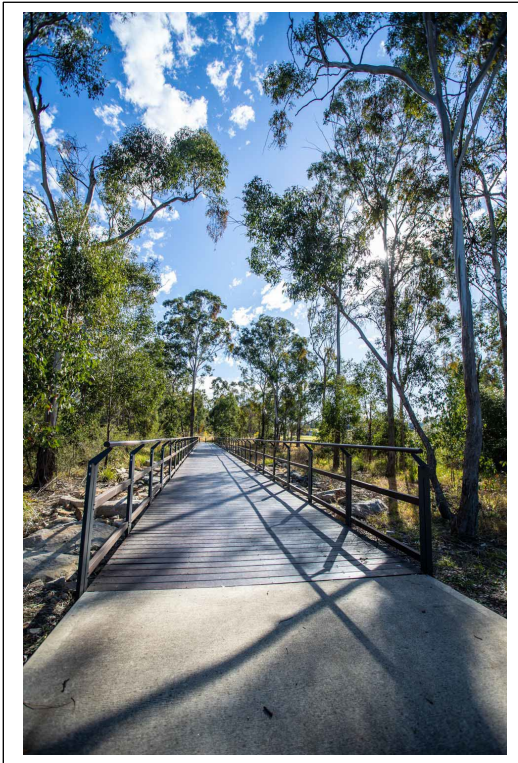


PENRITH



## PENRITH CITY

### ORCHARD HILLS NORTH

#### DEVELOPMENT CONTRIBUTIONS PLAN– PART 1: ADMINISTRATION

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

[POST EXHIBITION DRAFT \(prepared 27 September 2023\) \(edited April 2025\)](#)

Adopted by Council on 28 April 2025  
Effective from 20 May 2025

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# 1. 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 International Airport, its key role as a transport and service hub and other major developments such as the Western Sydney Priority Growth Area, Penrith Health and Education Precinct and Sydney Science Park.

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). 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, and the other 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.

**Figure 1** shows the Orchard Hills North - Area A and Area B.

**This contributions plan (the Plan) only applies to Orchard Hills North – Area A.**

An additional contributions plan may be prepared for the adjoining Area B at the time that land is rezoned. Any discussion about Area B in this Plan is included for context only.

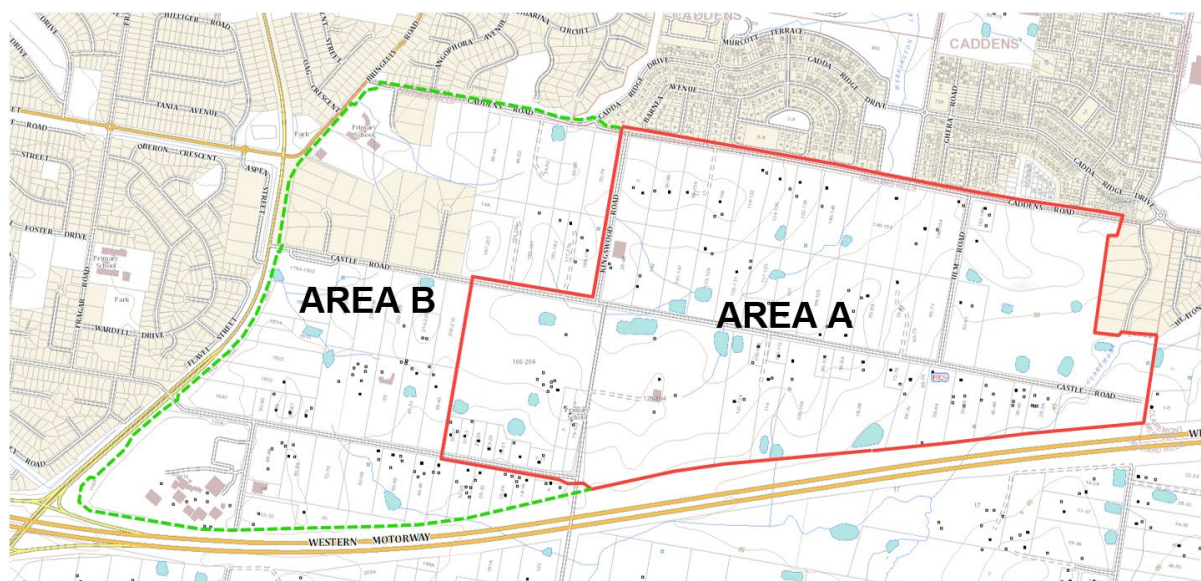
The contribution rates that apply to development in Area A are summarised in **Table 1** (subject to **Section 2.2.3**).

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

All values in this plan have been indexed to December 2024.



**Figure 1 Orchard Hills North: Area A and Area B**



Source: SixMaps (Dec 2021)

**Table 1 Residential and Non-residential Contributions - Area A (Dec 24)**

Infrastructure category	Residential (\$ per Dwelling / Lot)*	Non-Residential (\$ per Ha NDA)
Transport	\$50,841	\$806,420
Open space, recreation and shared paths	\$53,729	\$0
District Open Space (Gipps St facility)	\$1,000	\$0
Water cycle management	\$31,549	\$ 500,425
Plan administration (1.5% of works)	\$629	\$6,912
Just Terms Acquisition (5% of Land costs)	\$3,956	\$154,381
<b>Total local infrastructure (\$)</b>	<b>\$141,704</b>	<b>\$1,468,138</b>

\*Assumes an occupancy rate of 3.0 persons per dwelling. See Table 3 for contribution rates for other types of other residential developments.

**Appendix A** of this Plan includes detailed schedules that provide more detail on how contributions for Area A have been determined to fund the infrastructure requirements: the individual items within each infrastructure category; their specific \$ costs; and the assumptions used.

## 1.2 ORCHARD HILLS NORTH

The **Orchard Hills North Rezoning Area** (known as 'Area A') is approximately 152 hectares of land, with a net developable area (NDA) of 103.35 hectares. The area includes Caddens Road to the north, together with elements of Kingswood Road, Castle Road and

Frogmore Road in the west. The M4 Western Motorway forms the boundary to the south and Claremont Meadows residential lots to the east.

The land located immediately west of Area A and known as the **Orchard Hills North Structure Plan Area** (or 'Area B'), is approximately 116 hectares in area. The Northern Road and Bringelly Road forms the western boundary to Area B, with the M4 Western Motorway forming the southern boundary.

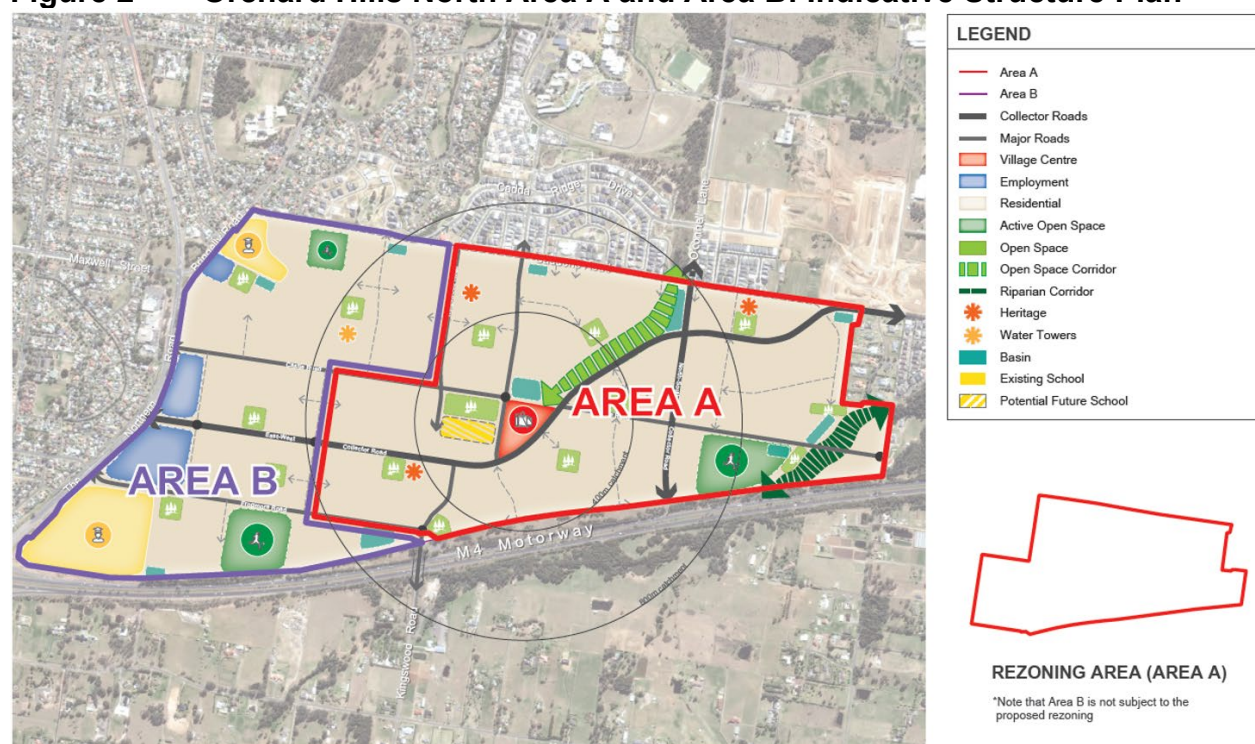
Area A has been rezoned for urban development and is expected to result in 1,729 residential dwellings and a proposed neighbourhood centre, comprising 6,000m<sup>2</sup> to 8,000m<sup>2</sup> of retail space, with capacity for an estimated 174 jobs.

Based on an average household size of 3.0 persons per dwelling, Area A is forecast to result in a population of 5,187 residents in a mix of 1,729 low and medium density housing types. This will create demand for new facilities and services both locally and district wide.

**It is important to note that this Plan only applies to new development in Area A.**

**Figure 2** below shows the Indicative Structure Plan for the Orchard Hills North Area A and Area B, and where different types of residential and non-residential development are expected to occur. Area B is **not** included zoned for urban development but may be rezoned for development in the future.

**Figure 2 Orchard Hills North Area A and Area B: Indicative Structure Plan**



**Source:** Design and Planning (Nov 2022)

### 1.3 SUMMARY OF LOCAL INFRASTRUCTURE NEEDS

The additional population growth within Area A will generate new demand for a range of local and district infrastructure, including:

- open space and recreation facilities, such as sports fields, parks, playgrounds, walking trails and bike paths.
- district open space, specifically the Gipps Street facilities (Item L6490, as identified in Council's existing *District Open Space Facilities Contributions Plan*)
- traffic and transport management facilities, such as new roads, road upgrades and intersections, as well as bus shelters.
- water cycle management facilities such as detention basins, water quality devices and trunk drainage works.

Contributions of land, works and money from the developers of land in Area A will be a key source of funding for the new and upgraded infrastructure that is 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 **\$243,676,668** (refer **Table 2** below and **Appendix A** for detailed Schedules).

**Table 2 Local infrastructure costs - Area A (Dec 24)**

Infrastructure category	Works Cost	Land Cost	Monetary Cost	TOTAL COSTS
Roads and transport	\$ 39,536,681	\$ 49,169,566		\$ 88,706,246
Local open space	\$ 31,588,358	\$ 58,408,027		\$ 89,996,385
District open space (Gipps St)			\$ 1,658,543	\$ 1,658,543
Stormwater drainage	\$ 27,025,768	\$ 28,020,952		\$ 55,046,720
Plan administration (1.5% of works)			\$ 1,488,848	\$ 1,488,848
Just Terms Acquisition (5% of Land costs)			\$ 6,779,927	\$ 6,779,927
<b>Total local infrastructure \$</b>	<b>\$98,150,806</b>	<b>\$135,598,545</b>	<b>\$9,927,318</b>	<b>\$243,676,668</b>

## 1.4 SUMMARY OF CONTRIBUTION RATES

### 1.4.1 RESIDENTIAL DEVELOPMENT

**Table 3** contains the section 7.11 contribution rate per dwelling / residential lot for Area A under this Plan (subject to **Section 2.2.3**).

**Table 3 Contributions per dwelling / residential lot - Area A (Dec 24)**

Residential development			
Local Infrastructure Item	\$ per studio or 1-bedroom dwelling or secondary dwelling or seniors living dwelling	\$ per 2-bedroom dwelling	\$ per 3+ bedroom dwelling or residential lot
Occupancy rate	1.5	2.0	3.0
Roads and transport	\$25,422	\$33,896	\$50,841
Local open space	\$26,865	\$35,819	\$53,729
District open space (Gipps St)	\$500	\$667	\$1,000
Stormwater drainage	\$15,775	\$21,033	\$31,549
Plan administration (1.5% of works)	\$315	\$420	\$629
Just Terms Acquisition (5% of Land costs)	\$1,978	\$2,637	\$3,956
<b>Total local infrastructure per dwelling</b>	<b>\$70,853</b>	<b>\$94,471</b>	<b>\$141,704</b>

### 1.4.2 NON-RESIDENTIAL DEVELOPMENT

This Plan also levies contributions on non-residential development in Area A catchment for stormwater management, roads and transport, land acquisition contingency and plan administration costs.

**Table 4** contains the contribution rate per hectare (Ha) of net developable area (NDA) for non-residential developments in Area A under this Plan.



**Table 4 Non-residential development contributions per Ha NDA - Area A (Dec 24)**

Infrastructure category	Non-Residential (per Ha NDA)
Roads and transport	\$806,420
Open space	\$0
District open space (Gipps St)	\$0
Stormwater drainage	\$500,425
Plan administration (1.5% of works)	\$6,912
Just Terms Acquisition (5% of Land costs)	\$154,381
<b>Total local infrastructure \$ per NDA</b>	<b>\$1,468,138</b>

### 1.4.3 LATEST INDEXED RATES

Contributions in **Tables 1 to 4** are expressed in Dec 2024 dollars.

**Section 2.2.4** establishes how the rates to be levied must be indexed, with both works costs and land costs indexed by the CPI (All Groups - Sydney) published by the ABS.

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](#).

### 1.4.4 ALLOWANCE FOR EXISTING DEVELOPMENT

An allowance for existing development is made in determining the contributions payable by a development such 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.

### 1.4.5 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 sole purpose of the adaptive reuse of an item of environmental heritage.
- 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 under s7.17 of the EP&A Act.<sup>1</sup>
- development for the purpose of any form of seniors housing defined in State Environmental Planning Policy (Housing) 2021 that is provided by a social housing provider under Part 5, Division 3; and
- 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. Except for those forms of development outlined above, exemptions will only be considered at the request of the applicant and are at the full discretion of the Council. A request for exemption must be submitted in writing and should include justification and/or supporting documentation to support the request.

