570	\$2,507,325	\$483,314	\$2,899,884	\$362,486	\$3,262,370	\$3,161,334	\$101,036	\$458	Developer ← Penrith Council	Whole entry boulevard road width as per GP3 Section 7.11 Plans. Whole entry boulevard road width as per GP3 Section 7.11 Plans. The Entry Boulevard Roads are of extra width with wider verges to cater for pedestrian movements and landscaping outcomes to provide shade to the street pavements to reduce urban heat and contribute to overall tree canopy per the Planning Gateway conditon aim of 40% tree canopy.		
T3.1	Collector Road with median	463	lin m	\$4,590	\$2,125,170	\$2,204,981	\$425,034	\$2,550,204	\$318,776	\$2,868,980	\$2,780,127	\$88,852	\$403	Developer ← Penrith Council	Whole collector road width as per GP3 Section 7.11 Plans		
T3.2	Collector Road (adjacent to development on both sides)	1,237	lin m	\$3,930	\$4,861,410	\$5,043,981	\$972,282	\$5,833,692	\$729,212	\$6,562,904	\$6,359,650	\$203,253	\$922	Developer ← Penrith Council	Whole collector road width as per GP3 Section 7.11 Plans		
T3.3	Collector Road (adjacent to bushfire hazard/Active District Park/ District Park 1)	1,213	lin m	\$3,630	\$4,403,190	\$4,568,553	\$880,638	\$5,283,828	\$660,479	\$5,944,307	\$5,760,211	\$184,095	\$835	Developer ← Penrith Council	Whole collector road width as per GP3 Section 7.11 Plans		
T3.4	Collector Road (adjacent to bushfire hazard/District Park 2/Linear Parks)	456	lin m	\$3,190	\$1,454,640	\$1,509,269	\$290,928	\$1,745,568	\$218,196	\$1,963,764	\$1,902,946	\$60,818	\$276	Developer ← Penrith Council	Whole collector road width as per GP3 Section 7.11 Plans		
T3.5	Collector Road (At Glenmore Park Stage 2 Boundary)	30	lin m	\$3,820	\$114,600	\$118,904	\$22,920	\$137,520	\$17,190	\$154,710	\$149,919	\$4,791	\$22	Developer ← Penrith Council	Whole collector road width as per GP3 Section 7.11 Plans		
T4.1	Minor Local Road (adjacent to stormwater/District open space on one side)	368	lin m	\$1,390	\$511,520	\$530,730	\$102,304	\$613,824	\$76,728	\$690,552	\$669,166	\$21,386	\$97	Developer ← Penrith Council	1/2 minor local road adjacent to Stormwater/District Open space on one side as per GP3 Section 7.11 Plans		
T4.2a	Minor Local Perimeter Road (adjacent to stormwater/District open space on one side) - OPTION A	0	lin m	\$1,080	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	Developer ← Penrith Council	1/2 Minor Local Perimeter Road adjacent to Stormwater/District Open space on one side as per GP3 Section 7.11 Plans. Option B adopted for the purposes of this plan		
T4.2b	Minor Local Perimeter Road (adjacent to stormwater/District open space on one side) - OPTION B	1,461	lin m	\$1,410	\$2,060,010	\$2,137,374	\$412,002	\$2,472,012	\$309,002	\$2,781,014	\$2,694,886	\$86,128	\$391	Developer ← Penrith Council	1/2 Minor Local Perimeter Road adjacent to Stormwater/District Open space on one side as per GP3 Section 7.11 Plans		

GP3 S7.11 PLAN: WORKS SCHEDULE																	
ID	Description	Quantity	Unit	Rate (\$ per Unit)	Value (\$)	Value (\$) (indexed)	Contingency (\$)	OPC Total	Professional Fees (\$) (15% of OPC total excluding Contingency)	Total (\$)	total(s) residential apportionment	total (\$) non-residential	Contribution Rate (\$/person)	Responsible Party & Landowner	Comments	Precinct	Indicative Time for delivery
T4.3	Minor Local Perimeter Road (adjacent to bushfire hazard/District Park 1 & 2)	1,020	lin m	\$1,410	\$1,438,200	\$1,492,212	\$287,640	\$1,725,840	\$215,730	\$1,941,570	\$1,881,440	\$60,130	\$273	Developer ← Penrith Council	1/2 Minor Local Perimeter Road adjacent to bushfire hazard/District Park 1 & 2 as per GP3 Section 7.11 Plans		
