

G4 Statement of developer contributions

G4-1 Summary of developer contributions

\$ '000	Opening balance at 1 July 2022	Contributions received during the year		Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2023	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land						
Drainage ¹	(6,752)	84	-	-	(81)	(141)	-	(6,890)	-
Roads	4,529	1,205	-	-	97	-	-	5,831	-
Parking	592	777	-	-	28	-	-	1,397	-
Open space	50,549	3,235	-	-	1,319	(11,205)	-	43,898	-
Community facilities	1,019	398	-	-	55	-	-	1,472	-
Other ¹	(257)	263	-	-	42	(226)	-	(178)	-
S7.11 contributions – under a plan	49,680	5,962	-	-	1,460	(11,572)	-	45,530	-
S7.12 levies – under a plan	3,394	4,144	-	-	152	(433)	-	7,257	-
Total S7.11 and S7.12 revenue under plans	53,074	10,106	-	-	1,612	(12,005)	-	52,787	-
S7.4 planning agreements	126	10,099	1,414	953	175	(2,367)	-	10,400	-
Total contributions	53,200	20,205	1,414	953	1,787	(14,372)	-	63,187	-

(1) Prior year figure has been restated to show the balances of plans that have been spent in advance using Council funds.

Under the *Environmental Planning and Assessment Act 1979*, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

G4-2 Developer contributions by plan

\$ '000	Opening balance at 1 July 2022	Contributions received during the year		Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2023	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land						
Civic Improvement Plan									
Drainage ¹	(2,712)	84	-	-	(53)	-	-	(2,681)	-
Roads	1,198	1,198	-	-	56	-	-	2,833	-
Parking	592	777	-	-	28	-	-	1,397	-
Open space	336	706	-	-	20	-	-	1,062	-
Community facilities ¹	(310)	395	-	-	2	-	-	87	-
Other ¹	(21)	32	-	-	-	(27)	-	(16)	-
Total ¹	(536)	3,192	-	-	53	(27)	-	2,682	-
Claremont Meadows									
Drainage ¹	(2,075)	-	-	-	(59)	(141)	-	(2,275)	-
Roads	636	-	-	-	17	-	-	653	-
Open space	411	-	-	-	9	(142)	-	278	-
Community facilities	1,057	-	-	-	29	-	-	1,086	-
Other	2,209	-	-	-	60	(7)	-	2,262	-
Total	2,238	-	-	-	56	(290)	-	2,004	-
Cultural Facilities									
Other ¹	(1,786)	205	-	-	-	-	-	(1,581)	-
Total	(1,786)	205	-	-	-	-	-	(1,581)	-
Erskine Business Park									
Drainage	1,147	-	-	-	31	-	-	1,178	-
Roads ¹	(290)	-	-	-	(8)	-	-	(298)	-
Other ¹	(286)	-	-	-	(8)	(24)	-	(318)	-
Total	571	-	-	-	15	(24)	-	562	-
Glenmore Park Stage 2									
Roads	75	-	-	-	(1)	-	-	74	-
Open space	454	-	-	-	(3)	(324)	-	127	-
Community facilities ¹	(436)	-	-	-	5	-	-	(431)	-
Other	10	-	-	-	-	-	-	10	-
Total	103	-	-	-	1	(324)	-	(220)	-

G4-2 Developer contributions by plan (continued)

\$ '000	Opening balance at 1 July 2022	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2023	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land	Non-cash Other					
Lambridge Estate									
Drainage ¹	(3,109)	-	-	-	-	-	-	(3,109)	-
Roads	1,302	-	-	-	-	-	-	1,302	-
Other	19	-	-	-	-	-	-	19	-
Total ¹	(1,788)	-	-	-	-	-	-	(1,788)	-
Penrith City District Open Space									
Open space	38,918	1,892	-	-	1,016	(9,556)	-	32,270	-
Other	76	19	-	-	-	(29)	-	66	-
Total	38,994	1,911	-	-	1,016	(9,585)	-	32,336	-
Penrith City Local Open Space									
Open space	3,373	589	-	-	90	(953)	-	3,099	-
Other	54	6	-	-	2	(5)	-	57	-
Total	3,427	595	-	-	92	(958)	-	3,156	-
Waterside									
Roads	1	-	-	-	-	-	-	1	-
Open space	201	-	-	-	5	-	-	206	-
Other	38	-	-	-	1	(2)	-	37	-
Total	240	-	-	-	6	(2)	-	244	-
Werrington Enterprise Living and Learning (WELL)									
Drainage ¹	(3)	-	-	-	-	-	-	(3)	-
Roads	1,226	7	-	-	33	-	-	1,266	-
Open space	6,856	48	-	-	182	(230)	-	6,856	-
Community facilities	708	3	-	-	19	-	-	730	-
Other ¹	(473)	1	-	-	(13)	(47)	-	(532)	-
Total	8,314	59	-	-	221	(277)	-	8,317	-
Mamre Road									
Other ¹	(97)	-	-	-	-	(85)	-	(182)	-
Total	(97)	-	-	-	-	(85)	-	(182)	-

G4-2 Developer contributions by plan (continued)

S7.12 Levies – under a plan

\$ '000	Opening balance at 1 July 2022	Contributions received during the year		Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2023	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land						
Citywide Non-Residential Development									
Other	3,394	4,144	–	–	152	(433)	–	7,257	–
Total	3,394	4,144	–	–	152	(433)	–	7,257	–

G4-3 S7.4 planning agreements

Planning Agreements									
Other	126	10,099	1,414	953	175	(2,367)	–	10,400	–
Total	126	10,099	1,414	953	175	(2,367)	–	10,400	–

Our Development Contributions and Levies

In 2022–23, we are required to report our development contributions plans and levies as shown in Table 41.

