



# **Glenmore Park Stage 2**

## **Development Contributions Plan 2007**

**(under Section 94 of the Environmental Planning and  
Assessment Act, 1979 as amended)**

**Adopted by Council on 5 November 2007  
Effective from 9 November 2007**



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## **PART A: SUMMARY SCHEDULE**

# 1.1 SUMMARY WORKS PROGRAM

<b>FACILITY</b>	<b>Schedule of Works</b>	<b>Cost Summary</b>	<b>Timing Threshold</b>
<b>Road Works</b>			
Local Road Improvements	Upgrading of Bradley St	\$ 9,668,000	With the initial development that relies upon access from The Northern Rd or on completion of 25% of developments within Glenmore Park Southern Expansion Area if the initial stage do not rely upon vehicular access from Bradley St.
Bus Routes	Bus Shelters	\$ 1,770,000	As part of the development of the bus route
Cycleways	Bradley St section Riparian Corridor sections Street network sections	\$ 1,872,028	As part of the delivery of Bradley St upon delivery of 25% of dwellings As part of the development of adjoining lands
<b>Sub Total</b>		<b><u>\$ 13,310,028</u></b>	
<b>Open Space</b>			
	Dedication and embellishment of Passive Open Space Areas	\$ 9,895,150	With the development of each relevant stage of development
	Dedication and embellishment of Active Open Space Areas	\$ 17,797,383	Upon 50% of the development of total dwellings
<b>Sub Total</b>		<b><u>\$ 27,692,534</u></b>	
<b>Community Facilities</b>			
	Blue Hills Community Facility extensions	\$ 1,345,618	Upon 50% of the development of total dwellings
	Community Initiative Grants Scheme	\$ 28,998	Upon 50% of the development of total dwellings
<b>Sub Total</b>		<b><u>\$ 1,374,616</u></b>	
<b>Trunk Drainage</b>			
Surveyors Creek Precinct	Stream Works	\$ 671,313	Upon 25% of development of total dwellings in catchment
Western Precinct	Stream Works	\$ 57,500	Upon 25% of development of total dwellings in catchment
<b>Sub Total</b>		<b><u>\$ 728,813</u></b>	
<b>Biodiversity Corridor</b>			
Surveyors Creek Precinct	Revegetation & Fence works	\$ 5,048,751	Upon 25% of development of total dwellings
Western Precinct	Revegetation & Fence works	\$ 915,724	Upon 25% of development of total dwellings
<b>Sub Total</b>		<b><u>\$ 5,964,475</u></b>	
<b>Total</b>		<b><u>\$ 49,070,465</u></b>	

## 1.2 SUMMARY SCHEDULE – CONTRIBUTIONS BY AREA AND CATEGORY

<b>SUMMARY OF CONTRIBUTIONS RATES PER HECTARE</b>		
<b>CATEGORY</b>	<b>SURVEYORS CREEK PRECINCT</b>	<b>WESTERN PRECINCT</b>
Roadworks	\$116,319	\$67,673
Trunk Drainage	\$7,112	\$1,670
Biodiversity Corridor Works	\$54,943	\$26,589
Open Space	\$247,417	\$143,944
Community facilities	\$12,281	\$7,145
<b>Sub-Total</b>	<b>\$438,073</b>	<b>\$247,021</b>
Plan Administration	1% \$4,381	\$2,470
<b>Total</b>	<b>\$442,453</b>	<b>\$249,491</b>

## **PART B: ADMINISTRATION & OPERATION OF THE PLAN**

## 2.1 What is the name of this Development Contributions Plan?

This Development Contributions Plan is called the Glenmore Park Stage 2 Development Contributions Plan 2007.

## 2.2 Area the Plan applies

This Plan applies to the land known as Glenmore Park Stage 2 within the Local Government Area of Penrith City Council as shown on the map at **Map 1 – Infrastructure Plan**.

## 2.3 Purpose of the this Development Contributions Plan

The purpose of this Development Contributions Plan is to:

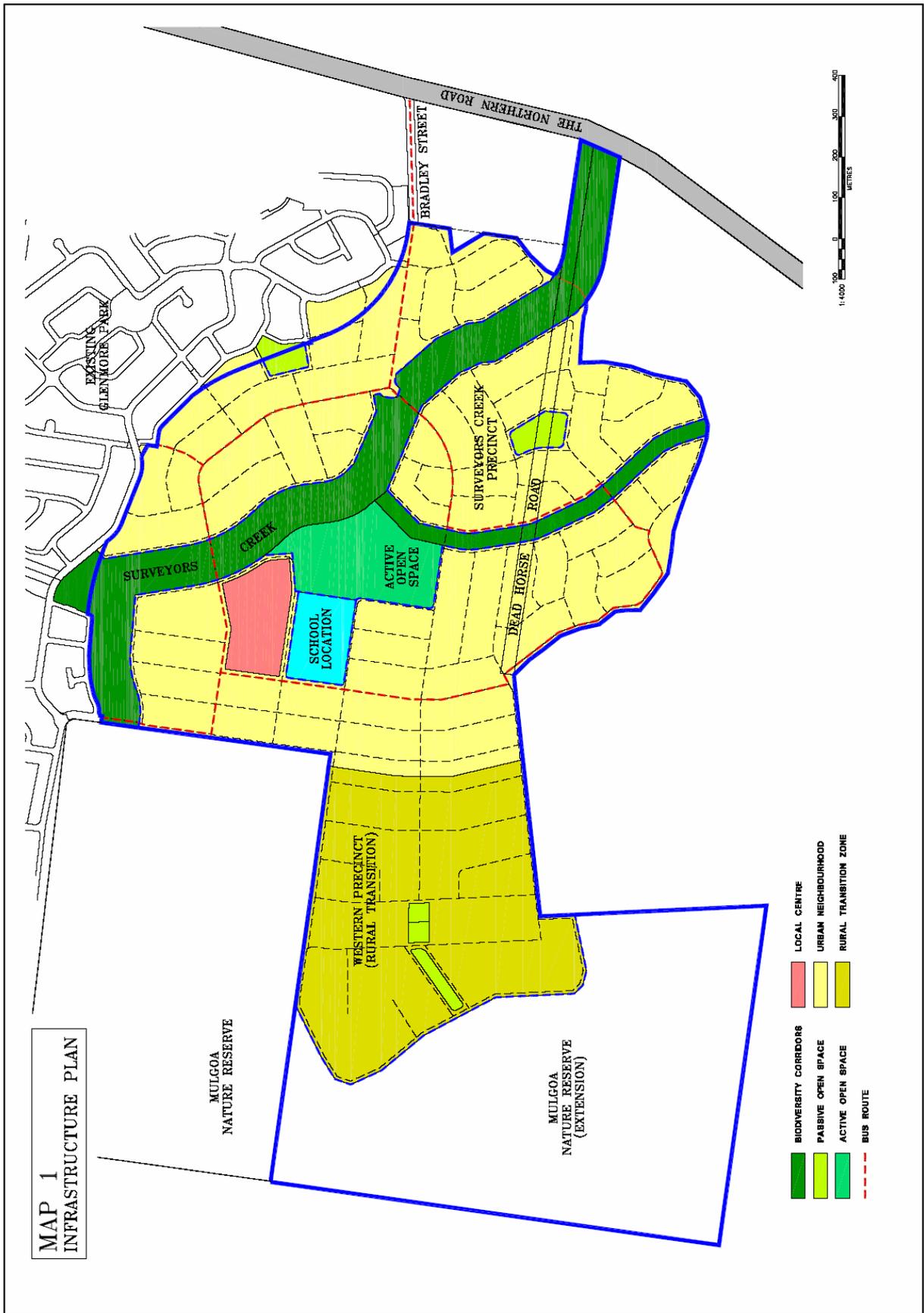
- (a) provide an administrative framework under which specific public facilities strategies may be implemented and coordinated.
- (b) ensure that adequate public facilities are provided for as part of any new development.
- (c) to authorize the Council to impose conditions under section 94 (s94) of the *Environmental Planning & Assessment Act 1979* when granting consent to development on land to which this plan applies.
- (d) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis.
- (e) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development.
- (f) ensure that Council is both publicly and financially accountable in its assessment and administration of the development contributions plan.

## 2.4 Commencement of the Plan

This development contributions plan has been prepared pursuant to the provisions of Section 94 of *EP& A Act 1979 (as amended)* and *Regulation 2000* and was adopted by Council on 5 November 2007.

This Plan takes effect from **9 November 2007**.

# Map 1 Infrastructure Plan



## 2.5 Relationship to Other Plans & Agreements

The Glenmore Park Stage 2 Development Contributions Plan 2007 supplements the provisions of Penrith Local Environmental Plan 2007 - LEP Glenmore Park Stage 2 (and any amendment or Local Environmental Plan which it may supersede) and the Voluntary Planning Agreement.

In addition to this plan, Council has adopted a number of other Section 94 plans which require contributions to be paid. These include contributions for Library Facilities and Cultural Facilities.