T4.4	Minor Local Road (adjacent to Local Park/District Park 3)	1,288	lin m	\$1,070	\$1,378,160	\$1,429,917	\$275,632	\$1,653,792	\$206,724	\$1,860,516	\$1,802,896	\$57,620	\$261	Developer ← Penrith Council	1/2 minor local road adjacent to Local Park/District Park 2 as per GP3 Section 7.11 Plans		
T5	Minor Local Road (The Northern Road Interface)	699	lin m	\$1,200	\$838,800	\$870,301	\$167,760	\$1,006,560	\$125,820	\$1,132,380	\$1,097,310	\$35,070	\$159	Developer ← Penrith Council	1/2 minor local road (The Northern Rd interface) as per GP3 Section 7.11 Plans		
Intersections							sub-total			\$7,739,569	\$7,499,875	\$239,694	\$1,112				
INT1	Chain-O-Ponds Road / Entry Boulevard (East)	1			\$2,022,590	\$2,098,549	\$419,710	\$2,518,259	\$303,389	\$2,325,979	\$2,253,943	\$72,036	\$327	Mirvac ← Penrith Council	Contingency already included within works item costs	A	0-3 Years
INT2	Chain-O-Ponds Road / Entry Boulevard (West)	1			\$1,808,420	\$1,876,336	\$375,267	\$2,251,603	\$271,263	\$2,079,683	\$2,015,275	\$64,408	\$301	Mirvac ← Penrith Council	Contingency already included within works item costs	A	0-3 Years
INT3	Chain-O-Ponds Road / Collector Road	1			\$1,876,690	\$1,947,170	\$389,434	\$2,336,603	\$281,504	\$2,158,194	\$2,091,354	\$66,839	\$313	Mirvac ← Penrith Council	Contingency already included within works item costs	B	3-6 Years
INT4	Collector Road /Collector Road (Vianello land)	1			\$474,610	\$492,434	\$98,487	\$590,921	\$71,192	\$545,802	\$528,898	\$16,903	\$79	Vianello ← Penrith Council	Contingency already included within works item costs	E	0-6 Years
INT5	Collector Road / Entry Boulevard (Vianello Land)	1			\$547,750	\$568,321	\$113,664	\$681,985	\$82,163	\$629,913	\$610,404	\$19,508	\$91	Vianello ← Penrith Council	Contingency already included within works item costs	E	0-6 Years
NOTES:																	
1	These costs have been prepared without any design works being undertaken. All costs are subject to refinement through future design works																
2	All rates and cost estimates exclude GST.																
3	Professional Fee rate based upon Glenmore Park Stage 2 Contributions plan																
4	These costs should be read in conjunction with plan set prepared by ADW Johnson, as amended, titled "GP3 Section 7.11 Plan Technical Drawings", revision G, dated 07/09/2023																
5	The Open space and Stormwater rates have been indexed to June 23 from the original Dec 22 costing.																

LAND ACQUISTION SCHEDULE

GP3 S7.11 PLAN: LAND ACQUISITION SCHEDULE					
Adopted Base Land Acquisition Rates					
	Underlying Land Zoning	<10,000 m²	>10,000 m²	>20,000 m²	>50,000 m²
	C2	\$10.00	\$10.00	\$10.00	\$10.00
	R2	\$550.00	\$400.00	\$350.00	\$300.00
	R3	\$1,000.00	\$800.00	\$600.00	\$400.00
	C4	\$350.00	\$300.00	\$250.00	\$150.00
NOTE: Underlying Land Zoning and base Land Rates supplied by Deloitte, 29th September 2023 titled "Glenmore Park Stage 3 Land Valuation"					

GP3 S7.11 PLAN: LAND ACQUISITION SCHEDULE															
ID	Description	Length (m)	E/O width (per lin m)	Area (m²)	Unit	Rate (\$ per Unit)	Value (\$)	Disturban ce (\$ (5%)	Total (\$)	Total (\$) Indexed Mar 25 \$	Res apportionment	Contributi on Rate (\$/person)	Responsible Party & Landowner	Comments	
Open Space & Recreation									\$47,529,945	\$51,160,957		\$7,359			
Local Parks									\$8,812,650	\$9,485,885	100%	\$1,364			
L1	Local Park 1	N/A	N/A	5,087	m²	\$550	\$2,797,850	\$139,893	\$2,937,743	\$3,137,509	\$3,137,509	\$455	Vianello ← Penrith Council	Area from Sturt Noble Associates GP3 Local Park 1 (L1) OPC dated 9/12/2022, revision E	
