



PENRITH CITY

GLENMORE PARK STAGE 3 AT MULGOA

DEVELOPMENT CONTRIBUTIONS PLAN 2022

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

Adopted by council on xx xx 2022
Effective from on xx xx 2022

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CONTRIBUTIONS SUMMARY

1.1 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 at Mulgoa only.

The contributions described in this Plan relate to local infrastructure and not State or regional infrastructure funded through other state-based contributions.

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

Table 1 Glenmore Park Stage 3 at Mulgoa residential development contributions

Development Type	Contribution per dwelling
Single lots-dwellings in R2 & C4 Zones	\$92,253
Medium density dwellings—in R3 Zones	\$71,422
Studio dwellings—in R3 Zones	\$59,518
Shop top dwellings—in B2 Zones	\$71,422
Secondary dwellings	\$44,639
Seniors Living Independent Living Unit	\$44,639

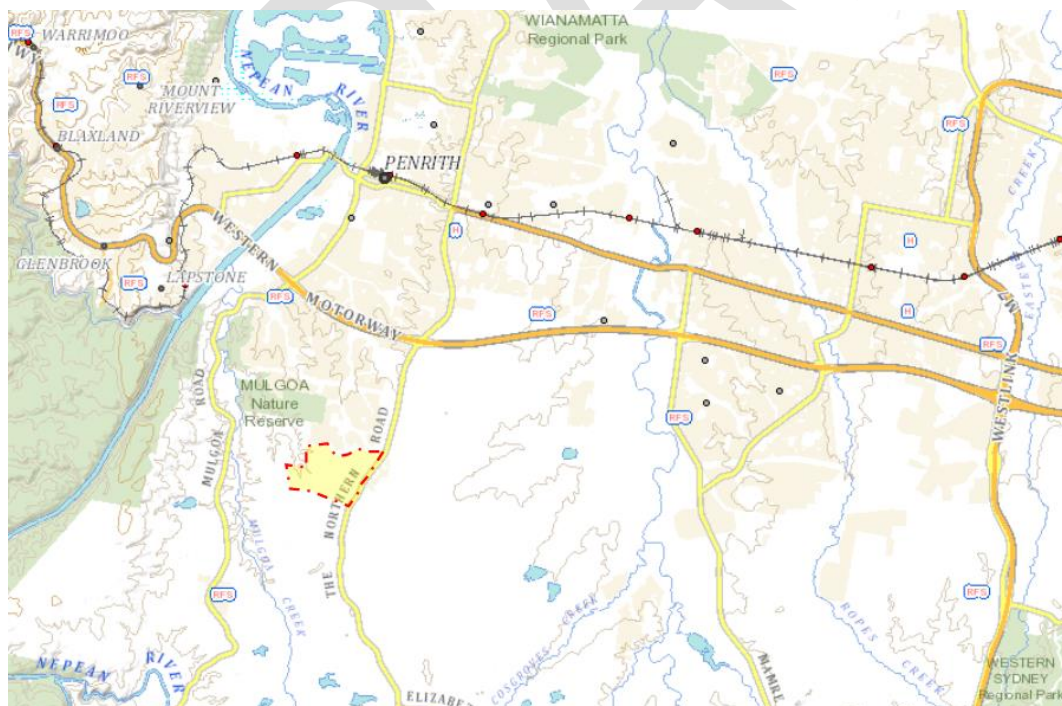
1.2 GLENMORE PARK STAGE 3 AT MULGOA

Glenmore Park Stage 3 release area spans approximately 206ha approximately located 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, the release benefits from good access to jobs and infrastructure upgrades associated with the airport. The area is planned to accommodate the following mix of uses:

- 517 medium density dwellings including townhouses, dwellings above garages and smaller adaptable housing predominantly on lots averaging around 200m²
- 1,702 low density residential dwellings on lots averaging around 400m²
- 81 large Environmental Conservation lots with minimums ranging between 1,000m² and 4,000m²
- A local centre for retail activities including shop top housing with 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 lineal parks.

Figure 1 shows the location of Glenmore Park Stage 3 at Mulgoa to which this Contributions Plan applies.

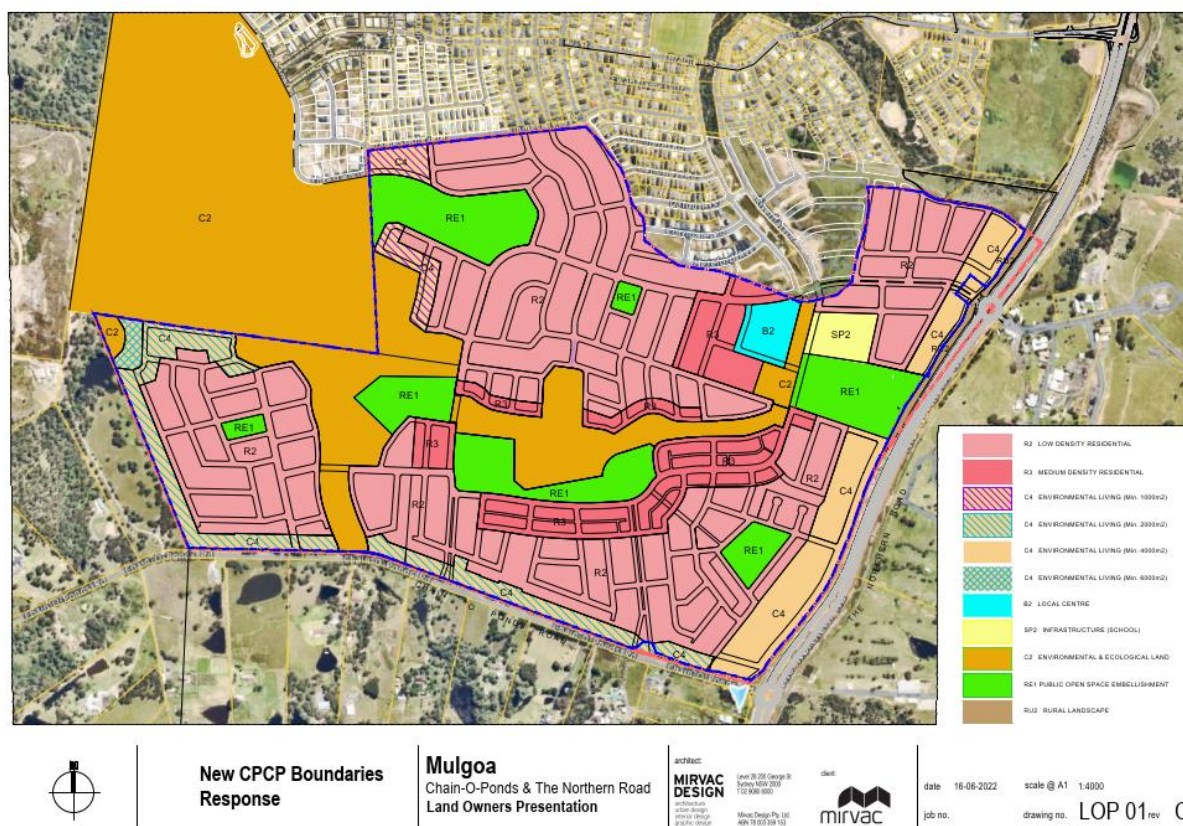
Figure 1 Location of Glenmore Park Stage 3



Source: Six Maps

Figure 2 is the masterplan for Glenmore Park Stage 3 at Mulgoa which shows where different types of residential and non-residential development are expected to occur.

Figure 2 Glenmore Park Stage 3 Masterplan



Source: Mirvac

The Plan applies to residential development in the Glenmore Park Stage 3 at Mulgoa area.

1.3 SUMMARY OF LOCAL INFRASTRUCTURE NEEDS

The additional population and employment growth within Glenmore Park Stage 3 at Mulgoa 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 road designed to take bus services and cycleways.

Contributions of land, works and money from the developers of land in Glenmore Park Stage 3 at Mulgoa 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 \$205,547,411 (see **Appendix A** for the more detailed Land and Works Schedule).

