

Werrington Enterprise Living and Learning (WELL) Precinct S.94 Development Contributions Plan

Material in relation to this plan comprises:

1. Council's resolutions on implementation of the plan following application of the \$30,000 cap on residential development contributions; and
2. The WELL Precinct S.94 Development Contributions Plan 2008.

This material follows below.

**CONFIRMED MINUTES
OF THE POLICY REVIEW COMMITTEE MEETING OF PENRITH CITY
COUNCIL HELD IN THE PASSADENA ROOM, PENRITH
ON MONDAY 17 AUGUST 2009 AT 7:33PM**

A LIVEABLE CITY

3 Development Contributions Plan Review

PRC 59 RESOLVED on the MOTION of Councillor Greg Davies seconded Councillor John Thain

That:

1. The information contained in the report on Development Contributions Plan Review be received.
2. A progress report be submitted to the Minister in accordance with this report, advising of the outcomes of the review of the WELL Contributions Plan, Glenmore Park Stage 2 Contributions Plan and the Claremont Meadows Stage 2 Contributions Plan.
3. The Minister be requested to make new Contributions Plans for WELL and Glenmore Park Stage 2 including the revised amounts detailed in this report.
4. The Minister be requested to remake Claremont Meadows Stage 2 Contributions Plan in accordance with the plan adopted by Council on 13 December 2004.
5. In accordance with the Minister's Direction, Council cease to apply the levy under the Library Facilities Plan.

**CONFIRMED MINUTES
OF THE ORDINARY MEETING OF PENRITH CITY COUNCIL HELD IN
THE
COUNCIL CHAMBERS**

ON MONDAY 24 MAY 2010 AT 7:34PM

A LIVEABLE CITY

21 Development Contributions Plans Review

146 RESOLVED on the MOTION of Councillor Greg Davies seconded Councillor Marko Malkoc

That:

1. The information contained in the report on Development Contributions Plans Review be received.

2. The amended Penrith City District Open Space Facilities Contributions Plan provided under separate cover to this report be adopted by Council.
3. The adopted amended Penrith City District Open Space Contributions Plan, the independently prepared Business Plan for Open Space and District Cultural Facilities Review and the amended Contributions Plans for Werrington Enterprise Living and Learning (WELL) Precinct, Glenmore Park Stage 2 (provided under separate cover) and Claremont Meadows Stage 2, adopted by Council on 17 August 2009 be forwarded to the Minister and he be requested to make the Plans without their re-exhibition.
4. Given the recent plan reviews undertaken by Council, the Minister be requested to exempt the Contribution Plans listed in Recommendation 3 above from the review of all Contributions Plans required to be undertaken.

In accordance with Section 375A of the Local Government Act 1993, a DIVISION was then called with the following result:

For

Councillor Kaylene Allison
Councillor Prue Guillaume
Councillor Karen McKeown
Councillor Kath Presdee
Councillor Greg Davies
Councillor John Thain
Councillor Jackie Greenow
Councillor Jim Aitken OAM
Councillor Ross Fowler OAM
Councillor Robert Ardill
Councillor Mark Davies
Councillor Ben Goldfinch
Councillor Tanya Davies
Councillor Marko Malkoc
Councillor Kevin Crameri OAM

Against

CONFIRMED MINUTES
OF THE ORDINARY MEETING OF PENRITH CITY COUNCIL HELD IN
THE
COUNCIL CHAMBERS
ON MONDAY 27 JUNE 2011 AT 7:35PM

Having previously declared a Pecuniary Interest in Item 2, Deputy Mayor, Councillor Jim Aitken OAM, then vacated the Chair and left the meeting, the time being 7.41 pm. Councillor Ross Fowler OAM then took the Chair for consideration of Item 2.

2 The WELL Precinct - Funding Essential Infrastructure

137 RESOLVED on the MOTION of Councillor John Thain seconded Councillor Kevin Crameri OAM

That:

1. The information contained in the report on The WELL Precinct - Funding Essential Infrastructure be received.
2. Council seek the Minister's commitment to make and exempt ('grandfather') the revised WELL Precinct Development Contributions Plan, the District Open Space Plan, and the Cultural Facilities Plan, as adopted by Council on 24 May 2010.
3. Council endorse Option 2, as outlined in this report, as a policy approach in dealing with current and future Development Applications, such that:
 - a. development contributions up to \$30,000 will be applied, and directed to recreation, community, administration and selected road facilities in the WELL s94 Plan, and the revised District Open Space Plan and the current Cultural Facilities Plans;
 - b. conditions imposed on the development consent will require proponents to provide all required drainage works, to be delivered in accordance with DCP 2006;
 - c. conditions imposed on the development consent will require proponents to provide all roads which are 100% apportioned to the Caddens sub-precinct, to be delivered in accordance with DCP 2006.
4. Further letters be forwarded to all local State Members of Parliament requesting that they seek urgent resolution of Infrastructure funding regarding Section 94 and the repercussions, particularly for growth councils through the support of the Minister for Local Government and the Minister for Planning.

In accordance with Section 375A of the Local Government Act 1993, a DIVISION was then called with the following result:

For

Against

Councillor Kaylene Allison
Councillor Prue Guillaume
Councillor Karen McKeown
Councillor Kath Presdee
Councillor Greg Davies
Councillor John Thain
Councillor Jackie Greenow
Councillor Ross Fowler OAM
Councillor Robert Ardill
Councillor Mark Davies
Councillor Ben Goldfinch
Councillor Tanya Davies
Councillor Marko Malkoc
Councillor Kevin Crameri OAM

**Werrington Enterprise Living and Learning
(WELL) Precinct
Development Contributions Plan 2008**



Adopted by Council : 23 June 2008
Effective from : 1 July 2008

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1. Part A - Introduction and summary schedules

1.1 Background to this Plan

The Werrington Enterprise Living and Learning Precinct (or WELL Precinct) is located in the City of Penrith local government area, south of the Main Western Railway Line. It comprises parts of the suburbs of Kingswood, Werrington and Claremont Meadows.

The WELL Precinct Strategy was adopted by Penrith City Council (Council) in November 2004. One of the key outcomes for the Precinct enunciated in the Strategy is 'the timely and effective delivery of physical and human infrastructure to meet the demands of existing and proposed communities and to ensure protection of the local and broader environment'.¹

At the time the Strategy was adopted Council also resolved that it 'co-ordinate, in collaboration with landowner groups, the undertaking of more detailed Precinct wide investigations and appropriate responses for WELL Precinct wide infrastructure systems and programs for their delivery'.

This Plan has been prepared in response to the need for coordinated infrastructure planning in the Precinct.

Characteristics of the expected future development in the WELL Precinct may be summarised as follows:

- an additional 2,463 dwellings being erected primarily in the Caddens, South Werrington and Werrington Mixed Use Area sub-precincts, with an associated anticipated population of 6,650 residents;
- an additional 664,000 square metres of employment floor space, with an associated population of over 8,700 workers;
- additional development of the education campuses, with an associated additional 5,124 student enrolments;
- a development horizon in excess of 30 years.

Residents, students and workers in the Precinct attributable to the expected development will generate an increase in the demand for public services and amenities. Population generated by new development should make a reasonable contribution toward the provision of new and/or augmented facilities to meet this additional demand.

The public services and amenities required to meet demands of the expected future development are as follows:

- transport management facilities;
- water cycle management facilities;
- open space and recreation facilities; and
- community facilities.

¹ WELL Precinct Strategy, page 78

1.2 Overview of this Plan

Section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) authorises a consent authority responsible for determining a development application to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost, or both, towards the provision of public amenities and public services.

Where the consent authority is a council, a contribution under section 94 of the EP&A Act may only be imposed on a development if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

This Plan sets out:

- the relationship between the expected types of future development in the WELL Precinct and the public amenities and services required to meet the demands of that development;
- the formulas to be used for determining the contributions required for different categories of public amenities and services;
- the contribution rates for the anticipated types of development in the WELL Precinct;
- maps showing the location of the public facilities proposed to be provided by the Council supported by a works schedule setting out an estimate of their cost and staging; and
- the administrative and accounting arrangements applying to section 94 contributions that are required by this Plan.

Background information to this Plan is contained within the references included in clause 4.2 of this Plan.

This Plan has been prepared having regard to the Practice Notes issued by NSW Department of Planning in accordance with clause 26(1) of the *Environmental Planning and Assessment Act Regulation 2000* (EP&A Regulation).

1.3 Calculating a contribution under this Plan

Contributions are levied in this Plan on both a sub-precinct and a drainage catchment basis.

To determine the sub-precinct in which a development is located, refer to Figure 2.2. To determine the drainage catchment in which a development is located, refer to Figure 3.3.

The total monetary contribution levied for any individual development is the sum of the contributions shown in clause 1.4 for the relevant sub-precinct and water cycle management contribution area, less any allowance for existing developments, if applicable (refer to clause 2.17).

The following examples are used to illustrate the calculation of contributions under this Plan.²

² Note that additional contributions may apply to the development under other contributions plans adopted by Penrith City Council

1.3.1 Example No. 1 – Residential subdivision in Caddens sub-precinct

A proposed residential subdivision development:

- is situated in the Caddens sub-precinct and within the Claremont Creek water cycle management contribution area;
- has a net developable area of 4 hectares;
- involves the creation of 60 residential allotments each designed to provide for the development of a single detached dwelling house;
- involves vacant land with no current dwelling entitlement or approval.

The total monetary contribution is therefore (using the rates that applied at the time this Plan was approved):

Open space and recreation facilities contribution:

1. Go to Table 1.1
2. Multiply the number of proposed allotments by the Open Space and Recreation Facilities sub-total contribution rate for that development type (i.e. \$22,897) i.e.:

60 (allotments) x contribution rate

$$60 \times \$22,897 = \mathbf{\$1,373,820}$$

Community facilities contribution:

3. Go to Table 1.1
4. Multiply the number of proposed allotments by the Community Facilities sub-total contribution rate for that development type (i.e. \$1,479) i.e.:

60 (allotments) x contribution rate

$$60 \times \$1,479 = \mathbf{\$88,740}$$

Transport management facilities contribution:

5. Go to Table 1.2
6. Multiply the number of hectares of net developable land within the proposed development by the Transport Management Facilities sub-total contribution rate for the Caddens sub-precinct (i.e. \$74,426), i.e.:

4 (hectares) x contribution rate

$$4 \times \$74,426 = \mathbf{\$297,704}$$

Water cycle management facilities contribution:

7. Go to Figure 3.3
8. Identify the area of net developable land (in hectares) within the development site that is situated within the areas shaded as 'Developable Land' in Figure 3.3
9. Go to Table 1.2

10. Multiply the result from (11.) above by the Water Cycle Management Facilities sub-total contribution rate for the Claremont Creek water cycle management contribution area (i.e. \$265,121), i.e.:

4 (hectares) x contribution rate

$$4 \times \$265,121 = \mathbf{\$1,060,484}$$

Total contribution:

11. Total contribution is calculated as follows:

$$\begin{aligned} & \$1,373,820 \text{ (open space)} + \$88,740 \text{ (community)} + \$297,704 \text{ (transport)} + \$1,060,484 \text{ (water cycle)} \\ & = \mathbf{\$2,820,748} \end{aligned}$$

1.3.2 Example No. 2 – Purchaser’s inquiry on estimated development contributions

A person wishes to purchase the same site identified in Example No. 1 but it is not clear at that stage how many dwellings could be accommodated on the subject land. That is, it is possible that a dwelling mix comprising detached and multi unit dwellings could be developed.

The total estimated monetary contribution is therefore (using the rates that applied at the time this Plan was approved):

Open space and recreation facilities contribution:

12. Go to Table 1.2

13. Multiply the number of hectares of net developable land within the proposed development by the Open Space and Recreation Facilities sub-total contribution rate for that development type (i.e. \$343,457), i.e.:

4 (hectares) x contribution rate

$$4 \times \$343,457 = \mathbf{\$1,373,828}$$

Community facilities contribution:

14. Go to Table 1.2

15. Multiply the number of hectares of net developable land within the proposed development by the Community Facilities sub-total contribution rate for that development type (i.e. \$22,187), i.e.:

4 (hectares) x contribution rate

$$4 \times \$22,187 = \mathbf{\$88,748}$$

Transport management and water cycle management facilities contributions:

16. Use the same approach as shown in steps 5 to 10 of Example No. 1.

Total contribution:

17. Total contribution is calculated as follows:

$$\begin{aligned} & \$1,373,828 \text{ (open space)} + \$88,748 \text{ (community)} + \$297,704 \text{ (transport)} + \$1,060,484 \text{ (water cycle)} \end{aligned}$$

= \$2,820,764

Note that the estimate is slightly more than the result in Example No. 1 due to rounding that has occurred within the contributions calculations for open space, recreation and community facilities.

1.3.3 Example No. 3 – Mixed use development in Precinct Centre

A proposed residential and commercial (i.e. mixed use) development:

- is situated in the Precinct Centre sub-precinct and within the Werrington Creek water cycle management contribution area;
- has a net developable area of 2 hectares;
- involves the creation of 60 shop top dwellings and 4,000 square metres of commercial gross floor area;
- involves vacant land with no current dwelling entitlement or approval.

