

PENRITH



PENRITH CITY

DISTRICT OPEN SPACE FACILITIES

DEVELOPMENT CONTRIBUTIONS PLAN

(Under Section 94 of the Environmental Planning and Assessment Act, 1979 amended)

Adopted by council on 17th December 2007
Effective from 18th December 2007

PENRITH
CITY COUNCIL

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PART A: SUMMARY SCHEDULES

The District Open Space embellishment costs will be applied to all residential development within the City.

1.1 SUMMARY DISTRICT OPEN SPACE WORKS PROGRAM

District Open Space Facilities	\$54,652,000
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1.2 COST OF COUNCIL'S OPEN SPACE EMBELLISHMENT WORKS

<i>District Open Space Facilities</i>	\$54,652,000
Cost of Design and Supervision (15% of district open space works)	\$8,197,000
Sub Total	\$62,849,800
Administration (1%)	\$628,500
TOTAL COST	\$63,478,300

1.3 CONTRIBUTION RATE FOR DISTRICT OPEN SPACE EMBELLISHMENT WORKS

WORKS / FACILITY TYPE	CATCHMENT	CONTRIBUTION RATE PER PERSON
District Open Space Facilities <i>includes 15% for design and supervision</i>	All residential development	\$1,480
Plan Administration <i>1% of total Works and Facilities</i>	All residential development	\$15
TOTAL		\$1,495

1.3.1 OCCUPANCY RATES

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

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

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

1.3.2 HOW TO CALCULATE THE TOTAL CONTRIBUTION FOR NEW DEVELOPMENT

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

Total Contribution = $\text{Contribution Rate (Table 1.3)} \times \text{Occupancy Rate (Table 1.3.1)} \times \text{Number of new dwellings or new lots}$

PART B: ADMINISTRATION & OPERATION OF THE PLAN

2.1 WHAT IS THE NAME OF THIS DEVELOPMENT CONTRIBUTIONS PLAN?

This Development Contributions Plan is called the Penrith City District Open Space Development Contributions Plan 2007.

2.2 AREA THE PLAN APPLIES

In relation to the 'District Open Space Embellishment Works', this Plan applies anywhere residential development is permitted within the City of Penrith (*refer to Appendix B*), with the exclusion of the Penrith Lakes development site.

In this regard, it should be noted that there are additional district level recreation facilities that will be provided as part of the Penrith Lakes development which are the subject of current negotiations between Penrith Lakes Development Corporation and the State Government.

Proposed contributions for district open space facilities being considered for Penrith Lakes are consistent with the proposed rate for the development of district open space facilities as detailed in this Plan.

2.3 PURPOSE OF THIS DEVELOPMENT CONTRIBUTIONS PLAN

The purpose of the Development Contributions Plan is to:

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

2.4 COMMENCEMENT OF THE PLAN

This Development Contributions Plan has been prepared pursuant to the provisions of S94 of *EP&A Regulation* and takes effect from 26 June, 2007, pursuant to clause 31(4) of the *EP&A Regulation*.

2.5 RELATIONSHIP TO OTHER PLANS

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

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

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

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

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

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

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

- Claremont Meadows
- Cultural Facilities
- Erskine Park Employment Area
- Erskine Park Residential Release Area
- Footpath Construction in Established Residential Areas
- Glenmore Park Release Area
- Kingswood Neighbourhood Centre
- Lakes Environs (Waterside)
- Lambridge Industrial Estate North Penrith
- Library Facilities (Amendment No.1)
- Mount Vernon Estate
- North Cranebrook Release Area
- Penrith City Local Open Space
- Penrith City Centre
- St Marys Town Centre

2.6 DEFINITIONS

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

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

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

Council means the Council of the City of Penrith.

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

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

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

LGA means local government area.

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

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

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

2.7 WHEN IS THE CONTRIBUTION PAYABLE?

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

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

Development Applications involving Subdivision works

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

Development Applications involving Building Works

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

Complying Development Works

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

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

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

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

2.8 CONSTRUCTION CERTIFICATES AND THE OBLIGATION OF ACCREDITED CERTIFIERS

In accordance with section 94EC of the *EP&A Act* and Clause 146 of the *EP&A Regulation*, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the *EP&A Regulation*. Failure to follow this procedure may render such a certificate invalid.

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

2.9 COMPLYING DEVELOPMENT AND THE OBLIGATION OF ACCREDITED CERTIFIERS

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

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

2.10 DEFERRED / PERIODIC PAYMENTS

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

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

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

- the issuing bank is listed on the Australian Securities Exchange (ASX), has an office in New South Wales and a Standard & Poors long term credit rating equal to or greater than A+
- the bank guarantee be for the amount of the total outstanding contribution, plus an amount of interest equal to amount that would accrue if that sum were borrowed for the expected duration of the deferral or periodic payment period but no less thirteen (13) months plus any charges associated with establishing or operating the bank security. The bank guarantee must carry specific wording identifying the exact obligation to which it relates (ie section 94A development contributions for development of Lot # DP #### under Development Consent No. ###)
- the application agree to provide an additional bank guarantee for additional interest should the original deferral duration or periodic payment period be extended. The additional guarantee must be issued prior to the conclusion of the original duration of the deferral or periodic payment period
- the bank unconditionally pays the guaranteed sum to the council if the council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development
- the bank's obligations are discharged when payment to the council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required
- where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid or the works completed to Councils satisfaction
- the bank guarantee does not contain an expiry date.

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

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

Council may accept such alternatives in the following circumstances:

- (a) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and

- (b) the standard of the works is to Council's full satisfaction; and
- (c) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

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

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

Acceptance of any such alternative is at the sole discretion of 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 Council in determining the value of the works or land will be paid for by the applicant.

2.12 REVIEW OF CONTRIBUTIONS RATES

2.12.1 SETTING AND INDEXATION OF CONTRIBUTION RATES

In order to provide sufficient funding to cover price rises between writing the plan and paying for the items to be delivered by the plan, it is necessary to index the amounts that will be contributed. Indexing applies from date of adoption until issue of consent. Clause 2.13 provides for the indexation of contributions after the issue of development consent.

The Section 94 contribution rates will be indexed based on:

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

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

In addition, Council may review the whole Contributions Plan, and subject to the regulations could adopt new contributions rates. At the time of these reviews the revised contribution rate will not apply to developments that have already been approved or completed.