To the extent that it is not inconsistent, this plan operates in addition to these and any other section 94 contributions plans that may be adopted as well as the Voluntary Planning Agreement.

## 2.6 Definitions

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

**Contribution** means the dedication of land, or the making of a monetary contribution, as referred to in section 94 of the EPA Act.

**Contributions Plan** means a contributions plan referred to in Part 4, Division 6 of the EPA Act.

**Council** means the Council of the City of Penrith.

**EPA Act** means the *Environmental Planning and Assessment Act 1979*.

**EPA Regulation** means the *Environmental Planning and Assessment Regulation 2000*.

**Incoming population** means the population that it is anticipated will occupy development to be approved under this Plan.

**LGA** means local government area.

**Market value** has the same meaning as defined in section 56 of the *Land Acquisition (Just Terms Compensation Act) 1991*.

**Works in kind** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

**Works schedule** means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources.

## **2.7 When is the contribution payable?**

Council will collect contributions (in cash, land or material public benefit) for all leviable land where development occurs which gives rise to the need for facilities or works to be funded from this plan. Council will normally levy the contribution at the first opportunity to do so, but its right to collect is not extinguished if by error, non-payment, or any other reason, the contribution is not received at this time. Council will impose as a condition of consent, a requirement for the payment of a Section 94 contribution in respect of an application for development on the subject land.

A contribution must be paid to the Council on every parcel of land to which a Development Application applies. If a contribution has already been paid under this plan, then no contribution is payable on that portion of the land already levied and paid.

### **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 issue of a Complying Development Certificate.

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

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

## **2.8 Deferred/periodic payments**

Where extenuating circumstances exist, Council will give consideration to any request for deferment of contributions on its merits, however, the developer must make written application.

If Council grants such a request it is conditional upon the applicant providing a suitable Bank Guarantee and Deed of Agreement for the full amount of the contributions payable.

A period for deferral of a contribution will be agreed between the applicant and Council prior to preparation of the Bank Guarantee. The period may be extended in circumstances acceptable to Council.

Interest and an administrative fee will be charged on deferred contributions. The amount of the Bank Guarantee will be calculated in the following manner:

$$G = C \times (1 + r)^P$$

Where:

**G** is the amount of the Bank Guarantee;

**C** is the contribution owing at the time the guarantee is lodged with Council;

**r** is the interest rate applicable on the last day of the quarter of the 90-day bank bill swap rate plus 1% rate;

**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.

## **2.9 Can the contribution be settled "in-kind" or through a material public benefit?**

Council may accept an offer by the applicant to provide an "in-kind" contribution (ie the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

- (a) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and
- (b) the standard of the works is to council's full satisfaction; and
- (c) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

The value of the works to be substituted must be provided by the applicant at the time of the request and 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.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the 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.

## 2.10 Review of contribution rates

### 2.10.1 Setting and Indexation of Contribution Rates

In order to provide sufficient funding to cover price rises between writing the plan and paying for the items to be delivered by the plan, it is necessary to index the amounts that will be contributed. Indexing applies from date of adoption until issue of consent. Clause 10.9 provides for the indexation of contributions after the issue of development consent.

The Section 94 contribution rates will be indexed based on:

- i) the Consumer Price Index (All Groups Sydney) or equivalent index system or a projection thereof, and
- ii) the appropriate interest rate for that portion of the plan that is loan funded, and
- iii) the land value index for that proportion of the plan that relates to land acquisition or equivalent index system or a projection thereof.

The indexation will be in accordance with this plan and the rates will be published in Council's Annual Management Plan in July each year listing the rates for the next 12-month period. The formulas automatically adjust in the first quarter of each management plan for any prior estimation errors. The method of establishing the contribution rate to be published in the Management Plan shall be to estimate the result that would be achieved by applying the following formulas on a quarterly basis.

In addition, Council may review the whole Contributions Plan, and subject to the regulations could adopt new contributions rates.

There will also be periodic review of the plan and the construction costs of all items. At the time of these reviews the revised contribution rate will not apply to developments that have already been approved or completed.

In the event that the current index (as detailed in 2.10.2 and 2.10.3) is less than the previous index, the Current index shall be taken as not less than the previous index.

### 2.10.2 Indexation of Contribution Rates except land

Except for those contribution rates which are specified as being indexed below, all contribution rates will be adjusted pursuant to clause 32(3)(b) of the Environmental Planning and Assessment Regulation 2000 as follows:

$$RC = AC \times CPI/ACPI$$

Where:

**RC** is the amended contribution rate.

**AC** is the contribution rate as at the date of adoption of this plan.

**CPI** is the latest Consumer Price Index (All Groups Sydney).

**ACPI** is the Consumer Price Index (All Groups Sydney), which applied at the date of adoption of the plan.

### 2.10.3 Indexation of Contribution Rate for Land Acquisition

The contribution rate for land acquisition will be amended, pursuant to clause 32(3)(b) of the Environmental Planning and Assessment Regulation 2000, in line with movements in the Index.

The amended contribution rate will be:

$$RC = AC \times CV/VA$$

Where:

**RC** is the amended contribution rate for land acquisition.

**AC** is the contribution rate for land acquisition as at the date of adoption of this plan.

**CV** is the Index current from time to time.

**VA** is the Index at the date of adoption of this plan.

'Index' means the index for Established Home Prices: Sydney as published by the Australian Bureau of Statistics.

### 2.10.4 Contribution Rate Loan Funded

Where loan funds have been applied in the provision of works and services or land have been provided, the contribution rates in respect of the works, services or land will be reviewed pursuant to clause 32(3)(b) of the Environmental Planning and Assessment Regulation 2000 in accordance with the following formula from the date the loan funds are drawn down and every quarter thereafter:

$$RC = PC \times (1+r)$$

Where:

**RC** is the amended contribution rate for the current quarter.

**PC** is the contribution rate at the previous quarter.

**r** is the interest rate applicable on the last day of the quarter of the 90-day bank bill swap rate plus 1% rate and then converting the annual rate to a quarterly rate by dividing by 4.

### 2.10.5 Amended Contribution Rates

The amended contribution rates shall replace the contribution rates as found in Section A.

## **2.11 How are contributions adjusted at the time of payment?**

The contributions payable are stated in the development consent. The Council shall be entitled on the condition of consent to require the contribution payable to be increased by an amount in accordance with the following formula:

$$\text{NCP} = \text{CP} \times \text{CPI (at the date of calculation)} / \text{CPI (at the date the consent was approved)}$$

Where:

**NCP** = New contribution payable

**CP** = Contribution payable in the consent

**CPI** = Consumer Price Index (All Groups Sydney) as published by the ABS

The NCP shall become the contribution payable under the development consent.

## **2.12 Pooling of contributions**

This plan expressly authorizes monetary S94 contributions paid for different purposes to be pooled and be applied (progressively or otherwise) for those purposes. The priorities for expenditure of the levies are shown in the works schedule.

## **2.13 Financial Information**

Council maintains a contributions register in accordance with clause 34 of the Environmental Planning and Assessment Regulation 2000.

A separate accounting record is maintained by Council's Financial Services Department for this Plan. It contains details of contributions received and expended, including interest earned, for each contribution category. These records are available for inspection free of charge at Council.

## **2.14 Transfer of Land**

Where Council considers that land is to be transferred is an integral part of a development proposal or the land transfer is required because it contains works for the benefit of the community, Council can require the land to be transferred to Council.

## **2.15 Credits**

Prior to work being commenced, which would result in a developer entering into a position of credit, Council approval will be required. This may occur in conjunction with development consent after assessment of likely Section 94 works.

Following satisfactory completion of any works and their valuation, the item will be acknowledged as a credit against Section 94 liabilities for the relevant section of the budget.

## **2.16 Timing of Works**

The rate of receipt of income from Section 94 Contributions is dependent on the rate of development, which is difficult to precisely predict. This Plan aims to provide works within a reasonable period of time in accordance with the indicative timeframes for each of the respective facilities. Nothing in this Plan binds the Council to have to provide any works or material public benefit the subject of this Plan in advance of receipt of sufficient funds through the contributions that have been made under this Plan.

## **PART C: STRATEGY PLANS**

### **3.1 Introduction**

This section of the contributions plan determines the anticipated development which will arise from the Glenmore Park Stage 2 release area then identifies the relationship between this development and the demands for additional public amenities and public services.

### **3.2 Nexus**

This plan adopts as its basic rationale the following principles in establishing a nexus between a proposed development and the service or facility:

- Provision of a service and/or facility via a Section 94 contribution is a measurable consequence of the proposed development.
- The service and/or facility can be physically provided within a reasonable time interval.

A *nexus* is the relationship between the expected types of development in the area and the demand for additional public amenities and services to meet that demand. Before levying developers for contributions, Council must establish a clear link or nexus between the contribution being sought and the development being levied. That is, it must be likely that the residents of the development being charged will benefit from the service or facility being provided.