The total monetary contribution is therefore (using the rates that applied at the time this Plan was approved):

Open space and recreation facilities contribution:

18. Go to Table 1.1

19. There is no contribution for the non residential component of the development

20. For the residential component, multiply the number of proposed shop top dwellings by the Open Space and Recreation Facilities sub-total contribution rate for that development type (i.e. \$14,772), i.e.:

60 (shop top dwellings) x contribution rate

60 x \$14,772 = **\$886,320**

Community facilities contribution:

21. Go to Table 1.1

22. There is no contribution for the non residential component of the development

23. For the residential component, multiply the number of proposed shop top dwellings by the Community Facilities sub-total contribution rate for that development type (i.e. \$954) i.e.:

60 (shop top dwellings) x contribution rate

60 x \$954 = **\$57,240**

Transport management facilities contribution:

24. Go to Table 1.2

25. Both the residential and non residential components of the development are treated together

26. Multiply the number of hectares of net developable land within the proposed development by the Transport Management Facilities sub-total contribution rate for the Precinct Centre sub-precinct (i.e. \$182,689), i.e.:

2 (hectares) x contribution rate

$$2 \times \$182,689 = \mathbf{\$365,378}$$

Water cycle management facilities contribution:

27. There is no development contribution applying to development in the Precinct Centre sub-precinct. That is, all development will be required by condition of consent to make adequate arrangements for stormwater drainage as part of the development application.

Total contribution:

28. Total contribution is calculated as follows:

$$\begin{aligned} & \$886,320 \text{ (open space)} + \$57,240 \text{ (community)} + \$365,378 \text{ (transport)} \\ & = \$1,308,938 \end{aligned}$$

1.4 Summary of works program and contribution rates

Table 1.1 Open space, recreation and community facilities

Contributions and Works Summary for Open Space, Recreation and Community Facilities

Facility	Total Cost to Development (\$)	Total Area of Land to be Acquired (m2)	Contribution per person	Contribution per subdivided lot, dwelling house or dual occupancy dwelling	Contribution per shop top housing or multi-unit housing dwelling	Contribution per seniors living dwelling
<i>Household occupancy rate (persons per dwelling)</i>				3.1	2	1.5
Open Space and Recreation Facilities						
Land Acquisition	\$ 30,120,600	200,300	\$ 4,360	\$ 13,517	\$ 8,720	\$ 6,540
Works and Other	\$ 21,056,385		\$ 3,026	\$ 9,381	\$ 6,052	\$ 4,539
Sub Total	\$ 51,176,985		\$ 7,386	\$ 22,897	\$ 14,772	\$ 11,079
Community Facilities						
Land Acquisition	\$ 999,702	3,267	\$ 150	\$ 466	\$ 301	\$ 225
Works and Other	\$ 2,173,331		\$ 327	\$ 1,013	\$ 654	\$ 490
Sub Total	\$ 3,173,033		\$ 477	\$ 1,479	\$ 954	\$ 716
Total	\$ 54,350,018	203,567	\$ 7,863	\$ 24,376	\$ 15,727	\$ 11,795

Table 1.2 All facilities

Contributions and Works Summary for all Facilities on a Net Developable Area Basis*

Facility	Total Cost to Development (\$)	Total Area of Land to be Acquired (m2)	Contribution per hectare of net developable land								
			Sub-precinct								
			Werrington Mixed Use	UWS North Werrington	South Werrington Urban Village	UWS & TAFE South Werrington	South Werrington Private Lands	Precinct Centre	UWS Kingswood	Caddens	North Werrington
Net Developable Area (hectares)			16.7	36.1	34.3	52.1	9.8	6.8	42.6	81.5	3.1
Planned Residential Density (dwellings per hectare)			30	0	15	15	15	30	15	15	30
Open Space and Recreation Facilities											
for RESIDENTIAL development											
Land Acquisition	\$ 30,120,600	200,300	\$ 261,611	\$ -	\$ 202,748	\$ 202,748	\$ 202,748	\$ 261,611	\$ 202,748	\$ 202,748	\$ 261,611
Works and Other	\$ 21,056,385		\$ 181,559	\$ -	\$ 140,708	\$ 140,708	\$ 140,708	\$ 181,559	\$ 140,708	\$ 140,708	\$ 181,559
Sub Total	\$ 51,176,985		\$ 443,170	\$ -	\$ 343,457	\$ 343,457	\$ 343,457	\$ 443,170	\$ 343,457	\$ 343,457	\$ 443,170
for NON RESIDENTIAL development											
Land Acquisition	included above	included above		\$ 12,749		\$ 12,749					
Works and Other	included above			\$ 10,576		\$ 10,576					
Sub Total	included above			\$ 23,326		\$ 23,326					
Community Facilities											
Land Acquisition	\$ 999,702	3,267	\$ 9,020	\$ -	\$ 6,990	\$ 6,990	\$ 6,990	\$ 9,020	\$ 6,990	\$ 6,990	\$ 9,020
Works and Other	\$ 2,173,331		\$ 19,609	\$ -	\$ 15,197	\$ 15,197	\$ 15,197	\$ 19,609	\$ 15,197	\$ 15,197	\$ 19,609
Sub Total	\$ 3,173,033		\$ 28,628	\$ -	\$ 22,187	\$ 22,187	\$ 22,187	\$ 28,628	\$ 22,187	\$ 22,187	\$ 28,628
Transport Management Facilities											
Land Acquisition	\$ 3,702,600	24,200	\$ 19,818	\$ 45,695	\$ 48,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Works and Other	\$ 14,948,531		\$ 42,978	\$ 59,452	\$ 61,548	\$ 31,578	\$ 19,468	\$ 182,689	\$ 18,656	\$ 74,426	\$ 13,738
Sub Total	\$ 18,651,131		\$ 62,796	\$ 105,147	\$ 109,718	\$ 31,578	\$ 19,468	\$ 182,689	\$ 18,656	\$ 74,426	\$ 13,738
Water Cycle Management Facilities (Claremont Creek Catchment)											
for RESIDENTIAL development only											
Land Acquisition	\$ 6,173,933	43,975			\$ 117,773	\$ 117,773				\$ 117,773	
Works and Other	\$ 7,724,262				\$ 147,347	\$ 147,347				\$ 147,347	
Sub Total	\$ 13,898,195		\$ -	\$ -	\$ 265,121	\$ 265,121	\$ -	\$ -	\$ -	\$ 265,121	\$ -
Water Cycle Management Facilities (Werrington Creek Catchment)											
for RESIDENTIAL development only											
Land Acquisition	\$ 7,306,515	47,755	\$ 106,176						\$ 106,176	\$ 106,176	\$ 106,176
Works and Other	\$ 7,078,560		\$ 102,864						\$ 102,864	\$ 102,864	\$ 102,864
Sub Total	\$ 14,385,075		\$ 209,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,040	\$ 209,040	\$ 209,040

* Important Note: Contributions for open space, recreation and community facilities in this Plan are calculated on a per person basis, converted to a per dwelling basis using the occupancy rates cited in Table 1.1.

The contributions for these facilities shown in Table 1.2 on a net developable area basis are approximate in that they assume every residential development will:

- have a density equal to the planned residential density for the relevant sub-precinct (i.e. either 15 or 30 dwellings per hectare), and
- have a dwelling type (and occupancy rate) consistent with the density envisaged for the sub-precinct (i.e. all development in 30 persons per hectare areas will be multi-unit dwelling types).

The per hectare contributions for open space, recreation and community facilities are to be used as a guide only. In practice, dwelling mix and densities will vary from application to application and the use of per person rates ensures that contributions for these facilities are reasonable.

Table 1.3 Estimated total contribution rates by sub-precinct

			Estimated total contribution per hectare of net developable land								
			Sub-precinct								
			Werrington Mixed Use	UWS North Werrington	South Werrington Urban Village	UWS & TAFE South Werrington	South Werrington Private Lands	Precinct Centre	UWS Kingswood	Caddens	North Werrington
RESIDENTIAL DEVELOPMENT											
Total (for development on land in Claremont Creek Catchment)			NA	NA	\$ 740,483	\$ 662,342	\$ 385,111	NA	NA	\$ 705,191	NA
Total (for development on land in Werrington Creek Catchment)			\$ 743,634	NA	NA	NA	\$ 385,111	\$ 654,487	\$ 593,340	\$ 649,110	\$ 694,576
NON RESIDENTIAL DEVELOPMENT											
Total (for development on land in Claremont Creek Catchment)			NA	\$ 128,473	\$ 109,718	\$ 54,904	\$ 19,468	NA	NA	NA	NA
Total (for development on land in Werrington Creek Catchment)			\$ 62,796	\$ 128,473	NA	\$ 54,904	\$ 19,468	\$ 182,689	\$ 18,656	NA	NA

2. Part B - Administration and operation of this Plan

2.1 What is the name of this Development Contributions Plan?

This Plan is called the Werrington Enterprise Living and Learning (WELL) Precinct Development Contributions Plan.

2.2 Area to which the Plan applies

This Plan applies to the WELL Precinct which is located within the local government area of Penrith as shown in Figure 2.1.

This Plan also identifies contribution catchments and contribution rates on a sub-precinct basis and a drainage catchment basis. The location of the WELL Precinct sub-precincts and drainage catchments are shown in Figures 2.2 and 3.3, respectively.

2.3 What are development contributions?

Development contributions are contributions made by those undertaking development approved under the EP&A Act.

Contributions may be in the form of money, dedication of land or some other material public benefit (or a combination of these) directed:

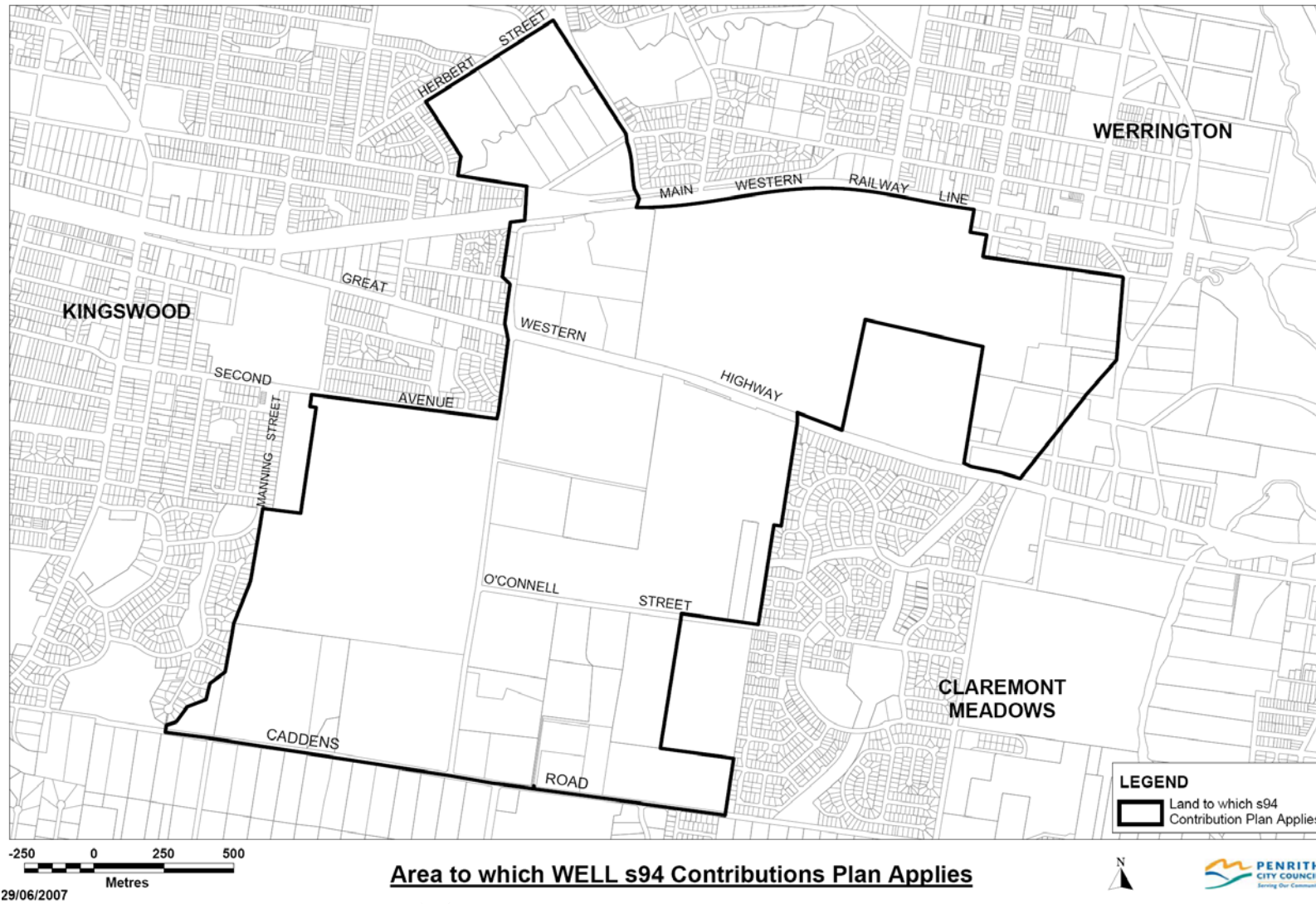
- in the case of contributions made under section 94 of the EP&A Act - toward the provision or improvement of public amenities or services (or the recouping of the cost of provision or improvement of public amenities or services); or
- in the case of contributions made under a planning agreement prepared in accordance with Sections 93F to 93L of the EP&A Act – toward public purposes.

2.3.1 Section 94 contributions

Section 94 of the EP&A Act enables councils to seek contributions from developers where development is likely to increase the demand for public facilities. Section 94 contributions are levied at the time of development consent.

The EP&A Act establishes that a council can only require a section 94 contribution if:

- it is satisfied that a development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public amenities and public services within the area;
- it has adopted a contributions plan justifying the contribution; and
- the contribution is reasonable.