2.12.2 GENERAL CONTRIBUTION RATES

Except for those contribution rates that are required by section 2.12.3 to be adjusted by the methods specified in those sections, all contribution rates found in section 1.3 will be adjusted pursuant to clause 32(3)(b) of the Environmental Planning and Assessment Regulation 2000 as follows:

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

Where:

RC is the amended contribution rate

AC is the contribution rate at the adoption of the plan

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

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

2.12.3 CONTRIBUTION RATE LOAN FUNDED

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

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

Where:

RC is the amended contribution rate

PC is the contribution rate at the previous quarter

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

2.12.4 AMENDED CONTRIBUTION RATES

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

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

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

$$CP = CC \times \frac{RN}{RC}$$

Where

CP = Contribution payable

CC = Contribution amount on the consent

RC = The contribution rate applicable at the time the consent was issued

RN = The contribution rate applicable at the time of payment

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

2.14 ARE THERE ALLOWANCES FOR EXISTING DEVELOPMENT?

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

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

2.15 POOLING OF CONTRIBUTIONS

This plan expressly authorises monetary s94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.16 SAVINGS AND TRANSITIONAL ARRANGEMENTS

A development application which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

PART C: STRATEGY PLANS

3.1 INTRODUCTION

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

3.2 NEXUS

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

- demand for the service and/or facility to be funded by a Section 94 contribution is generated by the proposed development
- the service and/or facility can be physically provided within a reasonable time interval.

3.2.1 OPEN SPACE FACILITIES NEXUS

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

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

3.3 ANTICIPATED FUTURE DEMAND

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

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

These two studies concluded that Council's existing district open space facilities were only just sufficient and were sometimes deficient in meeting the demand generated by the existing population. Council's existing district open space facilities do not have the capacity to absorb the recreation needs of the additional population resulting from future development.

These two studies identified the types of district open space facilities that would be required to meet the demand generated by future development.

3.4 BASIS FOR CONTRIBUTION AND APPORTIONMENT

This Plan sets the contribution for district open space for the current phase of the City's growth.

The Council has decided to upgrade its existing land and facilities to meet the demand generated by future development. It has decided to make its existing district open space land and facilities 'work harder'. This Plan anticipates substantial embellishment of land that was predominantly community land at the date of making this Plan, or anticipated to become public land available without land costs to Council for community purposes, or land that has already been acquired by Council.

As a result, this Plan does not levy for the cost of the land on which facilities are provided. It only levies for costs in relation to the works themselves. If land acquisition costs are required at a future date, the Plan will be amended accordingly.

As stated above, Council's existing district open space facilities are only just sufficient and are sometimes deficient in meeting the demand generated by the existing population. The specific district facilities embellishment works proposed in this Plan are only those works that will meet the demand generated by future development. They are not works that will redress an insufficient standard in relation to other facilities.

As a result, it is appropriate that 100% of the works referred to in this Plan (including costs for design, supervision and administration) should be borne by future development.

As a way of testing the reasonableness of the contributions to be levied under this Plan, the per capita value of the Council's district open space facilities 'before and after' the implementation of this Plan can be compared with each other.

Existing landowners have previously contributed through various contribution schemes and via general rate revenue. As the cost of land rises significantly with development, efficient planning requires land acquisition to be completed in the early phases. The existing district open space land and assets that existing and new residents benefit from within the City of Penrith were valued at \$298,148,600 (as at 30 June 2006) or approximately \$1,732 per person, based on an existing population of 172,140 (8th August 2006 Census).

It is difficult to value open space land and various methods are possible. The valuation detailed here is based on the “next best use” method which may tend to undervalue the assets. Other methods, such as calculating a “deprival value” (the cost of replacing the existing assets) would be significantly higher.

This Plan levies for the embellishment of existing district open space to the value of \$1,495 per person.

The proposed district open space works (including costs for design, supervision, administration) and the proposed Development Agreement District Open Space contributions equates to \$63,478,300 which represents 17.5 % of the combined total value of existing and proposed district open space and embellishments. The proposed expenditure is therefore proportional with the estimated 19.8% total estimated increase in the Penrith City population (excluding the estimated 14,000 population of the Penrith Lakes) over the life of this Plan.

The costs associated with the City’s Neighbourhood, Local, Pocket, Linear, and Natural Park facility embellishments are calculated separately, and applied to the incoming residents in the City’s infill areas only as detailed in the City’s Local Open Space Development Contributions Plan. The Local Open Space Development Contributions Plan excludes the City’s new urban release areas, as they will provide their own local open space land and embellishments to Council’s adopted open space standards, as a requirement of the development approval process.

3.5 ANTICIPATED DEVELOPMENT

Penrith LGA				
15 year Forecast of Dwelling and Population Potential				
as at August 2007				
Category	Location	Total Dwellings	Pop.	New urban areas (ha)
Urban Release Areas	St Marys Release Area (former ADI site)	3,068	7,830	380
	Caddens Release Area	1,300	3,900	100
	Claremont Meadows Stage 2	500	1,500	50
	Glenmore Park Stage 2	1,750	4,700	125
	Waterside (Lakes Environs)	694	2,150	95
	North Penrith Urban Area	850	2,000	50
	Werrington Mixed Use Area	190	520	22
	South Werrington Urban Village	380	1,000	48
	Penrith Lakes <i>(* Part 3A process – population not included in the calculations)</i>	4,900	14,000	400
		13,632	37,600	1,270
Infill	Rural Areas	460	1,380	
	Multi unit housing	2,700	6,480	
	Dual occupancies (fringe)	2,270	6,810	
	Shop top housing	1,400	3,360	
	UWS (student housing)	350	840	
	Infill total	7,180	18,870	
TOTAL Potential		20,812	56,470	
Existing Urban/Rural	Penrith LGA (8 August 2006 Census population for Penrith)	59,000	172, 140	
TOTAL LGA		79,812	228,610	

3.6 DISTRICT OPEN SPACE FACILITIES

3.6.1 CONTRIBUTION RATE PER PERSON

The following formula is used to calculate the contribution rate for District Open Space Embellishment.

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

\$62,849,800
----- + any indexed increases (Section 12.12)
42,470

= \$1,480 per person + 1% plan administration fee

Where: **C =** **\$62,849,800** being the projected expenditure by Council for works relating to the district open space embellishments (which includes the cost of design and supervision being 15% of the cost of works). *Refer to Appendix A: Schedule of Works.*

P = **42,470** which is the estimated additional population within the City to 2022 (excludes estimated 14,000 population for the proposed Penrith Lakes development – see Section 2.2).

3.6.2 EXISTING DISTRICT OPEN SPACE LAND AND ASSET VALUE

Land value

The land value for existing Council owned district open space and related facilities, which are listed below, as of 30 June 2006 was \$244,004,500. Some parcels of land associated with several of the listed sites are not owned by Council have therefore not been included in the calculations –

Gipps St Site
Kingsway Playing Fields
Tench Reserve
Regatta Park
South Creek Park
Jamison Park
Werrington Park
Ripples Leisure Centre
Woodriff Gardens Tennis Complex
St Clair Indoor Stadium
Nepean Rugby Union Complex
Cook Park Soccer Complex
Glenmore Park Softball Complex

SUB TOTAL **\$244,004,500**

Asset Value

Asset values for district facilities were derived using insurance valuation estimates and using valuation information provided by Penrith Council's Property Development Department. This value includes facilities and improvements constructed by Penrith City Council to the above listed district parks and assets as well as other district facilities on land not owned by Council including –

Penrith Swimming Centre
Penrith (Panthers) Stadium (Council's financial contribution)
Penrith Whitewater Stadium

SUB TOTAL **\$54,144,100**

The combined estimated total of existing district open space land and assets is \$298,148,600

APPENDIX A: SCHEDULE OF WORKS

A1.1 OPEN SPACE EMBELLISHMENT WORKS

This schedule indicates proposed district open space works to the year 2022. The prioritisation of the works will be determined through Council’s annual Management Plan processes. Where Council receives other monies towards the cost of these works (eg through the sale of land identified as surplus to the open space network, or grant funding) this Plan will be amended to incorporate those funds accordingly.