There are three types of nexus – causal, physical and temporal. A causal nexus establishes that the need for a service or facility is a direct result of the development being levied. A physical nexus means that the facility to be provided is physically close enough to the development being levied for it to benefit. A temporal nexus involves the facility being provided within a reasonable time.

This Plan also recognises that the new development and population growth is impacting upon the local environment. The Plan includes contributions for the re-vegetation of a biodiversity corridor from Mulgoa Nature Reserve to The Northern Road. This corridor includes the alignment of Surveyors Creek. This area will also provide low scale or passive recreation opportunities for the local population.

### **3.3 Developable Area**

The total developable land area for the GLENMORE PARK STAGE 2 release is approximately 236.24 ha in the following arrangement:

Net Developable Area for the purposes of determining contribution rates in this Plan means the total site area of any particular site less certain specific land to be excluded. Glenmore Park Stage 2 has a total residential developable area of 126.33 hectares. This area includes all land for residential purposes and roads (other than Bradley Street). It excludes land identified for schools, retail/commercial areas, open space and biodiversity corridors, bus routes (extra width) and half road widths adjacent parks.

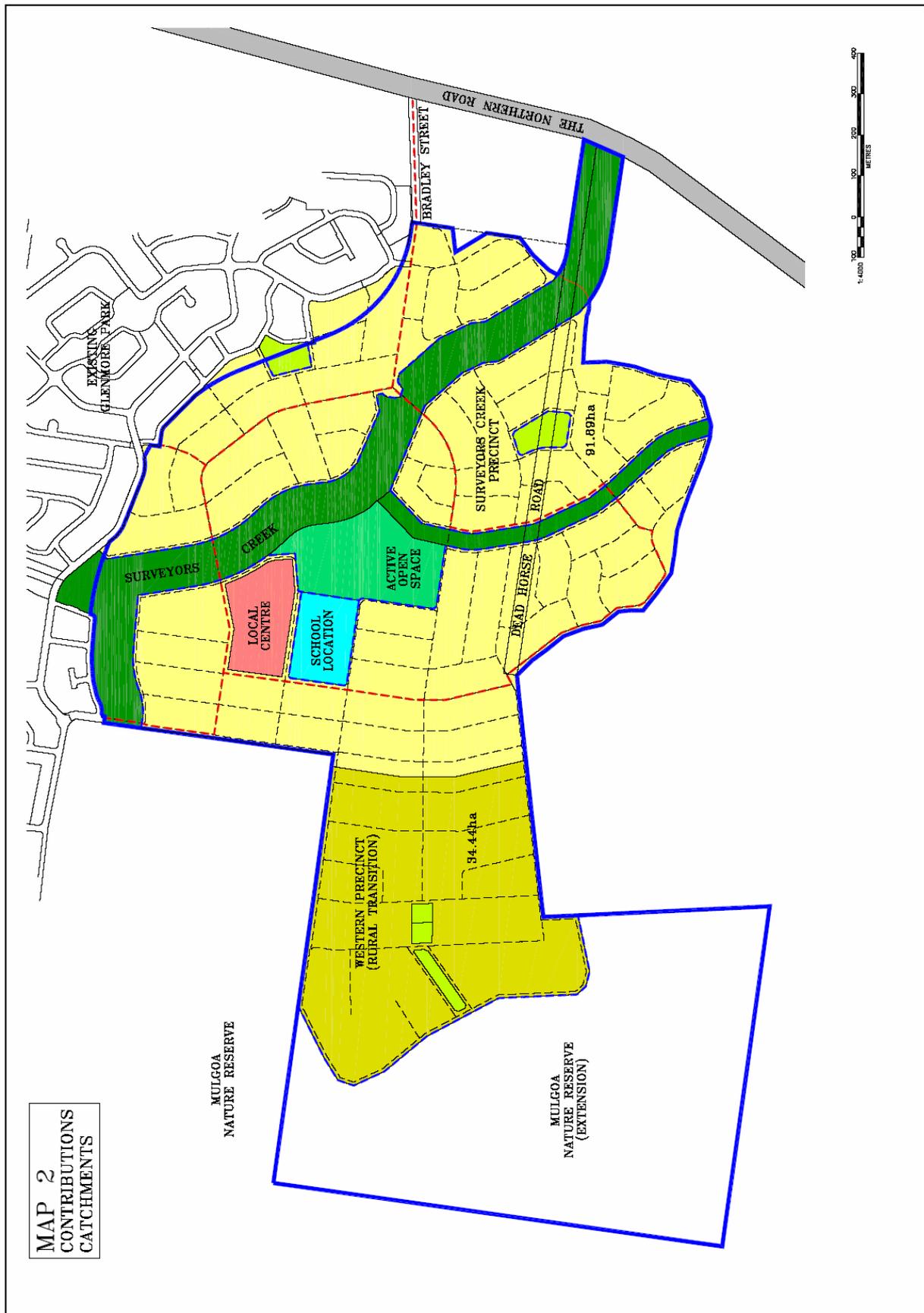
The area utilised in the plan for contributions for Traffic and Transport Management, Open Space and Community Facilities excludes the land areas identified for schools, retail/commercial areas and open spaces, as these development types do not contribute to the specific need for these facilities. The demand for these facilities is generated on a per person/lot basis. In order to ensure an adequate recovery mechanism, Council requires the

collection of all Section 94 contributions to be on a per hectare basis. The diversity in development density between the Surveyors Creek “Housing” catchment and the Western “Housing” catchment dictates that in order to achieve an equitable outcome that reflects the demand from each housing density, that different contribution rates be adopted (except for the Biodiversity Corridor Planting contribution which is calculated on a per lot basis).

**Map 2 – Contributions Catchments** shows the locations of the 2 catchments that are used for the purposes of levying contributions for this Plan.

NET DEVELOPABLE AREAS	Surveyors Creek Catchment	Western Precinct	TOTAL
Population per Lot	2.72	3.27	
Lots per hectare (Western Precinct calculated based on 250 lots)	15	7.26	
Population per Hectare	40.80	23.74	
<b>Total Area of Estate with GP2 LEP (including E1 Zone and E2 Zone to The Northern Road)</b>	<b>136.29</b>	<b>99.95</b>	<b>236.24</b>
E1 Zone	0.00	62.56	62.56
Bio-diversity Corridor (E2 Zone from Mulgoa Nature Reserve to The Northern Road)	24.31	0.00	24.31
Open Space Areas	8.45	1.01	9.46
School Site	3.00	0.00	3.00
Existing Bradley Street (retained as Road)	1.60	0.00	1.60
Bradley Street Acquisitions (within LEP Boundary)	0.24	0.00	0.24
Half Road Park Deductions	3.77	1.94	5.71
Bus Routes	0.53	0.00	0.53
<b>TOTAL General Deductions</b>	<b>41.90</b>	<b>65.51</b>	<b>107.41</b>
<b>Leviable Area for Trunk Drainage and Roadworks</b>	<b>94.39</b>	<b>34.44</b>	<b>128.83</b>
Equivalent Lots for Roadworks (Based on 15 lots per hectare for the Leviable Area - including the Local Centre)	1416	250	1666
<b>Equivalent Population for Roadworks (Equiv. Lots x pop/lot)</b>	<b>3851</b>	<b>818</b>	<b>4669</b>
Other Deductible Areas	2.50	0.00	2.50
<b>Leviable Area for Corridor, Community and Recreation/Open Space (Roads and Trunk Drainage Area minus Local Centre)</b>	<b>91.89</b>	<b>34.44</b>	<b>126.33</b>
Equivalent Lots for Corridor, Recreation and Community Facilities (Based on 15 lots per hectare for the Leviable Area)	1378	250	1628
<b>Equivalent Population for Corridor, Recreation and Community Facilities (Equiv. Lots x pop/lot)</b>	<b>3749</b>	<b>818</b>	<b>4567</b>

## Map 2 Contributions Catchments



### 3.4 Expected Community

Glenmore Park has a young and maturing family population profile. In the 2001 census almost 30% of the population was under 15, compared with approximately 25% in the Penrith LGA and 20% in metropolitan Sydney as a whole. Over 37% of the Glenmore Park population were in the 'maturing parents' 25 to 44 age group, compared to 32% in Penrith and 31% in Sydney as a whole. Glenmore Park has a lower proportion of its population aged over 45 years (18%) compared to the LGA (28%) and Sydney SD (34%). Of note is the growth – both in absolute and percentage terms – in the 45 to 64 year age group, which appears to translate to an increase in 'mature' families in Glenmore Park.

Families with dependent children are the dominant family group in Glenmore Park. In 2001, 38% of individuals living in Glenmore Park earned less than \$26,000 per annum. This compares well with Penrith LGA and Sydney statistical division (SD) where 51% and 49% respectively of individuals earned less than \$26,000.