Table 2 Glenmore Park Stage 3 at Mulgoa local infrastructure costs

Infrastructure category	Land cost	Works cost	Total cost
Transport & Traffic Management	\$37,329,857	\$46,490,163	\$84,020,020
Water Cycle Management	\$5,631,063	\$21,042,000	\$26,673,063
Open space and recreation	\$42,866,509	\$51,987,819	\$94,854,328
Plan administration (1.5% of works)	-	-	\$1,795,800
Total local infrastructure	\$85,827,429	\$119,719,982	\$207,343,211

1.4 SUMMARY OF CONTRIBUTION RATES

1.4.1 RESIDENTIAL DEVELOPMENT

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

Table 3 Glenmore Park Stage 3 at Mulgoa residential development contributions

	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	\$19,164	\$14,837	\$14,837	\$12,364	\$9,273	\$9,273
Works	\$23,242	\$17,994	\$17,994	\$14,995	\$11,246	\$11,246
Sub total	\$42,407	\$32,831	\$32,831	\$27,359	\$20,519	\$20,519
Water Cycle Management						
Land acquisition	\$2517	\$1,949	\$1,949	\$1,624	\$1,218	\$1,218
Works	\$8970	\$6,944	\$6,944	\$5,787	\$4,340	\$4,430
Sub total	\$11,487	\$8,893	\$8,893	\$7,411	\$5,558	\$5,558
Transport & Traffic Management						
Land acquisition	\$16,689	\$12,291	\$12,291	\$10,767	\$8,075	\$8,075
Works	\$20,874	\$16,160	\$16,160	\$13,467	\$10,100	\$10,100
Sub total	\$37,563	\$29,081	\$29,081	\$24,324	\$18,176	\$18,176
Plan administration	\$796	\$616	\$616	\$514	\$385	\$385
Total contributions	\$92,253	\$71,422	\$71,422	\$59,518	\$44,369	\$44,369

1.4.2 LATEST INDEXED RATES

Contributions in **Tables 1** and **4** are expressed in March 2022 dollars, representing the base period of the Plan.

The section 7.11 contribution to be imposed on a development will reflect the latest, indexed contributions rates authorised by this Plan.

Section 2.2.4 establishes how the rates to be levied must be indexed (with the works cost share of contributions indexed by the CPI and the cost of land to be acquired indexed by the Established House Price Index).

At the time of payment, it is also necessary for monetary contributions to be updated for any further inflation that occurs from the consent date (see **Section 2.4.3**).

The latest contribution rates will also be published each quarter on Council's website and applicants and accredited certifiers can access the link to the latest contribution rates here.

1.4.3 ALLOWANCE FOR EXISTING DEVELOPMENT

An allowance for existing development is made in determining the contributions payable so that existing development is provided with a credit for its existing local infrastructure needs. **Section 2.2.1** explains how to calculate the contribution for this adjustment.

1.4.4 DEVELOPMENT EXEMPT FROM CONTRIBUTIONS

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

- development for the sole purpose of affordable or social housing;
- development for the purpose of infrastructure provided by Council or any other public authority;
- 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; or
- development for the purpose of any form of seniors housing defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that is provided by a social housing provider.
- 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 or not a contribution would apply to their development. In certain cases, developers might need to include a submission arguing the case for exemption with a development application (DA).

1.5 SUMMARY OF PAYMENT TIMING AND SETTLEMENT OPTIONS

Council's policy in relation to the timing of payments of monetary contributions is as follows:

- DAs involving subdivision works: payment to be made prior to release of a Subdivision Certificate (linen plan).
- DAs 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 works authorised in a Complying Development Certificate commencing.

More detail about the timing of payments is contained in **Section 2.4.1**.

Deferred payments are only allowed in special circumstances and on written request to Council, as outlined in **Section 2.4.4**.

Instead of paying monetary contributions, a developer may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this Plan as works-in-kind or as a land dedication.

Developers can also propose to provide another type of material public benefit (MPB) as means of satisfying development contributions required under the Plan, which is also subject to the agreement of Council. More detail on alternative settlement options is explained in **Section 2.5**.

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 at Mulgoa Development Contributions Plan 2022.

2.1.2 PURPOSE OF THE PLAN

Sections 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 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 provides summary information about the local infrastructure contributions payable; how to impose, pay and settle contributions; and other administrative matters.

The Plan's **Technical Document** provides more detail about the local infrastructure strategies for Glenmore Park Stage 3 at Mulgoa and how contributions have been determined to fund the infrastructure requirements.

2.1.4 PLAN COMMENCEMENT

This Plan commences on the date on which public notice was given under clause 31(2) of the EP&A Regulation or the date specified in that notice if it is a different date.

2.1.5 LAND AND DEVELOPMENT TO WHICH THIS PLAN APPLIES

This Plan applies to land for the purpose of residential (not exempted under **Section 1.4.5**) within the Glenmore Park Stage 3 at **Mulgoa** only, as identified in **Figure 1**.

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 5** 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 5 Assumed dwelling occupancy rates²

Development type	Occupancy rate
Single dwelling on a separate lot	3.1 persons per dwelling
Medium Density dwelling including shop top housing	2.4 persons per dwelling
Studio dwellings	2.0 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 2016 calculation of average occupancy rates for dwelling types in Penrith LGA

² The occupancy rates for dwelling type are determined using 2016 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.

WORKED EXAMPLE:

A construction of medium density dwellings in Glenmore Park Stage 3 at Mulgoa 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 \$71,422 (refer Table 3) = \$1,785,549
<u>plus</u> 2 studio	=	2 x \$59,518 (refer Table 3) = \$119,037
<u>less</u> 1 x dwelling lot credit	=	1 x \$92,253 (refer to Table 3) = \$92,253
Total contribution under this Plan	=	\$1,693,296

2.2.2 INDEXING CONTRIBUTION AMOUNTS IN THE CONDITION OF CONSENT

The contributions stated in a development consent or CDC are calculated using the indexed section 7.11 contribution rates determined in accordance with this Plan.

The component of the contribution rate for works schedule items (other than land yet to be acquired) will be indexed (subject to the Note below) as follows:

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

Where:

- \$C_w** is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the Plan
- Current CPI** is the most recent quarterly CPI as published by the ABS at the time of the development consent
- Base CPI** is the CPI in the quarter of the date of adoption of this Plan, or the previous quarter if this is not yet published

The component of the contribution rate for works schedule items involving land yet to be acquired will be indexed (subject to the Note) as follows:

$\$C_L$ X Current EHPI

Base EHPI

Where:

- $\$C_L$** is the contribution rate for land yet to be acquired at the time of adoption of the Plan
- Current EHPI** is the most recent quarterly Established House Price Index for Sydney (EHPI) published by the ABS at the time of the development consent
- Base EHPI** is the EHPI 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 EHPI 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 (see Plan References at the end of this Plan).

Under the current policy, a capped amount of \$30,000 per dwelling or residential lot applies in designated greenfield areas. Councils can only levy contributions above the cap if the contributions plan has been reviewed by IPART and Council has implemented any subsequent advice given by the Minister. An essential works list applies (excluding any capital works for community facilities) when councils are seeking local infrastructure contributions above these caps.

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

This Plan requires that, in relation to an application made to an Accredited Certifier for a CDC:

- the Accredited Certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this Plan.
- the amount of the monetary contribution that the Accredited Certifier must impose is the amount determined in accordance with this section.
- the terms of the condition be in accordance with this section.

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 1.4.5** 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 **Tables 3** or 4 of this Plan, taking into account any exempt development specified in **Section 1.4.5** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Sections 2.2.4** and **2.4.3** to reflect the indexed charge for the provision of infrastructure.

Construction Certificates

It is the responsibility of an Accredited Certifier issuing a Construction Certificate for building work or subdivision work 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 provided to the Council in accordance with section 142(2) of the EP&A 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 updated in accordance with the relevant indexes (see **Section 2.2.4** for the indexes applicable to contribution rates in the condition of consent or CDC 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 (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 works authorised in a Complying Development Certificate commencing.

Note: Where a '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 in 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 contribution rates that are applicable at the time of payment in the following manner:

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

Where:

$\$C_P$ is the amount of the contribution calculated at the time of payment

$\$C_{DC}$ is the amount of the original contribution as set out in the development consent

$\$C_Q$ is the contribution amount applicable at the time of payment

$\$C_C$ is the contribution amount applicable at the time of the original consent.

The current contributions are published by Council on its website and are also available from Council offices. Should the Council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the most recent validly published rate.

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.

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 satisfying its obligations 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 WIK / Material Public Benefits Policy.