## 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**.

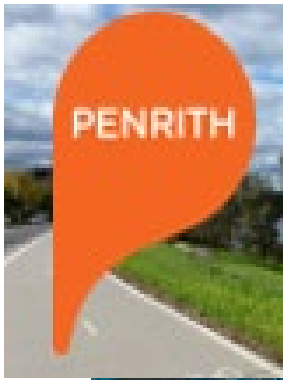
A summary of the contributions rates and settlement options for different types of development is in **Figure 3**.

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<sup>1</sup> or the corresponding sections 94 and 94A of the EP&A Act that existed immediately before the commencement of the *Environmental Planning and Assessment Amendment Act 2017*. Refer to the DPE website for all current directions and exclusions.

**Figure 3 Summary of contributions applicable to new development in Area A**







## 2. HOW TO USE THIS PLAN

### 2.1 ABOUT THE PLAN

#### 2.1.1 NAME OF THE PLAN

This Plan is called the Orchard Hills North - Area A Development Contributions Plan 2022.

#### 2.1.2 PURPOSE OF THE PLAN

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

The primary purpose of the Plan is to authorise:

- Council, another consent authority, or a planning panel, when granting consent to a DA to carry out development in Area A; or
- an accredited certifier, when issuing a complying development certificate (CDC) for development in Area A

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 Area A.
- 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 Area A.
- To ensure Council's management of development contributions complies with relevant legislation and guidelines and achieves best practice in plan format and management.



## 2.1.3 STRUCTURE OF THE PLAN

This Plan is made up of two parts:

- Orchard Hills North- Area A Development Contributions Plan 2023 – Part 1: Administration which provides information about the local infrastructure contributions payable; where and when they apply, how to impose, pay and settle contributions and other administrative matters.
- Orchard Hills North- Area A Development Contributions Plan 2023 – Part 2: Technical Appendix: provides details of the infrastructure to be provided (when, where and how much they will cost) and how contribution rates have been determined to fund the infrastructure requirements.

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

## 2.1.4 PLAN COMMENCEMENT

This Plan commenced on 20 May 2025 which is the date on which public notice was given under 214(2) of the Environmental Planning & Assessment Regulation 2021 (EP&A Regulation) or the date specified in that notice if it is a different date.

## 2.1.5 LAND AND DEVELOPMENT TO WHICH THE PLAN APPLIES

This Plan applies to Area A only, for the purpose of residential and non-residential development (unless specifically exempted under **Section 1.4.5**), as identified in **Figure 1**.

Area A comprises approximately 152 hectares of land with a net developable area (NDA) of 103.35 hectares. Of this land, 98.95 hectares is for residential development, 4.4 hectares is identified for non-residential development, with the balance of the land having no development potential for the purposes of this plan.

## 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.

For any new residential development, the number of existing dwellings needs to be deducted from the number of proposed dwellings to calculate the number of “net additional dwellings”. This helps determine the level of facilities required to service the net additional population, remove any “double counting”, and identify the level of infrastructure contribution to be paid per net additional dwelling or residential lot.

In Area A, there are 54 existing residential lots. This results in a total of 1,675 net additional dwellings.

## 2.2.2 CONTRIBUTION FOR NON-RESIDENTIAL DEVELOPMENT

The contribution that applies to non-residential development is calculated using the rates shown in **Table 4** applied to the NDA of the site.

There are no demand credits applicable to non-residential development however contributions are only incurred under this Plan on the original subdivision for non-residential development (and not changes of use, for example).

## 2.2.3 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 and land schedule items will be indexed, subject to the Note below, as follows:

$$\frac{\$C_w \quad X \quad \text{Current CPI}}{\text{Base CPI}}$$

Where:

- \$C<sub>w</sub>** is the contribution rate for **works** and **lands** schedule items at the time of adoption of the Plan  
= \$ x per dwelling / lot for residential development, and  
= \$ x per hectare of NDA for non-residential development
- 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 (Dec 2024)

**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 CPI in accordance with this Plan.

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

Where the value of the land exceeds the monetary development contribution otherwise authorised by this Plan, the developer may offer to enter into a Voluntary Planning Agreement (VPA) 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 has issued a Direction in relation to the maximum contribution amounts that could be imposed on DAs or CDCs for residential development as a condition of consent.

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

This Plan has been reviewed by IPART and all changes required by the Minister have been made.

### **2.3.4 OBLIGATIONS OF ACCREDITED CERTIFIERS**

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

For example, a new dwelling on a vacant lot of land would not be subject to section 7.11 contributions because the contributions would likely have been imposed and paid at the subdivision stage. However, a secondary dwelling CDC would be subject to a section 7.11 contribution under this Plan, because the development increases the demand for local infrastructure (as the assumed population of the lot is increased) beyond the demand attributable to the original lot.

#### **Complying Development Certificates**

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

#### **Procedure for determining the contribution amount**

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

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act or an exemption for part or the whole of the development under **Section 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

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

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

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

## 2.4 PAYING THE CONTRIBUTION

### 2.4.1 TIMING OF PAYMENTS

At the time of payment, it will be necessary for monetary contribution amounts to be 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 into final lots, or for any dwellings on the superlot.

#### **2.4.2 MEANS OF PAYING CONTRIBUTIONS**

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

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

#### **2.4.3 CONTRIBUTION ADJUSTMENT FOR INFLATION AT TIME OF PAYMENT**

The contributions stated in a development consent are calculated on the basis of 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 on the basis of the contribution rates that are applicable at the time of payment in the following manner:

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

Where:

**\$C<sub>P</sub>** is the contribution amount in the development consent.

**Current CPI** is the CPI for the quarter immediately before the time the contribution amount is paid.

**Base CPI** is the CPI for the quarter immediately before the date the development consent was issued.

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 a 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%; 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 the works identified in this Plan) or

may accept an offer by the applicant to provide a material public benefit (including land dedication), in lieu of the applicant paying a monetary contribution under this Plan.

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

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

- may 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 2.2.3**).

The value of the contribution credit applying to another type of material public benefit offered by the applicant must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

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

#### **2.5.2 PROPOSALS MUST BE AGREED BY COUNCIL**

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

Acceptance of any such alternative is at the sole discretion of Council. Council may review the valuation of works or land to be dedicated and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the Council in determining the value of the works or land will be paid for by the applicant.

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

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

### **2.5.3 PLANNING AGREEMENTS**

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

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

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

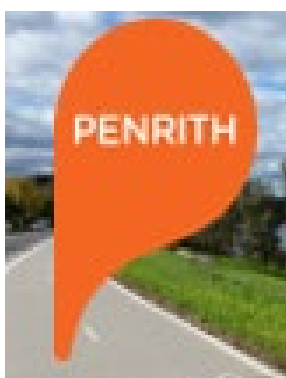
### **2.5.4 POLICY ON SURPLUS CONTRIBUTIONS MADE BY A DEVELOPER**

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

If no further land within Area A 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**

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

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

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

### **3.2 SAVINGS AND TRANSITIONAL ARRANGEMENTS**

A DA or a CDC which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the Plan which applied at the date of determination of the application. The Plan will apply to DAs determined or CDCs issued on or after the date to which the Plan was made.

### **3.3 POOLING OF CONTRIBUTIONS FUNDS**

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

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

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the works schedules in Appendix A and Orchard Hills North– Part 2: Technical Document)

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

### **3.4 ACCOUNTABILITY AND ACCESS TO INFORMATION**

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

- maintenance of, and public access to, a contributions register.

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

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

### 3.5 REVIEW OF THE PLAN

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

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

### 3.6 DICTIONARY

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

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

**ABS** means the Australian Bureau of Statistics.

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

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

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

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

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

**CDC** means complying development certificate.

**Council** means Penrith City Council.

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

**DA** means development application.

**DPE** means NSW Department of Planning and Environment.

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

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

**Ha** means hectare.

**HPC** means Housing and Productivity Contributions pursuant to Subdivision 4 of Division 7.1 of Part 7 of the EP&A Act.

**IPART** means Independent Pricing and Regulatory Tribunal.

**LGA** means local government area.

**MPB** means material public benefit, which is the provision of public amenities or services that are not within the nominated works schedule of the contributions plan.

**NDA** means Net Development Area.

**Net Developable Area** means land that is to be occupied by development, including internal streets, but excluding the following land:

- a) land set aside for open space and recreation, community facilities, transport management facilities, or water cycle management facilities and to be acquired under this Plan or another contributions plan prepared under section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act).
- b) land occupying half the width of roads adjoining open space areas and public school provided or to be provided under this Plan or another contributions plan prepared under section 7.11 of the EP&A Act.
- c) biodiversity/environmental conservation area.
- d) riparian corridors (core and buffer zones).
- e) a government school (within the meaning of the Education Act 1990).
- f) a tertiary institution, including a university or TAFE establishment, that provides formal education and is constituted by or under an Act.
- g) an emergency services facility;
- h) a health services facility owned and operated by a public authority.
- i) existing roads to be included as part of the proposed road network.

- j) an easement for an above-ground electricity transmission line.
- k) a public transport corridor (other than a road corridor).
- l) a public utility undertaking roads or other public amenities or public services, in connection with which development contributions have been imposed under Section 7.11 or Section 7.12 of the Act or may be imposed in accordance with a contributions plan approved under Section 7.18 of the EP&A Act
- m) roads or other infrastructure in connection with which SICs have been, or may be, imposed in accordance with Section 7.24 of the EP&A Act; and
- n) land identified in this Plan's *Technical Appendix* as being excluded from NDA.

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

**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.

**SIC** means Special Infrastructure Contribution.

### 3.7 PLAN REFERENCES

Department of Planning & Environment, *Planning Services – Gateway Determination Report*, Orchard Hills North, 2019.

*Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*, as amended.

*Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2017*.

Greater Sydney Commission, *Western City District Plan*, March 2018.

Greater Sydney Commission, *Greater Sydney Region Plan – A Metropolis of Three Cities*, March 2018

Greater Sydney Commission, *Greater Sydney Regional Plan - A Metropolis of Three Cities*, March 2018

Penrith City Council, *Economic Development Strategy 2023–2031*, 2022

Penrith City Council, *Penrith Community Profile 2018*, p 24.

Population and household forecasts, 2016 to 2036, prepared by id., the population experts, December 2017.

Orchard Hills North Indicative Structure Plan, Design and Planning, 'Indicative Master Plan' - Rev Z, November 2022

Orchard Hills North Detailed Structure Plan, Design and Planning, 'Indicative Master Plan' - Rev F, November 2022

Orchard Hills North Urban Design Report, Design & Planning, January 2023

Orchard Hills North Open Space Strategy, Place Design Group, January 2023.

Orchard Hills North Traffic Management and Accessibility Plan, SCT Consulting, January 2023.

Orchard Hills North Flood & Stormwater Management Strategy, J. Wyndham Prince, February 2023.



## PART TWO: Technical Appendix



## PENRITH CITY

### ORCHARD HILLS NORTH

#### DEVELOPMENT CONTRIBUTIONS PLAN– PART 2: TECHNICAL APPENDIX

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

[POST EXHIBITION DRAFT \(prepared 27 September 2023\) \(edited April 2025\)](#)

Adopted by Penrith City Council on 28 April 2025  
Effective from on 20 May 2025

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# 1. DEMAND FOR INFRASTRUCTURE

## 1.1 EXISTING DEVELOPMENT

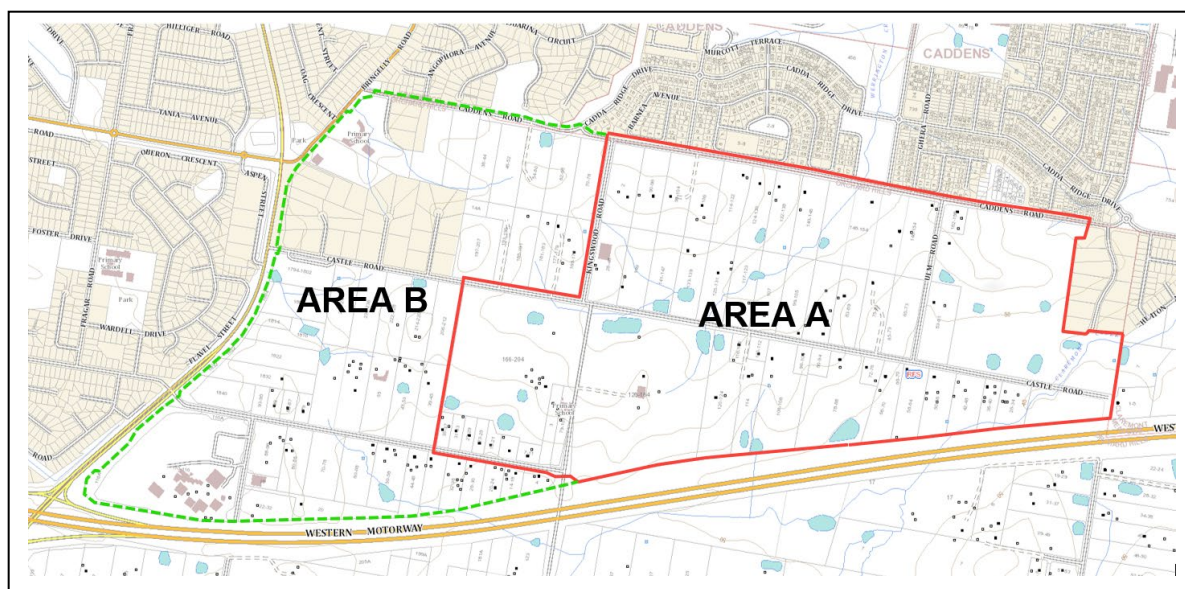
Orchard Hills North is a predominantly rural and rural residential environment with a range of agricultural activities. Land holdings throughout much of the area range from large parcels to rural residential holdings of generally between 4000sqm and 21 hectares (ha). The average lot size is between 1-2ha.

The **Orchard Hills North Rezoning Area** (“**Area A**”) comprises approximately 152 ha of land, with a net developable area (NDA) of 103.35 ha. The area includes Caddens Road to the north, together with elements of Kingswood Road, Castle Road and Frogmore Road in the west. The M4 Western Motorway forms the boundary to the south and Claremont Meadows residential lots to the east.

The land located immediately west of Area A, known as the **Orchard Hills North Structure Plan Area** (or ‘**Area B**’), is approximately 116 ha in area. The Northern Road and Bringelly Road forms the western boundary to Area B, with the M4 Western Motorway forming the southern boundary.

**Figure 1** below shows the main concentration of land holdings currently present in Orchard Hills North - Area A and adjoining land at Area B.