Area to which WELLS94 Contributions Plan Applies

Figure 2.1 Area the plan applies

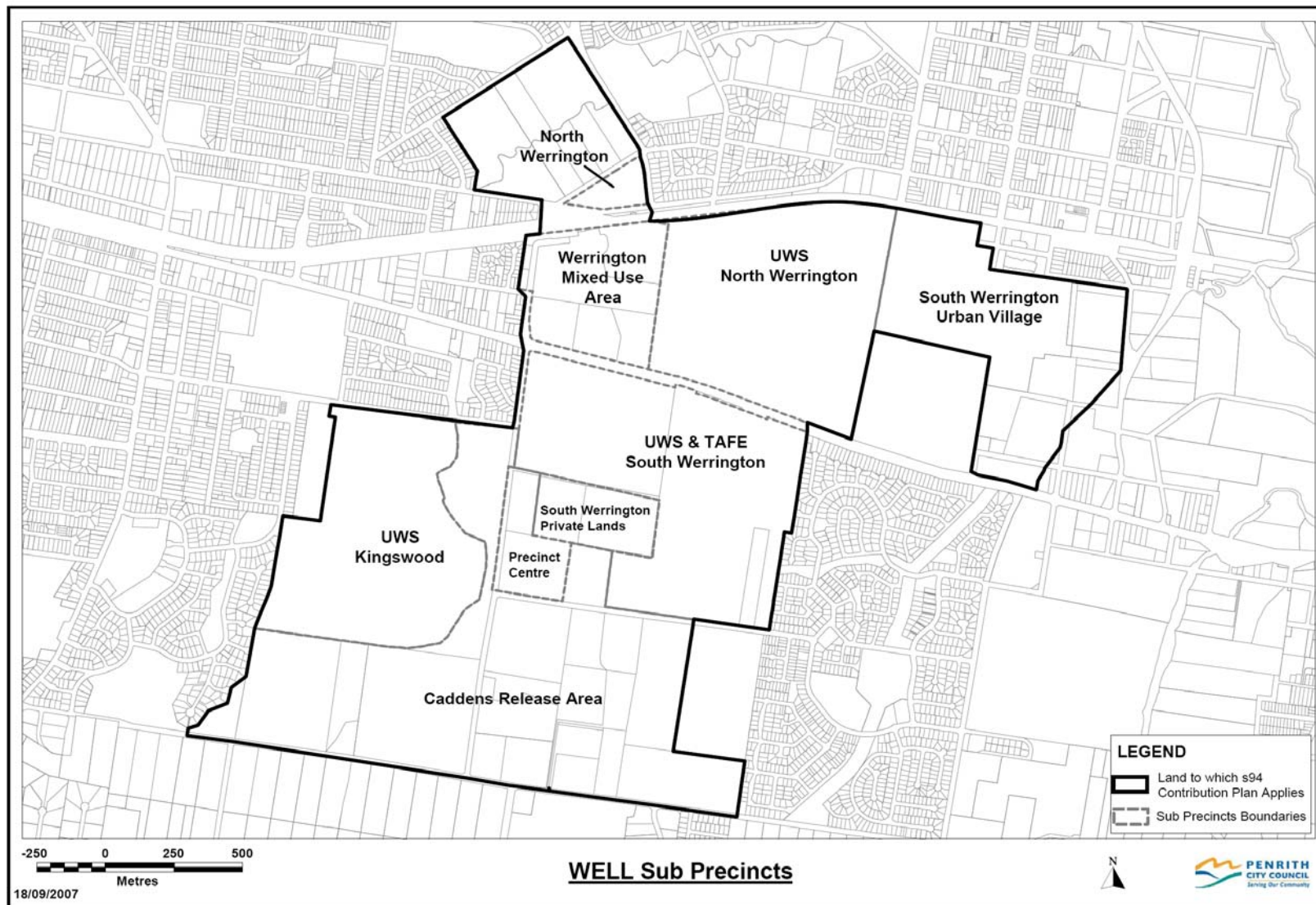


Figure 2.2 WELL Precinct sub precincts

The power to levy a section 94 contribution relies on there being a clear relationship (or 'nexus') between the development being levied and the need for the public amenity or service for which the levy is required.

Generally, contributions can only be made towards:

- capital costs including land acquisition costs;
- public facilities which the Council has a responsibility to provide; and
- public facilities which are needed as a consequence of new development.

2.3.2 Planning agreement contributions

The Act allows for the negotiation of voluntary planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes.

Public purposes are defined in the Act as (without limitation):

- the provision of (or the recoupment of the cost of providing) public amenities or public services;
- the provision of (or the recoupment of the cost of providing) affordable housing;
- the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land;
- the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure;
- the monitoring of the planning impacts of development; and
- the conservation or enhancement of the natural environment.

Penrith City Council may seek to negotiate planning agreements with relevant parties in relation to major developments. Such agreements may address the substitution of, or be in addition to, the section 94 contributions required under this Plan.

A planning agreement negotiated and made under this Plan shall be subject to any provisions of Ministerial directions made under the Act or *Environmental Planning and Assessment Act Regulation 2000* (EP&A Regulation) relating to planning agreements.

2.4 What is the purpose of this Plan?

The purpose of this Plan is to:

- provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- ensure that adequate public facilities are provided for as part of any new development;
- to authorise Council to impose conditions under section 94 of the EP&A Act when granting consent to development on land to which this plan applies;
- provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and

- enable Council to be both publicly and financially accountable in its assessment and administration of this Plan.

2.5 Development to which this Plan applies

Council may, under section 94 of the EP&A Act, impose a condition on consents issued for different types of development requiring payment of a monetary contribution and/or the dedication of land.

The type and quantum of the contribution will relate to the form of the development proposed.

The following sets out the types of development that may be required to make a section 94 contribution, and the contributions that the development type may be subject to:

- Subdivision for residential purposes; construction of a dwelling, a dual occupancy, multiple dwelling housing, multi unit housing, seniors housing or other dwellings – contributions identified in clauses 3.2 to 3.5 of this Plan.
- Other developments in:
 - ⇒ the UWS North Werrington and UWS & TAFE South Werrington sub-precincts - contributions identified in clauses 3.2 and 3.4 of this Plan; and
 - ⇒ all other sub-precincts – contributions identified in clause 3.2 of this Plan.
- That is, non residential developments will not be levied for water cycle management, and community facilities included in this Plan.

2.5.1 Exemptions

Council may consider exempting developments, or components of developments from the requirement for a contribution.

For such claims to be considered, a development application will need to include a comprehensive submission arguing the case for exemption.

The following are examples of the types of development that Council would exclude from being subject to contributions under this Plan:

- development for the sole purpose of affordable housing;
- development for the sole purpose of the adaptive reuse of an item of environmental heritage;
- development for the purposes of infrastructure provided or to be provided under this Plan or another contributions plan prepared under section 94 of the EP&A Act; or
- any development that in the opinion of Council does not increase the demand for the categories of public facilities and services addressed by this Plan.

2.6 Commencement of this Plan

This Plan has been prepared pursuant to the provisions of section 94 of the EP&A Act and Part 4 of the EP&A Regulation and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

Development applications determined on or after this date will be subject to the provisions of this Plan.

2.7 Relationship with other plans and policies

This Plan supplements the provisions of Council's local environmental plans.

This Plan does not affect the operation of any other contributions plan adopted by Council that applies to land to which this Plan applies.

Other City-wide contributions plans that will also apply to development on land to which this Plan applies are:

- Penrith City Council Development Contributions Plan - Cultural Facilities
- Penrith City Council Section 94 Plan – Library Facilities (Amendment No. 1)
- Penrith City District Open Space Facilities Development Contributions Plan 2007

It should be noted that these plans may be amended from time to time and additional contributions plans may also be adopted by Council. Applicants are advised to check with Council for details of all contributions plans that apply to development proposed in the WELL Precinct.

2.8 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 EP&A Act.

Contributions Plan means a public document prepared by a council pursuant to section 94EA of the EP&A Act.

Council means the Council of the City of Penrith.

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

EP&A 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.

Material public benefit means something provided by an applicant, other than the dedication of land or the payment of a monetary contribution.

Net developable land means land generally shown in Figure 2.3 that is to be occupied by development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, 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 94EA of the EP&A Act;
- land occupying half the width of roads adjoining open space areas provided or to be provided under this Plan or another contributions plan prepared under section 94EA of the EP&A Act;

- land occupying an area calculated by multiplying the length (in metres) of any bus routes identified by Council as required to serve the WELL Precinct development by 1.5;
- flood affected land, below the 1 in 100 year flood level;
- public open space;
- core and buffer riparian zones;
- biodiversity/environmental conservation areas;
- public schools;
- ambulance stations, fire stations & police stations;
- State/regional RTA roads (being the Great Western Highway and Werrington Arterial);
- existing roads to be included as part of the proposed road network;
- bus/rail interchanges;
- rail corridors, rail stations & associated parking facilities;
- transport corridors;
- areas for facilities provided by Sydney Water or Integral Energy; and
- land occupied by existing buildings on the TAFE college campus or the University of Western Sydney campus and that is not proposed to be redeveloped,

Planning agreement means a voluntary agreement referred to in section 93F of the EP&A Act.

Works in kind means the construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan.

Works schedule means the schedule of public facilities for which contributions may be required and the likely timing of provision of those public facilities.

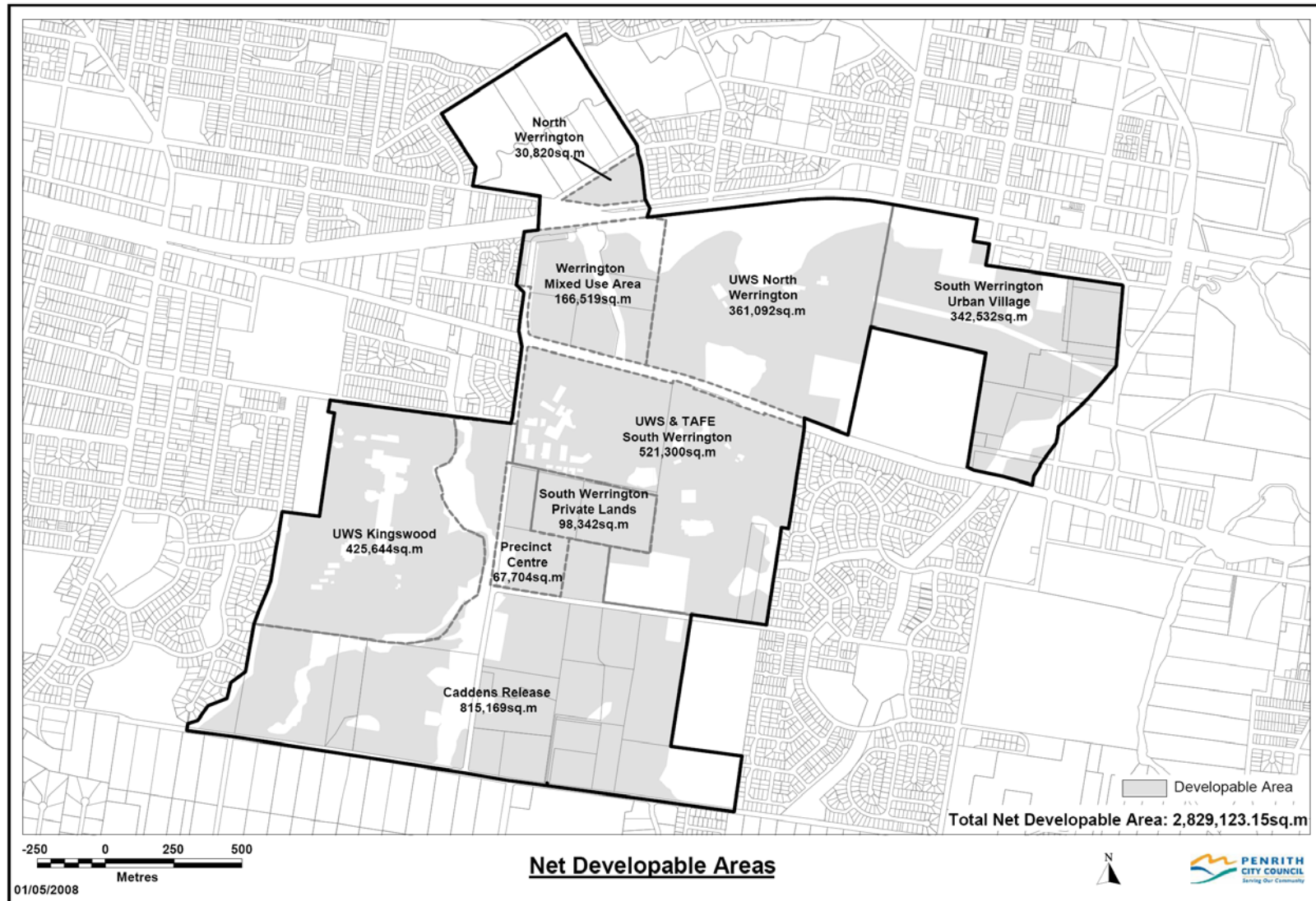


Figure 2.3 Net developable land

2.9 Land identified for acquisition under this Plan

This Plan identifies land required for acquisition for the purposes of:

- Transport Management Facilities;
- Open Space and Recreation Facilities;
- Water Cycle Management Facilities; and
- Community Facilities,

in order to address the needs of additional residents, employees, students and shoppers.

Land for these facilities will be acquired based on land valuation rates identified in the Works schedule section of the Plan (see tables at section 4.1 of the Plan).

These land acquisition rates will be adjusted regularly in accordance with the Australian Bureau of Statistics' *Housing Price Index – Established House Prices (Sydney)*.

Where a development application involves land required under this Plan, the value of this land will be taken into account in determining the monetary contribution required by the development under this Plan

2.10 When is the contribution payable?

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 land.

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.

Except where noted below, 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.

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 issue of a Complying Development Certificate.

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.

2.10.1 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.