Applicants who may be considering an in-kind contribution are encouraged to consult Council's WIK / Material Public Benefits 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. Where the offer is made before the grant of development consent, the applicant's request:

- may be contained in the relevant DA; or

- may constitute 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 adjustment using the indices listed in **Section 2.2.4**).

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. 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.

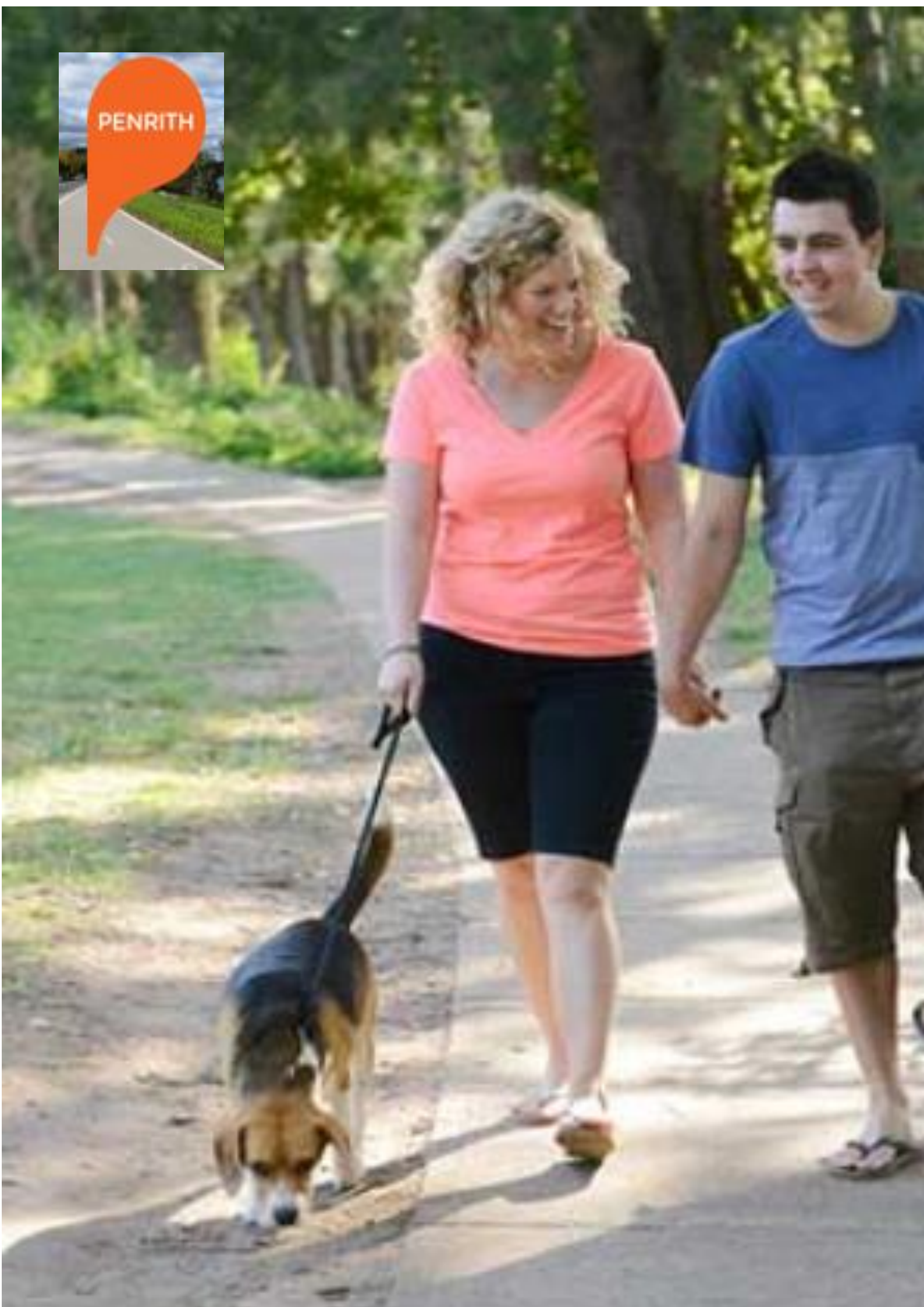
2.5.4 POLICY ON SURPLUS CONTRIBUTIONS MADE BY A DEVELOPER

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 at Mulgoa 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.



3. OTHER ADMINISTRATION MATTERS

3.1 RELATIONSHIP TO OTHER CONTRIBUTION PLANS

This Plan does not repeal Council's Section 7.12 City Wide Development Contributions Plan for Non- Residential Development that will apply to the local shops and educational establishments.

This Plan does not limit or otherwise affect any requirements for the payment of special infrastructure contributions (SICs) pursuant to Subdivision 4 of Division 7.1 of Part 7 of the EP&A Act.

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.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council must first be 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 Divisions 5 and 6 of Part 4 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 for inspection free of charge at the Council.

3.5 REVIEW OF THE PLAN

Pursuant to clause 32(3) of the EPA 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 at Mulgoa.

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

ABS means the Australian Bureau of Statistics.

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*.

EHPI means the Established House Price Index for Sydney published by the ABS.

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.

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

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

DRAFT

GP3 S7.11 PLAN: LAND ACQUISITION SCHEDULE

Adopted Base Land Acquisition Rates

Underlying Land Zoning	<10,000 m ²	>10,000 m ²	>20,000 m ²	>50,000 m ²
C2	\$80	\$50	\$15	\$10
R2	\$350		\$300	\$275
R3		\$300	\$300	\$275

NOTE: Underlying Land Zoning and base Land Rates supplied by Cushman & Wakefield, 11th April 2022 in letter titled "Stage 3, Glenmore Park Development Contributions Plan"

ID	Description	Length (m)	E/O width (per lin m)	Area (m ²)	Unit	Rate (\$ per Unit)	Value (\$)	Disturbance (\$) (5.5% < \$3.1M, 7.0% > \$3.1M)	Total (\$)	Contribution Rate (\$/person)
Open Space & Recreation										6,182.08
Local Parks										1,370.65
L1	Local Park 1	N/A	N/A	5,099	m ²	\$ 350	\$ 1,784,650	\$ 98,156	\$ 1,882,806	271.53
L2	Local Park 2	N/A	N/A	17,450	m ²	\$ 300	\$ 5,235,000	\$ 366,450	\$ 5,601,450	807.82
L3	Local Park 3	N/A	N/A	5,470	m ²	\$ 350	\$ 1,914,500	\$ 105,298	\$ 2,019,798	291.29
District Parks										4,593.42
D1	District Park 1	N/A	N/A	67,837	m ²	\$ 10	\$ 678,370	\$ 37,310	\$ 715,680	103.21
D2	District Park 2	N/A	N/A	29,520	m ²	\$ 15	\$ 442,800	\$ 24,354	\$ 467,154	67.37
D3	District Park 3	N/A	N/A	50,400	m ²	\$ 275	\$ 13,860,000	\$ 970,200	\$ 14,830,200	2,138.77
D4	District Park 4	N/A	N/A	53,824	m ²	\$ 275	\$ 14,801,600	\$ 1,036,112	\$ 15,837,712	2,284.07
Linear Open Space										218.01
LIN1	Linear Open Space 1 (Riparian corridor)	N/A	N/A	156,043	m ²	N/A	\$ -	\$ -	\$ -	0.00
LIN2	Linear Open Space 2 (Riparian corridor)	N/A	N/A	37,742	m ²	N/A	\$ -	\$ -	\$ -	0.00
LIN3	Linear Open Space 3 (Riparian corridor)	N/A	N/A	17,129	m ²	N/A	\$ -	\$ -	\$ -	0.00
LIN4	Linear Open Space 4	N/A	N/A	4,094	m ²	350	\$ 1,432,900	\$ 78,810	\$ 1,511,710	218.01
Water Cycle Management										812.09
Trunk Drainage										0.00
TD1	Trunk Drainage 1 - Chain-O-Ponds Rd (East)	N/A	N/A	N/A	m ²	\$ -	\$ -	\$ -	\$ -	0.00
TD2	Trunk Drainage 2 - Chain-O-Ponds Rd (West)	N/A	N/A	N/A	m ²	\$ -	\$ -	\$ -	\$ -	0.00
TD3	Trunk Drainage 3 - Piped Diversion (West)	N/A	N/A	N/A	m ²	\$ -	\$ -	\$ -	\$ -	0.00
Dry Detention Basins (no permanent ponding)										114.11
VB1	Dry Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	15,000	m ²	\$ 50	\$ 750,000	\$ 41,250	\$ 791,250	114.11
Wet Detention Basins (with permanent ponding)										265.27
MB1	Wet Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	13,800	m ²	\$ 50	\$ 690,000	\$ 37,950	\$ 727,950	104.98
VB2	Wet Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	33,000	m ²	\$ -	\$ -	\$ -	\$ -	0.00
MB3	Wet Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	20,100	m ²	\$ 15	\$ 301,500	\$ 16,583	\$ 318,083	45.87
VB4	Wet Detention Basin as required by the underlying SWMP for GP3	N/A	N/A	9,400	m ²	\$ 80	\$ 752,000	\$ 41,360	\$ 793,360	114.42
Raingardens										432.71
RG A	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	1,800	m ²	\$ -	\$ -	\$ -	\$ -	0.00
RG B	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	1,200	m ²	\$ -	\$ -	\$ -	\$ -	0.00
RG C	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	9,000	m ²	\$ 80	\$ 720,000	\$ 39,600	\$ 759,600	109.55
RG D	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	6,200	m ²	\$ 80	\$ 496,000	\$ 27,280	\$ 523,280	75.47
RG E	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	14,000	m ²	\$ 50	\$ 700,000	\$ 38,500	\$ 738,500	106.50
RG F	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	3,000	m ²	\$ 80	\$ 240,000	\$ 13,200	\$ 253,200	36.52
RG G	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	2,100	m ²	\$ 80	\$ 168,000	\$ 9,240	\$ 177,240	25.56
RG H	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	4,000	m ²	\$ -	\$ -	\$ -	\$ -	0.00
RG J	Rain Garden as required by underlying SWMP for GP3	N/A	N/A	6,500	m ²	\$ 80	\$ 520,000	\$ 28,600	\$ 548,600	79.12
Underground Tanks										0.00
UT1	Underground Tank for water harvesting and irrigation of sportsfields within D4	N/A	N/A	0	m ²	\$ -	\$ -	\$ -	\$ -	0.00
GPTs										0.00
GPT-VB1	Gross Pollutant Trap/s for VB1 as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT2-VB2	Gross Pollutant Trap/s for VB2 as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT3-VB4	Gross Pollutant Trap/s for VB4 as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00