**Figure 1 Existing landholdings – Orchard Hills North Area A and Area B**



Source: SixMaps

Area A is the subject of a planning proposal/rezoning application for urban development and is expected to result in 1,729 residential dwellings and a proposed neighbourhood centre, comprising 6,000m<sup>2</sup> to 8,000m<sup>2</sup> of retail space, with capacity for an estimated 174 jobs.

Based on an average household size of 3.0 persons per dwelling, Area A is forecast to result in a population of 5,187 residents in a mix of 1,729 low and medium density



housing types. This will create demand for new facilities and services both locally and district-wide.

**Note: This Plan only applies to new development in Area A. Any discussion about Area B is included for context only.**

## 1.2 NET DEVELOPABLE AREA

Orchard Hill North - Area A has a Net Developable Area (NDA) of approximately 101.15 hectares (Ha), as shown by the anticipated land use in **Table 1**. The NDA for different land uses has been estimated from the masterplan for the rezoned area.

**Table 1 Estimated Net Developable Area –Area A**

Land use	Total Ha
Residential (excluding North-South and East-West Road corridors)	98.95
Village centre – retail/mixed use	2.20
School	2.20
<b>Total</b>	<b>103.35</b>

**Source:** Design and Planning

**Note: Net Developable Area (NDA)** means land generally shown in **Figure 2**, that is to be occupied by development, including internal streets, but excluding the following land:

- land set aside for open space and recreation, community facilities, transport management facilities, or water cycle management facilities and to be acquired under this Plan or another contributions plan prepared under section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act).
- land occupying half the width of roads adjoining open space areas and the public school provided or to be provided under this Plan or another contributions plan prepared under section 7.11 of the EP&A Act.
- biodiversity/environmental conservation area.
- riparian corridors (core and buffer zones).
- a tertiary institution, including a university or TAFE establishment, that provides formal education and is constituted by or under an Act.
- an emergency services facility.
- a health services facility owned and operated by a public authority.
- existing roads to be included as part of the proposed road network.
- an easement for an above-ground electricity transmission line.
- a public transport corridor (other than a road corridor).
- a public utility undertaking roads or other public amenities or public services, in connection with which development contributions have been imposed under

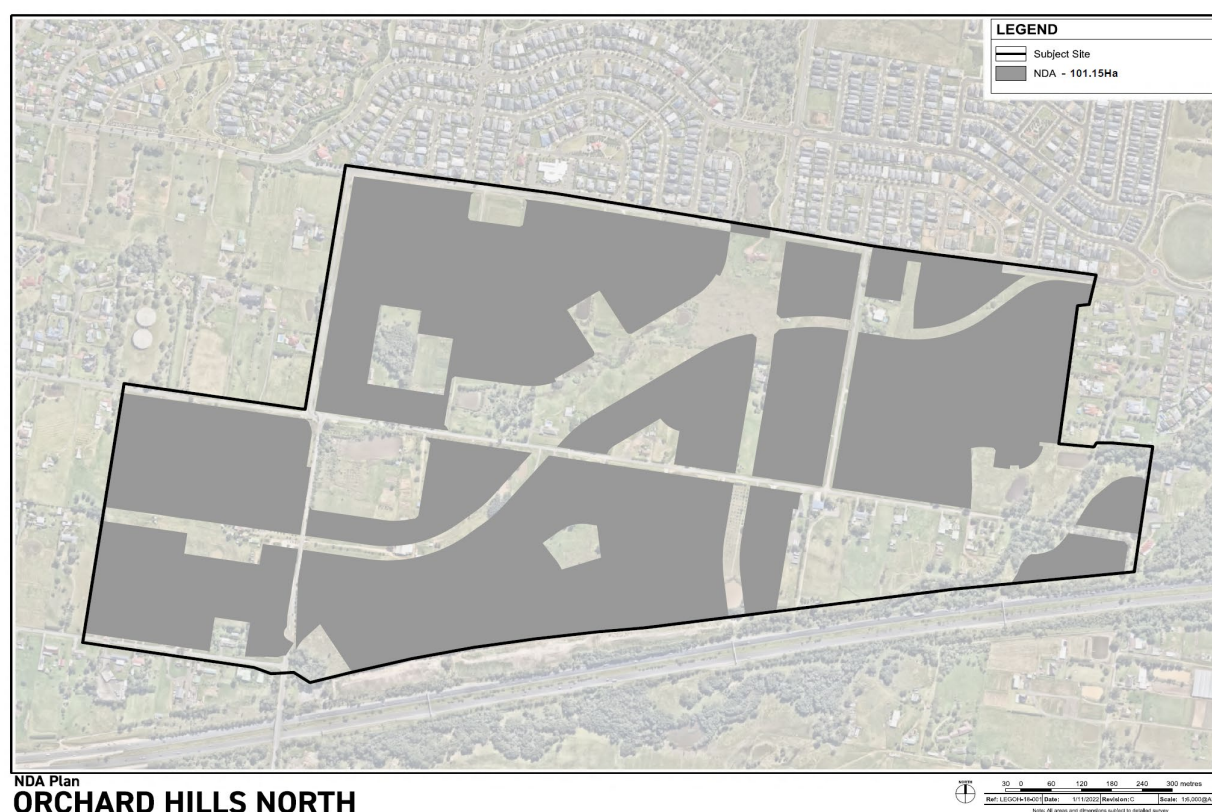


Section 7.11 or Section 7.12 of the Act or may be imposed in accordance with a contributions plan approved under Section 7.18 of the EP&A Act.

- l) roads or other infrastructure in connection with which SICs have been, or may be, imposed in accordance with Section 7.24 of the EP&A Act; and
- m) land identified in this Plan's *Technical Appendix* as being excluded from NDA.

NDA in this calculation for Orchard Hills North - Area A has been defined as land zoned R1, B2 and E3 and the school site, but excludes land for the proposed North-South and East-West road corridors, existing public roads, public reserves, drainage reserves/basins and riparian corridors, recreation areas/sportsfields, and heritage items.

**Figure 2 Net Developable Area (NDA) - Area A**



Source: Design and Planning

## 1.3 EXPECTED DEVELOPMENT

### 1.3.1 RESIDENTIAL DEVELOPMENT

The Planning proposal estimates around 1,729 new dwellings within Area A and this estimate is adopted by this Plan.

**Table 2** shows the expected residential development within - Area A. Low rise and low-density development will make up 90% of all forecast dwellings. A small number of these lots will be larger environmental living lots (zoned C3). Development will become

denser towards the village centre and open space areas with medium density development representing approximately 10% of all dwellings across Area A.

### 1.3.2 POPULATION YIELD

Based on 1,729 new dwellings, the population in Area A is forecast to increase by 5,187 people at full development (in 2036). This total excludes the population assumed to exist in the area at the time the Plan commenced. It also excludes the existing residential allotments that currently exist in Area A.

This Plan assumes an average occupancy rate of 3.0 persons per dwelling (refer to **Table 2**) in projecting the population yield for Area A for the purposes of calculating the demand for local facilities and services. This is based on the ABS census data for Penrith LGA (at an average occupancy rate of 2.9). It also reflects the average household size used in the Penrith District Open Space Contributions Plan – which is used to calculate district open space contributions from new development in Area A (specifically the Gipps St facility)

**Table 2      Population Forecast – Area A**

Precinct	No. of dwellings	Average occupancy rate	Population	Existing residential lots	Net additional population
Area A	1,729	3.0	5,187	54	5,025

### 1.3.3 NON-RESIDENTIAL DEVELOPMENT

There is currently 2.2 ha of land zoned for non-residential use proposed in Area A. The planning proposal indicates approximately 6,000-8,000sqm of retail, business and community use floorspace, to service the new growth in Area A, including:

- a supermarket
- speciality shops
- cafes and food services
- offices and retail services

This non-residential development is expected to generate approximately 174 jobs.

## 1.4 DEMAND FOR LOCAL INFRASTRUCTURE

The existing public amenities and services in Area A have been designed to accommodate the existing rural living environment. A change in the development profile of the area from rural to urban development will now occur.

The future development and the population that will occupy such development can only be sustained by an investment in new and augmented public amenities and services.

Research on future infrastructure needs has identified the following impacts on public services and public amenities:

- increased demand for facilities that will support safe and convenient travel between land uses both within Area A and to and from destinations outside of the area, such as new roads and public transport facilities.
- increased demand for stormwater drainage facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development.
- increased demand for active and passive recreation facilities, such as recreation areas, sports fields, sports courts, playgrounds, walking trails and bike paths.
- increased demand for spaces that will foster community life and the development of social capital in the area, such as multi-purpose community centres.

A range of public facilities and public amenities have been identified in this Plan as being required to address the impacts of the expected development, including:

- traffic and transport management facilities
- stormwater management facilities
- local open space and recreation facilities
- district open space facilities

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

## 2. INFRASTRUCTURE STRATEGIES

### 2.1 TRAFFIC AND TRANSPORT FACILITIES

#### 2.1.1 NEEDS ASSESSMENT

The existing transport network in Orchard Hills North has been planned to serve predominantly rural developments in the area, and not the future development now envisaged.

SCT Consulting was commissioned to undertake a study of the transport infrastructure required to meet the demand of new development in Orchard Hills North in both Area A and Area B.

The Traffic Management and Accessibility Plan (**TMAP**) prepared by SCT Consulting found that the rezoning is feasible within the study area. The volume of proposed new development in Area A is able to be accommodated with the proposed development road upgrades. However, a significant traffic contributor to the need for these upgrades comes from growth outside of Area A – namely Area B), and what is known as “background growth”.

The TMAP identifies that the following new roads and upgrades to existing roads will be required to mitigate the impacts of development and the background growth that will occur, with infrastructure contributions apportioned accordingly (refer TMAP and associated SCT *Apportionment Memo*). These are as follows:

- Caddens Road/Gipps Street/Kent Road
- Great Western Highway/Gipps Street
- Resurfacing of Frogmore Road
- The Northern Road/Frogmore Road
- The Northern Road/Bringelly Road
- The Northern Road/New East-West corridor (new road)
- East-West corridor west of the rezoning area (to The Northern Road)
- New East-West corridor/Village Centre Access (new road)
- New East-West corridor/O’Connell Lane (North-South corridor) (new road)
- Great Western Highway/O’Connell Street/French Street
- O’Connell Lane/O’Connell Street/Western Sydney University entrance
- O’Connell Street/Cadda Ridge Drive
- M4 Motorway Ramps/Kent Road
- O’Connell Street northbound and southbound from Great Western Highway and O’Connell Street

- Caddens Road eastbound, which should be widened to two lanes eastbound from Cadda Ridge Drive to Gipps Road
- The East-West corridor needs to be two lanes westbound from the North-South road to the village centre.
- O'Connell Street/North-South corridor dual lane upgrades

NSW Government and Council have assessed the strategic requirement for an East-West road corridor through Orchard Hills North - Area A and Area B, and a North-South road corridor through Orchard Hills North - Area A, to meet wider regional transport objectives. This Plan takes into consideration the requirements for both these roads and incorporates relevant costs identified to:

- Land dedication and works for an East-West Sub-Arterial road in Area A
- Land dedication and works for a North-South Sub-Arterial road, but as a Collector Road only between Caddens Road and the East-West road in Area A.

In addition to this, a further land dedication for a potential future North-South road (south of the East-West road) is proposed in Area A – but this will be addressed in State infrastructure contributions.

Future occupants of expected development will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections, as mentioned above.
- facilities for public transport, including bus shelters and 3.5m travel lanes. Access to and from the site will be enhanced by proposed bus routes along Caddens Road and O'Connell Lane/O'Connell Street.
- facilities for walking and cycling, including shared paths. Pedestrian access within the development will be provided via footpaths on all streets within the development and with pedestrian and cyclist shared paths along key routes.

## **2.1.2 INFRASTRUCTURE PROVISION STRATEGY**

### **Collector Road Network**

The strategic layout of the arterial road network for Area A has been finalised through the rezoning process and associated planning proposal by the lead developer, Legacy Property. This work has been informed by a traffic and transport study undertaken by SCT Consulting to prepare *Orchard Hills North Rezoning - Traffic Management and Accessibility Plan 2021*. The proposed hierarchy comprises 'principal arterial', 'transit boulevard', 'sub arterial' and 'collector' roads. These will connect to a network of existing and new roads in adjoining areas.

The proposed road network complements a broader hierarchy envisaged for the greater Penrith to Eastern Creek Growth Area. Orchard Hills North's positioning within the broader Western City transit route context is shown in **Figure 3**.



**Figure 3 Orchard Hills North: Western City Transit Route Context**



**Source:** SCT Consulting

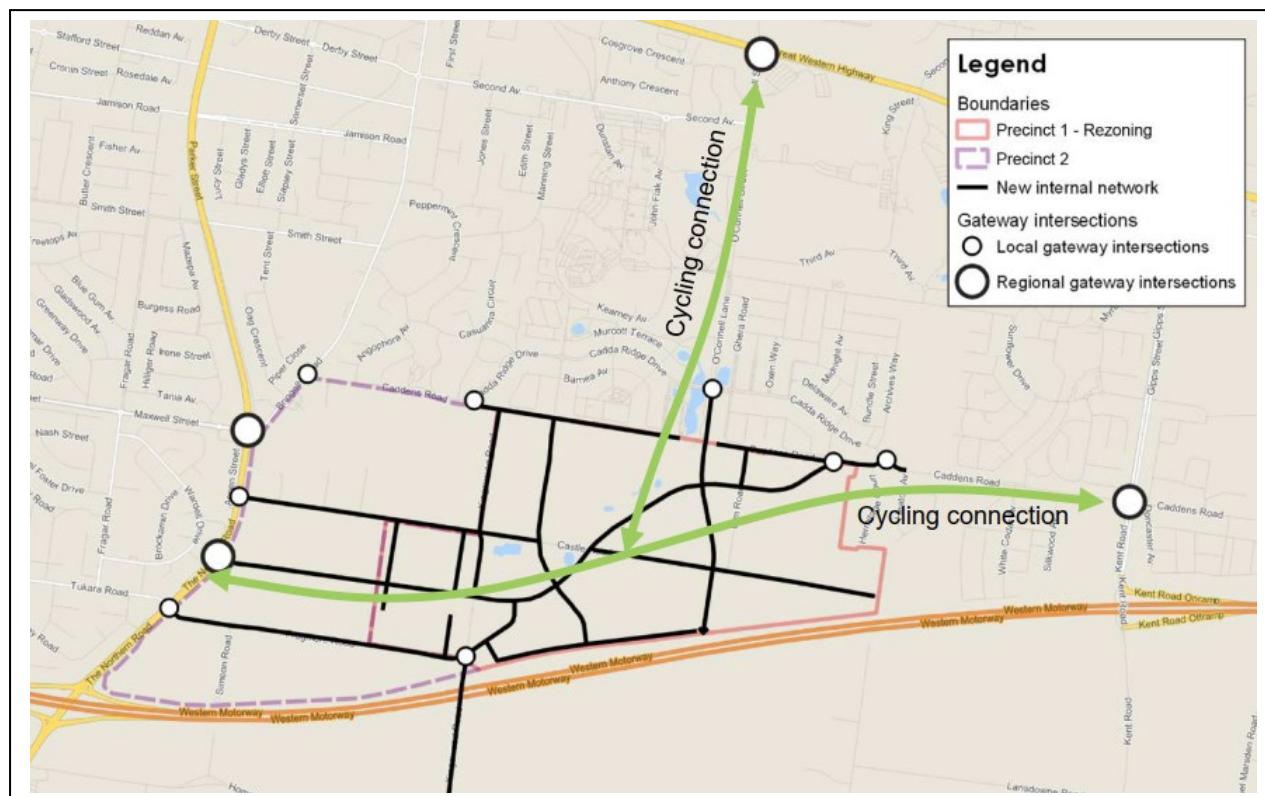
A suite of road upgrades is proposed to mitigate the impacts of the development within Area A. With these upgrades, the road network will continue to operate at Level of Service D or better.

