

## G4 Statement of developer contributions

### G4-1 Summary of developer contributions

| \$ '000                                          | Opening<br>balance at<br>1 July 2022 | Contributions received during the year |                  | Non-cash<br>Other | Interest and<br>investment<br>income earned | Amounts<br>expended | Internal<br>borrowings | Held as<br>restricted<br>asset at 30 June 2023 | Cumulative<br>balance of internal<br>borrowings<br>(to)/from |
|--------------------------------------------------|--------------------------------------|----------------------------------------|------------------|-------------------|---------------------------------------------|---------------------|------------------------|------------------------------------------------|--------------------------------------------------------------|
|                                                  |                                      | Cash                                   | Non-cash<br>Land |                   |                                             |                     |                        |                                                |                                                              |
| Drainage <sup>1</sup>                            | (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 <sup>1</sup>                               | (257)                                | 263                                    | -                | -                 | 42                                          | (226)               | -                      | (178)                                          | -                                                            |
| <b>S7.11 contributions – under a plan</b>        | 49,680                               | <b>5,962</b>                           | <b>-</b>         | <b>-</b>          | <b>1,460</b>                                | <b>(11,572)</b>     | <b>-</b>               | <b>45,530</b>                                  | <b>-</b>                                                     |
| <b>S7.12 levies – under a plan</b>               | 3,394                                | <b>4,144</b>                           | <b>-</b>         | <b>-</b>          | <b>152</b>                                  | <b>(433)</b>        | <b>-</b>               | <b>7,257</b>                                   | <b>-</b>                                                     |
| <b>Total S7.11 and S7.12 revenue under plans</b> | 53,074                               | <b>10,106</b>                          | <b>-</b>         | <b>-</b>          | <b>1,612</b>                                | <b>(12,005)</b>     | <b>-</b>               | <b>52,787</b>                                  | <b>-</b>                                                     |
| S7.4 planning agreements                         | 126                                  | 10,099                                 | 1,414            | 953               | 175                                         | (2,367)             | -                      | 10,400                                         | -                                                            |
| <b>Total contributions</b>                       | <b>53,200</b>                        | <b>20,205</b>                          | <b>1,414</b>     | <b>953</b>        | <b>1,787</b>                                | <b>(14,372)</b>     | <b>-</b>               | <b>63,187</b>                                  | <b>-</b>                                                     |