Priorities listed provide indicative timeframes for the timing of works with high being within 5 years, medium within 10 years and low within 15 years to 2022.

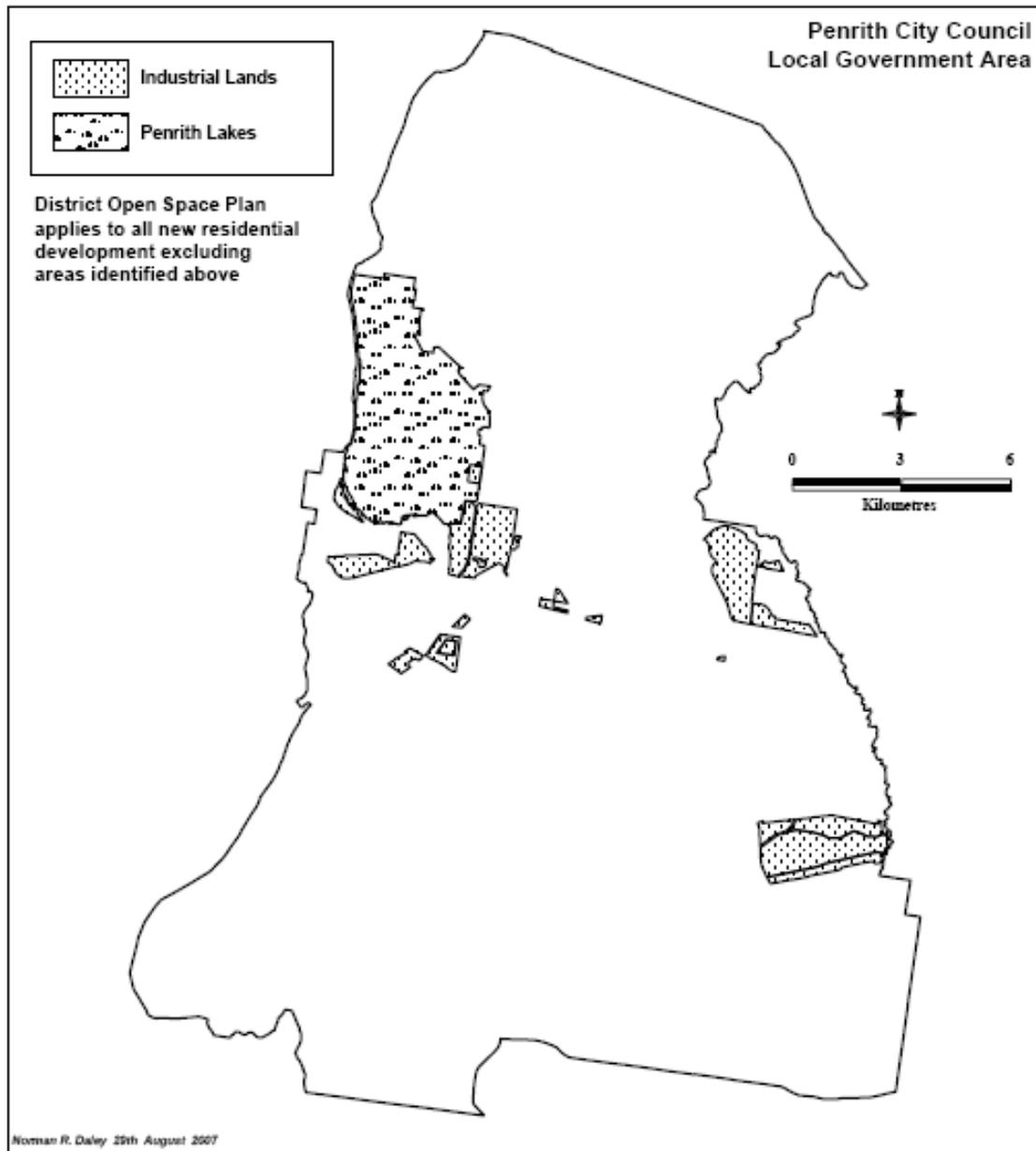
A1.1.2 DISTRICT FACILITY OPEN SPACE EMBELLISHMENTS

District Recreation Facilities	Proposed Work (*Refer to corresponding numbers on open space maps)	Estimated Costs \$ / Priority (High, Medium, Low)
1. South Creek Park (L5310, L5320, L5330 & L7340)	Provide shared pathway network through the park up to the railway line. Upgrade Blair Oval athletics facility to a district standard including upgrades to field events area, provide undercover spectator seating, new turf surface, competition standard lighting, drive through storage facility, additional amenities, 100 space car park, public art and landscaping	\$1,733,000 High
2. Werrington Creek Park (L3050)	Provide additional shelters, park furniture, picnic facilities and public art adjacent to the playground. Provide shared pathway access to the playground, bridge access to Penrith Indoor Sports Stadium and additional amenities.	\$430,000 High
3. Jamison Park (L2230)	Provide additional sealed car parking, a shared pathway access circuit, park furniture, public art, landscaping and shade facilities. Provide fitness circuit equipment designed for people of all ages and varied ability levels. Provide lighting and irrigation system to soccer fields. Provide 4 additional netball courts.	\$1,681,000 High
4. Gipps St (L6490)	Provide 4 senior & 2 mini district level sporting fields, competition standard lighting, spectator seating, club facilities, amenities, park furniture, BBQ’s, public art, shade / shelters. Provide road access, lighting, car parking and a shared pathway circuit. Provide a universal design adventure playground & landscaping. Provide shared pathway access bridge across South Creek & shared pathway link to South Creek Park.	\$9,213,000 Medium