Higher order roads, such as the North-South and East-West road corridors are also required and will help address background growth and future development access from the north and south of Orchard Hills North.

The new collector road network (**Figure 4**) and the associated land and works are included in part in this Plan, representing:

- a series of new internal collector roads to compliment the State Road Network and manage connections to it at a discrete number of locations.
- a series of intersection upgrades.
- additional lanes to match the demand requirements, whilst retaining local amenity and promoting active transport modes such as walking and cycling.

**Figure 4 Indicative strategic road network**



**Source:** SCT Consulting

To enable improved coverage of public transport all collector streets will be planned and designed to be bus capable with 3.5m wide travel lanes in each direction, with appropriate bus stop facilities, meaning that future bus services can be accommodated in any of the higher order road network within the subdivision.

The main collector streets within the development will be designed to cater for off-road shared paths to integrate with surrounding street network.

### **Walking and cycling facilities**

The Orchard Hills North Structure Plan identifies key green corridors to provide walking and cycling connections as part of wider regional links. Pedestrian access to the site will be via the existing footpaths and proposed intersections on Caddens Road north of the site and at the upgraded intersections at Frogmore Road and Castle Road with The Northern Road, west of the site (as part of The Northern Road upgrade).

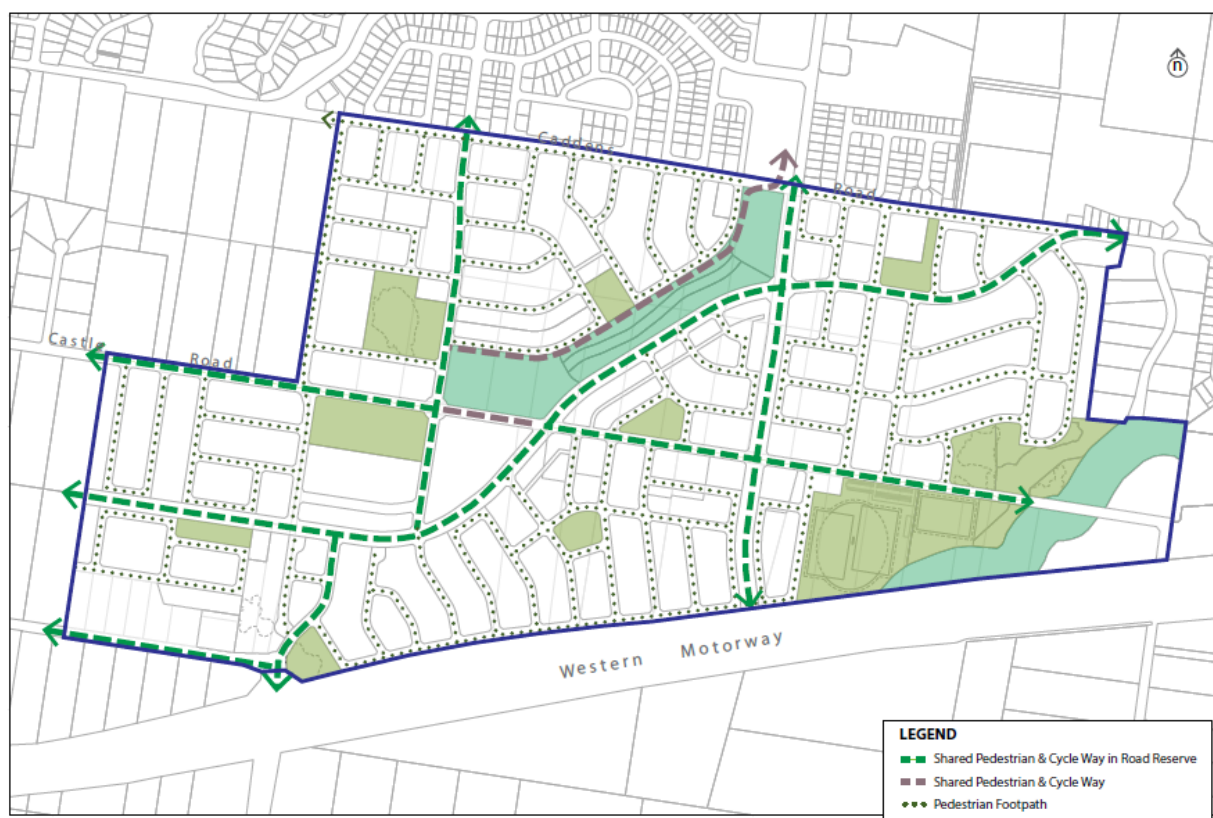
Pedestrian access within the development will be provided via footpaths on all streets within the development and with pedestrian and cyclist shared paths along key routes.

Cycling access within the development is proposed through a mixture of dedicated shared paths as well as shared paths located in the road reserve. The proposed cycle ways provide both East-West and North-South movements, providing access to the neighbourhood centre as well as connectivity with the wider cycle network.

The planned shared path along the upgraded The Northern Road will provide the North-South regional cycle connections to Penrith.

Pedestrian access within the development will be provided via footpaths on all streets within the development and with pedestrian and cyclist shared path along key routes, illustrated in **Figure 5**.

**Figure 5 Internal pedestrian and cycle network – Area A**



Source: Design and Planning

### Public transport facilities

Bus routes currently accessible to the site (prior to The Northern Road upgrade) are routes 778, 781, 789 and 794, which travel along Caddens Road / Cadda Ridge Road, Kingswood Road / Castle Hill Road / Ulm Road and The Northern Road, respectively. These bus services provide accessibility between the site and other destinations such as Penrith, St Marys, and Glenmore Park. New or modified services could be provided to improve coverage to the proposed development and more frequent bus services can be provided as the population and demand for improved public transport services increase.

As part of The Northern Road upgrade, a curbside bus corridor in each direction will be provided, which will improve bus travel time and efficiency to and from the site. Accessibility to bus stops and services has also been improved by the provision of six bus bays on both sides of Gipps Street and Kent Road, as part of the Werrington Road upgrade. These upgrades are all likely to encourage public transport usage to reduce future reliance on private vehicle trips in Orchard Hills North.

### 2.1.3 CONTRIBUTIONS FOR TRAFFIC AND TRANSPORT FACILITIES

This Plan determines contributions for traffic and transport facilities by first calculating the required capital works costs and land acquisition costs required for Orchard Hills North, then determining the relative nexus of traffic movement/trips at peak hour (namely between Area A, and Area B, and background growth for the purposes of apportionment).

Within Area A, the traffic demand for the Village centre is almost entirely driven by the requirements of the local residential area. Accordingly, the apportionment of the traffic contribution is attributed entirely to the residential development area. Indeed, the approach of charging on a “per dwelling” (or “per residential lot”) for new residential development is considered the best way to reflect the demand for traffic and transport facilities created by the additional population in Area A.

Within Area B, the significantly different land uses and traffic generation from the Employment Zone fronting The Northern Road have been attributed to the appropriate share of the infrastructure costs based on the average relative peak hour vehicular trip numbers. **Note:** This will be an important foundation issue for any contributions plan that is prepared for Area B, at the time that land is rezoned.

In addition to the new roads required to service the proposed development of Orchard Hills North, some elements of the existing local road network within Area A will require resurfacing or upgrades. This is identified as a specific line item in the schedules and included in the transport contributions.

#### Contributions by Residential Development

Monetary contributions by residential development in Area A are calculated on a “per dwelling” (or “per residential lot”) basis. The total contribution per dwelling/lot comprises both works costs and land costs, is set out in **Table 3** below:

**Table 3 Roads and transport contributions, per dwelling/lot – Area A**

Infrastructure category	Works costs	Land costs	Total costs	Per dwelling/lot*
Roads and transport	\$ 37,955,213	\$ 47,202,783	\$ 85,157,997	\$50,841

\*This assumes the total cost of transport and traffic contributions divided by the number of net additional residential lots - which is equal to the total number of new dwellings (namely 1,729), minus the number of existing residential lots (namely 54) = 1,675 net additional dwellings/lots. Assumes an occupancy rate of 3.0 persons per dwelling.

#### Contributions by Non-residential Development

The apportionment of roads and transport facilities was reviewed by IPART and DPHI. They determined that non-residential development creates demand for transport infrastructure and, as such, transport costs have been apportioned across both residential and non-residential development on a proportional basis based on NDA.



For non-residential development within Area A, a monetary contribution for roads and transport facilities will be charged on a “per Ha of NDA” basis. This is calculated by dividing the total cost of traffic and transport contributions by the total Ha of NDA across Area A as a whole, resulting in a charge of **\$806,420 per Ha NDA**, plus administration (refer to **Appendix A** for details). Note: this NDA includes the school site.

## 2.2 STORMWATER MANAGEMENT FACILITIES

### 2.2.1 NEEDS ASSESSMENT

At present, there is limited stormwater drainage and floodplain management infrastructure within Orchard Hills North. The infrastructure that does exist (for example, road culverts) has been sized and designed to cope with storm and flooding events within a rural context. Typically, urban areas experience an increase in stormwater runoff due to increased impervious areas which potentially exacerbate flooding issues and erode existing creek systems. In addition to increased stormwater runoff, pollutants from urban areas reduce water quality and the stormwater needs to be treated prior to it being discharged into the natural creek system.

To ensure that the future urban development of the Orchard Hills North appropriately manages these issues, J Wyndham Prince (JWP) prepared an *Orchard Hills North Precinct – Stormwater and Flood Management Strategy 2021* including post-exhibition amendments dated February 2023. This strategy identified a network of trunk stormwater drainage facilities to manage flood events up to the 1 in 100-year event, and to ensure stormwater is discharged to the existing creek network at pre-development flows as well as being treated for pollutants.

### 2.2.2 INFRASTRUCTURE PROVISION STRATEGY

A Stormwater and Flood Management Strategy was prepared by JWP. The Strategy found that the proposed wetland and detention basins are located throughout the site to ensure that peak post-development discharges are restricted to less than the pre-development levels at all key comparison locations. This includes two online wetland basins with open water bodies within the relocated Werrington Corridor and four traditional detention basins.

Water quality will be managed by on-lot rainwater tanks, Gross Pollutant Trap (GPT), ponds and rain gardens. A series of bio-retention raingardens are co-located within the wetland basins and the detention basins and a further series of bio-retention raingardens are located outside the basins.

In 1% Annual Exceedance Probability (AEP) event the development of Orchard Hills North will improve flooding conditions on the north, south and eastern side of the precinct and reduce flood depths. There are some small increases in flood levels along the southern boundary.

Key components of the stormwater drainage network include:



- Inclusion of rainwater storage tanks in new dwellings to store rainwater for re-use and reduce discharge to the creek system.
- New detention basins to store, treat and control the rate of stormwater collected from the private domain and road network prior to being discharged into the existing creek system.
- New bio-retention areas (i.e., with Water Sensitive Urban Design (WSUD) facilities and GPTs) to treat stormwater prior to discharge into the creek system; and
- Use of the capacity of the existing creek system to manage flood events.

### **Water quality management**

It is proposed that stormwater quality in Area A be managed using a treatment train approach. A proposed treatment train of water quality devices has been identified to achieve the target pollutant removals.

This includes a combined system of rainwater tanks, GPTs, bio-retention raingardens and ponds.

### **Rainwater storage tanks**

Rainwater harvesting and re-use of residential roof runoff will occur by utilising rainwater tanks.

### **Trunk drainage/Detention basins**

The proposed stormwater management strategy encompasses a series of detention basins to manage stormwater runoff at all key locations across Area A. The detention basin is designed with a low flow outlet for smaller storm events up to 0.5 Exceedances per Year (EY) and a high flow spillway for storm event 1% AEP and greater.

GPTs have been provided to filter stormwater prior to discharge into the drainage system, bioretention raingardens and ponds.

Permanent water bodies (ponds) can provide an aesthetic feature to subdivisions. The water bodies are designed to have permanent water storage that promotes a Hydraulic Residence Time (HRT) of sufficient length to promote the appropriate pollutant removal mechanisms.

### **Bio-retention areas**

The filter media receives flow having firstly being treated by the GPT at each outlet. Bioretention raingarden systems are proposed in a series of locations across Area A in order to achieve the nutrient reduction targets outlined in the Council's WSUD Policy (PCC, 2013).

The bio-retention raingardens will attenuate first flush flows to reduce the risk of stream erosion within the watercourses.

## 2.2.3 CONTRIBUTIONS FOR STORMWATER MANAGEMENT FACILITIES

Contributions are calculated based on the total cost of capital works and land acquisition for each drainage corridor or detention basin area requirement to cater for the development.

### Contributions by Residential Development

For all new residential development in Area A, the total cost is then charged on a “per dwelling/lot” basis. Refer to **Table 4** on page 16:

**Table 4 Stormwater drainage contributions, per dwelling/lot – Area A**

Infrastructure category	Works costs	Land costs	Total costs	Per dwelling/lot *
Stormwater drainage	\$ 25,944,737	\$ 26,900,114	\$ 52,844,851	\$31,549

\*This assumes the total cost of stormwater drainage contributions divided by the number of net additional residential lots - which is equal to the total number of new dwellings (namely 1,729), minus the number of existing residential lots (namely 54) = 1,675 net additional dwellings/lots. Assumes an occupancy rate of 3.0 persons per dwelling.

### Contributions by Non-Residential Development

For non-residential development within Area A, a monetary contribution for stormwater management will be charged on a “per Ha of NDA” basis. This is calculated by dividing the total cost of stormwater contributions by the total Ha of NDA across Area A as a whole, resulting in a charge of **\$500,425 per Ha NDA**, plus administration (refer to **Appendix A** for details). Note: this NDA includes the school site.