2.11 Construction certificates and the obligation of accredited certifiers

In accordance with section 94EC of the Act and clause 146 of the Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the 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 provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

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

2.12 Deferred or periodic payments

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

Deferred or periodic payments may be permitted in the following circumstances:

- compliance with the provisions of clause 2.10 is unreasonable or unnecessary in the circumstances of the case; or
- deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program; 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.

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% rate; 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.

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

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 works identified in this Plan), or may accept an offer by the applicant to provide a material public benefit, in lieu of the applicant satisfying its obligations 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.

Any works-in-kind or material public benefit offer by the applicant may be made either before or after the grant of a development consent. Where the offer is made before the grant of development consent, the applicant's request:

- may be contained in the relevant development application; or
- may constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement.

Council may accept such alternatives in the following circumstances:

- 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
- the standard of the works is to Council's full satisfaction; and

- 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; and
- the person making the application has offered an appropriate form of security (being an unconditional bond, bank guarantee or the like).

The value of the contribution credit applying to offers of works-in-kind 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 clause 2.15).

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.

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

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.

2.14 Policy on credits accumulated 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 the WELL Precinct is to be developed and all development contributions owing to Council by a developer have been paid, any outstanding contribution credits 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.

Transfer or settlement of contribution credits shall only be considered when all of the contributions toward public services and amenities required under this Plan have been received by Council from all of the expected development in the area to which this Plan applies.

2.15 Review of contribution rates

To ensure that the value of contributions are not eroded over time by movements in land value increases or in the costs or other items included in this Plan, Council will review the contribution rates.

The Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 94 contribution rates set out in this Plan to reflect changes to the:

- *Housing Price Index – Established House Prices (Sydney)* published by the Australian Bureau of Statistics (for land acquisition identified by this Plan); and
- *Consumer Price Index (All Groups Index)* for Sydney published by the Australian Bureau of Statistics (for works and other non-land acquisition items identified in this Plan).

The amended contribution rates shall replace the contribution rates as found in clause 1.4.

In accordance with clause 32(3)(b) of the EP&A Regulation, the following sets out the means that the Council will make changes to the rates set out in this plan.

For changes to the *Housing Price Index – Established House Prices (Sydney)*, the contribution rates applicable to all land acquisition items within the Plan will be reviewed in accordance with the following formula:

$$\begin{array}{r}
 \$C_{LV} \\
 + \\
 \frac{\$C_{LV} \quad X \quad (\text{Current Index} - \text{Base Index})}{\text{Base Index}}
 \end{array}$$

Where:

$\$C_{LV}$ is the land values within the Plan at the time of adoption of the Plan expressed in dollars

Current Index is the *Housing Price Index – Established House Prices (Sydney)* as published by the Australian Statistician at the time of the review of the contribution rate

Base Index is the *Housing Price Index – Established House Prices (Sydney)* as published by the Australian Statistician at the date of adoption of this Plan

For changes to the *Consumer Price Index (All Groups Index)* for Sydney, the contribution rates applicable to all non-land acquisition items within the Plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\begin{array}{r}
 \$C_A \\
 + \\
 \frac{\$C_A \quad X \quad (\text{Current CPI} - \text{Base CPI})}{\text{Base CPI}}
 \end{array}$$

Where:

$\$C_A$ is the contribution at the time of adoption of the Plan expressed in dollars

Current CPI is the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician at the time of the review of the contribution rate

Base CPI is the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician at the date of adoption of this Plan

Notes:

- The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan.
- This clause does not cover the adjustment of a contribution between the time of consent and the time payment is made. This is covered by clause 2.16.

2.16 How are contributions adjusted at the time of payment?

The contributions stated in a development consent are calculated on the basis of the section 94 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:

$$\$C_P = \$C_{DC} + \frac{[\$C_{DC} \times (\$C_Q - \$C_C)]}{\$C_C}$$

Where:

$\$C_P$ is the amount of the contribution calculated at the time of payment

$\$C_{DC}$ is the amount of the original contribution as set out in the development consent

$\$C_Q$ is the contribution rate applicable at the time of payment

$\$C_C$ is the contribution rate applicable at the time of the original consent

The current contributions are published by Council and are 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.

Contributions will be levied according to the estimated increase in demand for the facilities identified in this Plan that is attributable to development.

An amount equivalent to the contribution attributable to any existing development on the site of a proposed new development at the time this Plan commenced will be allowed for in the calculation of contributions for open space and recreation and community facilities levied under this Plan. In assessing the contribution of existing development the occupancy rates listed in Table 2.1 will be used.

Table 2.1 Assumed occupancy rates by development type

Existing or approved development type	Assumed occupancy rates for the purpose of assessing allowances for existing development in calculating contributions for open space, recreation and community facilities
Subdivided lot without a dwelling or dwelling entitlement	0 persons per lot
Subdivided lot with a dwelling or dwelling entitlement	3.1 persons per lot
Dual occupancy	3.1 persons per dwelling
Multi-unit housing	2 persons per dwelling
Shop-top housing	2 persons per dwelling
Housing for older people	1.5 persons per dwelling

Source: Penrith City Council, 2001 Australian Bureau of Statistics Census of Population and Housing, WELL Precinct TMAP (Maunsell 2007)

Where a development does not fall within any of the items noted above, the Council would determine the credit on the basis of the likely demand that the existing development would create.

2.17 Pooling of contributions

Council's ability to forward fund services and amenities identified in this Plan is very limited. Consequently their provision is largely contingent upon the availability of contributions funds.

To provide a strategy for the orderly delivery of the public services and amenities, this Plan authorises monetary section 94 contributions paid for different purposes in accordance with the conditions of various development consents 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 section 94 contributions under this Plan are the priorities for works as set out in the works schedule in clause 4.1, where possible. However changing rates of development in different areas may alter those priorities.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council will have to first be satisfied that such action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

2.18 Costs associated with plan preparation and administration

This Plan authorises:

- the recoupment of funds already spent on studies and assessments required to prepare the Plan; and
- the collection of funds to be directed toward the administration of of the Plan.

The particular studies and assessments undertaken (and their costs) are listed in Table 2.2.

Table 2.2 Plan preparation costs to be recouped under this Plan

Component of work	Provider	Cost
WELL Precinct s94 scoping paper	Newplan	\$8,840
WELL Precinct s94 contributions plan	Newplan	\$46,000
WELL Precinct TMAP	Maunsell Australia Pty Ltd	\$74,547
WELL Precinct land valuation assessment	Colliers International	\$7,700
Hydrological study review and update; resolution of water cycle management schedule	Cardno Willing	\$10,247
WELL Precinct Community Needs Study	Penrith City Council	\$3,200

The costs of items included in Table 2.2 have been included (where appropriate) as a line item in each facility works schedule in clause 4.1 of this Plan.

Where a developer has already contributed cash to any of the items identified in Table 2.2, the amount contributed may be identified in any works-in-kind offer made to the Council by the developer and be considered as a credit against any contributions calculated under this Plan for these items.

Administration of this Plan will involve, among other things, the review and update of contribution rates; the implementation of works and land acquisition; and securing of environmental approvals for works identified in the Plan.

For each work identified in the works schedule contained in clause 4.1 of this Plan a 1 percent cost allowance for plan administration and 3 percent cost allowance for project management has been included in the total cost. An additional 1 percent allowance has been included for the preparation of plans of management under the *Local Government Act 1993* for open space and water cycle management works items. For each land acquisition item a 2 percent on-costs allowance has been included in the total cost. These allowances are considered to represent reasonable and adequate contributions toward all of the administration activities required as a consequence of Council implementing this Plan.

3. Part C – Strategy plans

3.1 Development and demand

3.1.1 Existing development and population

The WELL Precinct contains education and institutional uses of regional and State significance, including the University of Western Sydney, the Western Sydney Institute of TAFE Kingswood Campus, Cobham Remand Centre and the NSW Government Archives site.

Land in the remainder of the Precinct has been generally developed for either residential purposes (specifically the suburb of Claremont Meadows), rural or informal open space purposes, or is vacant and undeveloped. Other isolated uses include retail, industrial and commercial uses.

This Plan affects most, but not all, of the land included in the WELL Precinct. At the time this Plan was prepared there were very few people living in the area affected by this Plan. The demand for facilities identified in this Plan has been assessed on the basis of these areas being fully developed in the future.

At the time the Plan was prepared there were approximately 1,440 dwellings and 4,400 residents;³ and approximately 15,000 students attending the education institutions⁴ in the WELL Precinct. Existing residential development was generally contained in the Claremont Meadows Stages 1 and 2 sub-precincts and it is noted that these lands are not included in the area to which this Plan applies.

3.1.2 Population characteristics - current

This clause discusses the characteristics of the population residing within and beyond the area to which this Plan applies. As stated above, at the time this Plan was approved, there were very few people living in that portion of the WELL Precinct affected by this Plan.

Werrington

At the time of the 2001 Census there were 3,502 persons living in the suburb of Werrington. Refer to Figure 3.1 for the location of Werrington.

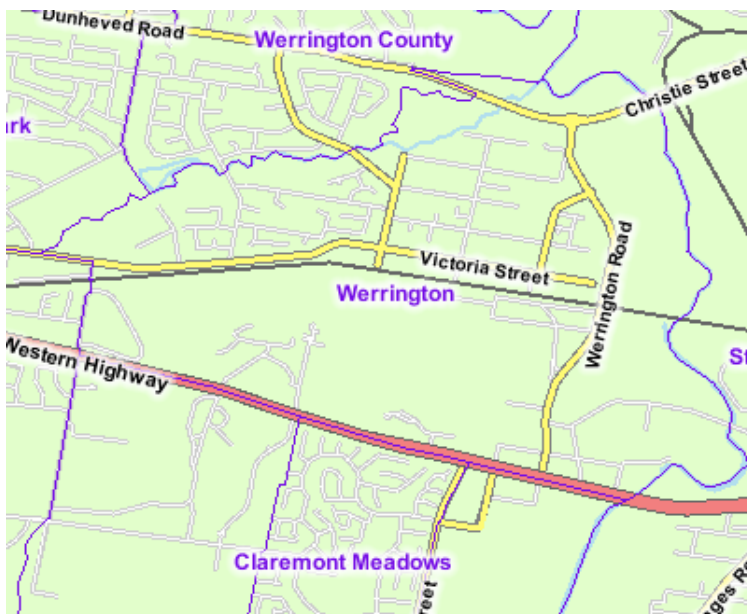
The suburb of Werrington (which takes in that portion of the WELL Precinct situated north of the Great Western Highway):

- has a relatively young age profile (persons aged under 15 years);
- has a higher proportion of its residents either born in non-English speaking countries or that speak a language other English at home;
- has a much higher proportion of households not having access to a motor vehicle (although the suburb has good access to a railway station); and
- is more socially and economically disadvantaged,

compared with the Penrith LGA as a whole.

³ WELL Precinct Strategy, page 17

⁴ Transport Management and Accessibility Plan (TMAP) for Werrington Enterprise Living and Learning Precinct (WELL), Maunsell, 10 May 2007, page 34



Source: Australian Bureau of Statistics website

Figure 3.1 Location of Werrington suburb

Kingswood

Parts of the suburb of Kingswood are situated in the WELL Precinct south of the Great Western Highway. Demographic features evident in the residents of Census collector districts 1280908 and 1280910 (as defined in Figure 3.2) are shown below.

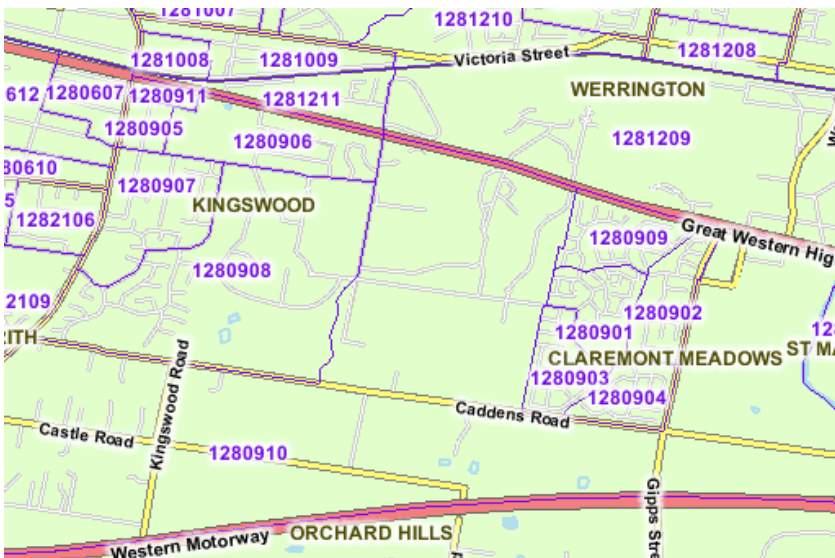
Collector district 1280908

- In 2001, there were 1,011 people living in this collector district. At this time, the collector district had a relatively young population with 22.6 percent under 15 years compared with 25 percent in the Penrith LGA. It was culturally homogenous with only 8.8 percent (13 percent in Penrith LGA) of its population spoke languages other than English at home.
- The median weekly household income is \$500-\$599 with 17.8 percent of households earning less than \$200 per week compared with 24.4 percent in the Penrith LGA.
- More than half of the households (60.6 percent) comprised families with children under 15; 13 percent were one parent families with children (17.3 percent in the Penrith LGA) and 25 percent were childless couples (26.4 percent in the Penrith LGA).
- There was a high car ownership in the district with 43.4 percent (35.6 percent in Penrith LGA) of its households had access to 2 motor vehicles and 16.5 percent had access to 3 motor vehicles (14.4 percent in Penrith LGA).