Glenmore Park is different to earlier release areas in Penrith City, in particular its orientation to the second and third homebuyer market, and to a more diverse range of household types. It is expected that Glenmore Park Stage 2 will continue to reflect this demographic and community profile.

The projected household mix for Glenmore Park Stage 2 (including a comparison to the Glenmore Park Stage 1 and Penrith LGA household mix in 2001) is outlined in the table below:

Household type	Glenmore Park 2001	Penrith LGA 2001	GLENMORE PARK Stage 2 projected
Couple family with children	56.5	43.9	46
Couple family without children	24.1	21.0	28
One parent family	9.2	13.8	9
Lone person households	7.4	16.0	13
Other	2.8	5.2	4

### 3.5 Amenities and Facilities Required

This Contributions Plan includes levies for a number of amenities and facilities. These have been defined based on the anticipated needs of Glenmore Park Stage 2 given the above population profile and development pattern. The amenities and facilities included in this plan are for drainage/water quality facilities, open space, community facilities and road and traffic management facilities.

A range of facilities will be required to service the developing Glenmore Park 2.

These include:

- Upgrading of major access links to the estate (Bradley Street).
- Provision of Open Space – both for passive and active use.
- Provision of Community Uses space.
- Provision of bus shelters through the estate.
- Cycleways.

At a broader level, the design and development of the area will generate a number of impacts which will be addressed by all developers within the identified catchments of Glenmore Park Stage 2. These shared costs items include:

- Provision of trunk drainage works including stream works within the estate.
- Provision of riparian planting and fencing of the biodiversity corridor (E2 Zone).

The Contributions Plan also seeks to collect funds from all development for the delivery of street trees across on a per dwelling basis.

A levy for plan administration is also charged, based on a proportion of the total contribution payable. It is anticipated that it may be appropriate to borrow money to fund the works in advance of contributions being received. If money is borrowed, the contributions will need to fund the interest costs.

A formula has been developed for each item in order to calculate the contribution rate within the contribution plan area. The formula takes into account the following:

- Cost of works, and
- Size of the developable area, the number of lots or number of persons and the relevant distribution of housing within Glenmore Park Stage 2.

Included within the contributions required and the cost of works identified are professional fees required for the preparation of the works and the plan. These have been included at the following rates:

<b>Item</b>	<b>% of Estimated Construction Cost</b>
planning	2%,
design	3.5%
project management	3.5%
documentation, contract administration and supervision	4%
specialist consultants	2%
<b>Total</b>	<b>15%</b>

Further details on all items are provided in the following sections of the plan.

## 4.0 Transport and Traffic Management

### 4.1 Local Road Improvements

Local road improvements include the provision of an upgraded Bradley Street from 40 metres west of its intersection with The Northern Road to the intersection at Surveyor's Creek.

Bradley Street is to be upgraded within the 22-metre road reservation. This upgrading includes the construction of appropriate roundabout at Surveyors Creek and intersection with Glengarry Drive, street lighting, landscaping, cycleways and footpath construction. This section of Bradley Street is generally access denied, other than for the single driveway within the rural residential section of the road to Lot 1 DP 1067082.

The construction of the Bradley Street intersection with The Northern Road is being undertaken as part of TMAP works under arrangements with the RTA. Accordingly, this work is not part of the Section 94 plan.

Road, bridge and culvert works across the Biodiversity Corridor are included as part of this Local Road improvement works. The location of these works is identified at **Map 3**.

LOCAL ROADS IMPROVEMENTS					
4.1	WORKS	QUANTITY	UNIT	RATE	AMOUNT
4.1.1	Bradley St Upgrade Works	650	m	\$5,200	\$3,380,000
4.1.2	Bridge and road works across Corridor	2	no.	\$1,350,000	\$2,700,000
4.1.3	Crossing of Western Arm of Corridor (near Mulgoa Nature Reserve)	1	no.	\$1,000,000	\$1,000,000
4.1.4	Culvert works across corridor	2	no.	\$300,000	\$600,000
4.1.5	Land Acquisition	0.49	ha.	\$2,000,000	\$986,000
4.1.6	Professional Fees				\$1,002,000
	Total Works + Professional Fees			15%	<b>\$9,668,000</b>

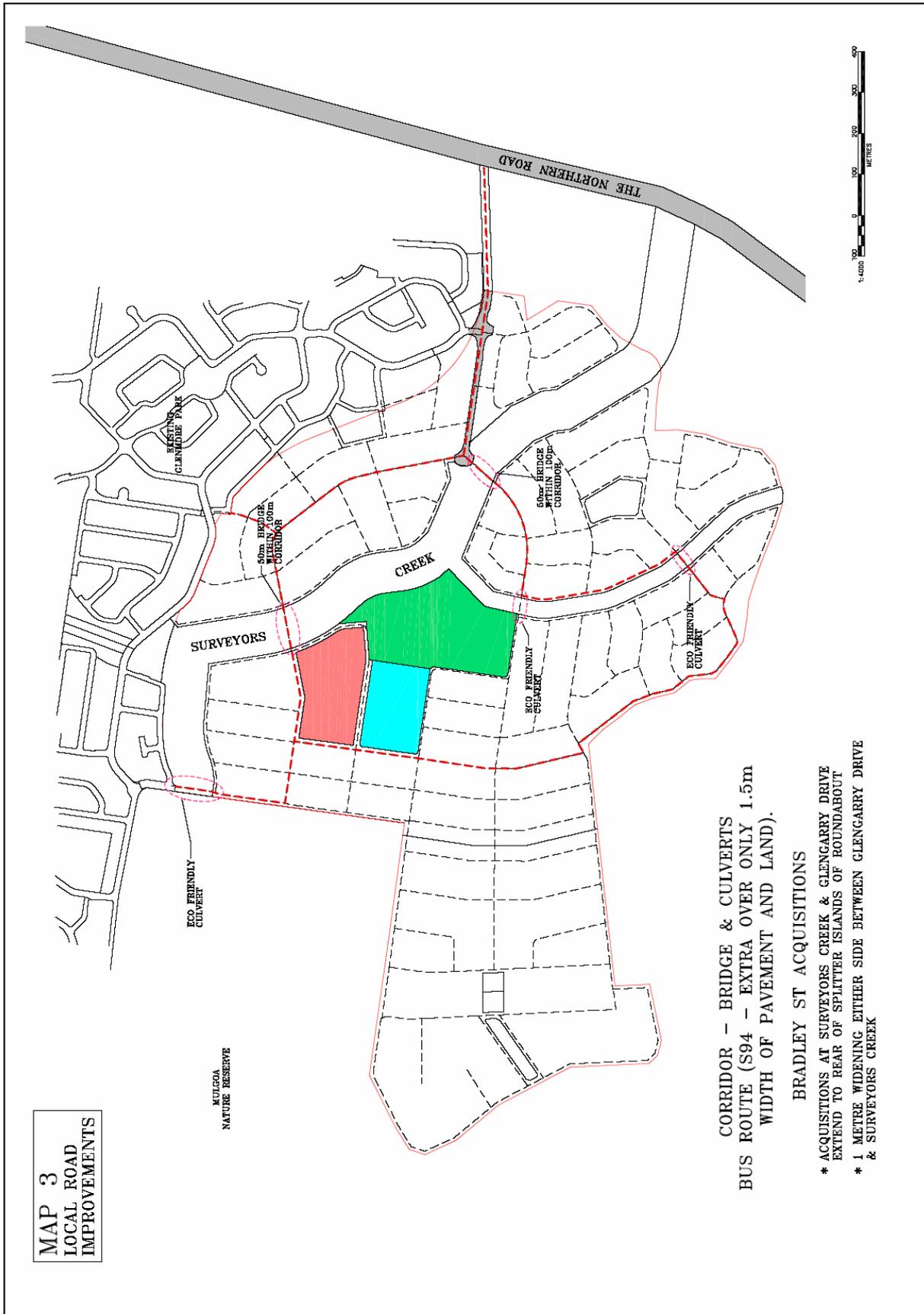
### 4.2 Bus Routes and Bus Shelters

The Contributions Plan includes funding for works along bus routes. This includes the provision of 6 bus shelters along the proposed bus route shown on **Map 3**. The bus shelters will include seating, rain protection, lighting and timetable information.

BUS ROUTES					
4.2	WORKS	QUANTITY	UNIT	RATE	AMOUNT
4.2.1	Bus shelters	6	item	\$10,000	\$60,000
4.2.2	Bus Route Construction	3600	m	\$150	\$540,000
	Total Works				\$600,000
4.2.3	Land Acquisition	0.54	ha.	\$2,000,000	\$1,080,000
4.2.4	Professional Fees				\$90,000
	Total Works + Professional Fees			15%	<b>\$1,770,000</b>

The above on-site facilities are listed in the Schedule of Works and are fully costed to the Section 94 Plan.