This combined approach is considered reasonable on the basis that the Water Cycle Management Strategy assumed the same level of impervious area for all types of development within Area A.

## 2.3 Open space and recreation facilities

### 2.3.1 NEEDS ASSESSMENT

The development of Area A will result in a population of approximately 5,187 residents and will create demand for new open space and recreational facilities locally and district-wide.

An assessment of the extent and nature of this demand was undertaken by Place Design in its open space and social Infrastructure assessment to determine the infrastructure required to service this demand.

Place Design undertook an assessment of the open space required to service Area A, at a district and local level, based on a range of planning benchmarks.

The function and distribution of local open space across Area A has been considered with the housing typology, future population, density and demographics in mind. The aim is to provide accessible, vibrant, integrated and purposeful open space to cater to various needs of the future community. The open space framework has been designed with walkability in mind.

New residential development in Area A also generates demand for district open space. District open space has not been included in Area A. Instead, new development will be required to make an apportioned contribution towards an out of precinct district open space facility. Council identified the Gipps Street district open space facility currently included in the Penrith City District Open Space Facilities Development Contributions Plan (2007) as having capacity to meet the demand generated by Area A. This facility also meets the Greener Places Open Space for Recreation Guideline benchmark of being a district-level facility located with 2km of residents within Area A.

The future needs of the community have been considered in the design and provision of open space. The following principles have been adhered to:

- Major open spaces are located along existing natural features of the site such as the riparian park and detention basins along low-lying areas and the integration of rain gardens and detention basins within these parkland environments.
- Major open spaces maintain and improve the existing stands of threatened ecological communities, namely the Cumberland Plain Woodland (CPW) in the Riparian Park and the Sydney Coastal River Flat Forest (SCRFF) along the riparian corridor by incorporating and consolidating the existing vegetation into the landscaped open space.
- The streetscapes will enhance the natural landscape and reinforce the road hierarchy, through their arrangement, size and species selection. The streets will provide green links and view corridors throughout the site, making connections with and between other open spaces.
- The road layout follows the existing road framework and reflects the natural topography of the site. The streets will provide a circulation network that is safe, permeable and legible for pedestrians, cyclists and vehicles.
- A selection of high-quality street furniture, lighting, finishes and planting which relate to the natural environment will be provided.
- Rural and native themes will be integrated throughout the open spaces and streets. The urban commercial and retail precinct, children's play areas, active and passive open spaces and conservation corridors will provide a range of amenities and uses for the future community.

The proposed infrastructure is consistent with Penrith City's Open Space and Recreation Facilities Strategy which states that facilities must:

- create walkability and accessibility to local centres and social infrastructure
- create healthy, liveable places, and respond to climate change, for example by promoting cooling effects
- strengthen resilience in communities and the capacity to adapt to future changes.

- create opportunities for green canopies and links.

The physical landscape character of Area A at present can be described as consisting of four character typologies; rural lifestyle residential lots, rural lifestyle residential lots with horse agistments/grazing paddocks, some rural residential manors and existing agricultural market gardens. There is currently no designated public open space located on the site.

Based on an anticipated new population of 5,187 people in Area A approximately 15.77 Ha of active and passive open space is required.

**Table 3 Quantity Benchmark Requirements for Open Space - Area A**

Hierarchy	Benchmark	Size	Open space provision
Per person	3.04 Ha per 1,000 people for Area A		15.77 Ha for active and passive open space
<b>Government Architect NSW (specifically for greenfield sites)</b>			
Local Parks	1 per 2,500 people	Average size > 0.5ha Minimum size 0.3ha	9 x local parks
District Parks	1 per 5,000 people	Average size > 5 ha Minimum size 2ha	Combined with the sports facility where possible/practical
<b>Office of Sport/Growth Centers Commission/Parks and Leisure Australia</b>			
Sportsgrounds	2 double playing fields (4 fields total) and amenities per 10,000 people	10ha	One sports facility
Multi-purpose outdoor courts	1:4,200 people	approx. 0.05ha per court + runoff space and amenities	Within active sports area OS8
Play space	1 playground per 500 children aged 0 to 4 years 1 playground per 500 children aged 5 to 11 years	50m <sup>2</sup> minimum within a park 100m <sup>2</sup> minimum within a park	All local parks
Outdoor fitness stations	1 station per 15,000 people	Varies - could be provided as multiple nodes	Located in a relevant local park/s

		along a recreation trail or one larger facility	
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**Source:** Penrith Council

The following benchmarks are considered relevant for the broad distribution of open space demands in Area A.

**Table 4      Distribution Benchmarks used for Open Space**

Hierarchy	Distribution / Rate
Regional park	Within 5 to 10km of all residents
District park	Within 2km of all residents
Local park	Within 400m walkable of all residents, with walkable connections and no major barriers
High density areas	Within 200m of all residents living in high density, with walkable connections and no major barriers

**Source:** Greater Sydney Commission/Government Architect NSW (Greener Places Open Space for Recreation Guide (Issue no.1 2018, Draft for Discussion)

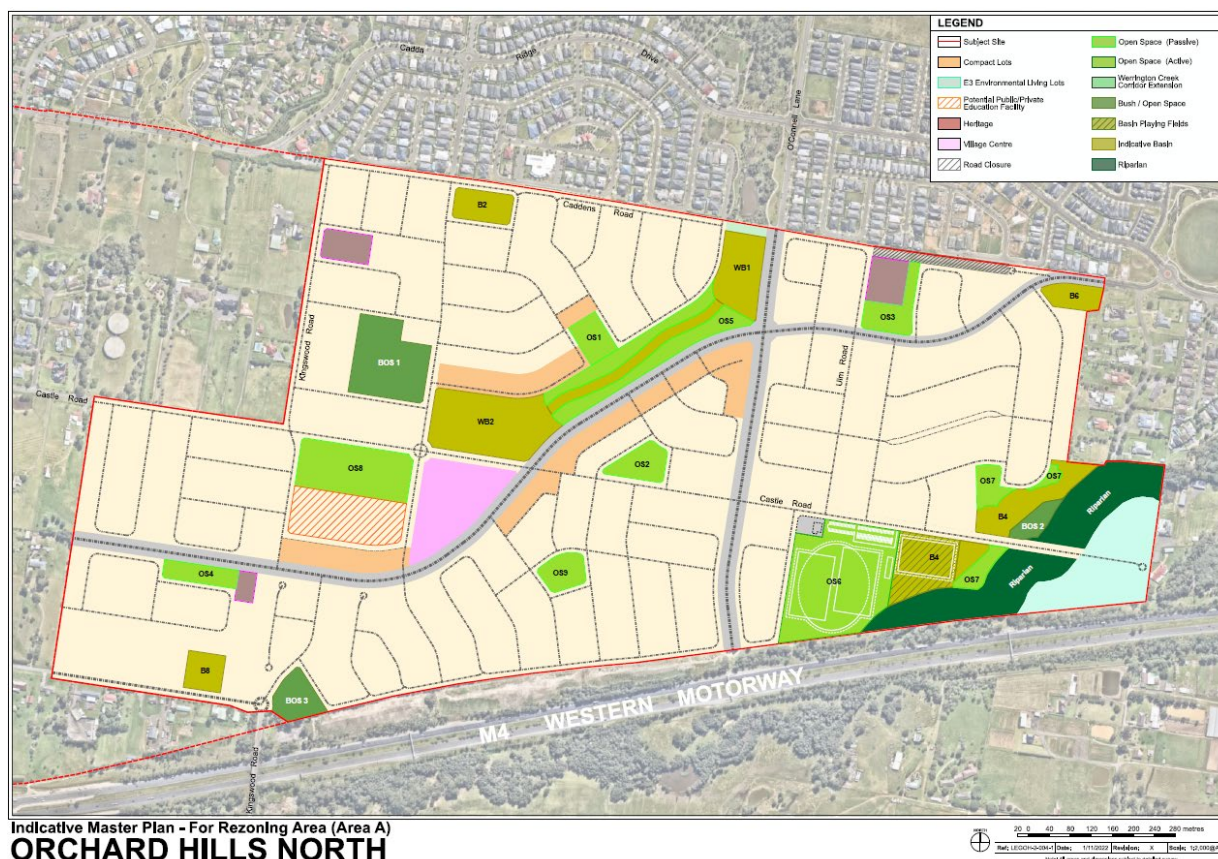
All new residential development in Area A will be within 400m walkable distance of a local park and will meet the distribution benchmarks for regional and district parks.

### 2.3.2 INFRASTRUCTURE PROVISION STRATEGY

The following open space is proposed in Area A (refer to **Figure 6**):

**Figure 6      Proposed open space - Area A**





Source: Design and Planning

Within Area A, a series of active and passive open spaces will be provided through a variety of playing fields, local parks and bushland reserves. These will be spread throughout the development to provide a broad range of open space facilities and activities in close proximity to all new residents. Further greenspace is provided in riparian lands. A summary of the facility provision is set out below.

**Table 5 Open Space Facility Provision -Area A**

Land use	Approximate area (hectares)	Type of open space
Active Open space	7.26	Playing fields in OS6 Active sports area OS8 Playing field in basin B4
Passive Open Space	8.51	Local parks OS1, OS2, OS3, OS4, OS5, OS7 and OS9 Bushland reserves BOS1, BOS2 and BOS3
<b>Total</b>	<b>15.77</b>	
Public realm open space areas		
OS1	0.50	Passive – Local



Land use	Approximate area (hectares)	Type of open space
OS2	0.60	Passive – Local
OS3	0.66	Passive – Local
OS4	0.50	Passive – Local
OS5	1.97	Passive – Local
OS6	3.97	Active – Local
OS7	0.84	Passive – Local
OS8	2.00	Active – Local
OS9	0.50	Passive – Local
B4	1.29	Active and passive – Local
BOS1	1.92	Passive bushland parks – Local
BOS2	0.36	Passive bushland parks – Local
BOS3	0.65	Passive bushland parks – Local

### Local open space

The Plan includes:

- 9 x Open Space areas (OS1 - OS9) each at least 0.5ha in size
- 1 x sports field complex (playing fields in OS6 and B4)
- 1 x Active sports area (in OS8)

All parks will include a range of recreation opportunities equal to “base level embellishment” as specified in the IPART Local Infrastructure Contributions Practice Note - January 2019.

Base level embellishment of open space is considered to be those works required to bring the open space up to a level where the site is secure and suitable for passive or active recreation. This may include:

- site regrading
- utilities servicing
- basic landscaping (turfing, asphalt\* and other synthetic playing surfaces planting, paths)
- drainage and irrigation
- basic park structures and equipment (park furniture, toilet facilities and change rooms, shade structures and play equipment)
- security lighting and local sports field floodlighting
- sports fields, tennis courts, netball courts, basketball courts (outdoor only), but does not include skate parks, BMX tracks and the like.

**\*Note:** ‘asphalt’ (under ‘basic landscaping’) includes at-grade carparks to the extent that they service the recreation area only and does not include multi-storey carparks

Where funding permits, additional facilities will also be provided such as picnic/BBQ areas; water bubblers; bins; walking paths; exercise equipment; multipurpose courts; off leash dog exercise areas, and community gardens etc.

Local Park OS1 is proposed to include the following additional level of embellishment:

- A range of recreation opportunities, which could also include kickabout spaces and youth recreation spaces.
- Larger play space (e.g., inclusive play space with equipment for a range of ages, providing a unique offer).
- Element of water play which is essential to provide due to Greater Penrith’s location away from cooling sea breezes and the likelihood of longer, hotter summers to ensure that parks can be continued to be used in hotter weather.

### **Active open space and recreation facilities**

The Plan includes the delivery of one sports field facility with high quality active and passive recreational activities and finishes, focusing on sport within the local area.

The provision of active open space facilities in the plan aligns with the proposal to provide for:

- 1 x sports field complex, which may consist of 5.26ha of formal playing fields potentially comprising the following activities:
  - 3 x playing fields
    - 2 x playing fields (70m x 122m) on 3.96ha at OS6
    - 1 x playing field (64m x 100m) on 1.29ha at Basin B4
  - 1 x cricket field (122m x 165m) at OS6
  - Adjoining passive open space, viewing areas and garden
  - New amenities building (approximately 550sqm)
  - Car parking (approximately 110 bays)
  - Paved area with park furniture including a shelter with seats, BBQ, bubblers and seating walls
- 1 x active sport area, measuring 2.02ha at OS8 opposite the village centre.
  - 3 x multi-use courts
  - Urban park
  - New amenities building (approximately 200sqm)
  - Market space
  - Community gardens

### 2.3.3 CONTRIBUTION FORMULA FOR OPEN SPACE AND RECREATIONAL FACILITIES

Contributions for open space and recreation facilities in Area A are calculated on the anticipated net increase in population on the development site. This involves dividing the total costs of land acquisition and capital works by the anticipated number of dwellings. Where relevant, allowance for half road frontage (works and land) adjoining all areas of proposed open space has been included in this Plan.

#### Contributions by Residential Development

For all new residential development in Area A, the total cost of open space and recreation shall be charged on a per dwelling/lot basis. Refer to **Table 5** below.

**Table 5 Open space and recreation contributions, per dwelling/lot – Area A**

Infrastructure category	Works costs	Land costs	Total costs	Per dwelling/lot*
Open space and recreation	\$ 31,588,358	\$ 58,408,027	\$ 89,996,385	\$53,729

\*This assumes the total cost of open space and recreation contributions divided by the number of net additional residential lots - which is equal to the total number of new dwellings (namely 1,729), minus the number of existing residential lots (namely 54) = 1,675 net additional dwellings/lots.

#### Contributions by Non-Residential Development

There is no apportionment for open space and recreation infrastructure to non-residential development. This approach is considered reasonable as a credit is afforded to the population of existing lawful residential development that has previously been utilising infrastructure provided in the area.

## 2.4 Community and cultural facilities

### 2.4.1 NEEDS ASSESSMENT

The forecast population of Area A of approximately 5,187 people will not lead to demand for a new community facility since there are other services available to the residents within the region at present.

Notwithstanding, Council land has been identified for a potential future community facility, and therefore there would be no land cost for such a facility if one were to be delivered. Council may wish to enter into a Voluntary Planning Agreement (VPA) with the main developer(s) of Area A to provide a contribution towards building works for a potential future community facility.

## 2.5 Contributions for plan administration

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

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

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

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

The 1.5% contribution appears as a line item in the Area A contribution rates schedule, apportioned between residential and non-residential development.

### 3. INFRASTRUCTURE STAGING PRIORITIES

The staging and priority of infrastructure in Area A will generally occur in line with the delivery of new development and the indicative staging plan shown in Figure 7.