Collector district 1280910

- In 2001, there were 430 people living in this collector district. At this time, 25.3 percent of its population were aged under 15 years compared with 25 percent in the Penrith LGA. It was culturally homogenous with only 1.6 percent of its population spoke languages other than English at home.
- The median weekly household income was \$400-499 with 14.1 percent of households earning less than \$200 per week compared with 24.4 percent in the Penrith LGA.

- More than half of the households (60.6 percent) comprised families with children under 15; 29 percent were couple families without children (26.4 percent in the Penrith LGA) and 10 percent were one parent families (17.3 percent in the Penrith LGA).
- There was a high car ownership in the district with 45.4 percent (35.6 percent in Penrith LGA) of its households had access to 2 motor vehicles and 29.5 percent had access to 3 motor vehicles (14.4 percent in Penrith LGA).
- Similar to its neighbouring CD 1280908, this area has very high car ownership. 45.4% (35.6 % in the whole Penrith LGA) of the households had access to 2 motor vehicles; 29.5% (14.4% Penrith LGA) 3 motor vehicles and 18% (34.8% Penrith LGA) 1 motor vehicle.⁵



Source: Australian Bureau of Statistics website

Figure 3.2 Location of collector districts 1280908 and 1280910

3.1.3 Development and population projections

It is expected that future development in the WELL Precinct will result in an increase in persons working, studying and living in the area.

The expected development on land to which this Plan applies and estimates of the numbers of workers, students and residents attributable to this development is shown in Table 3.1.

⁵ Draft Community Facilities Needs Analysis for the WELL Precinct, Penrith City Council , 25 June 2007, pages 2, 3

Table 3.1 Expected development and population

WELL Sub-precinct ^b	Land use	Expected dwellings	Expected floor space (m ²)	Expected additional workers, students or residents ^a
North Werrington	Residential	93		251
Werrington Mixed Use Area	Residential	240		648
	Employment – Mixed Use/High Tech		26,360	425
	Employment – Mixed Use/High Tech (Industrial)		13,640	220
South Werrington Urban Village	Residential	410		1,107
	Employment - Service Industrial		78,500	595
UWS North Werrington	Employment - High Tech		245,125	5,167
	Employment - High Tech (Industrial)		45,874	967
UWS and TAFE South Werrington	Residential	134		362
	Employment- Creative Enterprises		196,500	38
	Education (students)			2,500
South Werrington Private Lands	Residential	146		394
	Employment		48,500	970
UWS Kingswood	Student Housing	100		100
	Residential	93		251
	Education (students)			2,624
Caddens Release Area (including Precinct Centre)	Residential	1,247		3,367
	Retail/ Commercial		10,000	348
Totals				
Dwellings (including student housing)		2,463		
Employment floor space			664,199	
Workers				8,730
Residents				6,650
Students				5,124

Notes:

a Estimates of future resident population are calculated by applying an average occupancy rates of 2.7 persons per dwelling to the planned number of dwellings in each WELL sub-precinct that was envisaged at the time this Plan was prepared.

b Excludes Claremont Meadows Stage 2 sub-precinct

Sources: TMAP, Table 6.2; Architectus, May 2006; SWUV submission by UWS; Caddens Masterplan by Landcom, August 2007

3.1.4 Population characteristics associated with the expected development

Residential development

The social and demographic characteristics of the population will be determined by:

- the mix of housing types available in each sub precinct;
- the size, style and cost of housing to be provided;
- the appeal of the area to different sections of the population; and
- the proximity of residents to community facilities and infrastructure.^{6 7}

The average household occupancy rates for expected WELL Precinct residential development is anticipated to be 2.7 persons per dwelling.

Council has identified (based on earlier research undertaken by Randolph and Holloway)⁸ that the predominant type of households that will reside in Penrith's urban release areas in the future will be families with children, though there will also be strong presence of childless couples and lone person households as well.

Randolph and Holloway conclude that the household mix will be very much dependent on the level of higher density housing that Penrith accommodates in the future. A more diverse household mix including households other than families with children is more likely where there are higher levels of medium and higher density housing.

In response to the existing and proposed public transport accessibility afforded, a significant proportion of medium and higher density housing is proposed to be accommodated in the North Werrington, Werrington Mixed Use and South Werrington Urban Village sub-precincts.

The community facilities needs analysis for the South Werrington Urban Village identifies that expected development in that sub-precinct will accommodate:

- a significantly lower proportion of families with children;
- a lower proportion of couples without children;
- a higher proportion of one parent families;
- significantly higher proportions of both lone person households and 'other' households;
- a higher proportion of young students and younger persons renting; and
- a higher proportion of older persons,

when compared with the proportions existing in the Penrith LGA as a whole in 2001.⁹

It is anticipated that the future population living in the North Werrington and Werrington Mixed Use sub-precincts may exhibit similar characteristics.

The Caddens Release Area sub-precinct is situated further away from rail based public transport but close to the proposed Precinct Centre and established education facilities. It is likely that the

⁶ Penrith City Council, 2007, op. cit., page 4

⁷ South Werrington Urban Village Community Facilities Study, BBC Consulting Planners, November 2006, page 10

⁸ *Urban Growth Management in Penrith Stage 2 - Planning for the Needs of Existing and Future Communities in Penrith*, Bill Randolph and Darren Holloway, City Futures Research Centre, Faculty of the Built Environment, University of New South Wales, June 2005

⁹ BBC Consulting Planners, op. cit., page 11

predominant housing form in the sub-precinct will be detached dwellings. As a result, it is anticipated that the population living in this sub-precinct will exhibit characteristics similar to other contemporary urban release areas such as Glenmore Park Stage 2, that is:

- a relatively high proportion of families with children; and
- a relatively low proportion of one parent families, lone person households and other households,

compared to the proportions anticipated in the North Werrington, Werrington Mixed Use and South Werrington Urban Village sub-precincts.

Overall, it is anticipated that there will be a mixed demographic profile associated with the future residents of the WELL Precinct that will be mainly influenced by the proximity of development to employment, education and other services and the housing mix that eventuates within the different sub-precincts.

Non residential development

Expected non residential development in the WELL Precinct will include the following:

- mixed use and high tech employment development in the Werrington Mixed Use Area and UWS North Werrington sub-precincts;
- service industrial employment development in the South Werrington Urban Village sub-precinct;
- creative enterprise employment development, unspecified employment and educational establishments in the UWS and TAFE South Werrington and South Werrington Private Lands sub-precincts; and
- retail and commercial development in the Precinct Centre sub-precinct.

The population associated with these expected developments will comprise workers and (for the education components) students.

3.1.5 Development rate and staging

The projected rate and staging of the expected development in the WELL Precinct is shown in Table 3.2.

Table 3.2 Projected development rate and staging

WELL Sub-precinct	Land use	Development program (dwellings or m ² GFA)			
		2008-2010	2011-2015	2016-2020	2021 and beyond
North Werrington	Residential			93	
Werrington Mixed Use Area	Residential	240			
	Employment – Mixed Use/High Tech			26,360	
	Employment – Mixed Use/High Tech (Industrial)				13,640
South Werrington Urban Village	Residential	50	360		
	Employment - Service Industrial	40,000	38,500		
UWS North Werrington	Employment - High Tech			100,000	
	Employment - High Tech (Industrial)			45,874	145,125
UWS and TAFE South Werrington	Residential			60	74
	Employment- Creative Enterprises				196,500
	Education (students)	TBD	TBD	TBD	TBD
South Werrington Private Lands	Residential				146
	Employment	24,000	24,500		
UWS Kingswood	Student Housing		50	50	
	Residential		50	43	
	Education (students)	TBD	TBD	TBD	TBD
Caddens Release Area (including Precinct Centre)	Residential	160	750	337	
	Retail/ Commercial	10,000			
Totals					
	Residential program	450	1,210	583	220
	Employment program	64,000	63,000	172,234	355,265
	Retail/commercial program	10,000	0	0	0

TBD to be determined in conjunction with master planning of the education campuses

Program formulated from information provided by Penrith City Council and information contained in SGS (2006)

3.1.6 Facility demands

Council has identified from the development and population projections as well from the review of the facilities existing in the area that the expected development in the WELL Precinct will have the following impacts on local public services and public amenities:

- increased use of parklands, sportsgrounds and other recreation areas and facilities by the people who will live in the residential neighbourhoods and (for some facilities) the people who work in the area;
- increased use of community facilities (such as neighbourhood centres) by the people who will live in the residential neighbourhoods;
- increased travel and vehicle trips generated by residential and non residential land uses and consequent impacts on the performance of the City's transport network; and
- increased stormwater runoff generated by impervious surfaces associated with the expected residential development.

A range of public facilities and public amenities have been identified as being required to satisfy the anticipated demands of the expected development. Council has determined that it will be necessary to provide additional and/or augmented:

- transport management facilities;
- water cycle management facilities;
- open space and recreation facilities; and
- community facilities.

Council also plans to recoup the cost of studies required to be undertaken to prepare this Plan.

Sections 3.2 to 3.5 of this Plan identify:

- the relationship between the expected types of development and the demand for these facilities and amenities;
- strategies for the delivery of these facilities and amenities; and
- the method of calculating a reasonable contribution from development toward the provision of these facilities and amenities.

The proposed staging of the facilities and amenities – which is based on the anticipated development program outlined in Table 3.2 - is shown in the works schedule in clause 4.1 of this Plan.

3.2 Transport management facilities

3.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the WELL Precinct will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections;
- facilities for public transport, including rail infrastructure and services, bus infrastructure services and other transport services; and
- facilities for walking and cycling.

The existing transport network has generally been planned and developed to serve existing and approved developments in the area, and not necessarily future development in the WELL Precinct.

In the WELL Precinct, the existing conditions for public transport, walking and cycling are either minimal or poor and are reflected in low levels of use for these modes. While there is some operational spare capacity available in most of the surrounding road network it is not sufficient to cater for the additional demands that will be attributable to the expected development in the WELL Precinct.

The transport strategy for the WELL Precinct¹⁰ has identified a number of transport infrastructure upgrades (located both within and outside the Precinct) and policy and service measures that will be required to mitigate the impacts of the WELL Precinct development.

- Council has also identified a need to both upgrade existing collector roads and construct new roads to serve the expected development in the WELL Precinct.

The process for establishing and quantifying the need for the proposed facilities and services was based on the following:

- Adoption of the following transport planning objectives:
 - ⇒ maintain the performance of the surrounding road network at Level of Service 'D' or better; and
 - ⇒ reduce the number of projected car-based trips expected to be generated by development in the WELL Precinct by at least 10 percent.
- Review of the condition and performance of the existing access network, including key road links and intersections and pedestrian and cycle facilities.
- Consideration of the envisaged trip generation from planned developments in the WELL Precinct (at full development) and in the surrounding areas (up to 2016).
- NETANAL modelling of the future operation and performance of the surrounding road network (with and without network improvements being implemented), assuming the planned developments proceed.
- Details of the need for most of the transport facilities attributable to the expected development of the WELL Precinct are contained in the WELL Precinct transport strategy².

¹⁰ Transport Management and Accessibility Plan (TMAP) for Werrington Enterprise Living and Learning Precinct (WELL), Maunsell, 10 May 2007

3.2.2 What is the strategy for delivering facilities?

The WELL Precinct transport strategy identifies an integrated package of facilities and services including the following:

- Policy measures aimed at increasing levels of pedestrian and cycle movements through a comprehensive transport policy that deals with all modes, not just cars.
- Transport service improvements, including increased bus frequency and reliability on Great Western Highway Bus Corridor and a new UWS station.
- University and Werrington Enterprise Technology Park Travel Plans.
- Public transport information, through methods such as personalised travel planning and a community intranet.
- Road and intersection improvements at key locations¹¹.

Additionally there will be a need for existing major collector road links to be upgraded and new collector roads to be provided. The collector roads nominated in the works schedule are important to safe and convenient access to the WELL Precinct. All other new local roads will be the responsibility of the developer to provide.

Council will require contributions from developers under this Plan toward provision of the facilities and services. However this Plan only addresses those facilities and services which are at least partly the responsibility of Council to provide.

The transport strategy is comprehensive in that it addresses facilities and services that are within the responsibility of both State and local government. The transport strategy identifies that maintaining a commitment from all stakeholders to integrated implementation of the package of transport improvements as a key challenge.

Council will work with developers, other tiers of government and their agencies to ensure that all the facilities and services identified to meet the development of the WELL Precinct are provided. Examples of mechanisms that may be used to effect delivery of facilities and services not included in this Plan include the following:

- Negotiation of agreements, including planning agreements under section 93EF of the EP&A Act.
- Use of the special infrastructure contributions provisions under Subdivision 4 of Division 6 of Part 4 of the EP&A Act.

The proposed works will be staged to match the expected sequence of development.

A range of other transport management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act.

Such facilities may include local roads, footpaths and street tree planting within proposed subdivisions and traffic management devices and treatments on local roads required to provide safe and convenient access to the development - the demand for which is generated entirely by the proposed development.

¹¹ Ibid, pages i, ii

3.2.3 How are the contributions calculated?

Contributions are determined on a WELL Precinct sub-precinct basis and on a per hectare of net developable land basis.

Contributions are calculated as follows:

$$\text{Contribution per hectare of net developable land by sub-precinct (\$)} = \sum \left(\frac{\text{AC}}{\text{NDA}} \right)$$

Where:

AC = the cost of providing each of the facilities in this facility category that can be reasonably apportioned to the relevant sub-precinct (refer clause 4.1 – Traffic Management Facilities Apportionment Schedule)

NDA = the area of net developable land in the relevant contribution catchment (that is, one or more sub-precincts) in hectares (see Table 3.3). For explanation of which sub-precincts apply to individual classes of transport management works, refer to clauses 3.2.4 and 4.1. The location of WELL Precinct sub-catchments is shown in Figure 2.2.