### Map 3 Local Road Improvements



### 4.3 Cycleways

A series of cycleways is planned, as shown in the DCP, throughout the estate. These are appropriately funded through Section 94 Plan. These costs include provision of bench seating at regular intervals along the route also include the pedestrian/cycleway bridge across the biodiversity corridor linking the two urban areas that straddle this corridor. The location of the cycleway is provided at **Map 4 - Cycleways**.

CYCLEWAYS					
4.3	WORKS	QUANTITY	UNIT	RATE	AMOUNT
4.3.1	2.5m wide Cycleways	11250	sq. m	\$71	\$798,750
4.3.2	1.0 m (extra width) of 2.5m wide Cycleways	7100	sq. m	\$71	\$504,100
4.3.2	Footbridge	250	sq. m	\$1,200	\$300,000
4.3.3	Seating	25	item	\$1,000	\$25,000
<b>SUBTOTAL</b>					<b>\$1,627,850</b>
4.3.4	Professional Fees	\$1,627,850		15%	\$244,178
Total Works + Professional Fees					<b>\$1,872,028</b>

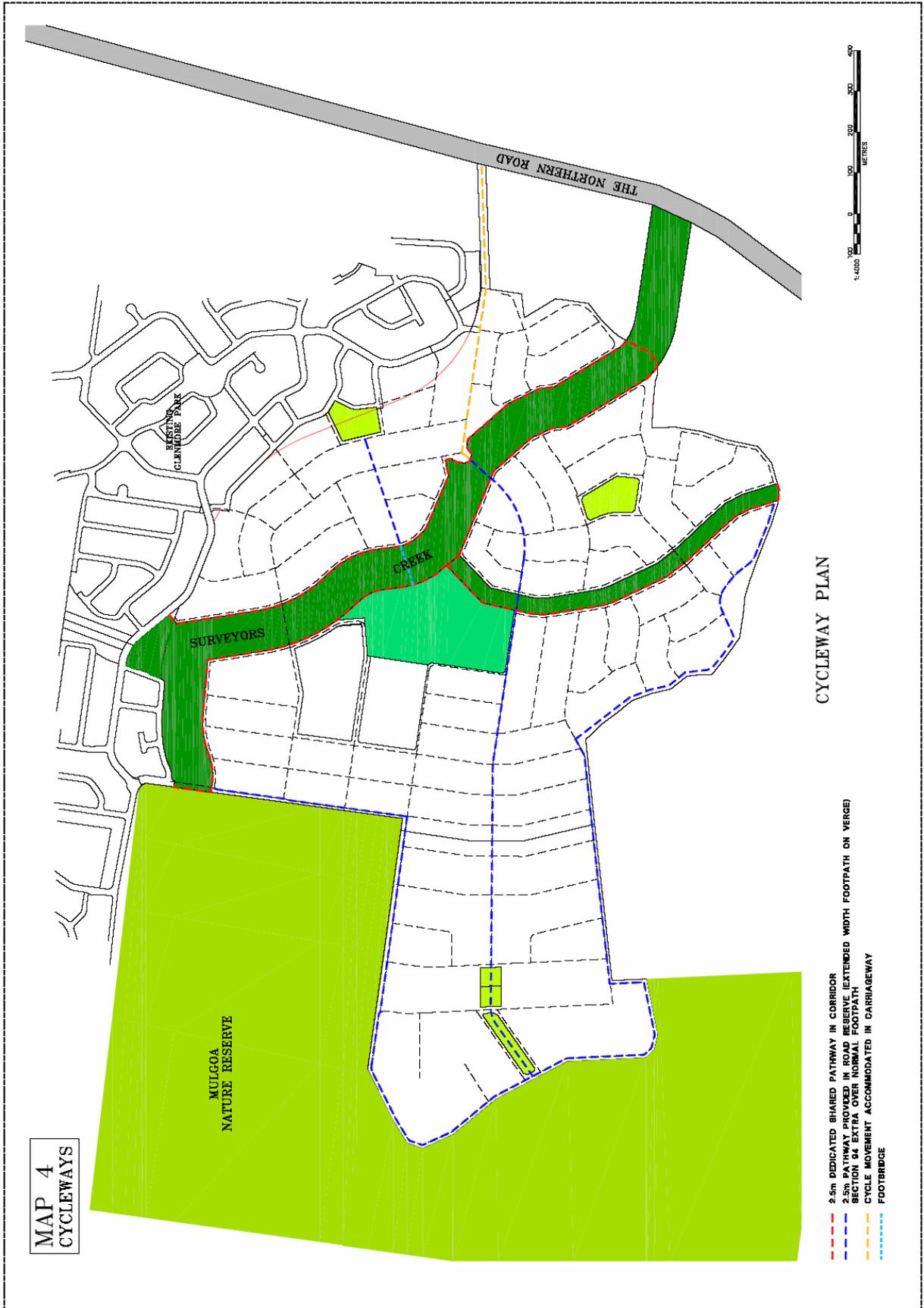
### 4.4 Calculations of Contributions for Road Works

CONTRIBUTIONS FOR ROAD WORKS		
4.4	WORKS	AMOUNT
4.4.1	Local Road Improvements	\$9,668,000
4.4.2	Bus Route	\$1,770,000
4.4.3	Cycleways	\$1,872,028
<b>Total Road works</b>		<b>\$13,310,028</b>
<b>Anticipated Population</b>		<b>4,669</b>
<b>Rate per person</b>		<b>\$2,851</b>

### 4.5 Works Program

Works	Threshold
Upgrading of Bradley Street	With the initial stage of development that relies upon access from The Northern Rd or on completion of 25% of developments within Glenmore Park Stage 2 if the initial stage do not rely upon vehicle access from Bradley St.
Bus Shelters	As part of the development of the bus route
Cycleways	<ul style="list-style-type: none"> <li>▪ Bradley St element – as part of delivery of Bradley St.</li> <li>▪ Corridor elements - Upon completion of 25% of dwelling.</li> <li>▪ Street network elements as part of the development of adjoining lands.</li> </ul>

# MAP 4 Cycleways



## 5.0 Trunk Drainage and Biodiversity Corridor Planting

Urbanisation of rural land within a catchment dramatically increases the demand on all services, including trunk drainage. Increased storm water run off can lead to nuisance or severe flooding if it is not properly managed or enters an unprepared water course. Trunk drainage systems carry and control the passage of runoff resulting from all storm events without overflowing and causing damage to property or loss of life.

In addition to controlling water quantity, trunk drainage systems also address water quality. Urban water quality is an issue of concern for the community and plays an important part in the design of urban drainage systems. Aspects such as aesthetics, protection of natural environments, erosion control and preservation of water quality are now accepted as prominent design objectives based on water sensitive urban design principles.

Trunk drainage systems are an essential part of the development of rural land for urban purposes and comprise some of all of the following – channels and low flow pipes; culverts and road crossings; detention and retention crossings; pollution and erosion control devices; and other hydraulic structures.

The Stormwater Management Strategy prepared for Glenmore Park Stage 2 provides the background information for the works required. The works required are proposed within a biodiversity corridor that extends from the Mulgoa Nature reserve and existing Ridgetop Drive (in the north) to The Northern Road. Between Ridgetop Drive and Bradley Street, the corridor is nominally 100 metres wide. At Bradley Street, the corridor splits into two further corridors (at 100 metres width and the other at 40 metres width). The 40 metre corridor is primarily for drainage purposes.

The dedication of the corridor is to be undertaken through a planning agreement between the landowners and Council.