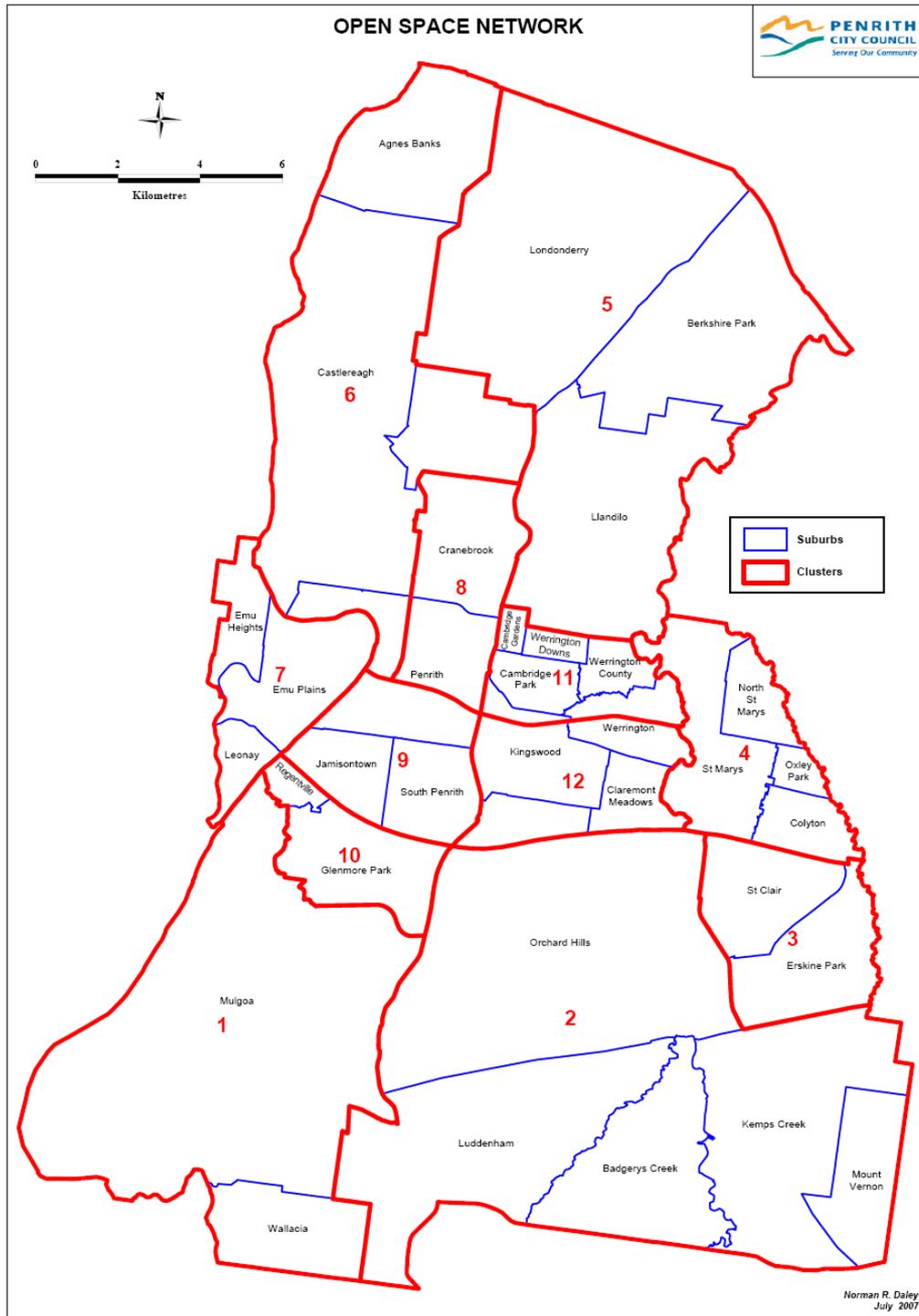
District Recreation Facilities	Proposed Work (*Refer to corresponding numbers on open space maps)	Estimated Costs \$ / Priority (High, Medium, Low)
5. The Kingsway Playing Fields (L2900 & L3120)	Provide additional sealed car parking facilities & field lighting to competition standard. Provide storage facility and basic spectator shelter for rugby league. Provide spectator shade and seating adjacent to fields, and drinking water facilities at the amenities building. Provide 2 full size, 1 modified and 2 mini additional playing fields, an additional amenities building and public art. Provide shared pathway and bridge access link to South Creek Park and St Marys Town Centre.	\$2,584,000 Low
6. Tench Reserve (L2620)	Provide toilet facilities, pathways, public art, seating and shelter. Conduct foreshore rehabilitation for Tench Reserve North.	\$650,000 High
7. Regatta Park East (L0160)	Provide accessible pathway to the picnic shelter and provide additional amenity facilities. Provide an additional BBQ facility next to shelter, public art and park furniture.	\$210,000 Medium
8. Regatta Park West (L0170)	Provide additional amenity facilities, BBQ facilities, public art and shade structure.	\$105,000 Medium
9. River Road Reserve (L0300)	Provide fencing, park furniture, public art and retaining structure / embankment landscape improvements	\$255,000 Medium
10. Penrith Swimming Centre	Provide additional enclosed learn to swim space, amenities public art and landscaping.	\$2,626,000 High
11. Ripples Leisure Centre and Hydro Pool	Provide additional sealed car parking and expand fitness facilities.	\$2,060,000 High
12. Penrith Sports and Entertainment Centre	Complete elements of the Master Plan works to stadium and grounds.	\$5,100,000 High
13. St Marys Release Area (formerly known as the ADI site)	Provide a district level sporting field with an under cover grandstand / pavilion and social, meeting, administration, kitchen and amenities with change room and storage facilities. Provide car parking, lighting to competition standard and electronic score board facilities (main field). Provide three other training fields with the option of one being a synthetic field, including fencing, shade facilities and training level lighting. Provide public art, shared pathway network, park furniture and landscaping.	\$6,834,000 Medium
14. Penrith Lakes Parklands	Develop a universal design adventure playground and a universal design outdoor entertainment amphitheatre with seating and under cover stage area. Provide a public water adventure park / 'sprayground'. Provide picnic facilities, shelters, public art, park furniture and landscaping	\$3,782,000 Medium