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of net developable land (in hectares) on the site the subject of the proposed development.

Table 3.3 WELL Precinct sub-precincts net developable land areas

Sub-Precinct	Net developable land (in hectares)
Werrington Mixed Use	16.6519
UWS North Werrington	36.1092
South Werrington Urban Village	34.2532
UWS & TAFE South Werrington	52.1300
South Werrington Private Lands	9.8342
Precinct Centre	6.7704
UWS Kingswood	42.5644
Caddens	81.5169
North Werrington	3.0820

Source: Penrith City Council data

3.2.4 How is cost apportionment determined?

Costs of facilities included in the works schedule in clause 4.1 reflect the anticipated level of demand for those facilities anticipated to be generated by expected WELL Precinct development.

The methodology for determining apportionment of the total costs of transport facilities (except collector roads) to WELL Precinct development as a whole is discussed in the transport strategy¹².

¹² Ibid, pages 68-72

The principles for apportionment cited in the strategy are as follows:

- Developers should be required to contribute to the extent necessary to ameliorate the impacts generated by their development.
- Growth in background levels of demand for facilities and infrastructure should be met by government and not by developers.
- Where commercial operators can be expected to benefit from increased patronage, they should be expected to contribute (where practical) to the provision of infrastructure which makes new services and patronage possible.
- The scale of proposed development will have some regional or at least sub-regional transport impacts, so the proponent should be expected to contribute to the delivery of regional infrastructure.

In the absence of any guidance from the transport strategy, Council has adopted a pragmatic approach to determining the level of contribution in respect to collector roads.

Explanation of how the total apportioned costs for all transport management facility classes are applied on a sub-precinct basis to determine contributions for individual developments is shown in Table 3.4.

Table 3.4 WELL Precinct transport management facilities apportionment

Facility class	How is cost apportionment to WELL Precinct determined?	How is cost apportionment to each sub-precinct and site development determined?
Intersection improvements	Table 9.2 of the WELL Precinct TMAP identifies the apportioned cost of each facility attributable to expected WELL Precinct development. This apportioned cost (+ on costs) appears in the works schedule in Clause 4.1 of this Plan.	<p>The WELL Precinct TMAP (Appendix B – Table 18) identifies apportionment shares for each of these facilities to development both within and outside of the WELL Precinct. Total WELL Precinct apportionment is shown with some of the specific sub-precinct apportionments also shown.</p> <p>Each work is considered to be essential to permit the expected development in the WELL Precinct to occur, and so the entire apportioned WELL Precinct cost is shared among the sub-precincts in the manner shown in the TMAP.</p> <p>Where the TMAP (Appendix B – Table 18) does not show the respective sub-precinct shares, the share for those sub-precincts has been interpolated by using the sub-precinct PM peak hour trip generation data shown in Table 6.2 of the TMAP.</p> <p>Development in the North Werrington sub-precinct has been excluded from contributions for intersection improvements because of the relative remoteness (in terms of vehicular access) from the proposed works.</p> <p>Contribution applicable to any development is calculated by dividing the sub-precinct share of the apportioned cost by the total amount of net developable land in the sub-precinct and multiplying this figure by the amount of net</p>

Facility class	How is cost apportionment to WELL Precinct determined?	How is cost apportionment to each sub-precinct and site development determined?
Transport services	Table 9.2 of the WELL Precinct TMAP identifies the apportioned cost of each facility attributable to expected WELL Precinct development. This apportioned cost (+ on costs) appears in the works schedule in clause 4.1 of this Plan.	<p>developable land on the development site.</p> <p>Demand for these facilities is assumed to be generated evenly by all the expected residential, employment and education development in the WELL Precinct.</p> <p>Contribution applicable to any development is calculated by dividing the WELL Precinct apportioned cost by the total amount of net developable land in the sub-precinct and multiplying this figure by the amount of net developable land on the development site.</p>
Collector roads	The need to provide new and upgraded collector roads in the WELL Precinct is occasioned by the expected WELL Precinct development. As a result, the full costs of these works will be met by the development.	<p>Demand for these facilities is assumed to be generated by the expected development of the respective WELL Precinct sub-precincts that interface with the nominated collector roads.</p> <p>The cost of each road is then apportioned on the following bases:</p> <ul style="list-style-type: none"> ▪ In the case of on-site collector roads, the cost is fully apportioned to the sub-precinct or sub-precincts which are directly serviced by the road. ▪ In the case of off-site collector roads, the cost is fully apportioned to the sub-precincts deemed to generate the demand for the works. In this Plan, the only off-site work is item T2.54 and the cost of this work will be shared evenly (on a total net developable land basis) between a number of sub-precincts as shown in the table 'WELL Precinct Transport Management Facilities Apportionment Schedule' in clause 4.1. <p>Contribution applicable to any development is calculated by dividing the sub-precinct apportioned cost by the total amount of net developable land in the sub-precinct precinct and multiplying this figure by the amount of net developable land on the development site.</p>

3.3 Water cycle management facilities

3.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Existing and future stormwater drainage conditions and strategies are documented in a water cycle management strategy that has been prepared for the WELL Precinct by Cardno Willing.¹³

Existing drainage conditions may be summarised as follows:

- Two water catchments: Claremont Creek and Werrington Creek. Total catchment areas for each creek extend well beyond the WELL Precinct boundary.
- Apart from the Claremont Meadows Stage 1 sub-precinct, most of the WELL Precinct retains a natural watercourse system. The existing stormwater system has sufficient capacity for existing land uses but no spare capacity.
- Observed pollutant concentrations in the sub-catchments are within expected ranges for streams that are impacted by existing urban development. These recordings provided a benchmark to identify the facilities required in the water cycle management strategy.
- Parts of the WELL Precinct are affected by the 100 year Annual Recurrence Interval (ARI) flood.
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A significant investment in a new, comprehensive water cycle management scheme is required in order to cater for the anticipated change in development context in the WELL Precinct from predominantly rural and special uses to urban land uses.

The water cycle management strategy was developed by:

- establishing flood management and water quality principles and targets (see below);
- modelling of pre- and post-development site hydrology; and
- specification of facilities to achieve water quantity and quality targets.

Principles of the strategy are as follows:

- Potable water conservation:
 - ⇒ using water efficient design and demand management measures to reduce the amount of water used;
 - ⇒ identification and use of supplementary water sources to reduce demands on potable water supplies; and
 - ⇒ “fit-for-purpose” matching of water quality and end uses.
- Minimising wastewater generation:
 - ⇒ using water efficient design and demand management measures to reduce the generation of wastewater; and
 - ⇒ identifying elements of the wastewater stream that can be harvested, treated and reused to supplement potable water supplies, thus reducing wastewater output.

¹³ WELL Precinct Hydrology and Catchment Management Study, Cardno Willing, August 2006 and WELL Precinct Section 94 Stormwater Management Facilities, Cardno Willing, 24 September 2007

¹⁴Cardno Willing, 2006, op. cit., pages 7, 8, 11, 14

- Stormwater and flood mitigation and management:
 - ⇒ treat urban stormwater to meet best practice water quality objectives;
 - ⇒ attenuate and safely convey flood flows to best practice standards; and
 - ⇒ integrating water management measures into the landscape and built form (including conservation and/or rehabilitation of riparian and associated buffer zones).¹⁵

Water management targets adopted by the strategy are as follows:

- Flood management: No increase in peak runoff rate at key locations due to development for 100 year, 20 year & 5 year ARI event.
- Water quality: Provide treatment to achieve target pollutant reduction for runoff from new development of 80 percent TSS (total suspended solids), 45 percent TN (total nitrogen), and 45 percent TP (total phosphorous).¹⁶

The water cycle management strategy identifies a program of works required to be implemented in conjunction with WELL Precinct development so that the water cycle management principles and targets can be met.

3.3.2 What is the strategy for delivering facilities?

The WELL Precinct water cycle management strategy includes a design concept identifying the facilities to mitigate the flooding and water quality impacts of the development¹⁷.

- Water management strategy (flood management):
 - ⇒ Detention storages at suitable sites in sub-catchments affected by proposed development, and off-line to the major watercourses..
 - ⇒ Rainwater tanks in residential areas only.
 - ⇒ On-site detention (OSD) at all non-residential sites, subject to assessment of catchment-wide impact to prove that OSD helps to reduce discharge at the catchment outlet.
- Water management strategy (water quality):
 - ⇒ Off-line wetlands in catchments directly affected by new development.
 - ⇒ Gross pollutant traps (GPTs) on smaller catchments.
 - ⇒ Rainwater tanks for all new residential development.
 - ⇒ Appropriate landscaping in and adjacent to riparian corridors.

The water cycle management works included in this Plan only address the demands generated by the WELL Precinct sub-precincts proposed to be developed for primarily residential purposes. Water cycle management issues associated with non residential development will be addressed through requiring developments (through conditions of consent imposed under section 80A(1)(f) of the EP&A Act) to make satisfactory arrangements for on-site stormwater treatment. As a result, net developable land attributable to planned non residential areas in the WELL Precinct has been excluded for the purpose of calculating monetary contributions for water cycle management.

The initial water cycle management strategy and works program was modified in September 2007 to reflect ongoing planning work involving the Caddens and South Werrington Urban Village sub-precincts. Contributions included in this Plan are derived from the modified water cycle management

¹⁵ Ibid., page 2

¹⁶ Ibid., page (vi)

¹⁷ Ibid., Figures 8 and 9

scheme prepared by Cardno Willing.¹⁸ Since the initial strategy was prepared, Council has also identified the need to undertake landscaping works on certain land in the Werrington Creek catchment to achieve the water quality objectives set for the WELL Precinct. The costs of these works are also included in this Plan.

The costs and indicative timing of individual works are included in the works schedule in clause 4.1 of this Plan. More detail on facility costs is included in Appendix A of this Plan.

The proposed works will be staged to match the expected sequence of development.

Council will require contributions from developers under this Plan toward provision of the facilities and services. The WELL Precinct water cycle management strategy is based on strategic information. It is likely that, as the planning process for the different sub-precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.¹⁹

Where alternatives and refinements to this scheme are proposed in conjunction with the development of sub-precincts and are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

A range of other water cycle management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. Such facilities may include construction of kerb and gutter on local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network - the demand for which is generated entirely by the proposed development.

3.3.3 How are the contributions calculated?

Contributions are determined on a per hectare of *applicable* net developable land basis. Net developable land attributable to planned non residential land uses is excluded from the calculation. Refer to Figure 3.3 for a map showing applicable net developable land for the purpose of calculating water cycle management contributions.

Contributions are also based on which drainage catchment a particular development is located in. The location of the WELL Precinct drainage catchments is shown in Figure 3.3.

Contributions are calculated as follows:

$$\text{Contribution per hectare of applicable net developable land by drainage catchment (\$)} = \sum \left(\frac{\text{AC}}{\text{NDA}} \right)$$

Where:

AC = the cost of providing each of the facilities in this facility category apportioned to the respective water cycle management contribution area (refer clause 4.1 – works schedule)

NDA = the area of applicable net developable land in the relevant water cycle management contribution area in hectares (see Table 3.5)

¹⁸ WELL Precinct Section 94 Stormwater Management Facilities, Cardno Willing, 24 September 2007

¹⁹ Ibid., page 24

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of residential net developable land (in hectares) on the site the subject of the proposed development.

Table 3.5 Water cycle management contribution catchments – net developable land

Catchment	Residential net developable land (in hectares)
Claremont Creek	52.4221
Werrington Creek	68.8149

Source: Penrith City Council data

3.3.4 How is cost apportionment determined?

Expected residential development of the WELL Precinct will solely generate the demand for the water cycle management works included in the works schedule, clause 4.1.

Therefore the full cost of the works will be met by expected residential development in the WELL Precinct.