GP3 S7.11 PLAN: WORKS SCHEDULE

ID	Description	Quantity	Unit	Rate (\$ per Unit)	Value (\$)	Professional Fees (\$ (15%)	Contingency (\$ (10%)	Total (\$)	Contribution Rate (\$/person)
Open Space & Recreation								\$ 51,987,819	\$ 7,497.52
Local Parks								\$ 4,842,222	\$ 698.33
L1	Local Park 1	5,099	m ²	\$ 273	\$ 1,114,669	\$ 167,200	\$ 111,467	\$ 1,393,336	\$ 200.94
L2	Local Park 2	17,450	m ²	\$ 131	\$ 1,822,303	\$ 273,345	\$ 182,230	\$ 2,277,879	\$ 328.51
L3	Local Park 3	5,470	m ²	\$ 214	\$ 936,805	\$ 140,521	\$ 93,680	\$ 1,171,006	\$ 168.88
District Parks								\$ 36,625,245	\$ 5,281.98
D1	District Park 1	67,837	m ²	\$ 60	\$ 3,248,970	\$ 487,345	\$ 324,897	\$ 4,061,212	\$ 585.70
D2	District Park 2	29,520	m ²	\$ 108	\$ 2,552,807	\$ 382,921	\$ 255,281	\$ 3,191,008	\$ 460.20
D3	District Park 3	50,400	m ²	\$ 277	\$ 11,153,603	\$ 1,673,041	\$ 1,115,360	\$ 13,942,004	\$ 2,010.67
D4	District Park 4	53,824	m ²	\$ 287	\$ 12,344,816	\$ 1,851,722	\$ 1,234,482	\$ 15,431,020	\$ 2,225.41
Linear Open Space								\$ 10,520,353	\$ 1,517.21
LIN1	Linear Open Space 1 (Riparian corridor)	156,043	m2	\$ 43	\$ 5,312,193	\$ 796,829	\$ 531,219	\$ 6,640,241	\$ 957.64
LIN2	Linear Open Space 2 (Riparian corridor)	37,742	m2	\$ 42	\$ 1,260,343	\$ 189,051	\$ 126,034	\$ 1,575,429	\$ 227.20
LIN3	Linear Open Space 3 (Riparian corridor)	17,129	m2	\$ 92	\$ 1,262,358	\$ 189,354	\$ 126,236	\$ 1,577,948	\$ 227.57
LIN4	Linear Open Space 4	4,094	m2	\$ 178	\$ 581,388	\$ 87,208	\$ 58,139	\$ 726,735	\$ 104.81
Water Cycle Management								\$ 21,042,000	\$ 2,893.48
Trunk Drainage								\$ 1,624,000	\$ 234.21
TD1	Trunk Drainage 1 - Chain-O-Ponds Rd (East)	230	lin m	\$ 1,217	\$ 200,000	\$ 30,000	\$ 50,000	\$ 280,000	\$ 40.38
TD2	Trunk Drainage 2 - Chain-O-Ponds Rd (West)	500	lin m	\$ 2,520	\$ 900,000	\$ 135,000	\$ 225,000	\$ 1,260,000	\$ 181.71
TD3	Trunk Drainage 3 - Piped Diversion (West)	160	lin m	\$ 525	\$ 60,000	\$ 9,000	\$ 15,000	\$ 84,000	\$ 12.11
Dry Detention Basins (no permanent ponding)								\$ 1,258,600	\$ 40.38
VB1	Dry Detention Basin as required by the underlying SWMP for GP3	15,000	m ²	\$ 84	\$ 868,000	\$ 130,200	\$ 260,400	\$ 1,258,600	\$ 40.38
Wet Detention Basins (with permanent ponding)								\$ 4,680,200	\$ 674.96
MB1	Wet Detention Basin as required by the underlying SWMP for GP3	13,800	m ²	\$ 37	\$ 365,000	\$ 54,750	\$ 91,250	\$ 511,000	\$ 73.69
VB2	Wet Detention Basin as required by the underlying SWMP for GP4	33,000	m ²	\$ 33	\$ 769,000	\$ 115,350	\$ 192,250	\$ 1,076,600	\$ 155.26
MB3	Wet Detention Basin as required by the underlying SWMP for GP5	20,100	m ²	\$ 37	\$ 534,000	\$ 80,100	\$ 133,500	\$ 747,600	\$ 107.82
VB4	Wet Detention Basin as required by the underlying SWMP for GP6	9,400	m ²	\$ 249	\$ 1,675,000	\$ 251,250	\$ 418,750	\$ 2,345,000	\$ 338.19
Raingardens								\$ 10,368,950	\$ 1,495.38
RG A	Rain Garden as required by underlying SWMP for GP3	1,800	m ²	\$ 214	\$ 266,000	\$ 39,900	\$ 79,800	\$ 385,700	\$ 55.62
RG B	Rain Garden as required by underlying SWMP for GP3	1,200	m ²	\$ 172	\$ 142,000	\$ 21,300	\$ 42,600	\$ 205,900	\$ 29.69
RG C	Rain Garden as required by underlying SWMP for GP3	9,000	m ²	\$ 200	\$ 1,240,000	\$ 186,000	\$ 372,000	\$ 1,798,000	\$ 259.30
RG D	Rain Garden as required by underlying SWMP for GP3	6,200	m ²	\$ 162	\$ 691,000	\$ 103,650	\$ 207,300	\$ 1,001,950	\$ 144.50
RG E	Rain Garden as required by underlying SWMP for GP3	14,000	m ²	\$ 255	\$ 2,462,000	\$ 369,300	\$ 738,600	\$ 3,569,900	\$ 514.84
RG F	Rain Garden as required by underlying SWMP for GP3	3,000	m ²	\$ 222	\$ 460,000	\$ 69,000	\$ 138,000	\$ 667,000	\$ 96.19
RG G	Rain Garden as required by underlying SWMP for GP3	2,100	m ²	\$ 224	\$ 325,000	\$ 48,750	\$ 97,500	\$ 471,250	\$ 67.96
RG H	Rain Garden as required by underlying SWMP for GP3	4,000	m ²	\$ 229	\$ 632,000	\$ 94,800	\$ 189,600	\$ 916,400	\$ 132.16
RG J	Rain Garden as required by underlying SWMP for GP3	6,500	m ²	\$ 208	\$ 933,000	\$ 139,950	\$ 279,900	\$ 1,352,850	\$ 195.10
Underground Tanks								\$ 435,000	\$ 62.73
UT1	Underground Tank for water harvesting and irrigation of sportsfields within D	1,000	m ³	\$ 435	\$ 300,000	\$ 45,000	\$ 90,000	\$ 435,000	\$ 62.73
GPT's								\$ 2,675,250	\$ 385.82
GPT-VB1	Gross Pollutant Trap/s for VB1 as required by underlying SWMP for GP3				\$ 160,000	\$ 24,000	\$ 48,000	\$ 232,000	\$ 33.46
GPT2-VB2	Gross Pollutant Trap/s for VB2 as required by underlying SWMP for GP3				\$ 320,000	\$ 48,000	\$ 96,000	\$ 464,000	\$ 66.92
GPT3-VB4	Gross Pollutant Trap/s for VB4 as required by underlying SWMP for GP3				\$ 175,000	\$ 26,250	\$ 52,500	\$ 253,750	\$ 36.60