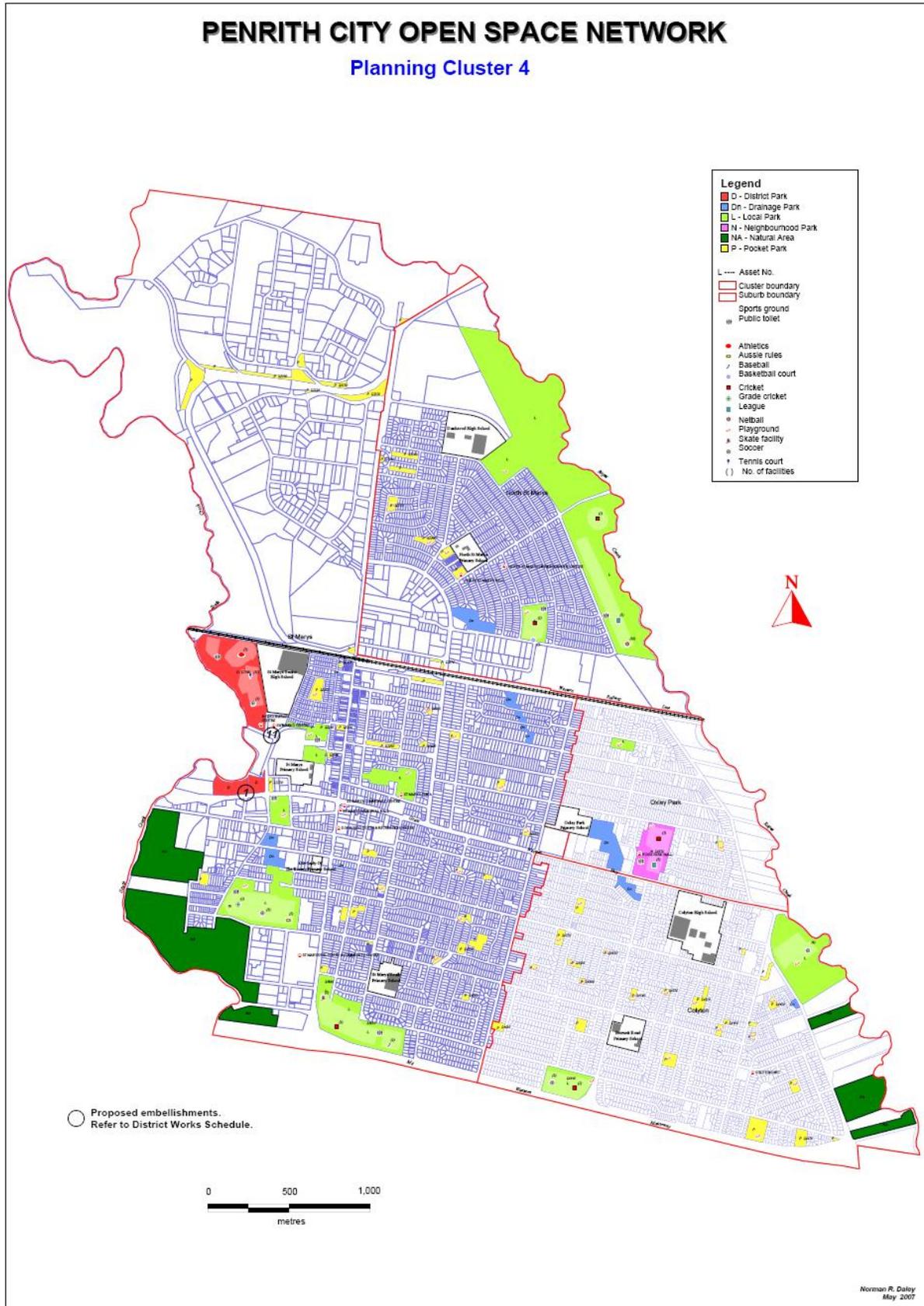
District Recreation Facilities	Proposed Work (*Refer to corresponding numbers on open space maps)	Estimated Costs \$ / Priority (High, Medium, Low)
15. Great River Walk	Provide pathway link along the southern shore of the Nepean River from the M4 to Penrith Lakes and a pathway circuit on both sides of the river between the M4 and Victoria Bridge. Provide embankment revegetation and stabilisation, public art, signage, park furniture including rest and viewing platforms and shelters	\$3,570,000 Medium
16. Penrith Sports Stadium – Werrington (L6010)	Provide one additional indoor basketball / netball court and seating	\$2,000,000 High
17. Multi-purpose sports facility. (Site to be advised – either on public land adjacent to the City Centre or the Penrith Lakes)	Develop an all weather multi-purpose sports facility to provide for activities including indoor tennis (8 indoor synthetic courts – 4 back to back), soccer / futsal, football / rugby, hockey, volleyball, club house, health club, amenities, sports bar / lounge area, kiosk / administration facilities. Provide indoor shared pathway / fitness circuit surrounding the courts / fields, spectator seating, 300 space sealed car parking with overflow area for events, pathway access, public art and landscaping.	\$11,819,000 Medium
Sub Total		\$54,652,000