**Figure 7 Indicative staging plan**



**Source:** Orchard Hills North DCP – Part E17 (2022)

Area A has an upper limit of 1,729 new dwellings/lots and the development of lots and dwellings shall be aligned with the proposed infrastructure required to service the specific stage of development.

The proposed staging of the development and the corresponding delivery of infrastructure will generally be undertaken in the following stages and estimated timing and will be subject to review during the life of the development.

**Table 6 Potential Staging**

Staging Priority	Estimated timing
Precinct 1	2024-2026
Precinct 2	2026-2028
Precinct 3 and 4	2028-2030



Precincts 5, 6 and 7	2030+
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It is proposed that within each stage associated with the Area A precincts (P1 – P7), the related local open space, stormwater drainage, and local road works will be delivered, together with relevant apportionment of cash contributions for external works (e.g., administration costs and district open space).

To manage the density of the proposed development and ensure there is adequate infrastructure to service each stage of development, a mix of housing types will be provided within each precinct and across the site.

## 4. ESTIMATE OF INFRASTRUCTURE COSTS

### 4.1 Land acquisition costs

Council must acquire 8.22 Ha for the purposes of drainage and 15.77 Ha for purposes of local open space and recreational land in Area A. The land acquisition costs that have been estimated for each infrastructure category have been informed by independent land valuation to advise for various classes of land as in **Table 7**.

**Table 7 Assessed land cost rates**

Land Use Classification (examples only – should use zoning e.g., R2, R3, B4 etc.)	\$/m <sup>2</sup>
Developable land - residential (suitable for large-lot rural residential housing, low density or medium density residential) (e.g., R1, C3)	\$475
Constrained land (with environmental values e.g., bushland)	\$90
Constrained land (with significant flooding, slopes)	\$55

**Source:** Cushman and Wakefield Report October 2022.

Where land is already acquired, if applicable, the land costs have been indexed to the base period of the plan by the CPI (Dec 24).

### 4.2 Capital works costs

The capital costs for the transport, open space and recreation, and community facility infrastructure have been estimated by civil rates based on recent tenders, IPART benchmark rates or QS specialists.

Where works cost estimates are sourced from an earlier period than the base period of the Plan, they have been indexed to the base period of the Plan by applying the following indexes:

- Transport and traffic infrastructure by the Roads ABS PPI Road and Bridge Construction Index for NSW
- Stormwater management infrastructure by the ABS PPI Road and Bridge Construction Index for NSW
- Social infrastructure by the ABS PPI Non-Residential Building Construction Index for NSW.

## 5. REFERENCES

Department of Planning & Environment, *Planning Services – Gateway Determination Report*, Orchard Hills North, 2019.

*Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*, as amended.

*Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2017*.

Greater Sydney Commission, *Greater Sydney Regional Plan – A Metropolis of Three Cities*, March 2018

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Penrith City Council, *Economic Development Strategy 2023–2031*, 2022

Penrith City Council, *Penrith Community Profile 2018*, p 24

Penrith City Council, *Water Sensitive Urban Design (WSUD) Policy*, 2013

Population and household forecasts, 2016 to 2036, prepared by id., the population experts, December 2017.

Orchard Hills North Indicative Structure Plan, Design and Planning, 'Indicative Master Plan' - Rev Z, November 2022

Orchard Hills North Detailed Structure Plan, Design and Planning, 'Indicative Master Plan' - Rev F, November 2022

Orchard Hills North Urban Design Report, Design & Planning, January 2023

Orchard Hills North Open Space Strategy, Place Design Group, January 2023.

Orchard Hills North Traffic Management and Accessibility Plan, SCT Consulting, January 2023.

Orchard Hills North Flood & Stormwater Management Strategy, J. Wyndham Prince, February 2023.

## **APPENDIX A – INFRASTRUCTURE SCHEDULE AND LOCATION MAPS**

INFRASTRUCTURE SCHEDULES

CONTRIBUTIONS SUMMARY

Local Infrastructure item	Rates for items below	Cost to be met by Catchment development (Dec 24)	Costs to be met by Residential development (Dec 24)	Costs to be met by non-residential development (Dec 24)	Contribution rates				
					Non-Residential Development	Residential Accommodation development			
					<i>per ha of net developable area</i>	<i>per person</i>	<i>per studio or 1-bedroom dwelling or secondary dwelling or seniors living dwelling</i>	<i>per 2-bedroom dwelling</i>	<i>per 3+ bedroom dwelling or residential lot</i>
Roads and transport						1.5	2.0	3.0	
Land acquisition		\$ 49,169,566	\$ 47,202,783	\$ 1,966,783	\$ 446,996	\$ 9,394	\$ 14,090	\$ 18,787	\$ 28,181
Works		\$ 39,536,681	\$ 37,955,213	\$ 1,581,467	\$ 359,424	\$ 7,553	\$ 11,330	\$ 15,107	\$ 22,660
Sub total		\$ 88,706,246	\$ 85,157,997	\$ 3,548,250	\$ 806,420	\$ 16,947	\$ 25,422	\$ 33,896	\$ 50,841
Stormwater drainage									
Land acquisition		\$ 28,020,952	\$ 26,900,114	\$ 1,120,838	\$ 254,736	\$ 5,353	\$ 8,030	\$ 10,707	\$ 16,060
Works		\$ 27,025,768	\$ 25,944,737	\$ 1,081,031	\$ 245,689	\$ 5,163	\$ 7,745	\$ 10,326	\$ 15,489
Sub total		\$ 55,046,720	\$ 52,844,851	\$ 2,201,869	\$ 500,425	\$ 10,516	\$ 15,775	\$ 21,033	\$ 31,549
Open space									
Land acquisition		\$ 58,408,027	\$ 58,408,027	\$ -	\$ -	\$ 11,623	\$ 17,435	\$ 23,247	\$ 34,870
Works		\$ 31,588,358	\$ 31,588,358	\$ -	\$ -	\$ 6,286	\$ 9,429	\$ 12,572	\$ 18,859
Sub total		\$ 89,996,385	\$ 89,996,385	\$ -	\$ -	\$ 17,910	\$ 26,865	\$ 35,819	\$ 53,729
Gipps Street District Open Space									
Works		\$ 1,658,543			\$ -	\$ 333	\$ 500	\$ 667	\$ 1,000
Sub total		\$ 1,658,543			\$ -	\$ 333	\$ 500	\$ 667	\$ 1,000
Plan management and administration (1.5% of works costs except for Gipps St DOS @ 1%)	1.5%	\$ 1,488,848	\$ 1,429,294	\$ 30,413	\$ 6,912	\$ 210	\$ 315	\$ 420	\$ 629
Land acquisition contingency (5% of land costs)	5%	\$ 6,779,927	\$ 6,625,546	\$ 154,381	\$ 154,381	\$ 1,319	\$ 1,978	\$ 2,637	\$ 3,956
TOTAL		\$ 243,676,668	\$ 236,054,072	\$ 5,934,913	\$ 1,468,138	\$ 47,235	\$ 70,853	\$ 94,471	\$ 141,704

Local Infrastructure item	Rates for items below	Cost to be met by Catchment development (Dec 24)	Costs to be met by Residential development (Dec 24)	Costs to be met by non-residential development (Dec 24)	Contribution rates				
					Non-Residential Development	Residential Accommodation development			
					<i>per ha of net developable area</i>	<i>per person</i>	<i>per studio or 1-bedroom dwelling or secondary dwelling or seniors living dwelling</i>	<i>per 2-bedroom dwelling</i>	<i>per 3+ bedroom dwelling or residential lot</i>
Roads and transport						1.5	2.0	3.0	
Land acquisition		\$ 49,169,566	\$ 47,202,783	\$ 1,966,783	\$ 446,996	\$ 9,394	\$ 14,090	\$ 18,787	\$ 28,181
Works		\$ 39,536,681	\$ 37,955,213	\$ 1,581,467	\$ 359,424	\$ 7,553	\$ 11,330	\$ 15,107	\$ 22,660
Sub total		\$ 88,706,246	\$ 85,157,997	\$ 3,548,250	\$ 806,420	\$ 16,947	\$ 25,422	\$ 33,896	\$ 50,841
Stormwater drainage									



Land acquisition		\$ 28,020,952	\$ 26,900,114	\$ 1,120,838	\$ 254,736	\$ 5,353	\$ 8,030	\$ 10,707	\$ 16,060
Works		\$ 27,025,768	\$ 25,944,737	\$ 1,081,031	\$ 245,689	\$ 5,163	\$ 7,745	\$ 10,326	\$ 15,489
<b>Sub total</b>		<b>\$ 55,046,720</b>	<b>\$ 52,844,851</b>	<b>\$ 2,201,869</b>	<b>\$ 500,425</b>	<b>\$ 10,516</b>	<b>\$ 15,775</b>	<b>\$ 21,033</b>	<b>\$ 31,549</b>
<b>Open space</b>									
Land acquisition		\$ 58,408,027	\$ 58,408,027	\$ -	\$ -	\$ 11,623	\$ 17,435	\$ 23,247	\$ 34,870
Works		\$ 31,588,358	\$ 31,588,358	\$ -	\$ -	\$ 6,286	\$ 9,429	\$ 12,572	\$ 18,859
<b>Sub total</b>		<b>\$ 89,996,385</b>	<b>\$ 89,996,385</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,910</b>	<b>\$ 26,865</b>	<b>\$ 35,819</b>	<b>\$ 53,729</b>
<b>Gipps Street District Open Space</b>									
Works		\$ 1,658,543			\$ -	\$ 333	\$ 500	\$ 667	\$ 1,000
<b>Sub total</b>		<b>\$ 1,658,543</b>			<b>\$ -</b>	<b>\$ 333</b>	<b>\$ 500</b>	<b>\$ 667</b>	<b>\$ 1,000</b>
<b>Plan management and administration (1.5% of works costs except for Gipps St DOS @ 1%)</b>	<b>1.5%</b>	<b>\$ 1,488,848</b>	<b>\$ 1,429,294</b>	<b>\$ 30,413</b>	<b>\$ 6,912</b>	<b>\$ 210</b>	<b>\$ 315</b>	<b>\$ 420</b>	<b>\$ 629</b>
<b>Land acquisition contingency (5% of land costs)</b>	<b>5%</b>	<b>\$ 6,779,927</b>	<b>\$ 6,625,546</b>	<b>\$ 154,381</b>	<b>\$ 154,381</b>	<b>\$ 1,319</b>	<b>\$ 1,978</b>	<b>\$ 2,637</b>	<b>\$ 3,956</b>
<b>TOTAL</b>		<b>\$ 243,676,668</b>	<b>\$ 236,054,072</b>	<b>\$ 5,934,913</b>	<b>\$ 1,468,138</b>	<b>\$ 47,235</b>	<b>\$ 70,853</b>	<b>\$ 94,471</b>	<b>\$ 141,704</b>

**STORMWATER DRAINAGE FACILITIES**

Ref	Local Infrastructure item	Source	Rate	Unit	Required	Total cost	Total cost indexed to Jun 23 (IPART)	Total cost indexed to Base (Dec 24)	Apportionment factor (%)	Apportioned cost (indexed to base period) (\$)	Contribution catchment (ha)	Contribution rate (\$/ha)	Indicative Scheduling of Works
<b>Land acquisition</b>													
3.01	OS5 Channel - Werrington Creek/College Creek (existing Flood liable land)		\$55	m2	4,270	\$234,850	\$244,712	\$255,121	100%	\$255,121	103.4	\$2,469	2023-2028
3.02	OS5 Channel - Werrington Creek		\$475	m2	3,500	\$1,662,500	\$1,732,309	\$1,805,997	100%	\$1,805,997	103.4	\$17,475	2023-2028
3.03	Claremont Creek north of Castle Road (existing Flood Liable land)		\$55	m2	20,400	\$1,122,000	\$1,169,114	\$1,218,844	100%	\$1,218,844	103.4	\$11,793	2027-2032
3.04	Claremont Creek south of Castle Road (existing Flood Liable land)		\$55	m2	24,000	\$1,320,000	\$1,375,428	\$1,433,935	100%	\$1,433,935	103.4	\$13,875	2027-2032
3.05	Claremont Creek south of Castle Road		\$0	m2	0	\$0	\$0	\$0	100%	\$0	103.4	\$0	2027-2032
3.06	WB1 (existing Flood Liable land)		\$55	m2	400	\$22,000	\$22,924	\$23,899	100%	\$23,899	103.4	\$231	2023-2028
3.07	WB1		\$475	m2	11,399	\$5,414,525	\$5,641,885	\$5,881,875	100%	\$5,881,875	103.4	\$56,912	2023-2028
3.08	WB2 (existing flood liable approx 50%)		\$55	m2	9,573	\$526,515	\$548,624	\$571,961	100%	\$571,961	103.4	\$5,534	2023-2028
3.09	WB2		\$475	m2	14,894	\$7,074,650	\$7,371,719	\$7,685,292	100%	\$7,685,292	103.4	\$74,362	2023-2028