GP3 S7.11 PLAN: LAND ACQUISITION SCHEDULE

Adopted Base Land Acquisition Rates

Underlying Land Zoning	<10,000 m ²	>10,000 m ²	>20,000 m ²	>50,000 m ²
C2	\$80	\$50	\$15	\$10
R2	\$350		\$300	\$275
R3		\$300	\$300	\$275

NOTE: Underlying Land Zoning and base Land Rates supplied by Cushman & Wakefield, 11th April 2022 in letter titled "Stage 3, Glenmore Park Development Contributions Plan"

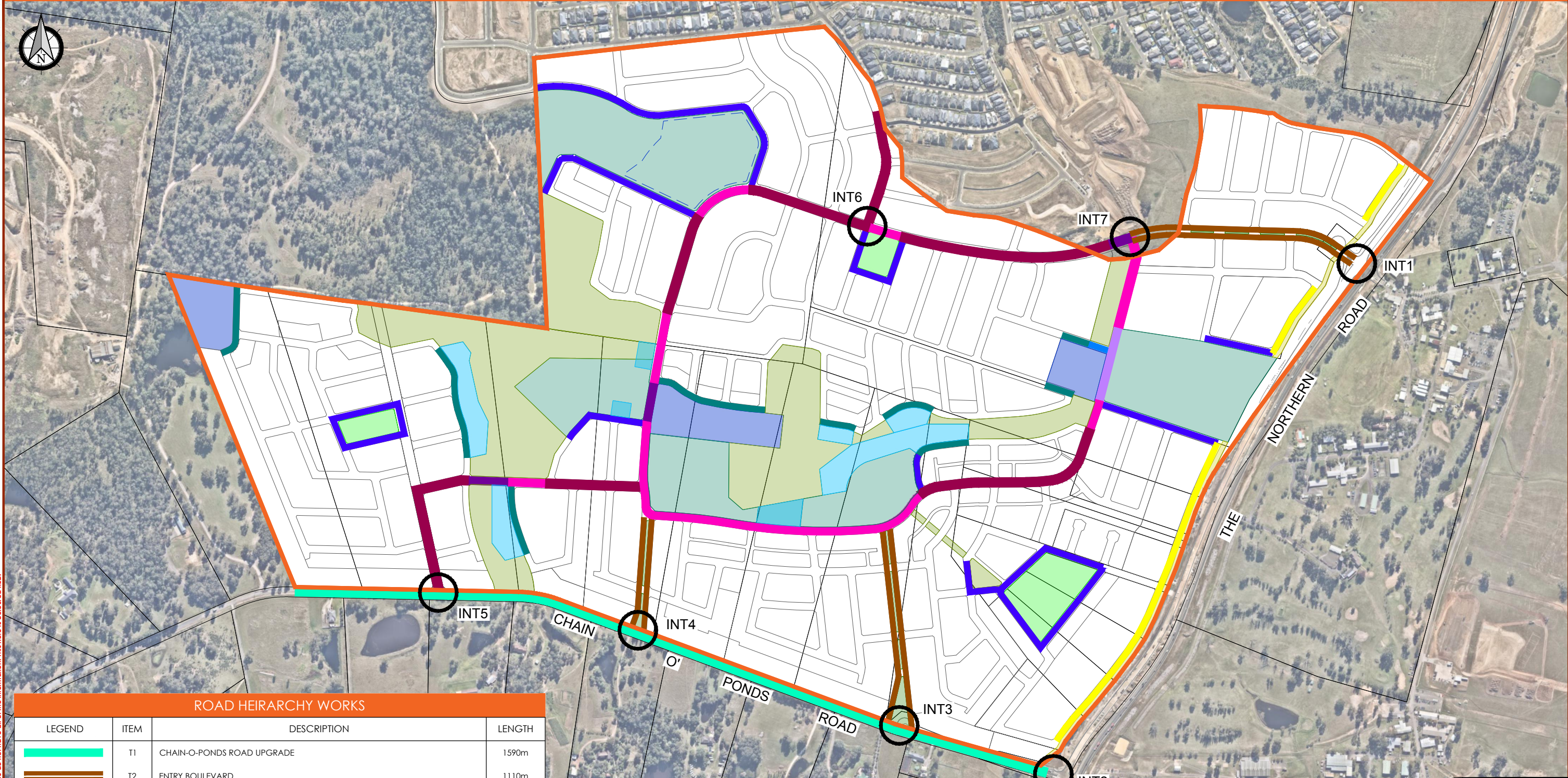
ID	Description	Length (m)	E/O width (per lin m)	Area (m ²)	Unit	Rate (\$ per Unit)	Value (\$)	Disturbance (\$) (5.5% < \$3.1M, 7.0% > \$3.1M)	Total (\$)	Contribution Rate (\$/person)
GPT4-MB1	Gross Pollutant Trap/s for MB1 as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT5-MB3	Gross Pollutant Trap/s for MB3 as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT6-RGA	Gross Pollutant Trap/s for RGA as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT6-RGB	Gross Pollutant Trap/s for RGB as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT6-RGC	Gross Pollutant Trap/s for RGC as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT6-RGD	Gross Pollutant Trap/s for RGD as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT6-RGE	Gross Pollutant Trap/s for RGE as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT6-RGF	Gross Pollutant Trap/s for RGF as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT6-RGG	Gross Pollutant Trap/s for RGG as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
GPT6-RGH	Gross Pollutant Trap/s for RGH as required by underlying SWMP for GP3			0	m ²		\$ -	\$ -	\$ -	0.00
Transport & Traffic Management									\$ 37,329,857	5,383.60
Road Hierarchy Works									\$ 36,228,015	5,224.69
T1	Chain-O-Ponds Road Upgrade	1,590	0	0	m ²	\$ 350	\$ -	\$ -	\$ -	0.00
T2	Entry Boulevard	1,110	23	25,530	m ²	\$ 300	\$ 7,659,000	\$ 536,130	\$ 8,195,130	1,181.88
T3.1	Collector Road (adjacent to development on both sides)	1,872	19.6	36,691	m ²	\$ 300	\$ 11,007,360	\$ 770,515	\$ 11,777,875	1,698.57
T3.2	Collector Road (adjacent to riparian or open space on one side)	1,425	16.8	23,940	m ²	\$ 300	\$ 7,182,000	\$ 502,740	\$ 7,684,740	1,108.27
T3.3	Collector Road (adjacent to riparian one side, open space one side)	150	14	2,100	m ²	\$ 350	\$ 735,000	\$ 40,425	\$ 775,425	111.83
T3.4	Collector Road (riparian crossing)	210	19.6	4,116	m ²	\$ 80	\$ 329,280	\$ 18,110	\$ 347,390	50.10
T4.1a	Minor Local Road (adjacent to open space on one side)	2,966	5	14,830	m ²	\$ 350	\$ 5,190,500	\$ 363,335	\$ 5,553,835	800.96
T4.1b	Minor Local Road (adjacent to riparian on one side)	1,182	5	5,910	m ²	\$ -	\$ -	\$ -	\$ -	0.00
T4.2	Minor Local Road (riparian crossing)	50	15.6	780	m ²	\$ 80	\$ 62,400	\$ 3,432	\$ 65,832	9.49
T5	Perimeter Road (The Northern Road interface)	990	5	4,950	m ²	\$ 350	\$ 1,732,500	\$ 95,288	\$ 1,827,788	263.60
Intersections									\$ -	0.00
INT1	Entry Boulevard / The Northern Road	N/A	N/A	0	m ²	\$ -	\$ -	\$ -	\$ -	0.00
INT2	Chain-O-Ponds Rd / The Northern Road	N/A	N/A	0	m ²	\$ -	\$ -	\$ -	\$ -	0.00
INT3	Chain-O-Ponds Road / Entry Boulevard (East)	N/A	N/A	0	m ²	\$ 350	\$ -	\$ -	\$ -	0.00
INT4	Chain-O-Ponds Road / Entry Boulevard (West)	N/A	N/A	0	m ²	\$ 350	\$ -	\$ -	\$ -	0.00
INT5	Chain-O-Ponds Road / Collector Road	N/A	N/A	0	m ²	\$ 350	\$ -	\$ -	\$ -	0.00
INT6	Collector Road / Local Road (Vianello land)	N/A	N/A	0	m ²	\$ 350	\$ -	\$ -	\$ -	0.00
INT7	Collector Road / Entry Boulevard (Vianello Land)	N/A	N/A	0	m ²	\$ 350	\$ -	\$ -	\$ -	0.00
Active Transport									\$ 1,101,842	158.90
AT1	Shared path / Cycle way within road reserve	N/A	N/A	0	m ²	N/A	\$ -	\$ -	\$ -	0.00
AT2	Shared path / Cycle way within open space	N/A	N/A	0	m ²	N/A	\$ -	\$ -	\$ -	0.00
AT3	Shared path / Cycle way within linear open space / stormwater facility areas	N/A	N/A	13,055	m ²	\$ 80	\$ 1,044,400	\$ 57,442	\$ 1,101,842	158.90
AT4	Footpath within road reserve	N/A	N/A	0	m ²	N/A	\$ -	\$ -	\$ -	0.00