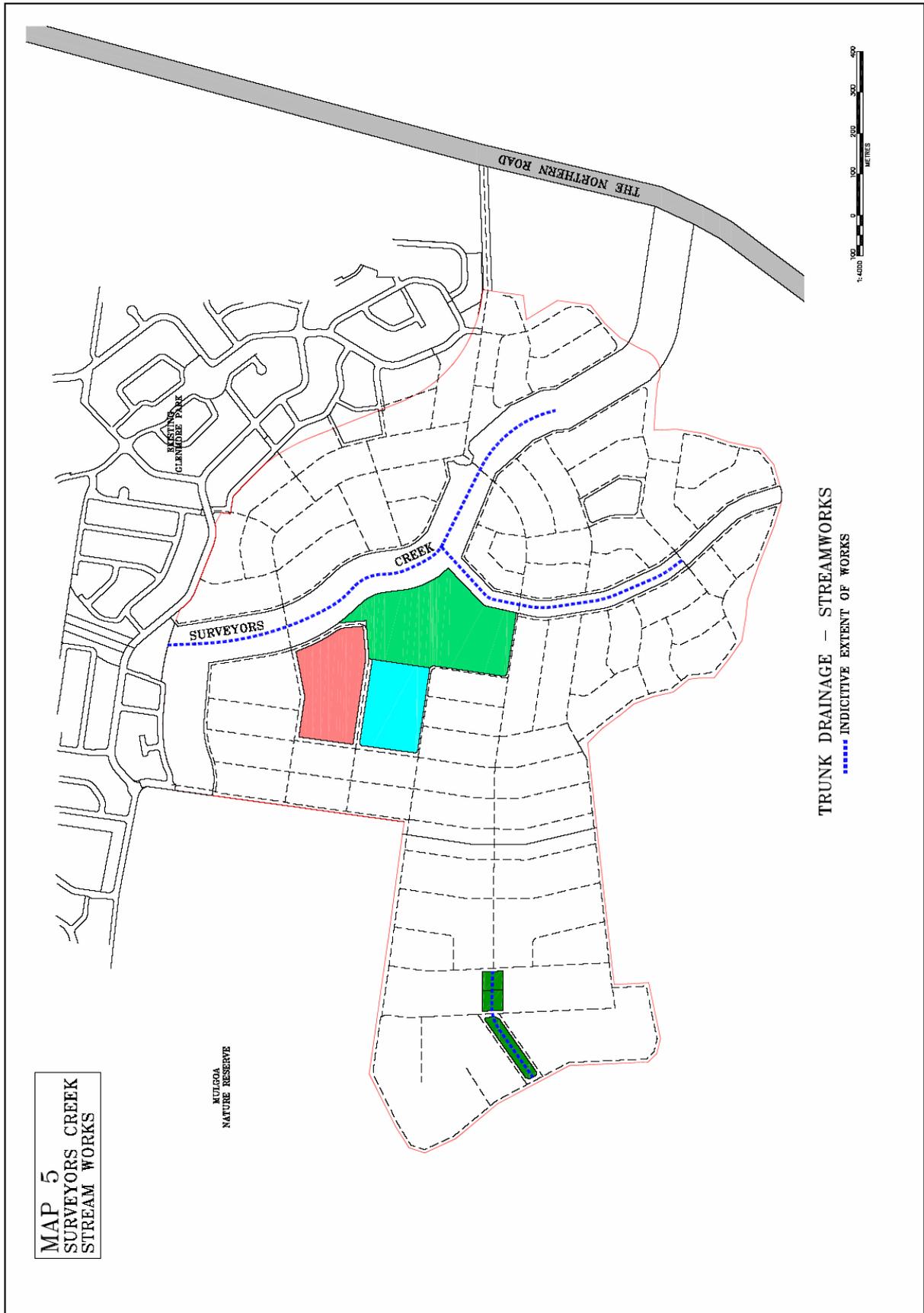
Separate contribution rates are proposed for drainage works for the two catchments.

Biodiversity Vegetation planting works for Surveyors Creek precinct are costed across the whole estate.

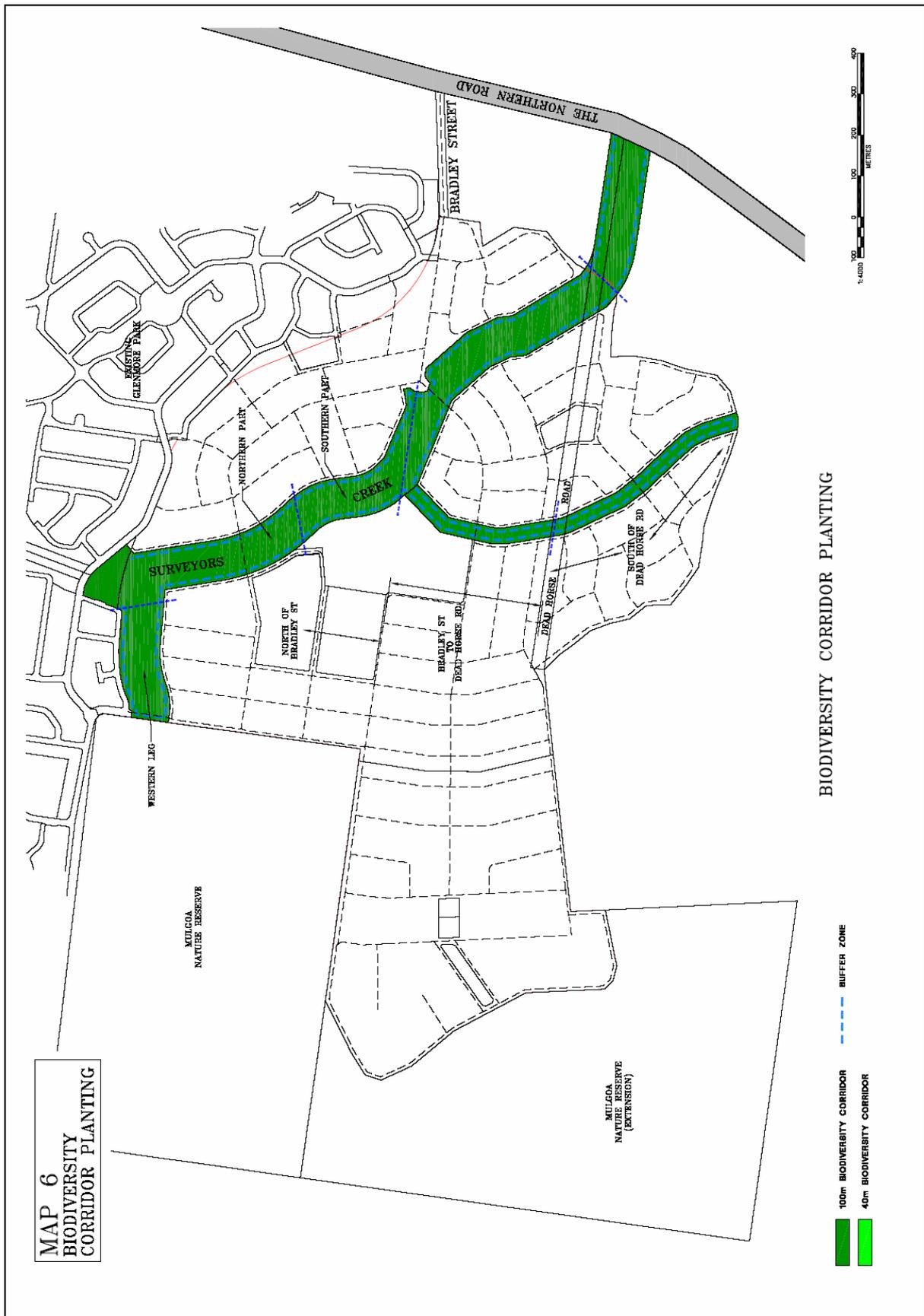
**Map 5 – Surveyors Creek Streamworks** indicates the extent of works required in that catchment.

**Map 6 – Biodiversity Corridor Planting** indicates the extent of works required.

# MAP 5 Surveyors Creek Streamworks



# MAP 6 Biodiversity Corridor Planting



## 5.1 Surveyor's Creek Catchments - Stream Works

These works are further subdivided into the following categories based on the location and extent of the proposed corridor:

- North of Bradley Street.
- Bradley Street to Dead Horse Road.
- South of Dead Horse Road.
- Western Precinct .

The funding for stream works allows for the cutting of an invert in 5m wide strip through the middle of the corridor with bank stabilisation.

### CONTRIBUTIONS FOR TRUNK DRAINAGE WORKS

5.1.1	<b>SURVEYORS CREEK STREAM WORKS</b>	<b>LENGTH m</b>	<b>RATE</b>	<b>UNIT</b>	<b>COST</b>
	NORTH OF BRADLEY STREET	1,335	\$250	\$ / ln. m	\$333,750
	BRADLEY ST TO DEAD HORSE RD	800	\$250	\$ / ln. m	\$200,000
	SOUTH OF DEAD HORSE ROAD	200	\$250	\$ / ln. m	\$50,000
	<b>TOTAL</b>	<b>2,335</b>			<b>\$583,750</b>
	<b>PROFESSIONAL FEES</b>		<b>15%</b>		<b>\$87,563</b>
	<b>WORKS AND PROFESSIONAL FEE</b>				<b>\$671,313</b>
	<b>Total Cost of Works</b>				<b>\$671,313</b>
	<b>Developable Area</b>	ha			94.39
	<b>Rate per Hectare</b>				<b>\$7,112</b>
<b>5.1.2</b>	<b>WESTERN PRECINCT STREAM WORKS</b>	<b>LENGTH m</b>	<b>RATE</b>	<b>UNIT</b>	<b>COST</b>
	Western Precinct Streamworks	200	\$250	\$ / ln. m	\$50,000
	<b>TOTAL</b>	<b>200</b>			<b>\$50,000</b>
	<b>PROFESSIONAL FEES</b>		<b>15%</b>		<b>\$7,500</b>
	<b>WORKS AND PROFESSIONAL FEE</b>				<b>\$57,500</b>
	<b>Total Cost of Works</b>				<b>\$57,500</b>
	<b>Developable Area</b>	ha			34.44
	<b>Rate per Hectare</b>				<b>\$1,670</b>

## 5.2 Biodiversity Corridor Planting

The revegetation of the Biodiversity Corridor from Mulgoa Nature Reserve and Ridgetop Drive to The Northern Road is required to achieve an appropriate vegetation regime that meets the requirements of DWE. In part, the vegetation assists with stormwater flow management through the corridor. However, the revegetation rates for various part of the Biodiversity Corridor are based on the amount of existing vegetation. Conservation of the corridor also necessitates the provision of a low type bollard fence along both sides of the entire corridor.