(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<br>balance at<br>1 July 2022 | Contributions received during the year |               | Non-cash<br>Other | Interest and<br>investment<br>income earned | Amounts<br>expended | Internal<br>borrowings | Held as<br>restricted<br>asset at 30 June 2023 | Cumulative<br>balance of internal<br>borrowings<br>(to)/from |
|-----------------------------------|--------------------------------------|----------------------------------------|---------------|-------------------|---------------------------------------------|---------------------|------------------------|------------------------------------------------|--------------------------------------------------------------|
|                                   |                                      | Cash                                   | Non-cash Land |                   |                                             |                     |                        |                                                |                                                              |
| <b>Civic Improvement Plan</b>     |                                      |                                        |               |                   |                                             |                     |                        |                                                |                                                              |
| Drainage <sup>1</sup>             | (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 <sup>1</sup> | (310)                                | 395                                    | -             | -                 | 2                                           | -                   | -                      | 87                                             | -                                                            |
| Other <sup>1</sup>                | (21)                                 | 32                                     | -             | -                 | -                                           | (27)                | -                      | (16)                                           | -                                                            |
| <b>Total <sup>1</sup></b>         | <b>(536)</b>                         | <b>3,192</b>                           | <b>-</b>      | <b>-</b>          | <b>53</b>                                   | <b>(27)</b>         | <b>-</b>               | <b>2,682</b>                                   | <b>-</b>                                                     |
| <b>Claremont Meadows</b>          |                                      |                                        |               |                   |                                             |                     |                        |                                                |                                                              |
| Drainage <sup>1</sup>             | (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                                          | -                                                            |
| <b>Total</b>                      | <b>2,238</b>                         | <b>-</b>                               | <b>-</b>      | <b>-</b>          | <b>56</b>                                   | <b>(290)</b>        | <b>-</b>               | <b>2,004</b>                                   | <b>-</b>                                                     |
| <b>Cultural Facilities</b>        |                                      |                                        |               |                   |                                             |                     |                        |                                                |                                                              |
| Other <sup>1</sup>                | (1,786)                              | 205                                    | -             | -                 | -                                           | -                   | -                      | (1,581)                                        | -                                                            |
| <b>Total</b>                      | <b>(1,786)</b>                       | <b>205</b>                             | <b>-</b>      | <b>-</b>          | <b>-</b>                                    | <b>-</b>            | <b>-</b>               | <b>(1,581)</b>                                 | <b>-</b>                                                     |
| <b>Erskine Business Park</b>      |                                      |                                        |               |                   |                                             |                     |                        |                                                |                                                              |
| Drainage                          | 1,147                                | -                                      | -             | -                 | 31                                          | -                   | -                      | 1,178                                          | -                                                            |
| Roads <sup>1</sup>                | (290)                                | -                                      | -             | -                 | (8)                                         | -                   | -                      | (298)                                          | -                                                            |
| Other <sup>1</sup>                | (286)                                | -                                      | -             | -                 | (8)                                         | (24)                | -                      | (318)                                          | -                                                            |
| <b>Total</b>                      | <b>571</b>                           | <b>-</b>                               | <b>-</b>      | <b>-</b>          | <b>15</b>                                   | <b>(24)</b>         | <b>-</b>               | <b>562</b>                                     | <b>-</b>                                                     |
| <b>Glenmore Park Stage 2</b>      |                                      |                                        |               |                   |                                             |                     |                        |                                                |                                                              |
| Roads                             | 75                                   | -                                      | -             | -                 | (1)                                         | -                   | -                      | 74                                             | -                                                            |
| Open space                        | 454                                  | -                                      | -             | -                 | (3)                                         | (324)               | -                      | 127                                            | -                                                            |
| Community facilities <sup>1</sup> | (436)                                | -                                      | -             | -                 | 5                                           | -                   | -                      | (431)                                          | -                                                            |
| Other                             | 10                                   | -                                      | -             | -                 | -                                           | -                   | -                      | 10                                             | -                                                            |
| <b>Total</b>                      | <b>103</b>                           | <b>-</b>                               | <b>-</b>      | <b>-</b>          | <b>1</b>                                    | <b>(324)</b>        | <b>-</b>               | <b>(220)</b>                                   | <b>-</b>                                                     |

## G4-2 Developer contributions by plan (continued)

| \$'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 |   |                |                                       |                  |                     |                                          |                                                     |
| Lambridge Estate                                 |                                |                                        |               |   |                |                                       |                  |                     |                                          |                                                     |
| Drainage <sup>1</sup>                            | (3,109)                        | -                                      | -             | - | -              | -                                     | -                | -                   | (3,109)                                  | -                                                   |
| Roads                                            | 1,302                          | -                                      | -             | - | -              | -                                     | -                | -                   | 1,302                                    | -                                                   |
| Other                                            | 19                             | -                                      | -             | - | -              | -                                     | -                | -                   | 19                                       | -                                                   |
| Total <sup>1</sup>                               | (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 <sup>1</sup>                            | (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 <sup>1</sup>                               | (473)                          | 1                                      | -             | - | -              | (13)                                  | (47)             | -                   | (532)                                    | -                                                   |
| Total                                            | 8,314                          | 59                                     | -             | - | -              | 221                                   | (277)            | -                   | 8,317                                    | -                                                   |
| Mamre Road                                       |                                |                                        |               |   |                |                                       |                  |                     |                                          |                                                     |
| Other <sup>1</sup>                               | (97)                           | -                                      | -             | - | -              | -                                     | (85)             | -                   | (182)                                    | -                                                   |
| Total                                            | (97)                           | -                                      | -             | - | -              | -                                     | (85)             | -                   | (182)                                    | -                                                   |

G4-2 Developer contributions by plan (continued)

S7.12 Levies – under a plan

| \$ '000                                 | Opening<br>balance at<br>1 July 2022 | Contributions received during the year |               | Non-cash<br>Other | Interest and<br>investment<br>income earned | Amounts<br>expended | Internal<br>borrowings | Held as<br>restricted<br>asset at 30 June 2023 | Cumulative<br>balance of internal<br>borrowings<br>(to)/from |
|-----------------------------------------|--------------------------------------|----------------------------------------|---------------|-------------------|---------------------------------------------|---------------------|------------------------|------------------------------------------------|--------------------------------------------------------------|
|                                         |                                      | Cash                                   | Non-cash Land |                   |                                             |                     |                        |                                                |                                                              |
| Citywide Non-Residential<br>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 | – |