L2	Local Park 2	N/A	N/A	5,007	m²	\$550	\$2,753,850	\$137,693	\$2,891,543	\$3,088,167	\$3,088,167	\$448	Developer ← Penrith Council	Area from Sturt Noble Associates GP3 Local Park 2 (L2) OPC dated 9/12/2022, revision E	
L3	Local Park 3	N/A	N/A	5,166	m²	\$550	\$2,841,300	\$142,065	\$2,983,365	\$3,186,234	\$3,186,234	\$462	Mirvac← Penrith Council	Area from Sturt Noble Associates GP3 Local Park 3 (L3) OPC dated 9/12/2022, revision E	
District Parks									\$38,717,295	\$41,350,071	\$41,350,071	\$5,995			
D1	District Park 1	N/A	N/A	67,821	m²	\$44	\$2,984,124	\$149,206	\$3,133,330	\$3,346,397	\$3,346,397	\$485	Vianello ← Penrith Council	Area from ADW Johnson GP3 District Park 1 (D1) S.7.11 plan PSK-141, revision D -Adopt land rate calculated from C2/Constrained land rate combination based upon area within each zone. Approx. 40,544 for C2 zoned land, and approx. 27,277m2 RE1 zone (constrained land rate)	
D2	District Park 2	N/A	N/A	35,709	m²	\$10	\$357,090	\$17,855	\$374,945	\$400,441	\$400,441	\$58	Developer ← Penrith Council	Area from ADW Johnson GP3 District Park 2 (D2) S.7.11 plan PSK-141, revision D	
D3	District Park 3	N/A	N/A	49,636	m²	\$350	\$17,372,600	\$868,630	\$18,241,230	\$19,481,634	\$19,481,634	\$2,824	Vianello ← Penrith Council	Area from ADW Johnson GP3 District Park 3 (D3) S.7.11 plan PSK-141, revision D	
D4	District Park 4	N/A	N/A	53,866	m²	\$300	\$16,159,800	\$807,990	\$16,967,790	\$18,121,600	\$18,121,600	\$2,627	Mirvac← Penrith Council	Area from ADW Johnson GP3 District Park 4 (D4) S.7.11 plan PSK-141, revision D - (Land Value/Sqm based on hybrid C2 & R3 underlying zoning)	
Linear Open Space									\$-						
LIN1	Linear Open Space 1	N/A	N/A	198,873	m²	N/A	\$-	\$-	\$-			\$-	Developer ← Penrith Council	Area from ADW Johnson GP3 Linear Park 1 (LIN1) S.7.11 plan PSK-141, revision D. Adopt \$0 Land Acquisition value for Linear Park	
LIN2	Linear Open Space 2	N/A	N/A	32,284	m²	N/A	\$-	\$-	\$-			\$-	Vianello ← Penrith Council	Area from ADW Johnson GP3 Linear Park 2 (LIN2) S.7.11 plan PSK-141, revision D. Adopt \$0 Land Acquisition value for Linear Park	
LIN3	Linear Open Space 3	N/A	N/A	17,548	m²	N/A	\$-	\$-	\$-			\$-	Vianello ← Penrith Council	Area from ADW Johnson GP3 Linear Park 3 (LIN3) S.7.11 plan PSK-141, revision D. Adopt \$0 Land Acquisition value for Linear Park	

GP3 S7.11 PLAN: LAND ACQUISITION SCHEDULE														
ID	Description	Length (m)	E/O width (per lin m)	Area (m²)	Unit	Rate (\$ per Unit)	Value (\$)	Disturbance (\$ (5%))	Total (\$)	Total (\$) Indexed Mar 25 \$	Res apportionment	Contribution Rate (\$/person)	Responsible Party & Landowner	Comments
LIN4	Linear Open Space 4	N/A	N/A	1,416	m²	N/A	\$-	\$-	\$-			\$-	Mirvac← Penrith Council	Area from ADW Johnson GP3 Linear Park 4 (LIN4) S.7.11 plan PSK-141, revision D. Adopt \$0 Land Acquisition value for Linear Park
Water Cycle Management									\$5,553,177	\$5,761,728	\$5,583,287	\$809		
Trunk Drainage									\$-			\$-		
TD1	Trunk Drainage 1 - Chain-O-Ponds Rd (East)	N/A	N/A	N/A	m²	\$-	\$-	\$-	\$-			\$-	Mirvac← Penrith Council	No land acquisition applicable as adopted all works to be within existing Chain-O-Ponds Road reserve
TD2	Trunk Drainage 2 - Chain-O-Ponds Rd (West)	N/A	N/A	N/A	m²	\$-	\$-	\$-	\$-			\$-	Mirvac← Penrith Council	No land acquisition applicable as adopted all works to be within existing Chain-O-Ponds Road reserve
TD3	Trunk Drainage 3 - Piped Diversion (West)	N/A	N/A	N/A	m²	\$-	\$-	\$-	\$-			\$-	Mirvac← Penrith Council	No land acquisition applicable as all works to be within future road reserve