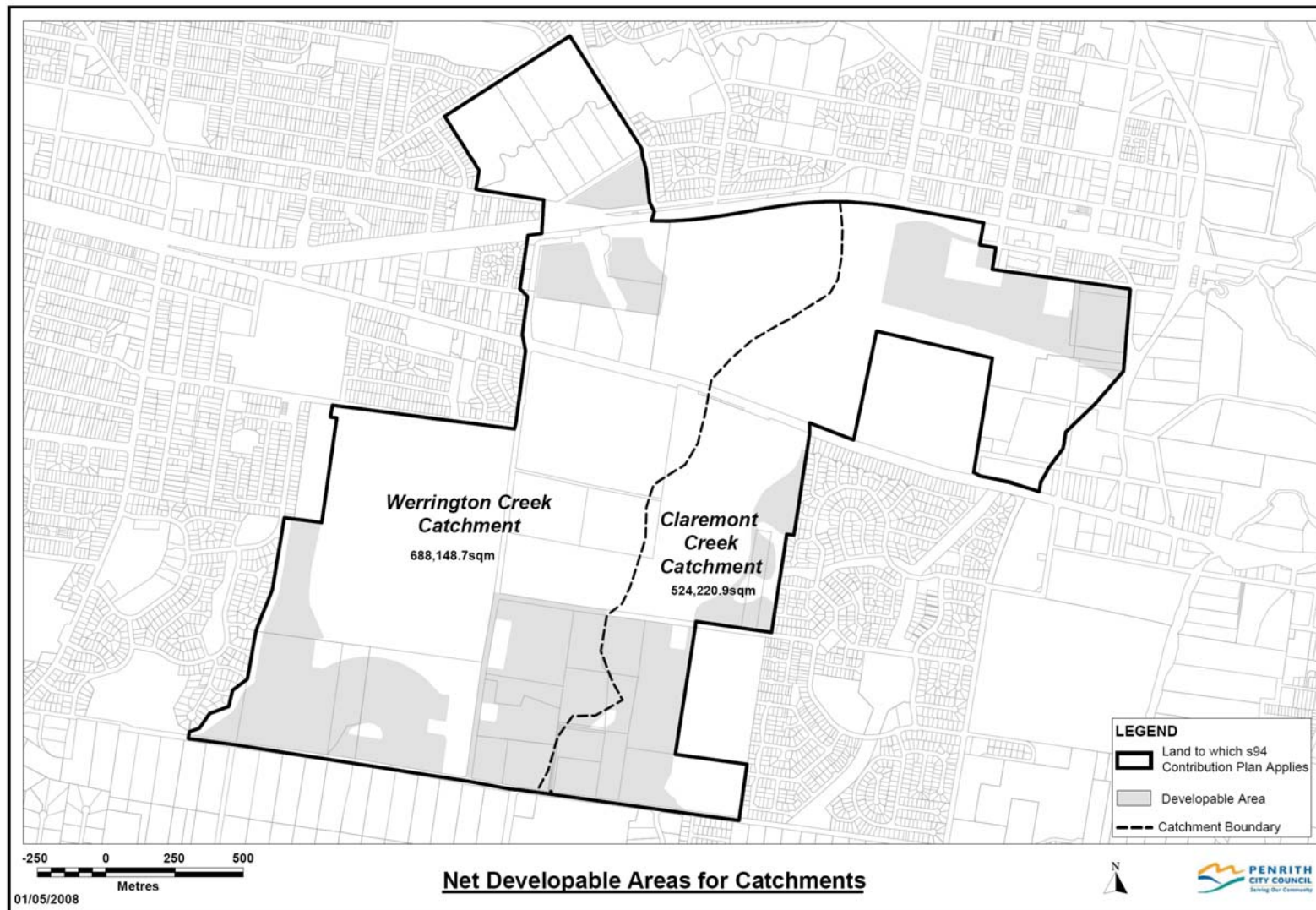


Figure 3.3 Water cycle management contribution catchments

3.4 Open space and recreation facilities

3.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Existing and proposed arrangements for open space and recreation facilities in the WELL Precinct are documented in an open space strategy that has been prepared by EDAW.²⁰ These requirements have also been reviewed against Council's *Open Space Action Plan*.²¹

Existing open space and recreation facilities relating to the WELL Precinct may be summarised as follows:

- Existing recreational facilities within the site are primarily those associated with UWS, Nepean TAFE, and earlier urban development in Claremont Meadows. The relatively low number of facilities reflects the generally low intensity of current use of the area.
- A multi-purpose sports field (Lamrock Reserve), tennis and basketball courts, and a hockey centre are located on the UWS site. Open space along dams and watercourses within the site function as passive recreation space for students and staff. Open grassland in the eastern part of the UWS Werrington North site is used by a model aircraft club on a regular basis.
- Nepean TAFE campus contains a multi-purpose sports field. Passive recreational areas comprise relatively small spaces spread around the campus.
- Two multi-purpose playing fields (Myrtle Street Fields) are located in the Claremont Meadows (Stage 1) sub-precinct. Linear dual use open space/drainage reserves are the main feature of the passive recreation facilities serving development in this sub-precinct.
- Suburban areas surrounding the WELL Precinct include a range of active recreational facilities catering for a range of sports including baseball, netball, tennis, softball, cricket, football, athletics track. Land in the South Creek corridor accommodates many of these facilities.
- The major area of existing and potential passive open space in the surrounding area is the South Creek corridor which is located to the east of the WELL Precinct.²²

New residential development is expected to occur in the WELL Precinct in the future, resulting in additional demands for the provision of local and district level open space and recreation facilities. There will also be some limited demand for local facilities generated by some of the non residential development planned for the WELL Precinct.

This Plan addresses the local open space and recreation demands of the expected residential and non residential development in the WELL Precinct. District open space and recreation demands are not addressed by this Plan.

Assessment of the open space and recreation needs of expected development in the WELL Precinct has identified the following:

- From a future demand perspective, the existing open space network has generally been planned and developed to serve existing and approved developments in the area, and not necessarily future development in the WELL Precinct. New development will generate its own recreational needs which will have to be catered for to avoid placing additional strain on existing facilities.

²⁰ Werrington Enterprise Living and Learning Precinct Greenways Network and Viewscapes Study, EDAW, 22 August 2006

²¹ *Open Space Action Plan*, Penrith City Council, adopted 25 June 2007

²² EDAW, op. cit., page 21

- An outdoor active recreation area (sporting field) planning standard of 1.4 hectares per 1,000 residents, and an outdoor passive recreation area planning standard of 1.64 hectares per 1,000 residents, is appropriate to determine basic recreation needs.

Application of the recreation area planning standards results in a planning requirement of 9.31 hectares of active open space and 10.91 hectares of passive open space attributable to expected future residential development of the entire WELL Precinct.²³

People that work and study in the WELL Precinct will also generate some recreation demands. While this Plan envisages that there will be additional workers and students related to some of the expected development in the WELL Precinct, the demand for the proposed active and passive open space areas on site will be primarily generated by WELL Precinct residential development.

Notwithstanding, the location of some of the planned passive open space on land surrounded by planned non residential uses in the central-north of the WELL Precinct (i.e. the proposed 'northern hilltop park') is expected to result in some demand being attributable to non residential development in certain WELL Precinct sub-precincts. It is assumed that 25 percent of the demand for this facility will be attributable to non residential development.

As a result, this Plan levies contributions on:

- all proposed residential development in the WELL Precinct; and
- proposed non residential development in the UWS North Werrington and UWS & TAFE South Werrington sub-precincts,

for open space and recreation facilities included in this Plan.

A significant investment in new open space and recreation facilities is therefore required in order to cater for these open space and recreation needs, including:

- acquisition/dedication and embellishment of land for passive recreation facilities, including hilltop parks and local parks; and
- acquisition/dedication and embellishment of land for outdoor active recreation facilities, including sports grounds and sports facilities.

3.4.2 What is the strategy for delivering facilities?

Structure plan

The EDAW open space strategy includes a structure plan²⁴ relating to the WELL Precinct and intended to address the open space and recreation needs and objectives associated with the expected development.

The overarching objective of the structure plan is the integration of the site's recreational, visual and ecological values and opportunities. Other structure plan objectives are as follows:

- Provide for the sporting needs of people in the WELL Precinct.
- Facilitate the shared use of recreational facilities between UWS, Nepean TAFE and the community.
- Maximise the visual quality for people in the WELL Precinct.

²³ excluding Claremont Meadows Stage 2 sub-precinct which is subject to separate development contributions arrangements.

²⁴ Ibid., Figure 5.1, page 30

- Maximise the visual quality for surrounding residents and people driving along the M4 Motorway and the Great Western Highway.
- Maximise pedestrian and cycle access through the WELL Precinct.
- Allow for the incorporation of 'Universal Design' principles into subsequent planning and design.
- Maximise pedestrian and cycle access to surrounding residential areas and to the South Creek regional recreational corridor.
- Enhance the condition and diversity of ecological communities through the site.
- Improve the connectivity between areas of natural vegetation.
- Address existing shortfalls where feasible, in the provision of recreational facilities in the Penrith LGA.^{25 26}

The open space strategy's structure plan addresses these objectives. The structure plan proposes the following arrangement of facilities:

- Werrington and Clarendon Creeks form the main open space corridors incorporating riparian areas, riparian buffer areas and careful and selective planning of passive recreation facilities (e.g. perimeter access paths/cycleways).
- Key locations on the ridgetops are protected as parkland, while other ridgetop areas are intended to be preserved through controls on the location and nature of the built form. Hilltop parks are to be located in the areas having the greatest landscape significance and/or viewing opportunities.
- Key areas of remnant Cumberland Plain Woodland are to be conserved, enhanced and connectivity improved. They will also provide a passive recreation resource that is focused on maximising ecological values (trails and pedestrian/cycle links).
- Double sports fields to be provided in three locations throughout the WELL Precinct.
- Provision of a network of paths that traverse the creek systems and ridges²⁷.

Role of section 94 contributions and refinements to the structure plan

Section 94 contributions will be collected from WELL Precinct development and applied to deliver the following components of the structure plan:

- active open space facilities; and
- passive open space facilities outside of the riparian, riparian buffer and remnant woodland corridors.

The rehabilitation and embellishment treatments and future ownership and management arrangements for the riparian, riparian buffer and remnant woodland corridors will be resolved through a voluntary planning agreement or as part of the development application negotiation, preparation and assessment process for sites affected by these areas.

²⁵ The version of the structure plan contained in the EDAW report does not explicitly address any identified existing shortfalls in Penrith LGA recreation facilities provision. Rather there may be opportunity to address these issues in future master planning of the education campuses in the WELL Precinct or to provide recreation facilities meeting a wider need on lands to be provided for local open space purposes. Open space and recreation facilities contributions included in this Plan only address the needs associated with the expected development in the WELL Precinct.

²⁶ Ibid., page 29

²⁷ Ibid., pages 29-33

The structure plan has also been adjusted to reflect more recent work on the planning for the Caddens and South Werrington Urban Village sub-precincts, including amended location and sizing of facilities.

Refinement of the structure plan has resulted in the active and passive open space areas shown in Table 3.6.

Table 3.6 Active and passive open space areas

	Council planning standard (in hectares per 1,000 population)	Area requirement based on planning standard (in hectares)	Proposed area (in hectares)
Active open space area	1.4	9.31	9.22
Passive open space area	1.64	10.91	10.75

Source: Open Space Action Plan

The proposed active and passive open space areas are slightly under the planning requirement. The variations from the respective minimum standards are minor and Council considers that the planned provision of open space facilities in WELL Precinct under this Plan is reasonable.

The costs and indicative timing of individual works are included in the works schedule in clause 4.1.

The proposed works will be staged to match the expected sequence of development.

Council will require contributions from developers under this Plan toward provision of the facilities and services. The WELL Precinct open space strategy is based on strategic information. It is likely that, as the planning process for the different sub-precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

Where alternatives to the strategy are proposed in conjunction with the development of sub-precincts and are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

3.4.3 How are the contributions calculated?

Residential development

Contributions for open space and recreation facilities are firstly determined on a per person basis.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person (\$)} = \sum \left(\frac{C}{P} \right)$$

Where:

C = the estimated cost of providing each of the open space and recreation facilities
(refer to clause 4.1 – works schedule)

P = the contribution catchment (in persons) attributable to each facility
(refer clause 4.1 – works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 3.7.

Table 3.7 Household occupancy rates for residential development types

Residential development type	Assumed average household occupancy rate
Subdivided lot with a dwelling or dwelling entitlement	3.1 persons per lot
Dual occupancy	3.1 persons per dwelling
Multi-unit housing	2 persons per dwelling
Shop-top housing	2 persons per dwelling
Housing for older people	1.5 persons per dwelling

Non residential development in the UWS North Werrington and UWS & TAFE South Werrington sub-precincts

Non residential development in the UWS North Werrington and UWS & TAFE South Werrington sub-precincts are required to contribute towards the provision of certain open space and recreation facilities included in this Plan.

Contributions are determined on a per hectare of net developable land basis.

Contributions are calculated as follows:

$$\text{Contribution per hectare of net developable land (\$)} = \sum \left(\frac{\text{AC}}{\text{NDA}} \right)$$

Where:

AC = the cost of providing the northern hilltop park that can be reasonably apportioned to the relevant sub-precinct – that is 25% of land and embellishment costs (refer clause 4.1 – works schedule)

NDA = the area of net developable land in both the UWS North Werrington and UWS & TAFE South Werrington sub-precincts in hectares (see Table 3.8). The location of WELL Precinct sub-catchments is shown in Figure 2.2.

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of net developable land (in hectares) on the site the subject of the proposed development.

Table 3.8 Net developable land areas for non residential development contributions

Sub-Precinct	Net developable land (in hectares)
UWS North Werrington	36.1092
UWS & TAFE South Werrington	52.1300

Source: Penrith City Council data

3.4.4 How is cost apportionment determined?

Expected residential development in the WELL Precinct will primarily generate the demand for the open space and recreation facilities included in the works schedule, clause 4.1.

Therefore the full cost of most land and works will be met by expected residential development in the WELL Precinct.

An exception is the land acquisition and embellishment works associated with the proposed 'northern hilltop park' situated within the UWS North Werrington sub-precinct. It is likely that planned non residential development in the UWS North Werrington and UWS & TAFE South Werrington sub-precincts will contribute to some of the demand for this item – a passive recreation facility located on a prominent site just north of the Great Western Highway.

This Plan projects that the facility will be used by workers in the surrounding sub-precincts at times outside of when surrounding WELL Precinct residents are likely to use the facility. This Plan estimates that worker demand will be approximately 25 percent of total demand for the facility, with the remaining 75 percent being attributable to WELL Precinct residents.

As a result, this Plan provides that 25 percent of the cost of the item will be met by planned non residential development in the UWS North Werrington and UWS & TAFE South Werrington sub-precincts.