<b>BIODIVERSITY CORRIDOR PLANTING WORKS</b>						
<b>5.2 REVEGETATION WORKS</b>	<b>LENGTH m</b>	<b>WIDTH m</b>	<b>RATE</b>	<b>UNIT</b>	<b>COST</b>	
<b>NORTH OF BRADLEY STREET</b>						
WESTERN LEG	315	100	\$25	\$/ sq. m	\$787,500	
NORTHERN PART	370	100	\$10	\$/ sq. m	\$370,000	
SOUTHERN PART	650	100	\$25	\$/ sq. m	\$1,625,000	
<b>BRADLEY ST TO DEAD HORSE RD</b>						
40m WIDE CORRIDOR	370	40	\$25	\$/ sq. m	\$370,000	
100m WIDE CORRIDOR (to Ridge)	470	100	\$25	\$/ sq. m	\$1,175,000	
<b>SOUTH OF DEAD HORSE RD</b>						
40m WIDE CORRIDOR	490	40	\$25	\$/ sq. m	\$490,000	
<b>SOUTH EAST CORNER OF ESTATE TO THE NORTHERN ROAD (Including Dead Horse Road)</b>						
FENCING	6,130		\$50	\$/ m	\$306,500	
<b>TOTAL</b>					<b>\$5,186,500</b>	
PROFESSIONAL FEES			15%		\$777,975	
<b>TOTAL WORKS AND PROFESSIONAL FEE</b>					<b>\$5,964,475</b>	
<b>Anticipated Lots</b>						1628
<b>Rate per Lot</b>						<b>\$3,663</b>

### 5.3 Works Program

The implementation of the trunk drainage works and biodiversity corridor works are to meet the development schedule established by the landowners/developers within the estate. All works required may be provided as 'works-in-kind' by the developer undertaking the works.

The vegetation planting within the biodiversity corridor will be required before 50% of the estate is developed.

<b>Works</b>	<b>Threshold</b>
Streamworks	Upon development of 25% of total dwellings.
Biodiversity Corridor planting and fencing	Upon development of 25% of total dwellings.

## 6.0 Open Space

All communities require some form of open space/recreation facilities. These facilities have been selected based on the likely demand given expected population characteristics. Some of these facilities have been provided in the existing estate.

### 6.1 Active Open Space

The Contributions Plan includes funding of land acquisition and embellishment works associated with active open space within the release area.

The major active open space area is located as shown on **Map 1 - Infrastructure Plan** and is anticipated to include the following facilities:

- Rugby League Field combined with a Cricket Pitch/Field.
- 1 AFL field combined with an Athletics field and associated throwing cages and long jump pit.
- Irrigation.
- Clubhouse/change rooms.
- 100 space carpark.
- Field Lighting.
- Embellishment of passive space surrounds, seating, paths etc.
- Children's play equipment.

The area allocated for this facility is 6.9 hectares, located on Bradley Street on the western side of Surveyors Creek. The area of acquisition excludes the portion of Bradley Street already owned by Council.

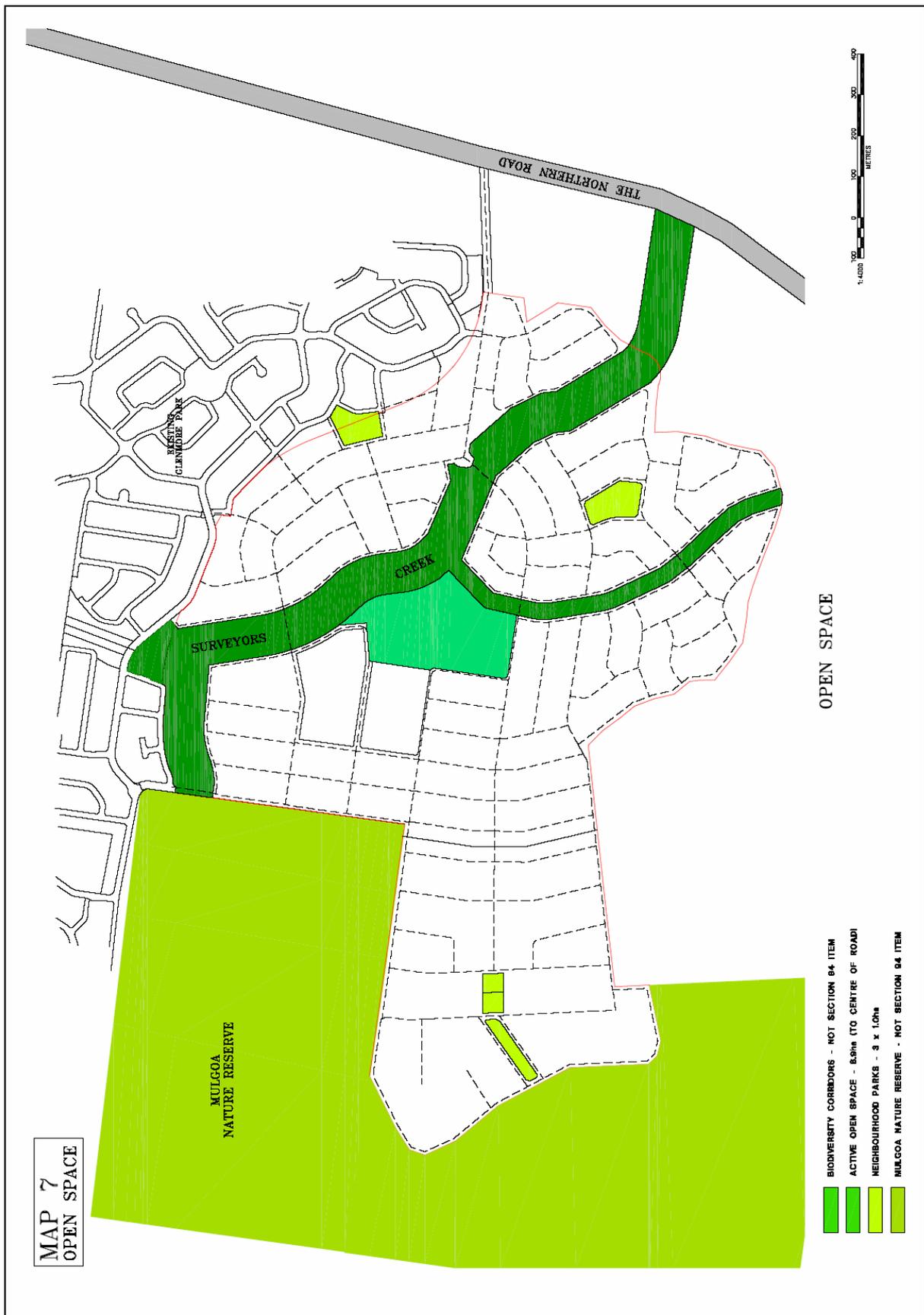
The location, area, configuration and facilities to be included within the Active Open Space area are subject to detailed planning and design but are to be generally represented on **Map 8** and in the DCP.

## ACTIVE OPEN SPACE - SPORTSFIELD

6.1	ITEMS	COST
	Site works (re-contouring, sub grade prep, retaining walls)	\$440,000
	Drainage (including sub-soil) drainage.	\$420,000
	Water Supply and bubblers	\$10,000
	Irrigation (automatic) - all fields	\$260,000
	Lighting - all fields	\$480,000
	Top soil, turfing, tree planting, garden beds	\$440,000
	Plant Establishment	\$44,000
	Fencing	\$200,000
	Retaining walls / Spectator seating	\$440,000
	Signage, furniture, bicycle parking	\$60,000
	Footpaths	\$50,000
	Pavilion / shade	\$50,000
	Carpark (100 spaces)	\$250,000
	Children's playground (including surfacing)	\$50,000
	Amenities Block	\$500,000
	Field Equipment (poles, hardstand, athletics)	\$150,000
	Public art	\$74,880
	<b>Sub Total</b>	<b>\$3,918,880</b>
	Contingency 10%	\$391,888
	<b>TOTAL</b>	<b>\$4,310,768</b>

<b>WORKS</b>	<b>NO.</b>	<b>RATE</b>	<b>AMOUNT</b>
Embellishment Works Active Open Space Area	1	\$4,310,768	\$4,310,768
Professional Fees		\$4,310,768	15% \$646,615
Land Acquisition (ha)	6.42	\$2,000,000	\$12,840,000
<b>Total Works + Professional Fees + Land Acquisition</b>			<b>\$17,797,383</b>

# Map 7 – Open Space



## MAP 8 Active Open Space Layout



## 6.2 Passive Open Space

The contributions plan includes the funding of land acquisition and embellishment works associated with passive open space within the release area.