Detention Basins									\$5,152,644	\$5,346,153	\$5,180,582	\$751		
VB1	Detention Basin as required by the underlying SWMP for GP3 (GPT incl with RG J)	N/A	N/A	14,619	m²	\$300	\$4,385,700	\$219,285	\$4,604,985	\$4,777,926	\$4,629,954	\$671	Vianello ← Penrith Council	
MB1	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	N/A	7,794	m²	\$10	\$77,940	\$3,897	\$81,837	\$84,910	\$82,281	\$12	Mirvac← Penrith Council	
VB2	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	N/A	23,334	m²	\$-	\$-	\$-	\$-	\$-	\$-	\$-	Vianello ← Penrith Council	No land acquisition applicable as Land acquisition area included within item D1
MB3	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	N/A	13,587	m²	\$10	\$135,870	\$6,794	\$142,664	\$148,021	\$143,437	\$21	Mirvac← Penrith Council	
VB4	Detention Basin as required by the underlying SWMP for GP3 (GPT incl with RG K)	N/A	N/A	9,686	m²	\$10	\$96,860	\$4,843	\$101,703	\$105,522	\$102,254	\$15	Vianello ← Penrith Council	
MB4	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	N/A	10,898	m²	\$10	\$108,980	\$5,449	\$114,429	\$118,726	\$115,049	\$17	Vianello ← Penrith Council	
MB5	Detention Basin as required by the underlying SWMP for GP3 (incl GPT)	N/A	N/A	10,193	m²	\$10	\$101,930	\$5,097	\$107,027	\$111,046	\$107,607	\$16	Vianello ← Penrith Council	
Raingardens									\$400,533	\$415,575	\$402,705	\$58		
RG A	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	N/A	4,397	m²	\$-	\$-	\$-	\$-			\$-	Mirvac← Penrith Council	No land acquisition applicable as Land acquisition area included within item D2
RG B	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	N/A	1,470	m²	\$-	\$-	\$-	\$-			\$-	Mirvac← Penrith Council	No land acquisition applicable as Land acquisition area included within item D2
RG C	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	N/A	7,245	m²	\$10	\$72,450	\$3,623	\$76,073	\$78,929	\$76,485	\$11	Mirvac← Penrith Council	
RG D	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	N/A	3,126	m²	\$75	\$234,450	\$11,723	\$246,173	\$255,418	\$247,507	\$36	Developer ← Penrith Council	Adopt a blended land rate calculated from C2/R2 combination based upon area within each zone
RG E	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	N/A	4,508	m²	\$-	\$-	\$-	\$-	\$-	\$-	\$-	Mirvac← Penrith Council	No land acquisition applicable as Land acquisition area included within item D4
RG F	Rain Garden as required by underlying SWMP for GP3 (NO GPT)	N/A	N/A	800	m²	\$10	\$8,000	\$400	\$8,400	\$8,715	\$8,446	\$1	Mirvac← Penrith Council	
RG G	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	N/A	1,918	m²	\$10	\$19,180	\$959	\$20,139	\$20,895	\$20,248	\$3	Mirvac← Penrith Council	
RG H	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	N/A	2,460	m²	\$10	\$24,600	\$1,230	\$25,830	\$26,800	\$25,970	\$4	Mirvac← Penrith Council	
RG J	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	N/A	2,278	m²	\$10	\$22,780	\$1,139	\$23,919	\$24,817	\$24,049	\$3	Vianello ← Penrith Council	
RG K	Rain Garden as required by underlying SWMP for GP3 (incl GPT)	N/A	N/A	9,686	m²	\$-	\$-	\$-	\$-	\$-	\$-	\$-	Vianello ← Penrith Council	No land acquisition applicable as Land acquisition area included within item VB4
Transport & Traffic Management									\$55,769,052	\$57,863,471	\$56,071,439	\$8,066		
Road Heirarchy Works									\$46,387,564	\$47,755,997	\$46,276,994	\$6,709		
T1.1	Chain-O-Ponds Road Upgrade	580	0	0	m²	\$-	\$-	\$-	\$-		\$-	\$-	Developer ← Penrith Council	No land acquisition required as all upgrade worpks within existing public road reserve as per GP3 Section 7.11 Plans