GP3 S7.11 PLAN: WORKS SCHEDULE

ID	Description	Quantity	Unit	Rate (\$ per Unit)	Value (\$)	Professional Fees (\$ (15%))	Contingency (\$ (10%))	Total (\$)	Contribution Rate (\$/person)
GPT4-MB1	Gross Pollutant Trap/s for MB1 as required by underlying SWMP for GP3				\$ 65,000	\$ 9,750	\$ 19,500	\$ 94,250	\$ 13.59
GPT5-MB3	Gross Pollutant Trap/s for MB3 as required by underlying SWMP for GP3				\$ 110,000	\$ 16,500	\$ 33,000	\$ 159,500	\$ 23.00
GPT6-RGA	Gross Pollutant Trap/s for RGA as required by underlying SWMP for GP3				\$ 65,000	\$ 9,750	\$ 19,500	\$ 94,250	\$ 13.59
GPT6-RGB	Gross Pollutant Trap/s for RGB as required by underlying SWMP for GP3				\$ 55,000	\$ 8,250	\$ 16,500	\$ 79,750	\$ 11.50
GPT6-RGC	Gross Pollutant Trap/s for RGC as required by underlying SWMP for GP3				\$ 225,000	\$ 33,750	\$ 67,500	\$ 326,250	\$ 47.05
GPT6-RGD	Gross Pollutant Trap/s for RGD as required by underlying SWMP for GP3				\$ 65,000	\$ 9,750	\$ 19,500	\$ 94,250	\$ 13.59
GPT6-RGE	Gross Pollutant Trap/s for RGE as required by underlying SWMP for GP3				\$ 240,000	\$ 36,000	\$ 72,000	\$ 348,000	\$ 50.19
GPT6-RGF	Gross Pollutant Trap/s for RGF as required by underlying SWMP for GP3				\$ 110,000	\$ 16,500	\$ 33,000	\$ 159,500	\$ 23.00
GPT6-RGG	Gross Pollutant Trap/s for RGG as required by underlying SWMP for GP3				\$ 110,000	\$ 16,500	\$ 33,000	\$ 159,500	\$ 23.00
GPT6-RGH	Gross Pollutant Trap/s for RGH as required by underlying SWMP for GP3				\$ 145,000	\$ 21,750	\$ 43,500	\$ 210,250	\$ 30.32
Transport & Traffic Management							sub-total	\$ 46,690,163	\$ 6,733.51
Road Hierarchy							sub-total	\$ 31,755,638	\$ 4,579.70
T1	Chain-O-Ponds Road Upgrade	1,590	lin m	\$ 3,770	\$ 5,994,300	\$ 899,145	\$ 599,430	\$ 7,492,875	\$ 1,080.60
T2	Entry Boulevard	1,110	lin m	\$ 3,850	\$ 4,273,500	\$ 641,025	\$ 427,350	\$ 5,341,875	\$ 770.39
T3.1	Collector Road (adjacent to development on both sides)	2,080	lin m	\$ 2,640	\$ 5,491,200	\$ 823,680	\$ 549,120	\$ 6,864,000	\$ 989.90
T3.2	Collector Road (adajcent to riparian or open space on one side)	1,425	lin m	\$ 2,430	\$ 3,462,750	\$ 519,413	\$ 346,275	\$ 4,328,438	\$ 624.23
T3.3	Collector Road (adjacent to riparian one side, open space one side)	150	lin m	\$ 2,440	\$ 366,000	\$ 54,900	\$ 36,600	\$ 457,500	\$ 65.98
T3.4	Collector Road (riparian crossing)	210	lin m	\$ 2,520	\$ 529,200	\$ 79,380	\$ 52,920	\$ 661,500	\$ 95.40
T4.1a	Minor Local Road (adjacent to open space on one side)	3,029	lin m	\$ 1,040	\$ 3,150,160	\$ 472,524	\$ 315,016	\$ 3,937,700	\$ 567.88
T4.1b	Minor Local Road (adjacent to riparian on one side)	1,182	lin m	\$ 950	\$ 1,122,900	\$ 168,435	\$ 112,290	\$ 1,403,625	\$ 202.43
T4.2	Minor Local Road (riparian crossing)	50	lin m	\$ 1,480	\$ 74,000	\$ 11,100	\$ 7,400	\$ 92,500	\$ 13.34
T5	Perimiter Road (The Northern Road interface)	990	lin m	\$ 950	\$ 940,500	\$ 141,075	\$ 94,050	\$ 1,175,625	\$ 169.54
Intersections							sub-total	\$ 12,603,276	\$ 1,817.61
INT1	Entry Boulevard / The Norther Road				\$ 3,418,354	\$ -	\$ -	\$ 3,418,354	\$ 492.98
INT2	Chain-O-Ponds Rd / The Northern Road				\$ 2,772,255	\$ -	\$ -	\$ 2,772,255	\$ 399.81
INT3	Chain-O-Ponds Road / Entry Boulevard (East)				\$ 1,416,366	\$ 212,455	\$ -	\$ 1,628,821	\$ 234.90
INT4	Chain-O-Ponds Road / Entry Boulevard (West)				\$ 1,847,544	\$ 277,132	\$ -	\$ 2,124,676	\$ 306.41
INT5	Chain-O-Ponds Road / Collector Road				\$ 1,953,018	\$ 292,953	\$ -	\$ 2,245,971	\$ 323.91
INT6	Collector Road / Local Road (Vianello land)				\$ 170,544	\$ 25,582	\$ -	\$ 196,126	\$ 28.28
INT7	Collector Road / Entry Boulevard (Vianello Land)				\$ 188,760	\$ 28,314	\$ -	\$ 217,074	\$ 31.31
Active Transport							sub-total	\$ 2,331,250	\$ 336.21
AT1	Shared path / Cycle way within road reserve	0	lin m	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AT2	Shared path / Cycle way within open space	0	lin m	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AT3	Shared path / Cycle way within linear open space / stormwater facility areas	3,730	lin m	\$ 500	\$ 1,865,000	\$ 279,750	\$ 186,500	\$ 2,331,250	\$ 336.21
AT4	Footpath within road reserve	0	lin m	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

