

G5 Statement of developer contributions

G5-1 Summary of developer contributions

\$ '000	Opening balance at 1 July 2024	Contributions received during the year		Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land						
Drainage	(7,171)	1,310	257	-	(117)	(399)	-	(6,120)	-
Roads	13,671	556	-	-	593	-	-	14,820	-
Parking	1,455	175	-	-	78	-	-	1,708	-
Open space	52,733	8,504	-	-	2,700	(2,376)	-	61,561	-
Community facilities	2,227	408	-	-	93	-	-	2,728	-
Other	922	1,370	-	-	53	(175)	-	2,170	-
S7.11 contributions – under a plan	63,837	12,323	257	-	3,400	(2,950)	-	76,867	-
S7.12 levies – under a plan	10,108	1,699	-	-	542	(3,444)	-	8,905	-
Total S7.11 and S7.12 revenue under plans	73,945	14,022	257	-	3,942	(6,394)	-	85,772	-
S7.4 planning agreements	19,817	506	3,682	13,587	1,022	(12,117)	-	26,497	-
Total contributions	93,762	14,528	3,939	13,587	4,964	(18,511)	-	112,269	-

Under the *Environmental Planning and Assessment Act 1979*, local infrastructure contributions, also known as developer contributions, are charged by councils when new development occurs. They help fund infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

G5-2 Developer contributions by plan

\$ '000	Opening balance at 1 July 2024	Contributions received during the year				Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land								
S7.11 contributions – under a plan											
Civic Improvement Plan											
Drainage	(2,778)	–	–	–	(134)	–	–	–	–	(2,912)	–
Roads	3,195	2	–	–	154	–	–	–	–	3,351	–
Parking	1,455	27	–	–	71	–	–	–	–	1,553	–
Open space	1,248	1	–	–	61	–	–	–	–	1,310	–
Community facilities	169	1	–	–	8	–	–	–	–	178	–
Other	(24)	–	–	–	(2)	–	–	(25)	–	(51)	–
Total	3,265	31	–	–	158	–	–	(25)	–	3,429	–
Claremont Meadows											
Drainage	(2,508)	1,310	–	–	(33)	–	–	(142)	–	(1,373)	–
Roads	692	131	–	–	20	–	–	–	–	843	–
Open space	207	870	–	–	23	–	–	(660)	–	440	–
Community facilities	1,138	72	–	–	30	–	–	–	–	1,240	–
Other	2,429	959	–	–	85	–	–	–	–	3,473	–
Total	1,958	3,342	–	–	125	–	–	(802)	–	4,623	–
Cultural Facilities											
Other	(911)	318	–	–	–	–	–	–	–	(593)	–
Total ¹	(911)	318	–	–	–	–	–	–	–	(593)	–
Erskine Business Park											
Drainage	1,227	–	–	–	61	–	–	–	–	1,288	–
Roads	(310)	–	–	–	(15)	–	–	–	–	(325)	–
Other	(342)	–	–	–	(19)	–	–	(23)	–	(384)	–
Total	575	–	–	–	27	–	–	(23)	–	579	–
Glenmore Park Stage 2											
Roads	93	5	–	–	5	–	–	–	–	103	–
Open space	157	183	–	–	1	–	–	(324)	–	17	–
Community facilities	(158)	155	–	–	–	–	–	–	–	(3)	–
Other	32	16	–	–	1	–	–	(21)	–	28	–
Total	124	359	–	–	7	–	–	(345)	–	145	–

G5-2 Developer contributions by plan (continued)

\$ '000	Opening balance at 1 July 2024	Contributions received during the year		Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2025	Held as restricted borrowings (to)/from	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land							
Lambridge Estate										
Drainage	(3,109)	-	-	-	-	-	-	-	(3,109)	-
Roads	1,302	-	-	-	-	-	-	-	1,302	-
Other	19	-	-	-	-	-	-	-	19	-
Total ¹	(1,788)	-	-	-	-	-	-	-	(1,788)	-
Penrith City District Open Space										
Open space	31,171	3,643	-	-	1,564	(1,162)	-	-	35,216	-
Other	105	37	-	-	6	(28)	-	-	120	-
Total	31,276	3,680	-	-	1,570	(1,190)	-	-	35,336	-
Penrith City Local Open Space										
Open space	4,367	792	-	-	231	-	-	-	5,390	-
Other	69	7	-	-	3	(5)	-	-	74	-
Total	4,436	799	-	-	234	(5)	-	-	5,464	-
Waterside										
Roads	1	-	-	-	-	-	-	-	1	-
Open space	216	-	-	-	10	-	-	-	226	-
Other	36	-	-	-	2	(2)	-	-	36	-
Total	253	-	-	-	12	(2)	-	-	263	-
Werrington Enterprise Living and Learning (WELL)										
Drainage	(3)	-	257	-	(11)	(257)	-	-	(14)	-
Roads	1,783	418	-	-	96	-	-	-	2,297	-
Open space	12,028	3,015	-	-	649	(230)	-	-	15,462	-
Community facilities	1,078	180	-	-	55	-	-	-	1,313	-
Other	(519)	33	-	-	(23)	(44)	-	-	(553)	-
Total	14,367	3,646	257	-	766	(531)	-	-	18,505	-
St Marys Town Centre										
Parking	-	148	-	-	7	-	-	-	155	-
Total	-	148	-	-	7	-	-	-	155	-
Mamre Road										
Roads	6,915	-	-	-	333	-	-	-	7,248	-
Open space	3,339	-	-	-	161	-	-	-	3,500	-
Other	28	-	-	-	-	(27)	-	-	1	-
Total	10,282	-	-	-	494	(27)	-	-	10,749	-

(1) The deficits relating to the Cultural Facilities and Lambridge Estate Plans are being offset by \$2.7m included in the 2018-19 Borrowing Program as reported to Council on 25 February 2019. Funding for the debt servicing costs for these loans was included in the 2016-17 SRV. During 2024-25 Council received development contributions for the Cultural Facilities Plan. These funds have reduced the total Plan deficit which in turn has reduced the funds required to be held in Reserve to minimise the possible impact to Council in the future.

G5-2 Developer contributions by plan (continued)

S7.12 Levies – under a plan

\$ '000	Opening balance at 1 July 2024	Contributions received during the year		Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land						
Citywide Non-Residential Development									
Other	10,108	1,699	-	-	542	-	-	12,349	-
Total	10,108	1,699	-	-	542	-	-	12,349	-
Penrith Aerotropolis Contribution Plan									
Open space	-	-	-	-	-	(3,444)	-	(3,444)	-
Total	-	-	-	-	-	(3,444)	-	(3,444)	-

The Penrith Aerotropolis Contribution Plan deficit will be offset by the District Open Space Plan until it is repaid. Compulsory acquisition was reported on 28 October 2024.

G5-3 S7.4 planning agreements

Planning Agreements									
Other	19,817	506	3,682	13,587	1,022	(12,117)	-	26,497	-
Total	19,817	506	3,682	13,587	1,022	(12,117)	-	26,497	-