The plan allows for acquisition and development of lands for 3 Neighbourhood Parks throughout Glenmore Park Stage 2. The Neighbourhood Parks are to be generally located as per the locations identified at **Map 7 – Open Space**.

Additional funds are collected for the existing development of Jacaranda Park on the north eastern edge of the release area.

### 6.2.1 Neighbourhood Parks

Neighbourhood Parks are larger multi-purpose open spaces providing for a range of activities and age groups and utilising universal design standards. As Glenmore Park Stage 2 will house primarily families, these parks will provide space where all age groups can recreate together.

Embellishments such as children's playgrounds, seating, shade pavilion, plantings, pathways, bicycle parking, irrigation and public art are key requirements of this type of park. Neighbourhood Parks also provide recreational facilities appropriate for youth such as a skateboard ramp, hard courts or multipurpose cycle/rollerblade paths. Only parks of suitable size can accommodate this diversity of activities. Accordingly, Neighbourhood Parks will each generally have a minimum average area of one hectare and there will be 3 in total.

#### NEIGHBOURHOOD PARKS – Embellishment

6.2.1	ITEMS	COST
	Site works (re-contouring, sub grade prep, retaining walls)	\$100,000
	Drainage (including sub-soil) drainage.	\$40,000
	Water Supply and bubblers	\$7,000
	Irrigation (automatic)	\$60,000
	Lighting	\$50,000
	Top soil, tree planting, garden beds	\$120,000
	Plant Establishment	\$10,000
	Fencing	\$10,800
	Signage, furniture, bicycle parking	\$30,000
	Footpaths	\$70,000
	Pavilion / shade	\$80,000
	Children's playground (including surfacing)	\$120,000
	Youth Facility (may be skateboard ramp, hard court or oth	\$100,000
	Public art	\$20,000
	<b>Sub Total</b>	<b>\$817,800</b>
	Contingency 10%	\$81,780
	<b>TOTAL</b>	<b>\$899,580</b>

## 6.2.2 Riparian Corridor Edge Parks

Riparian Corridor Parks (4 in total) take advantage of the amenity value of the riparian corridor and provide an integrated network of open spaces throughout the release area connected by shared pathways for pedestrians and bicycles along the entire perimeter of the corridor. No land acquisition is necessary as they will be provided within the corridor that will be dedicated through a separate process.

<b>Riparian Parks</b>		
<b>6.2.2</b>	<b>ITEMS</b>	<b>COST</b>
	Site works (re-contouring, sub grade prep, retaining walls)	\$50,000
	Drainage (including sub-soil) drainage.	\$15,000
	Water Supply and bubblers	\$7,000
	Lighting	\$18,000
	Top soil, tree planting, garden beds	\$45,000
	Plant Establishment	\$4,500
	Signage, furniture, bicycle parking	\$10,000
	Public art	\$2,990
	<b>Sub Total</b>	<b>\$152,490</b>
	Contingency 10%	\$15,249
	<b>TOTAL</b>	<b>\$167,739</b>

## 6.2.3 Summary of Passive Open Space Costs

<b>WORKS</b>	<b>NO.</b>	<b>RATE</b>	<b>AMOUNT</b>
Embellishment Neighbourhood Parks	3	\$899,580	\$2,698,740
Embellishment Works Riparian Parks	4	\$167,739	\$670,956
Total Works			<b>\$3,369,696</b>
Professional Fees		\$3,369,696	15%
Land Acquisition (ha)	3.01	\$2,000,000	\$6,020,000
Total Works + Professional Fees + Land Acquisition			<b>\$9,895,150</b>

### 6.3 Calculations of Contributions for Open Space

As all land acquisition for open space either passive or active is to be acquired at an unconstrained land site and that all lots will contribute towards all areas of open space there will be only one contribution for open space.

<b>Contribution for open Space</b>	
<b>WORKS</b>	<b>AMOUNT</b>
Active open space	\$17,797,383
Passive open space	\$9,895,150
<b>Total Works &amp; Land Active &amp; Passive</b>	<b>\$27,692,534</b>
<b>Anticipated Population</b>	<b>4,567</b>
<b>Rate per person</b>	<b>\$6,064</b>

### 6.4 Works Program

<b>Works</b>	<b>Threshold</b>
Dedication of large, small and riparian open space area and embellishment of parks.	With each relevant stage
Dedication of major active open space area.	Upon completion of 50% of development
Embellishment of major active open space area	Upon completion of 50% of development

## **7.0 Community Facilities**

Community facilities provide focus points where residents can meet and participate in a variety of activities. They can cater for a diverse range of ages and interests and help reduce the likelihood of social problems caused by isolation.

### **7.1 Glenmore Park Child and Family Precinct Facility**

Council has for some time been planning the delivery of Glenmore Park Child and Family Precinct Facility in the adjoining Blue Hills estate. This precinct includes a significant built community facility. Early planning initially intended that Glenmore Park Stage 2 would be provided with a separate community facility, however it has since been determined that greater efficiencies through economies of scale would be achieved by providing a single facility that would serve both areas.

Accordingly, Glenmore Park Child and Family Precinct Facility needs to be expanded to accommodate the demands of Glenmore Park Stage 2.

No additional land acquisition is required for the extension of the proposed Blue Hills community facility.

The calculation of S94 contributions in the original Glenmore Park S94 Plan (1993) for community facility provision was based on a rate of 0.18m<sup>2</sup> community floor space per head of estimated population. It is considered appropriate to extend this provision into Glenmore Park Stage 2.

Based on the estimated population of 4,567 in Glenmore Park Stage 2 the total community floor space to be provided for Glenmore Park Stage 2 would be 821.99m<sup>2</sup>. (4567 x 0.18 m<sup>2</sup>/person = 821.99m<sup>2</sup>). The enhancement of 821.99m<sup>2</sup> within the Blue Hills community facility would include increased meeting space etc for the benefit of the Glenmore Park community.

Unit rates of per \$1,424m<sup>2</sup> have been calculated for the construction of the Glenmore Park Child and Family Precinct.

## 7.2 Community Initiatives Grant Scheme

The Community Initiatives Grant Scheme (CIGS) is designed to ensure that early establishment costs associated with the particular demands of the User Groups are met.

The CIGS will provide for a level of establishment costs associated with the particular groups and activities that begin to operate in the facility.

The establishment costs will be allocated in the form of small capital grants to local resident groups and community organisations for the purpose of starting-up projects and activities associated with Section 94 facilities during the development phase of the estate.

These establishment costs may be related to the type of facility (eg. specific equipment for a youth facility) to the particular activity (eg, arts/crafts, sports, etc) or to the special needs of a group (playgroups, local environmental or community group, etc). This may also relate to active open space embellishment to accommodate changes in demand.

The amount of CIGS proposed to be collected under the Section 94 scheme is based on a similar rate established within the existing Glenmore Park Section 94 contribution plan. This rate is based on \$120,600 over a population base of 19,000. (\$6.35 per person). This equates to an amount of \$ 28,998 for Glenmore Park Stage 2.

## 7.3 Calculation of Contributions

The contributions for community facilities have been applied on a per lot basis.

<b>WORKS</b>	<b>NO</b>	<b>RATE</b>	<b>AMOUNT</b>
Blue Hills Community Facility Extension (based on 0.18 sqm per person)	821.99	\$1,423.50	\$1,170,103
Professional Fees	\$ 1,170,103	15%	\$175,515
Community Initiative Grant Scheme	4,567	\$6.35	\$28,998
<b>Total Works</b>			<b>\$1,374,616</b>
<b>Anticipated Population</b>			<b>4,567</b>
<b>Rate per person</b>			<b>\$301</b>

## 7.4 Works Program

<b>Works</b>	<b>Threshold</b>
Extension to Blue Hills Community Facility	Upon completion of 50% of development
Community Initiative Grant Payments	Upon completion of 50% of development

## 8.0 Administration Levy

To monitor, review and implement this Section 94 Contributions Plan, Council must dedicate staff and resources to the task. This has resulted in the inclusion of an administrative component equivalent to 1% of

- (i) the total works and facilities or land to be provided divided by the total developable area; and
- (ii) the total amenities to be provided for each lot.

Contributions are based on the total cost of works and facilities or land divided by the total developable area. The administration levy is determined using the following formula:

$$\mathbf{\$D/DA \times 0.01 = \$A}$$

Where:

**\$D** is the total cost of works and facilities or land.

**DA** is the total developable area.

**\$A** is the contribution payable for administration.

## **PART D: REFERENCES**

The following documents were utilised to compile this plan:

- Glenmore Park Stage 2 Local Environmental Plan.
- Glenmore Park Stage 2 Development Control Plan.
- Development Contributions Practice Notes – DIPNR - July 2005.
- Glenmore Park Release Area Section 94 Development Contributions Plan.
- Stormwater Management Strategy, J.Wyndham Prince, August 2005.