GP3 S.7.11 PLAN: TRAFFIC & TRANSPORT MANAGEMENT ITEMS

300070-PSK-101



ROAD HEIRARCHY WORKS

LEGEND	ITEM	DESCRIPTION	LENGTH
	T1	CHAIN-O-PONDS ROAD UPGRADE	1590m
	T2	ENTRY BOULEVARD	1110m
	T3.1	COLLECTOR ROAD (ADJACENT TO DEVELOPMENT ON BOTH SIDES)	2080m
	T3.2	COLLECTOR ROAD (ADJACENT TO RIPARIAN OR OPEN SPACE ON ONE SIDE)	1425m
	T3.3	COLLECTOR ROAD (ADJACENT TO RIPARIAN ONE SIDE, OPEN SPACE ONE SIDE)	150m
	T3.4	COLLECTOR ROAD (RIPARIAN CROSSING)	210m
	T4.1a	MINOR LOCAL ROAD (ADJACENT TO OPEN SPACE ON ONE SIDE)	3029m
	T4.1b	MINOR LOCAL ROAD (ADJACENT TO RIPARIAN ON ONE SIDE)	1182m
	T4.2	MINOR LOCAL ROAD (RIPARIAN CROSSING)	50m
	T5	PERIMETER ROAD (THE NORTHERN ROAD INTERFACE)	990m

INTERSECTIONS

INT1	ENTRY BOULEVARD / THE NORTHER ROAD
INT2	CHAIN-O-PONDS ROAD / THE NORTHERN ROAD
INT3	CHAIN-O-PONDS ROAD / ENTRY BOULEVARD (EAST)
INT4	CHAIN-O-PONDS ROAD / ENTRY BOULEVARD (WEST)
INT5	CHAIN-O-PONDS ROAD / COLLECTOR ROAD
INT6	COLLECTOR ROAD / LOCAL ROAD (VIANELLO LAND)
INT7	COLLECTOR ROAD / ENTRY BOULEVARD (VIANELLO LAND)

LEGEND

	GP3 BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	LOCAL PARK
	DISTRICT PARK
	RIPARIAN ZONE
	MEDIANS
	LANDSCAPE BUFFER
	STORMWATER BASIN
	RAINGARDEN

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000 A3 1:8000	

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drawing title:
TRAFFIC & TRANSPORT MANAGEMENT ITEMS

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-101

client:



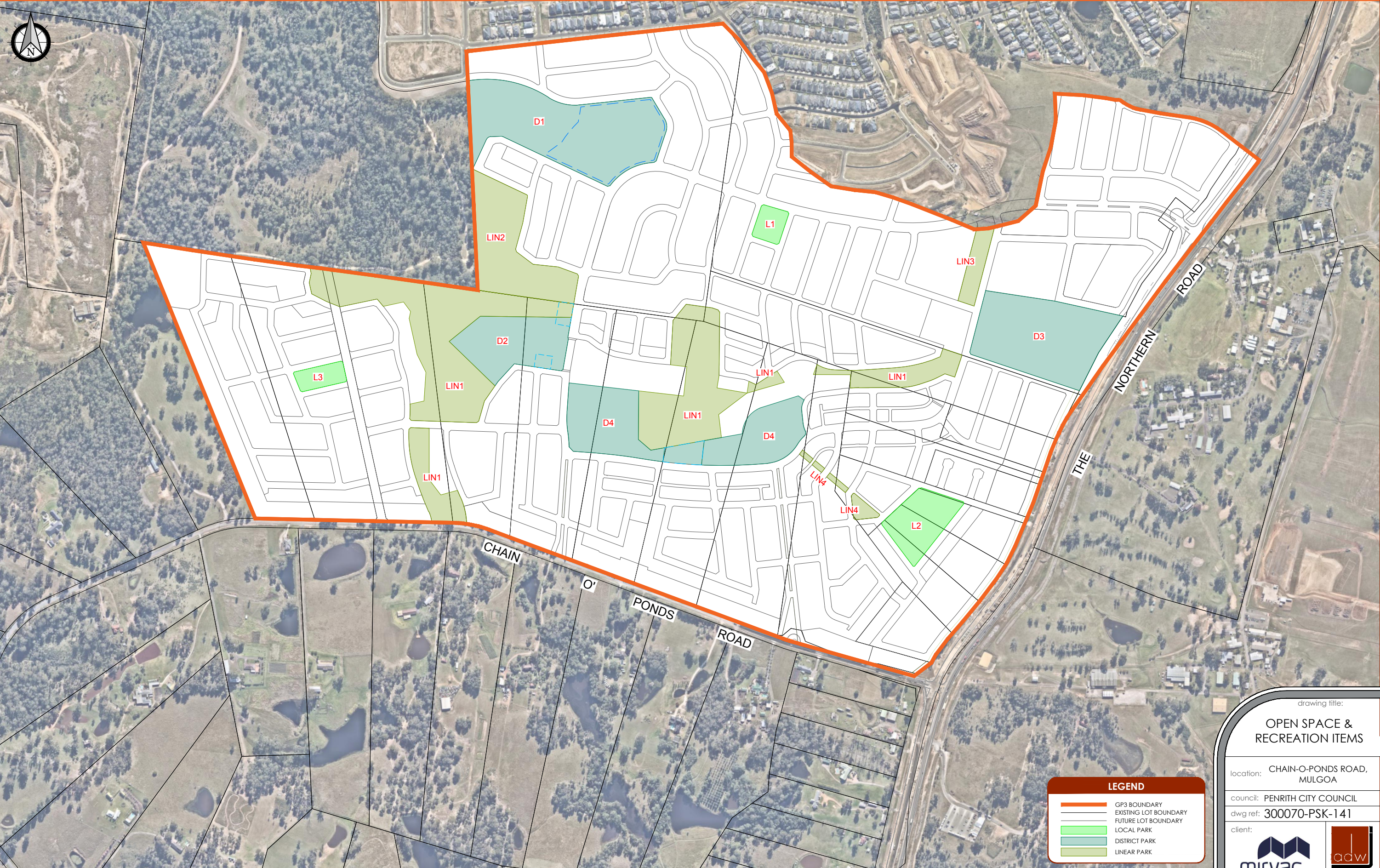
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Plotted By: Jacob Jackson Plot Date: 11/07/22 3:39:26PM Cad File: \\PFSERVER06\DRAWING\300070\DRAWINGS\PLANNING\GP3 S711\300070-PSK-101.DWG This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured red.

GP3 S.7.11 PLAN: OPEN SPACE & RECREATION ITEMS



Plot Date: 11/07/22 3:41:49PM Cod File: \\JPSERVER06\DRAWING\300070\DRAWINGS\PLANNING\GP3 S.7.11\300070-PSK-141.DWG
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LEGEND

- GP3 BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- LOCAL PARK
- DISTRICT PARK
- LINEAR PARK

drawing title:
OPEN SPACE & RECREATION ITEMS

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-141

client:

mirvac **adw johnson**

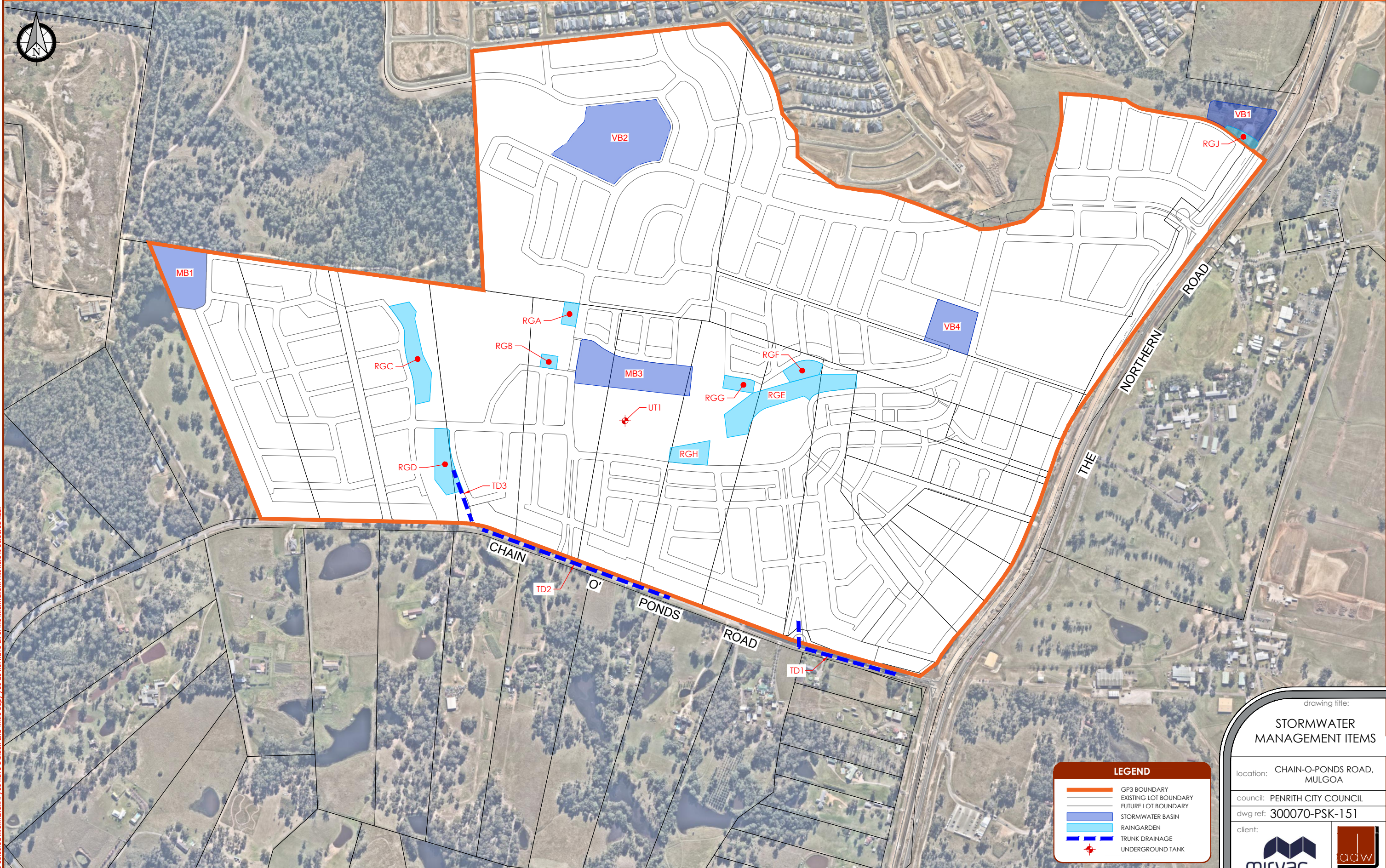
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000 0 100 200m A3 1:8000	

GP3 S.7.11 PLAN: STORMWATER MANAGEMENT ITEMS

300070-PSK-151



Plotted By: Jacob Jackson Plot Date: 11/07/22 3:41:58PM Cad File: \\JPSERVER06\DRAWING\300070\DRAWINGS\PLANNING\GP3 S.7.11\300070-PSK-151.DWG
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LEGEND

- GP3 BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- STORMWATER BASIN
- RAINGARDEN
- TRUNK DRAINAGE
- + UNDERGROUND TANK

drawing title:
STORMWATER MANAGEMENT ITEMS

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-151

client:



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 hunter office ph: (02) 4978 5100
 sydney office ph: (02) 8046 7411

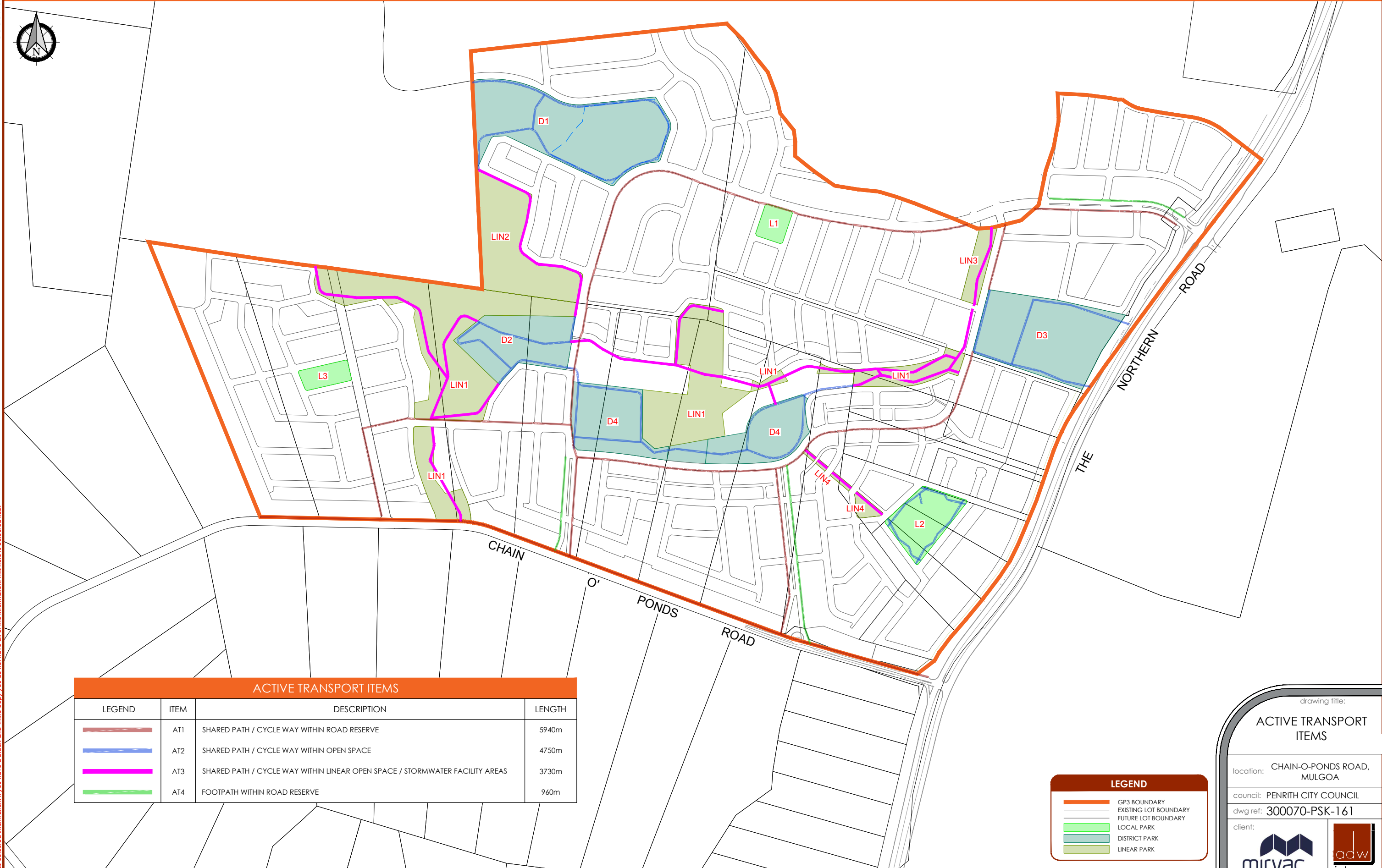


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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000 0 100 200m A3 1:8000	LOCATIONS AND SIZES OF STORMWATER MANAGEMENT FACILITIES SUBJECT TO REFINEMENT THROUGHOUT FUTURE DESIGN PHASES.

GP3 S.7.11 PLAN: ACTIVE TRANSPORT ITEMS

300070-PSK-161



ACTIVE TRANSPORT ITEMS

LEGEND	ITEM	DESCRIPTION	LENGTH
	AT1	SHARED PATH / CYCLE WAY WITHIN ROAD RESERVE	5940m
	AT2	SHARED PATH / CYCLE WAY WITHIN OPEN SPACE	4750m
	AT3	SHARED PATH / CYCLE WAY WITHIN LINEAR OPEN SPACE / STORMWATER FACILITY AREAS	3730m
	AT4	FOOTPATH WITHIN ROAD RESERVE	960m

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

ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	11.07.22	MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS	JJ	MO	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:4000 0 100 200m A3 1:8000	

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drawing title:

ACTIVE TRANSPORT ITEMS

location: CHAIN-O-PONDS ROAD, MULGOA

council: PENRITH CITY COUNCIL

dwg ref: 300070-PSK-161

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