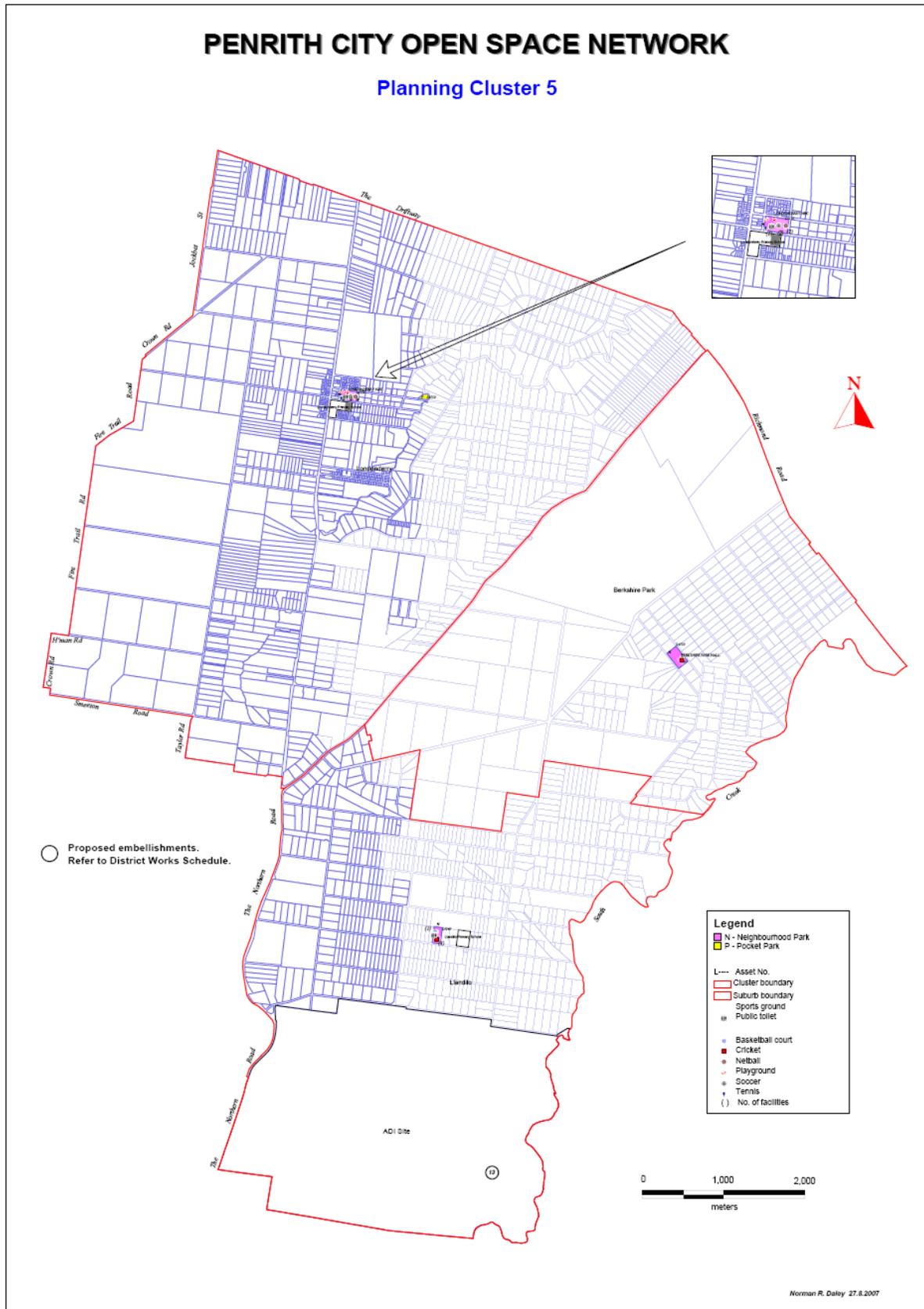
APPENDIX B: AREA THE PLAN APPLIES



APPENDIX C: OPEN SPACE NETWORK MAPS INDICATING LOCATION OF WORKS

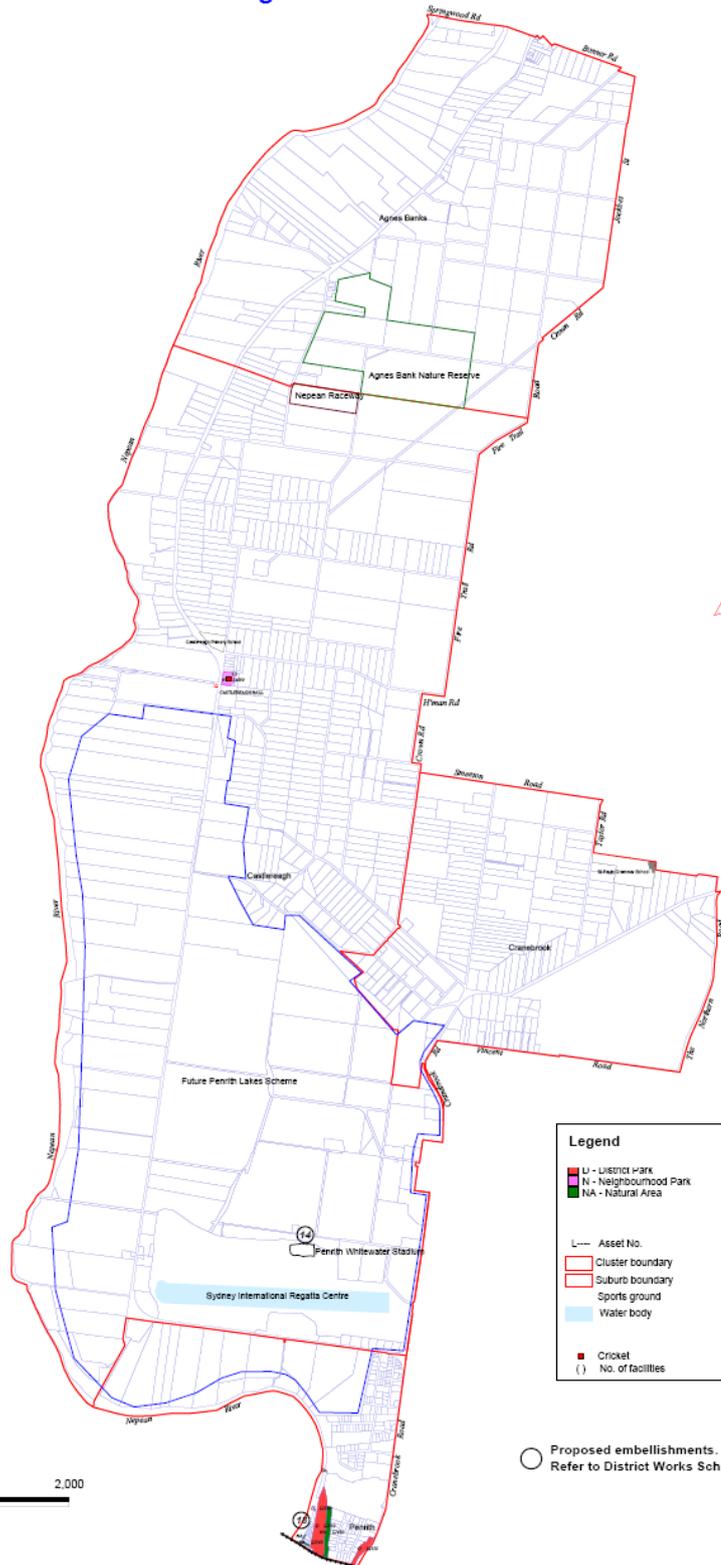