3.10	B2		\$475	m2	6,152	\$2,922,200	\$3,044,905	\$3,174,427	100%	\$3,174,427	103.4	\$30,715	2023-2028
3.11	B4 (existing Flood Liable land)		\$55	m2	13,421	\$738,155	\$769,151	\$801,868	100%	\$801,868	103.4	\$7,759	2027-2032
3.12	B4		\$0	m2	0	\$0	\$0	\$0	100%	\$0	103.4	\$0	2027-2032
3.13	B6		\$475	m2	4,815	\$2,287,125	\$2,383,163	\$2,484,536	100%	\$2,484,536	103.4	\$24,040	2023-2028
3.14	B8 (existing Flood Liable land)		\$0	m2	0	\$0	\$0	\$0	100%	\$0	103.4	\$0	2023-2028
3.15	B8		\$475	m2	5,200	\$2,470,000	\$2,573,717	\$2,683,196	100%	\$2,683,196	103.4	\$25,962	2023-2028
	Sub Total				118,024	\$25,794,520	\$26,877,649	\$28,020,952		\$28,020,952		\$271,127	
Works													
WB1	Wetland Basin WB1 (basin works, walls, outlet structures)		\$3,537,000	item	1	\$3,537,000	\$3,991,426	\$4,275,081	100%	\$4,275,081	103.4	\$41,365	2023-2028
WB2	Wetland Basin WB2		\$1,942,000	item	1	\$1,942,000	\$2,191,504	\$2,347,245	100%	\$2,347,245	103.4	\$22,712	2023-2028
B2	Detention Basin B2 (basin works, ret. walls, and outlet structures)		\$1,138,000	item	1	\$1,138,000	\$1,284,208	\$1,375,471	100%	\$1,375,471	103.4	\$13,309	2023-2028
B4	Detention Basin B4 (basin works, ret. walls, outlet structures)		\$1,908,000	item	1	\$1,908,000	\$2,153,136	\$2,306,151	100%	\$2,306,151	103.4	\$22,314	2027-2032
B6	Detention Basin B6 (basin works, ret. wall, outlet structures)		\$675,000	item	1	\$675,000	\$761,723	\$815,855	100%	\$815,855	103.4	\$7,894	2023-2028
B8	Detention Basin B8 (basin works, ret. wall, outlet structures)		\$704,000	item	1	\$704,000	\$794,448	\$850,907	100%	\$850,907	103.4	\$8,233	2023-2028
WB1	Raingarden for WB1 (media bed, access and planting)		\$601,000	item	1	\$601,000	\$678,215	\$726,413	100%	\$726,413	103.4	\$7,029	2023-2028
WB2	Raingarden for WB2		\$0	item	1	\$0	\$0	\$0	100%	\$0	103.4	\$0	2023-2028
B2	Raingarden in Basin B2 (media bed, access and planting)		\$495,000	item	1	\$495,000	\$558,597	\$598,294	100%	\$598,294	103.4	\$5,789	2023-2028
B4	Raingarden in Basin B4 (media bed, access and planting)		\$2,280,450	item	1	\$2,280,450	\$2,573,437	\$2,756,321	100%	\$2,756,321	103.4	\$26,670	2027-2032
B6	Raingarden in Basin B6 (media bed, access and planting)		\$387,000	item	1	\$387,000	\$436,721	\$467,757	100%	\$467,757	103.4	\$4,526	2023-2028
B8	Raingarden in Basin B8 (media bed, access and planting)		\$532,000	item	1	\$532,000	\$600,350	\$643,015	100%	\$643,015	103.4	\$6,222	2023-2028
WB1	GPT for WB1 ((P1512)		\$80,000	item	2	\$160,000	\$180,556	\$193,388	100%	\$193,388	103.4	\$1,871	2023-2028
WB2	GPT for WB2 (P2018)		\$140,000	item	1	\$140,000	\$157,987	\$169,214	100%	\$169,214	103.4	\$1,637	2023-2028
WB3	GPT for WB2 (P1512)		\$80,000	item	1	\$80,000	\$90,278	\$96,694	100%	\$96,694	103.4	\$936	2023-2028
B2	GPT for Basin B2 (P1009)		\$60,000	item	1	\$60,000	\$67,709	\$72,520	100%	\$72,520	103.4	\$702	2027-2032
B4	GPT for Basin B4 (P2028)		\$170,000	item	1	\$170,000	\$191,841	\$205,475	100%	\$205,475	103.4	\$1,988	2023-2028
B6	GPT for Basin B6 (P1009)		\$60,000	item	1	\$60,000	\$67,709	\$72,520	100%	\$72,520	103.4	\$702	2023-2028
B8	GPT for Basin B8 (P2018)		\$60,000	item	1	\$120,000	\$135,417	\$145,041	100%	\$145,041	103.4	\$1,403	2023-2028
										\$0			
	Werrington Creek drainage channel construction (bulk earthworks, scour protection, and planting)		\$1,697,000	item	1	\$1,697,000	\$1,915,027	\$2,051,120	100%	\$2,051,120	103.4	\$19,846	2023-2028
	Sub Total			\$6,617,000.00		\$16,686,450	\$18,830,290	\$20,168,483		\$20,168,483		\$195,147	
Professional Fees													
	% on Construction Costs		12%	%	-	\$2,002,374	\$2,259,635	\$2,420,218	100%	\$2,259,635	103.4	\$23,418	
Authority Fees													
	% on Construction Costs		2%	%	-	\$333,729	\$376,606	\$403,370	100%	\$376,606	103.4	\$3,903	

Contingency													
	% on Construction Costs		20%	%	-	\$3,337,290	\$3,766,058	\$4,033,697	100%	\$3,766,058	103.4	\$39,029	
	Sub Total					\$5,673,393	\$6,402,299	\$6,857,284		\$6,402,299		\$66,350	
	TOTAL					\$48,154,363	\$52,110,238	\$55,046,720		\$54,591,734		\$532,624	

TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES

Ref	Local Infrastructure item	Rate	Un it	Requir ed	Total cost	Total cost indexed to Jun 23 (IPART)	Total cost indexed to Base (Dec 24)	Apportionm ent factor (%)	Apportion ed cost (Indexed to base period)	Contribut ion catchmen t \$/ha	Contribut ion rate (\$/ha)	Indicative Schedulin g of Works
Land acquisition												
Land Acquisition for Roads (Collector Road / Sub-Arterial Roads and roundabouts)												E.g. 2020-2023
	East West Road - Sub-Arterial (Area A/B Boundary to North-South Road)	\$475	m <sup>2</sup>	43,512	\$20,668,200	\$21,536,072	\$22,452,158	100%	\$22,452,158	103.4	\$217,244	5-10 years
	East West Road - Collector Road (North South Road to Caddens Road)	\$475	m <sup>2</sup>	15,990	\$7,595,250	\$7,914,180	\$8,250,828	100%	\$8,250,828	103.4	\$79,834	5-10 years
	North South Road - Collector Road (Caddens Road to East-West Road)	\$475	m <sup>2</sup>	6,384	\$3,032,400	\$3,159,733	\$3,294,139	100%	\$3,294,139	103.4	\$31,874	5-10 years
		\$475								103.4		
	Land required for roundabout on Sub-Arterial	\$475	m <sup>2</sup>	1,600	\$760,000	\$791,913	\$825,599	100%	\$825,599	103.4	\$7,988	5-10 years
	Land required for roundabout on other roads	\$475	m <sup>2</sup>	1,000	\$475,000	\$494,946	\$515,999	100%	\$515,999	103.4	\$4,993	5-10 years
	Land required for Kingswood Road Realignment	\$475	m <sup>2</sup>	1,000	\$475,000	\$494,946	\$515,999	100%	\$515,999	103.4	\$4,993	5-10 years

	Land required for public school half road frontage (excluding existing roads)	\$475	m <sup>2</sup>	3,724	\$1,768,900	\$1,843,177	\$1,921,581	100%	\$1,921,581	103.4	\$18,593	5-10 years
<b>Land acquisition for half roads fronting parks</b>												
	<b><i>Passive Open Space - Parks</i></b>											
	Park OS1	\$475	m <sup>2</sup>	1,280	\$608,000	\$633,530	\$660,479	100%	\$660,479	103.4	\$6,391	5-10 years
	Park OS2	\$475	m <sup>2</sup>	2,320	\$1,102,000	\$1,148,274	\$1,197,118	100%	\$1,197,118	103.4	\$11,583	5-10 years
	Park OS3	\$475	m <sup>2</sup>	1,080	\$513,000	\$534,541	\$557,279	100%	\$557,279	103.4	\$5,392	5-10 years
	Park OS4	\$475	m <sup>2</sup>	1,680	\$798,000	\$831,509	\$866,879	100%	\$866,879	103.4	\$8,388	5-10 years
	Park OS5	\$475	m <sup>2</sup>	2,400	\$1,140,000	\$1,187,869	\$1,238,398	100%	\$1,238,398	103.4	\$11,983	5-10 years
	Park OS7	\$475	m <sup>2</sup>	1,600	\$760,000	\$791,913	\$825,599	100%	\$825,599	103.4	\$7,988	5-10 years
	Park OS9	\$475	m <sup>2</sup>	2,720	\$1,292,000	\$1,346,252	\$1,403,518	100%	\$1,403,518	103.4	\$13,580	5-10 years
	<b><i>Passive Open Space - Bushland</i></b>											
	Bush/OS (1)	\$475	m <sup>2</sup>	2,600	\$1,235,000	\$1,286,858	\$1,341,598	100%	\$1,341,598	103.4	\$12,981	5-10 years
	Bush/OS (2)	\$475	m <sup>2</sup>	0	\$0	\$0		100%		103.4	\$0	5-10 years
	Bush/OS (3)	\$475	m <sup>2</sup>	2,700	\$1,282,500	\$1,336,353	\$1,393,198	100%	\$1,393,198	103.4	\$13,480	5-10 years
	<b><i>Active Open Space</i></b>											
	Playing Field OS6	\$475	m <sup>2</sup>	1,800	\$855,000	\$890,902	\$928,799	100%	\$928,799	103.4	\$8,987	5-10 years
	Playing Field B4	\$475	m <sup>2</sup>	0	\$0	\$0		100%		103.4	\$0	5-10 years
	AOS - OS8	\$475	m <sup>2</sup>	1,900	\$902,500	\$940,397	\$980,399	100%	\$980,399	103.4	\$9,486	5-10 years
	<b>Sub Total</b>			<b>95,290</b>	<b>\$45,262,750</b>	<b>\$47,163,363</b>	<b>\$49,169,566</b>		<b>\$49,169,566</b>		<b>\$475,758</b>	
<b>Works</b>												
<b>Off Site Infrastructure Upgrades</b>												
SG	Site SG : O'Connell Street/ Cadda Ridge Drive	\$3,300,000	item	1	\$3,300,000	\$3,723,977	\$3,988,625	22.7%	\$905,418	103.4	\$8,761	5-10 years
SH	Site SH : O'Connell Street/ O'Connell Lane (UWS)	\$2,350,000	item	1	\$2,350,000	\$2,651,923	\$2,840,385	20.0%	\$568,077	103.4	\$5,497	10-15 years
SL	Site SL : Caddens Road / Cadda Ridge Drive	\$1,650,000	item	1	\$1,650,000	\$1,861,989	\$1,994,313	31.0%	\$618,237	103.4	\$5,982	5-10 years
SP	Site SP : O'Connell Lane/ New East West Link	\$1,010,000	item	1	\$1,010,000	\$1,139,763	\$1,220,761	77.5%	\$945,846	103.4	\$9,152	5-10 years
SQ	Site SQ : New East West Corridor/ Neighbourhood Centre Access	\$1,100,000	item	1	\$1,100,000	\$1,241,326	\$1,329,542	68.3%	\$908,609	103.4	\$8,792	5-10 years
<b>Collector Road / Sub-Arterial Roads</b>												
EW1	East West Road - Sub-Arterial (Area A/B Boundary to North-South Road)	\$6,000	m	1470	\$8,820,000	\$9,953,175	\$10,660,507	100.0%	\$10,660,507	103.4	\$103,150	5-10 years
EW2	East West Road - Collector Road (North South Road to Caddens Road)	\$5,400	m	650	\$3,510,000	\$3,960,957	\$4,242,447	100.0%	\$4,242,447	103.4	\$41,049	5-10 years
NS1	North South Road - Collector Road (Caddens Road to East-West Road)	\$5,000	m	190	\$950,000	\$1,072,054	\$1,148,241	100.0%	\$1,148,241	103.4	\$11,110	5-10 years
<b>Existing and Other Roads (incl half road frontage at school)</b>												
EECR1	Caddens Road north side only (east of Braeburn Street to Creek closure)	\$750	m	470	\$352,682	\$397,994	\$426,278	100%	\$426,278	103.4	\$4,125	5-10 years
EECR2	Caddens Road north side only (O'Connell Lane to Ulm Road)	\$750	m	160	\$120,000	\$135,417	\$145,041	100%	\$145,041	103.4	\$1,403	5-10 years
EEKR1	Kingswood Road (west side - Castle Road to Caddens Road)	\$750	m	647	\$485,000	\$547,312	\$586,207	100%	\$586,207	103.4	\$5,672	5-10 years

EECR3	Castle Road (north side - Kingswood Road to OHN boundary)	\$750	m	487	\$365,000	\$411,894	\$441,166	100%	\$441,166	103.4	\$4,269	5-10 years
EEFR1	Frogmore Road (south side - opposite OHN only)	\$750	m	507	\$380,000	\$428,822	\$459,296	100%	\$459,296	103.4	\$4,444	5-10 years
SR1	Avenue Road adjacent to new public school site (eastern side of school)	\$1,000	m	90	\$90,000	\$101,563	\$108,781	100%	\$108,781	103.4	\$1,053	5-10 years
SR2	Local (Major) Road adjacent to new public school site (southern side of school)	\$1,000	m	212	\$212,000	\$239,237	\$256,239	100%	\$256,239	103.4	\$2,479	5-10 years
SR3	Kingswood Road adjacent to public school site (western side of school)	\$1,000	m	90	\$90,000	\$101,563	\$108,781	100%	\$108,781	103.4	\$1,053	5-10 years
Other infrastructure												
	Roundabouts	\$250,000	No	5	\$1,250,000	\$1,410,597	\$1,510,843	100%	\$1,510,843	103.4	\$14,619	5-10 years
	Bus shelters	\$20,000	No	6	\$120,000	\$135,417	\$145,041	100%	\$145,041	103.4	\$1,403	5-10 years
Open Space Half Road Frontage - Works												
	Passive Open Space - Parks											
OSHR1	Park OS1	\$750	m	160	\$120,000	\$135,417	\$145,041	100%	\$145,041	103.4	\$1,403	5-10 years
OSHR2	Park OS2	\$750	m	425	\$318,750	\$359,702	\$385,265	100%	\$385,265	103.4	\$3,728	5-10 years
OSHR3	Park OS3	\$750	m	195	\$146,250	\$165,040	\$176,769	100%	\$176,769	103.4	\$1,710	5-10 years
OSHR4	Park OS4	\$750	m	210	\$157,500	\$177,735	\$190,366	100%	\$190,366	103.4	\$1,842	5-10 years
OSHR5	Park OS5	\$750	m	300	\$225,000	\$253,908	\$271,952	100%	\$271,952	103.4	\$2,631	5-10 years
OSHR7	Park OS7	\$750	m	250	\$187,500	\$211,590	\$226,626	100%	\$226,626	103.4	\$2,193	5-10 years
OSHR9	Park OS9	\$750	m	340	\$255,000	\$287,762	\$308,212	100%	\$308,212	103.4	\$2,982	5-10 years
	Passive Open Space - Bushland											
BOSHR1	Bush/OS (1)	\$750	m	260	\$195,000	\$220,053	\$235,691	100%	\$235,691	103.4	\$2,281	5-10 years
BOSHR2	Bush/OS (2)	\$750	m	50	\$37,500	\$42,318	\$45,325	100%	\$45,325	103.4	\$439	5-10 years
BOSHR3	Bush/OS (3)	\$750	m	270	\$202,500	\$228,517	\$244,757	100%	\$244,757	103.4	\$2,368	5-10 years
	Active Open Space											
OSHR6	Playing Field OS6	\$750	m	375	\$281,250	\$317,384	\$339,940	100%	\$339,940	103.4	\$3,289	5-10 years
OSHRB4	Playing Field B4	\$750	m	200	\$150,000	\$169,272	\$181,301	100%	\$181,301	103.4	\$1,754	5-10 years
OSHR81	AOS - OS8 (Avenue)	\$1,000	m	100	\$100,000	\$112,848	\$120,867	100%	\$120,867	103.4	\$1,169	5-10 years
OSHR82	AOS - OS8 (Castle Road)	\$1,000	m	230	\$230,000	\$259,550	\$277,995	100%	\$277,995	103.4	\$2,690	5-10 years
OSHR83	AOS - OS8 (Kingswood Road)	\$1,000	m	100	\$100,000	\$112,848	\$120,867	100%	\$120,867	103.4	\$1,169	5-10 years
	Sub total				\$28,860,932	\$32,568,924	\$34,883,467		\$27,456,028		\$265,661	
Professional Fees												
	% on Construction Costs	12%	%	-	\$3,463,312	\$3,908,271	\$4,186,016		\$3,294,723	103.4	\$31,879	
Authority Fees												
	% on Construction Costs	2%	%	-	\$577,219	\$651,378	\$697,669		\$549,121	103.4	\$3,826	
Contingency												
	% on Construction Costs	30%	%	-	\$8,658,280	\$9,770,677	\$10,465,040		\$8,236,808	103.4	\$459	
	Sub Total				\$12,698,810	\$14,330,327	\$15,348,726		\$12,080,652		\$36,164	
TOTAL					\$86,822,492	\$94,062,614	\$99,401,759		\$88,706,246		\$777,582	