Table 41: Development contributions plans and levies in 2022–23

CONTRIBUTIONS PLAN	PROJECT ID (AS IDENTIFIED IN THE CP)	PROJECT DESCRIPTION	THE KIND OF PUBLIC AMENITY OR SERVICE	MONETARY AMOUNT EXPENDED FROM DEVELOPMENT CONTRIBUTIONS (\$)	VALUE OF LAND DEDICATION	VALUE OF MATERIAL PUBLIC BENEFIT PROVIDED (\$)	CONTRIBUTION EXPENDED TO DATE (\$)	TEMPORARY BORROWING	PROJECT STATUS
Penrith City Local Open Space Development Contributions Plan	L3020	Armstein Crescent Reserve Renewal Project	Open Space	68,000	0	0	68,000	0	Under way
Penrith City Local Open Space Development Contributions Plan	L5340	Boronia Park Amenities Renewal	Open Space	750,244	0	0	812,841	0	Under way
Penrith City Local Open Space Development Contributions Plan	L1980	Parker Street Sporting Field Upgrade	Open Space	110,000	0	0	294,815	0	Under way
Penrith City Local Open Space Development Contributions Plan	L3330	Stapley Street New Play Equipment	Open space	25,000	0	0	25,000	0	Under way
Penrith City Local Open Space Development Contributions Plan	Plan Administration	Plan Administration	Plan Administration	4,673	0	0	49,147	0	Under way
Penrith 7.12 Contributions Plan		Forrester Rd - St Marys Rail to Christie	Active transport Facilities	432,767	0	0	432,767	0	Under way
Penrith City District Open Space Facilities Development Contributions Plan	Gipps St L6490	Gipps Street Recreation Precinct	Open Space	6,651,649	0	0	6,651,649	0	Under way
Penrith City District Open Space Facilities Development Contributions Plan	Great River Walk	Great River Walk/ Nepean Avenue	Open Space	6,475	0	0	1,729,261	0	Under way
Penrith City District Open Space Facilities Development Contributions Plan	South Creek Park	Harold Corr Synthetic Track	Open Space	2,321,399	0	0	2,321,399	0	Under way
Penrith City District Open Space Facilities Development Contributions Plan	Ripples Leisure centre and hydro pool	Ripples Leisure Centre Splashpad	Open Space	576,405	0	0	2,213,054	0	Under way
Penrith City District Open Space Facilities Development Contributions Plan	Plan Administration	Plan Administration	Plan Administration	29,520	0	0	476,210	0	Under way

CONTRIBUTIONS PLAN	PROJECT ID (AS IDENTIFIED IN THE CP)	PROJECT DESCRIPTION	THE KIND OF PUBLIC AMENITY OR SERVICE	MONETARY AMOUNT EXPENDED FROM DEVELOPMENT CONTRIBUTIONS (\$)	VALUE OF LAND DEDICATION	VALUE OF MATERIAL PUBLIC BENEFIT PROVIDED (\$)	CONTRIBUTION EXPENDED TO DATE (\$)	TEMPORARY BORROWING	PROJECT STATUS
Civic Improvement Plan 7.11 Development Contributions Plan	Plan Administration	Plan Administration	Plan Administration	26,740	0	0	26,740	0	Under way
Claremont Meadows Development Contributions Plan	Caddens Road Park and Drainage Reserve	Caddens Road Park and Drainage Reserve Loan	Drainage and Open space	283,164	0	0	5,098,327	0	Under way
Claremont Meadows Development Contributions Plan	Plan Administration	Plan Administration	Plan Administration	6,574	0	0	156,546	0	Under way
Mamre Road Precinct Development Contributions Plan	Plan Administration	Plan Administration	Plan Administration	85,370	0	0	182,511	0	Under way
Lakes Environs (Waterside Green) – Development Contributions Plan	Plan Administration	Plan Administration	Plan Administration	2,720	0	0	27,131	0	Under way
Werrington Enterprise Living and Learning (WELL) Precinct S.94 Development Contributions Plan	Land Acquisition Southern Sports field	Land Acquisition Southern Sports field loan	Open Space Land	230,141	0	0	1,613,045	0	Under way
Werrington Enterprise Living and Learning (WELL) Precinct S.94 Development Contributions Plan	Plan Administration	Plan Administration	Plan Administration	47,102	0	0	340,493	0	Under way
Glenmore Park Stage 2		Sports field	Open Space	323,511	0	0	2,267,871	0	Under way
Erskine Park Development Contribution Plan	Plan Administration	Plan Administration	Plan Administration	24,419	0	0	322,755	0	Under way
TOTAL CONTRIBUTIONS EXPENDED (\$)	12,005,873								
TOTAL CONTRIBUTIONS RECEIVED (\$)	10,106,335								