PENRITH CITY OPEN SPACE NETWORK

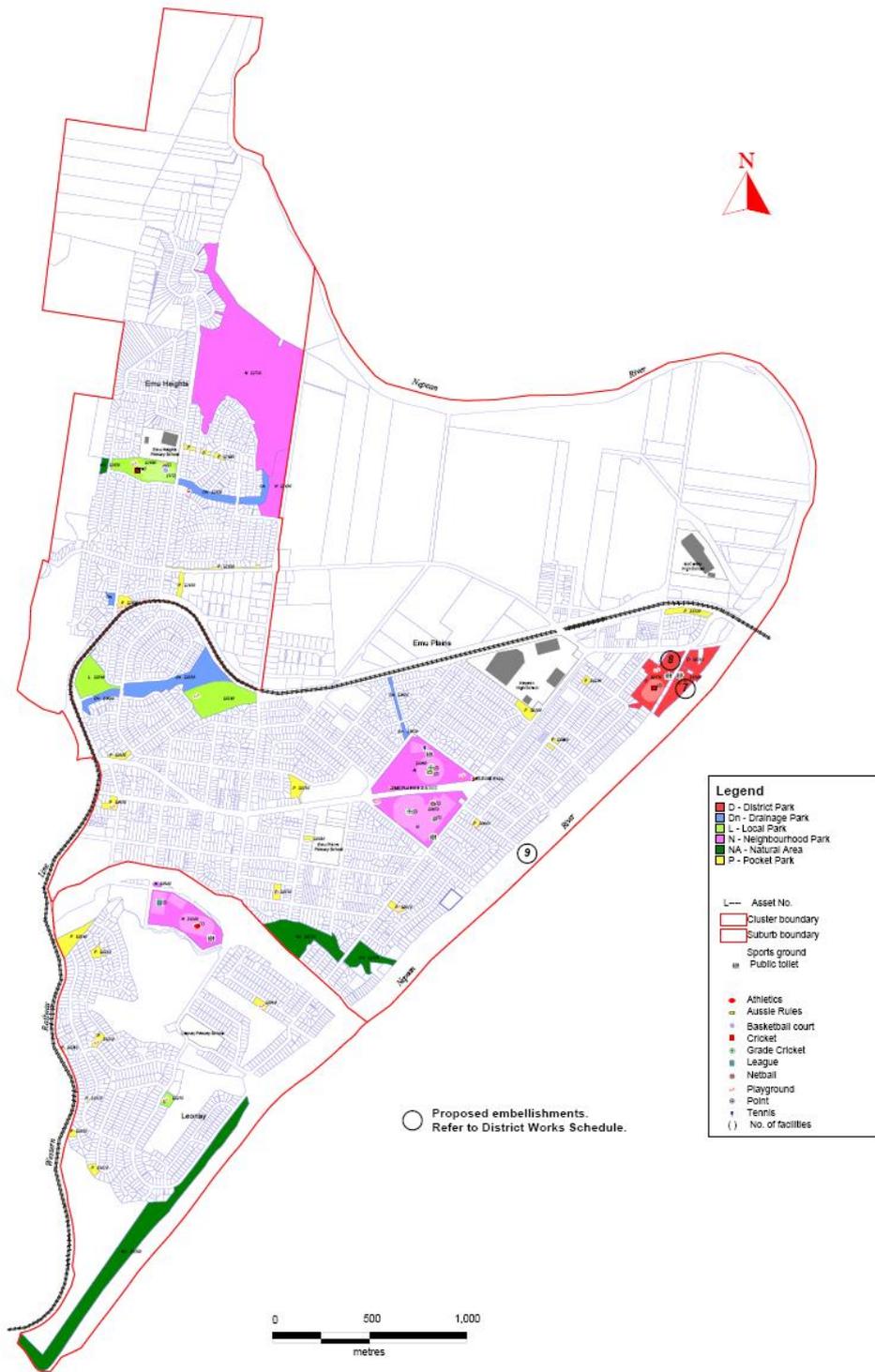
Planning Cluster 6



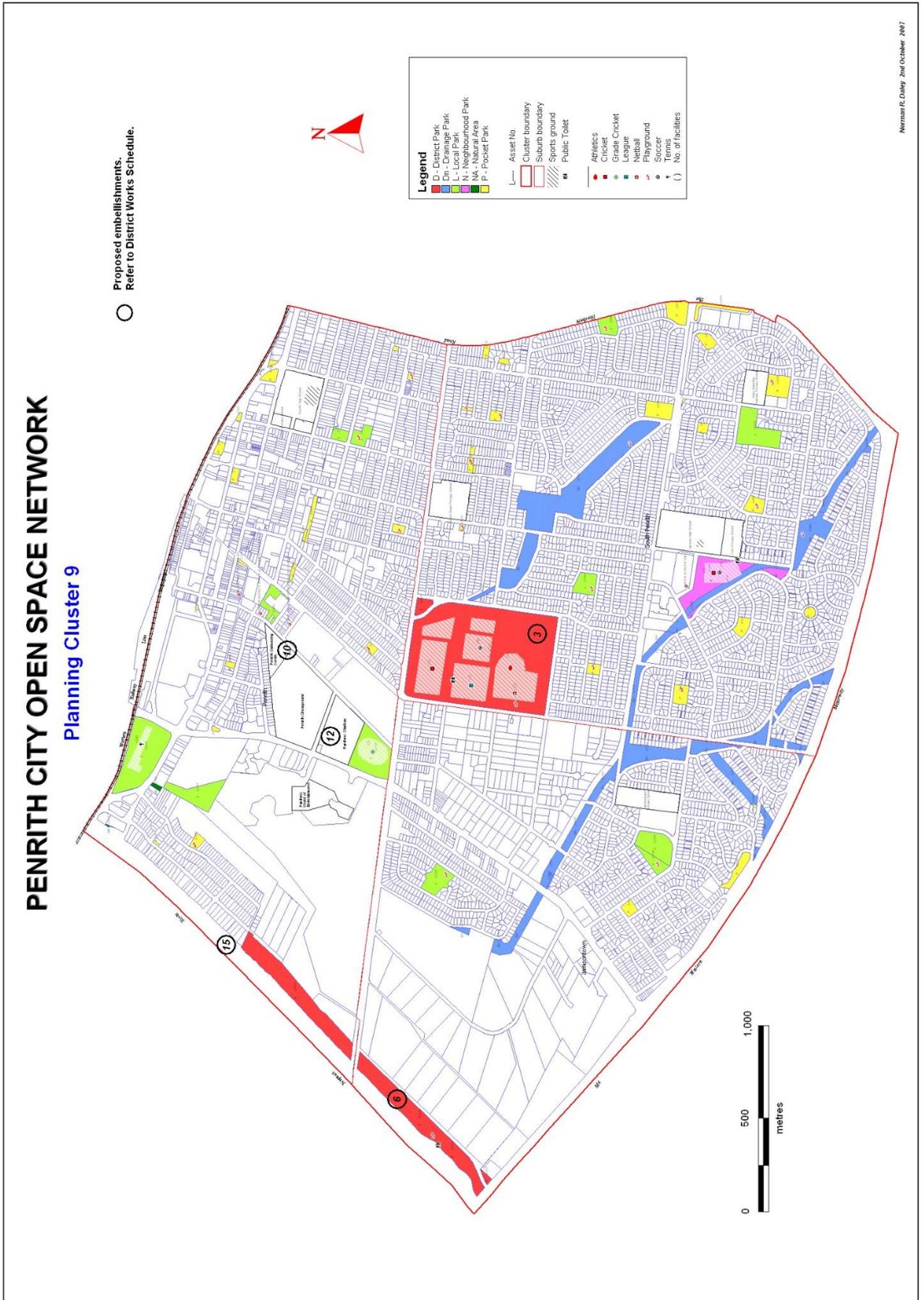
Norman R. Daley 27.8.2007

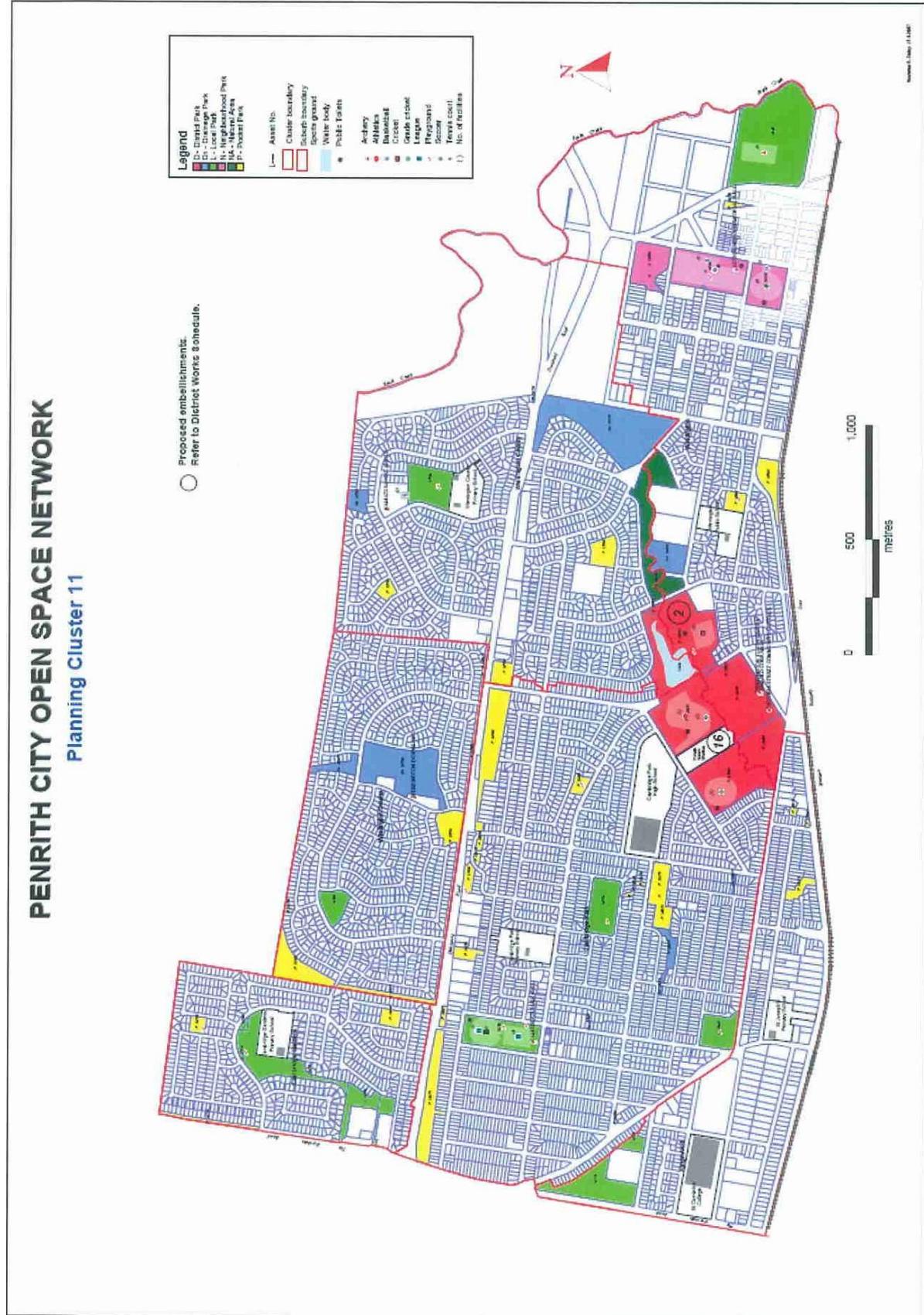