OPEN SPACE AND RECREATION FACILITIES - EXCLUDING DISTRICT OPEN SPACE

Ref	Local Infrastructure item	Rate	Unit	Required	Total cost	Total cost indexed to Jun 23 (IPART)	Total cost indexed to Base (Dec 24)	Apportionment factor (%)	Apportioned cost (Indexed to base period) (\$)	Contribution catchment (persons)	Contribution rate (\$/person)	Indicative Scheduling of Works
Land acquisition												
												E.g. 2020-2023
Passive Open Space - Parks												
OS1	Park OS1	\$475	m²	5,040	\$2,394,000	\$2,494,526	\$2,600,636	100%	\$2,600,636	5,025	\$518	
OS2	Park OS2	\$475	m²	5,965	\$2,833,375	\$2,952,350	\$3,077,935	100%	\$3,077,935	5,025	\$613	
OS3	Park OS3	\$475	m²	6,618	\$3,143,550	\$3,275,550	\$3,414,883	100%	\$3,414,883	5,025	\$680	
OS4	Park OS4	\$475	m²	5,040	\$2,394,000	\$2,494,526	\$2,600,636	100%	\$2,600,636	5,025	\$518	
OS5	Park OS5 part	\$475	m²	15,810	\$7,509,750	\$7,825,089	\$8,157,948	100%	\$8,157,948	5,025	\$1,623	
OS5	Park OS5 part (existing flood liable land)	\$55	m²	3,849	\$211,695	\$220,584	\$229,967	100%	\$229,967	5,025	\$46	
OS7	Park OS7 (Existing Flood Liable)	\$55	m²	3,503	\$192,665	\$200,755	\$209,295	100%	\$209,295	5,025	\$42	
OS7	Park OS7	\$475	m²	4,903	\$2,328,925	\$2,426,718	\$2,529,944	100%	\$2,529,944	5,025	\$503	
OS9	Park OS9	\$475	m²	5,002	\$2,375,950	\$2,475,718	\$2,581,028	100%	\$2,581,028	5,025	\$514	
Passive Open Space - Bushland												
BOS1	Bush/OS (1)	\$90	m²	20,375	\$1,833,750	\$1,910,750	\$1,992,029	100%	\$1,992,029	5,025	\$396	
BOS2	Bush/OS (2)	\$90	m²	3,589	\$323,010	\$336,573	\$350,890	100%	\$350,890	5,025	\$70	
BOS3	Bush/OS (3)	\$90	m²	6,543	\$588,870	\$613,597	\$639,698	100%	\$639,698	5,025	\$127	
	Passive Open Space - Other		m²		\$0	\$0	\$0	100%	\$0	5,025	\$0	
	Village Centre OS	\$0	m²	0	\$0	\$0	\$0	100%	\$0	5,025	\$0	
Active Open Space												
OS6	Playing Field OS6 (2 fields)	\$475	m²	28,082	\$13,338,950	\$13,899,061	\$14,490,290	100%	\$14,490,290	5,025	\$2,884	
OS6	Playing Field OS6 (2 fields) (ExistinG Flood Liable portion)	\$55	m²	11,570	\$636,350	\$663,071	\$691,276	100%	\$691,276	5,025	\$138	
OSB4	Playing Field B4 (1 field and surrounds)	\$475	m²	8,221	\$3,904,975	\$4,068,948	\$4,242,030	100%	\$4,242,030	5,025	\$844	
OSB4	Playing Field B4 (1 field and surrounds) (existing Flood liable portion)	\$55	m²	4,679	\$257,345	\$268,151	\$279,558	100%	\$279,558	5,025	\$56	
OS8	AOS - OS8	\$475	m²	20,000	\$9,500,000	\$9,898,911	\$10,319,984	100%	\$10,319,984	5,025	\$2,054	
Sub Total				158,789	\$53,767,160	\$56,024,879	\$58,408,027		\$58,408,027		\$11,623	
Works												
OS1	Park OS1	\$120	m²	5,040	\$604,800	\$708,035	\$774,748	100%	\$774,748	5,025	\$154	E.g. 2020-2023
OS2	Park OS2	\$120	m²	5,965	\$715,800	\$837,982	\$916,939	100%	\$916,939	5,025	\$182	
OS3	Park OS3	\$120	m²	6,618	\$794,160	\$929,717	\$1,017,318	100%	\$1,017,318	5,025	\$202	

OS4	Park OS4	\$120	m²	5,040	\$604,800	\$708,035	\$774,748	100%	\$774,748	5,025	\$154	
OS5	Park OS5	\$120	m²	19,659	\$2,359,080	\$2,761,757	\$3,021,978	100%	\$3,021,978	5,025	\$601	
OS5	Park OS7	\$120	m²	8,406	\$1,008,720	\$1,180,901	\$1,292,169	100%	\$1,292,169	5,025	\$257	
OS9	Park OS9	\$120	m²	5,002	\$600,240	\$702,696	\$768,906	100%	\$768,906	5,025	\$153	
									\$0			
BOS1	Bush/OS (1)	\$40	m²	20,375	\$815,000	\$954,114	\$1,044,014	100%	\$1,044,014	5,025	\$208	
BOS2	Bush/OS (2)	\$40	m²	3,589	\$143,560	\$168,065	\$183,900	100%	\$183,900	5,025	\$37	
BOS3	Bush/OS (3)	\$40	m²	6,543	\$261,720	\$306,394	\$335,263	100%	\$335,263	5,025	\$67	
							\$0		\$0			
OS6	Playing Field OS6 and Field B4 (3 fields)	\$7,125,366	Item	1	\$7,125,366	\$8,341,612	\$9,127,582	100%	\$9,127,582	5,025	\$1,816	
OS8	OS8 AOS Embellishment	\$124	m²	20,000	\$2,480,620	\$2,904,043	\$3,177,670	100%	\$3,177,670	5,025	\$632	
									\$0			
	Shared paths 2.5m wide	\$275	m	920	\$253,000	\$296,185	\$324,093	100%	\$324,093	5,025	\$64	
	Shared paths - 1.0m widening of standard footpath to Castle Road, Frogmore Rd, and connection to East-West	\$110	m	3,050	\$335,500	\$392,767	\$429,775	100%	\$429,775	5,025	\$86	
	Pedestrian/ shared path bridge	\$150,000	Item	2	\$300,000	\$351,208	\$384,300	100%	\$384,300	5,025	\$76	
	Sub total			110,210	\$18,402,366	\$21,543,511	\$23,573,401		\$23,573,401		\$4,691	
Professional Fees												
	% on Construction Costs	12%	%	-	\$2,208,284	\$2,585,221	\$2,828,808	100%	\$2,585,221	1729.0	\$9	
Authority Fees												
	% on Construction Costs	2%	%	-	\$368,047	\$430,870	\$471,468	100%	\$430,870	1729.0	\$0	
Contingency												
	% on Construction Costs	20%	%	-	\$3,680,473	\$4,308,702	\$4,714,680	100%	\$4,308,702	1729.0	\$938	
	Sub Total				\$6,256,804	\$7,324,794	\$8,014,956		\$7,324,794		\$938	
TOTAL					\$78,426,331	\$84,893,183	\$89,996,385		\$89,306,222		\$17,253	

**DISTRICT OPEN SPACE – GIPPS STREET**

COSTS Attributed to OHN Area A		Escalated Costs
Cost of Gipps St DOS	\$ 10,594,950	
Area A Proportion of Gipps St	9.89%	
Area A Proportion of Gipps St	\$ 1,048,313	1,658,542.76
Rate per dwelling - OHN (works only)	\$ 625.86	\$ 990.17
Plan Admin	\$ 6.26	\$ 9.90
Total	\$ 632.12	\$ 1,000.08

PLAN ADMINISTRATION

Residential development

Ref	Local Infrastructure item	Source	Rate	Unit	Total cost of works in plan (\$)	Total cost (\$)	Apportionment factor (%)	Apportioned cost (\$)	Contribution catchment (lot)	Contribution rate (per lot)
Plan Administration										
	Transport Works	IPART	1.5%	-	\$27,456,028	\$411,840	96%	\$394,307	1675.0	\$235
	Drainage Works	IPART	1.5%	-	\$20,168,483	\$302,527	96%	\$289,648	1675.0	\$173
	Open Space Works	IPART	1.5%	-	\$23,573,401	\$353,601	100%	\$353,601	1675.0	\$211
	Gipps St DOS Works	Council	1.0%		\$1,658,543	\$16,585	100%	\$16,585	1675.0	\$10
	Sub Total				\$72,856,456	\$1,084,554		\$1,054,141		\$629
TOTAL						\$1,084,554		\$1,054,141		\$629

Non-Residential

Ref	Local Infrastructure item	Source	Rate	Unit	Total cost of works in plan (\$)	Total cost (\$)	Total Hectares	Apportioned cost (\$)	Contribution catchment (ha)	Contribution rate (per ha)
Plan Administration										
	Drainage and Transport Works	IPART	1.5%	-	\$47,624,511	\$714,368	103.35	\$30,413	4.4	\$6,912
	Sub Total				\$47,624,511	\$714,368		\$30,413		\$6,912
TOTAL						\$714,368		\$30,413		\$6,912

**STORMWATER DRAINAGE FACILITIES**

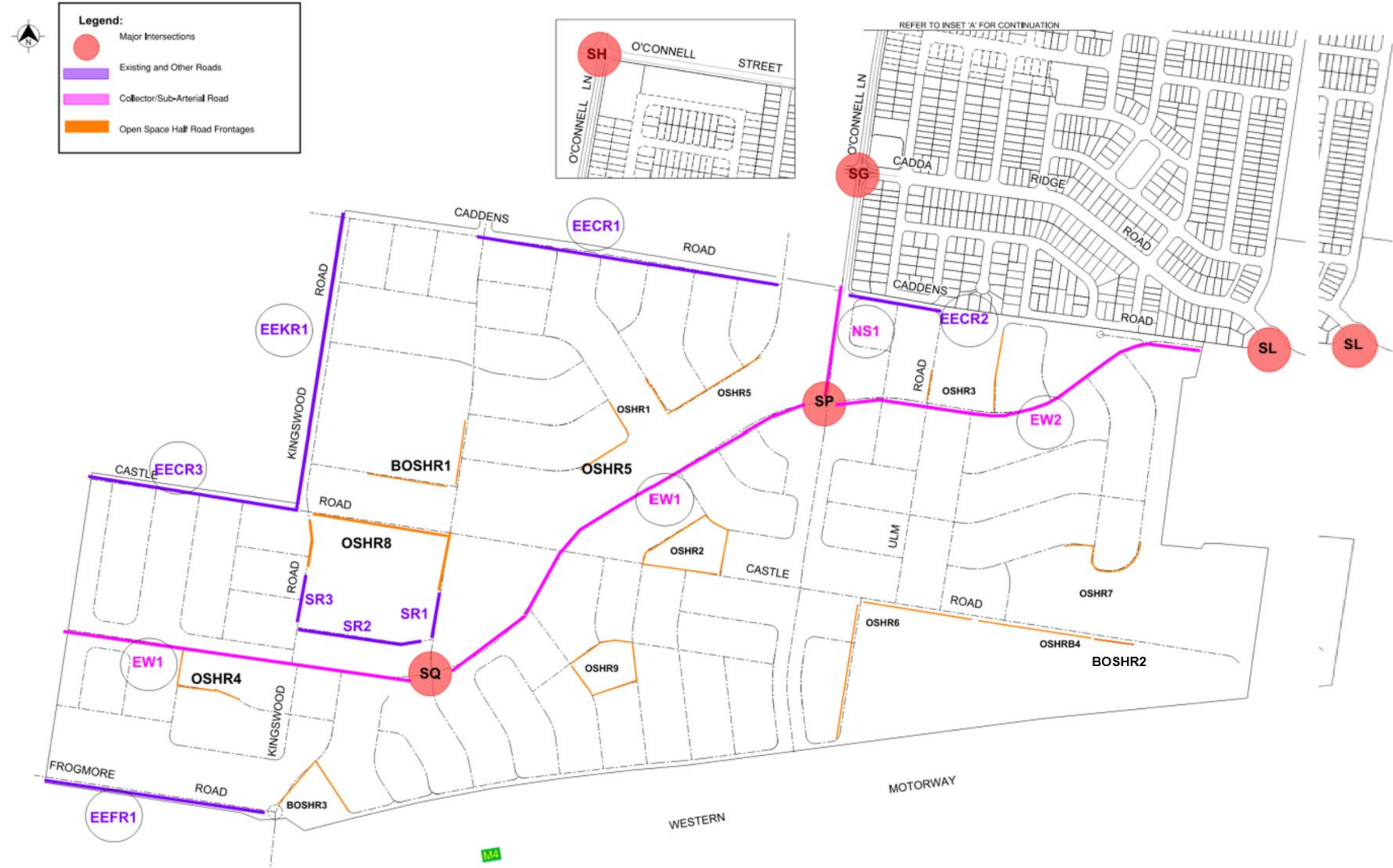
**Legend:**

-  Wet Basin
-  Raingardens
-  Gross Pollutant Traps





TRAFFIC AND TRANSPORT MANAGEMENT FACILITIES





OPEN SPACE AND RECREATION FACILITIES - EXCLUDING DISTRICT OPEN SPACE