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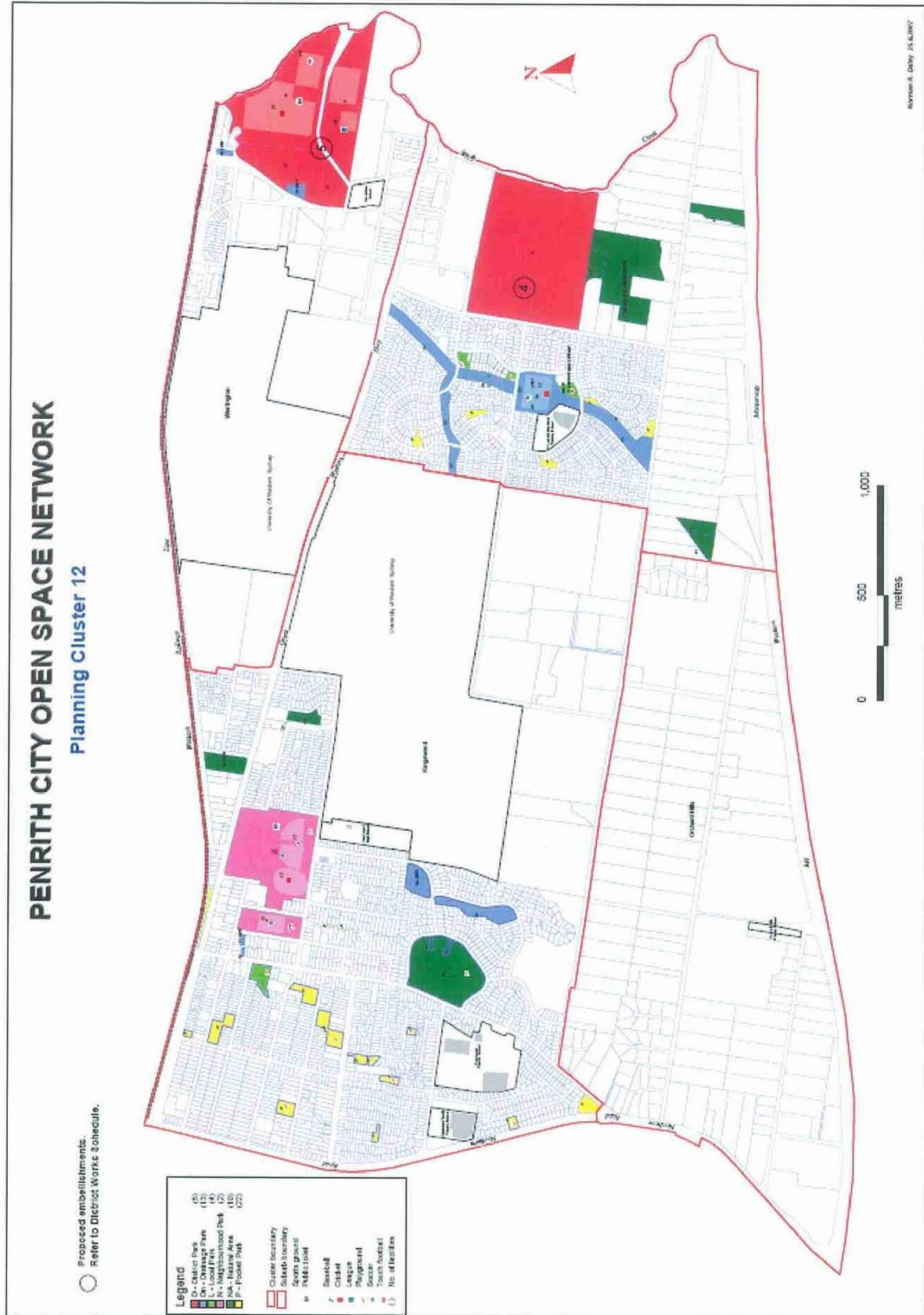
Planning Cluster 7



Norman R. Daley 27.8.2007







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