3.5 Community facilities

3.5.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Existing and proposed arrangements for community facilities in the WELL Precinct are documented in a community needs analysis of the WELL Precinct.²⁸

Existing provision of community facilities to meet the demands of development in the WELL Precinct may be summarised as follows:

- The Werrington Community Precinct located on the northern side of the railway in Victoria Street Werrington contains several Council-run community services including the Yoorami Children's Centre. This centre provides pre-school, outside school hours care and vacation care services. There are at least seven other private and not-for-profit children's services situated within 1.5 kilometres of the WELL Precinct site.
- Facilities that are available for the youth population in the WELL Precinct include the Werrington Youth Centre in Victoria Street, the South Creek Mobile Youth Service at Claremont Meadows, the Don Bosco Youth and Recreation Centre at St Marys, and a mobile youth service run by South Creek Mobile Youth Service that operates at Claremont Meadows two afternoons a week.
- There are a number of community centres and halls situated in or within a 1.5 kilometre radius of the WELL Precinct including:
 - ⇒ Arthur Neave Hall, Albert Street, Werrington
 - ⇒ Harold Corr Hall, Cottage Street, Werrington
 - ⇒ Victoria Street Community Cottage, Werrington
 - ⇒ Claremont Meadows Community Centre, Sunflower Drive, Claremont Meadows
 - ⇒ Kingswood Community Centre, Bringelly Street, Kingswood
- Council's PLANS study²⁹ found that generally the provision of community centres throughout Penrith LGA was adequate. There may be spare capacity in some of the facilities, however none is situated in a location that would serve the residents of all of the WELL Precinct sub-precincts. In addition, there would not be sufficient spare capacity in either of the two most proximate community centres to the incoming WELL Precinct population (Claremont Meadows and Kingswood community centres) to accommodate the needs of the anticipated population growth. Residents of the South Werrington Urban Village would be geographically well-situated to the existing Werrington facilities however this access is compromised by the barrier of the railway line.

New residential development is expected to occur in the WELL Precinct in the future, resulting in additional demands for the provision of local and district level community facilities. This Plan addresses the local community facility demands of the expected development in the WELL Precinct.

Council's assessment of the community service needs of expected development in the WELL Precinct identified the following:

- Due to the strong presence of the privately operated child care centres in the Penrith LGA and some available capacity of the existing Council-run child care services in the vicinity of the WELL

²⁸ Draft Community Facilities Needs Analysis for the WELL Precinct, Penrith City Council , 25 June 2007

²⁹ PLANS Study Strategy Report, Urbis JHD and Stratcorp Consulting, 19 November 2003, and incorporating the Recreation and Cultural Facilities Strategy (the PLANS study)

precinct, it is anticipated that the projected additional children's services needs will be met without the need for extra investment in purpose-built centres via development contributions. Mobile children's services to serve the WELL Precinct population however could benefit from the availability of multi-purpose community floor space within the Precinct.

- The projected increase in the youth population of the WELL Precinct would not be sufficient to justify the provision of a new, stand-alone youth centre. However, the expected residential development in the Precinct will impact on the availability of youth facilities and the provision of youth activities and programs utilising accessible, multi-purpose community floor space located within the Precinct would represent an appropriate strategy to address the extra demands.
- Minimising social isolation and developing community cohesion is an important planning objective for the WELL Precinct's residential areas. Community development strategies to address this include providing access to new residents to community activities, events and networking opportunities. The provision of both multi-use and specific purpose community buildings facilitates the establishment and healthy functioning of new and emerging communities.
- A new multi-purpose community centre located in or adjacent to the WELL Precinct Centre would have reasonable access to all of the residential areas within the Precinct, as well as assist in strengthening the attractiveness of the commercial services offered in the Precinct Centre. South Werrington Urban Village residents would be the most distant from this location, however the provision of floor space at this location is seen by Council as a more appropriate strategy to meet the demands of development than augmenting existing Werrington community facilities located north of the railway line.
- The provision of community floor space needs to be complemented by the provision of start-up staff resources that are essential to the successful functioning of a community centre. The community development worker would:
 - ⇒ work with local residents to identify and meet community needs and address issues of concern;
 - ⇒ develop and implement a wide range of programs and activities needed in the local area, such as youth activities, mothers' support group, local festivals and events;
 - ⇒ provide an information and referral service for new residents; and
 - ⇒ develop a sense of community by providing opportunities for residents to meet, interact and establish networks.³⁰

Investment in the following community facilities and services is therefore required in order to cater for the identified community needs associated with the expected residential development throughout the WELL Precinct:

- A multi purpose community centre with a particular focus on lifelong learning to be established in the proposed WELL Precinct Centre.
- A part-time (28 hours per week) community development worker to be engaged to work with the new residents of the WELL precinct in meeting the identified needs, tackling issues of concern, building social capital and developing community identity.

³⁰ Ibid., pages 4-7

▪

3.5.2 What is the strategy for delivering facilities?

The proposed multi-purpose community centre will have the following attributes:

- The centre will have programs that encourage and provide lifelong learning opportunities for the local community. The programs will complement other educational facilities located in the precinct.
- An innovative service model based on a partnership arrangement between Council and a community-based learning organisation will be considered.
- The centre to comprise the following components:
 - ⇒ informal community information centre and meeting place;
 - ⇒ meeting rooms for community groups;
 - ⇒ office accommodation for community agencies /management committees;
 - ⇒ session space for specialist community services (e.g., play van, play group, mobile pre schools);
 - ⇒ space for cultural events and celebration; and
 - ⇒ public art and external informal meeting space.

Contemporary standards that apply to the sizing of such centres include the following:

- Planning for multi-purpose community facilities in the Glenmore Park urban release area utilises a standard of 180 square metres of floor space for every 1,000 projected residents;³¹ and
- Planning for new residential precincts in Sydney's North West and South West Growth Centres utilises a standard of 1 community centre occupying a site of 2,000 to 2,500 square metres and serving a population of 6,000 persons. Assuming a 40 percent building site coverage, this equates to a standard for multi-purpose community facilities of between 133 and 166 square metres for floor space for every 1,000 projected residents.³²

Council has used these standards only as a guide to determine the specification for the proposed WELL Precinct community centre. This specification (shown in Appendix B) addresses the component requirements listed above. The proposed floor space of 437 square metres for this centre when applied to the projected WELL Precinct residential population of 6,650 achieves a standard of floor space standard of around 65 square metres per 1,000 residents. The standard, although much lower than some prevailing urban release area standards, is considered reasonable and appropriate to address the demand generated by expected development in the WELL Precinct.

The centre will be provided in a location within the WELL Precinct considered to be the most accessible location for the vast majority of the WELL Precinct residents – that is, within or adjacent to the Precinct Centre.

The proposed community development worker will be involved in the early stages of the development of the area. The development contribution included in this Plan relates to the provision of a worker up to 4 days per week for the first three years of development. The tenure of this position may continue after this time depending on the availability of other funding sources. Ideally the worker would be housed in the proposed community centre, however it is not likely that this will be possible as there will not be sufficient development contributions available in the development's

³¹ *Glenmore Park Stage 2 Draft Development Contributions Plan*, Penrith City Council, unpublished, 27 April 2007, page 39

³² *Growth Centres Development Code*, Growth Centres Commission, October 2006, page A-11

earliest stages to complete the centre. It is envisaged that the worker initially would be housed in premises on or near the site, either in a Council-owned facility or (by arrangement) in other premises.

The costs and indicative timing of the community facilities works and services are included in the works schedule in clause 4.1.

The proposed works and services will be staged to match the expected sequence of development.

Council will require contributions from developers under this Plan toward provision of the facilities and services.

The community facilities strategy is based on strategic information. It is possible that, as the planning process for the different sub-precincts proceeds, modified and more cost effective solutions that still meet the community facilities strategy objectives will be developed.

Where alternatives to the works schedule are proposed in conjunction with the development of sub-precincts and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

3.5.3 How are the contributions calculated?

Contributions for open space and recreation facilities are firstly determined on a per person basis.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person (\$)} = \sum \left(\frac{C}{P} \right)$$

Where:

C = the estimated cost of providing each of the open space and recreation facilities
(refer to clause 4.1 – works schedule)

P = the contribution catchment (in persons) attributable to each facility
(refer clause 4.1 – works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 3.9.

Table 3.9 Household occupancy rates for residential development types

Residential development type	Assumed average household occupancy rate
Subdivided lot with a dwelling or dwelling entitlement	3.1 persons per lot
Dual occupancy	3.1 persons per dwelling
Multi-unit housing	2 persons per dwelling
Shop-top housing	2 persons per dwelling
Housing for older people	1.5 persons per dwelling

3.5.4 How is cost apportionment determined?

Expected residential development in the WELL Precinct will solely generate the demand for the community facilities included in the works schedule, clause 4.1.

Therefore the full cost of the works will be met by expected residential development in the WELL Precinct.

4. Part D - Works schedules, maps and references

4.1 Works schedules and maps

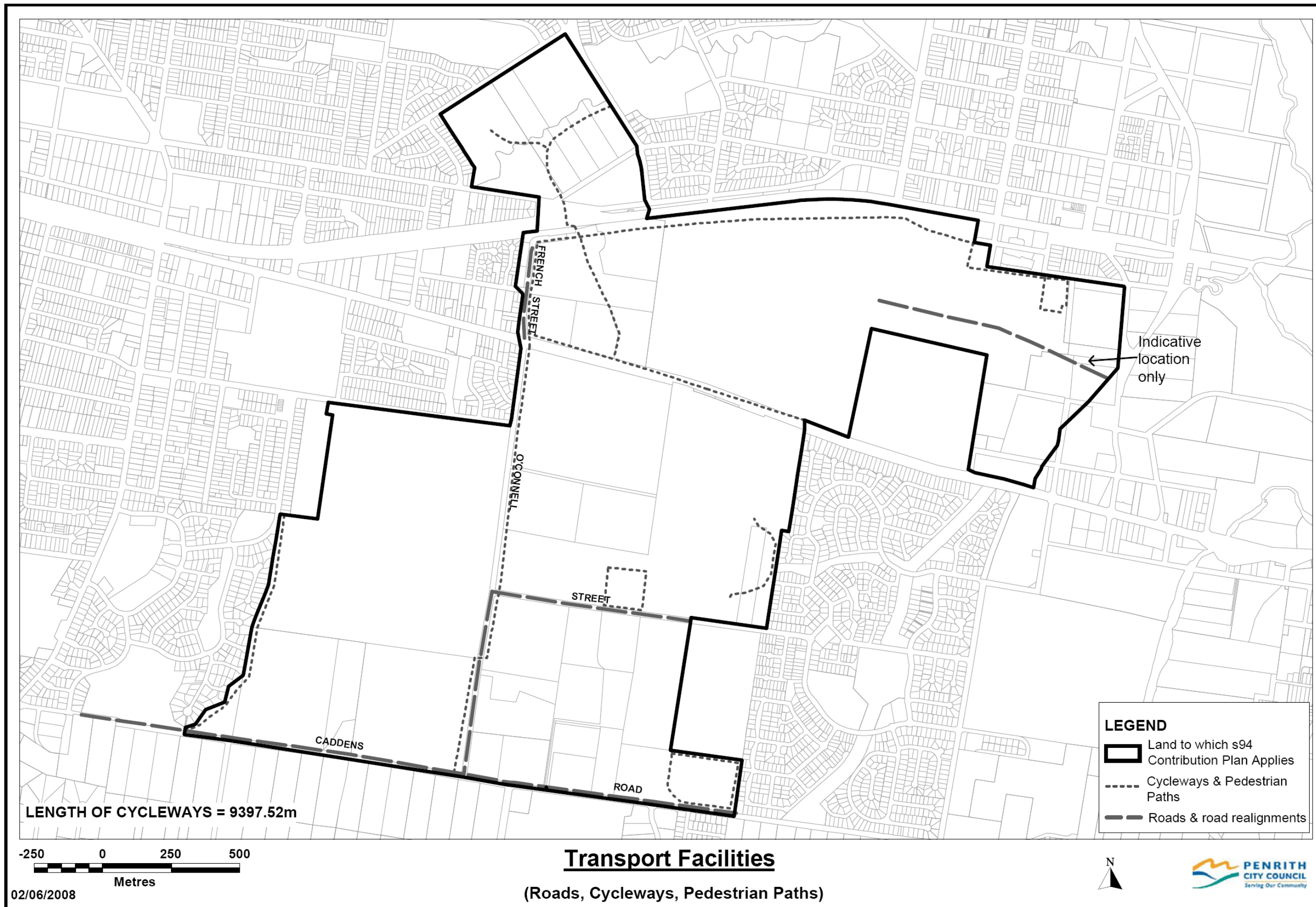
WELL Precinct Transport Management Facilities

Item	Facility	Location and TMAP Reference	Area / No.	Unit	Rate	Subtotal	Preliminaries(6%), margin (5%), LSL (0.35%) and professional fees (12%)	Env. Approvals (1%)	Project Management (3%)	Estimated Total Cost	Apportioned Estimated Total Cost	Contribution Rate (per hectare of net developable land)*	Timing/Threshold	Comments
T1	LAND ACQUISITION													
T1.1	Collector Road Construction	French Street extension (11m width)	2200	m2	\$ 150	\$ 330,000				\$ 330,000	\$ 330,000		Refer to Works below	
T1.2	Collector Road Construction	East-West Link collector road link through South Werrington Urban Village sub precinct (22m width)	22000	m2	\$ 150	\$ 3,300,000				\$ 3,300,000	\$ 3,300,000		Refer to Works below	
	Sub-total					\$ 3,630,000				\$ 3,630,000	\$ 3,630,000			
	On Costs associated with land acquisition (2%)					\$ 72,600				\$ 72,600	\$ 72,600			
	Total		24,200	m2	\$ -	\$ 3,702,600				\$ 3,702,600	\$ 3,702,600			
T2	WORKS													
	Local Facilities													
T2.39	Intersection Improvements	I35 O'Connell Street/TAFE access Intersection Improvements				\$ 300,000	\$ 70,050	\$ 3,000	\$ 9,000	\$ 382,050	\$ 382,050		Upon 50% of development of retail floor space in Precinct Centre sub-precinct	TMAP cost + on costs derived from WT Partnership analysis
T2.40	Intersection Improvements	I36 O'Connell Street/Second Avenue Intersection Improvements				\$ 500,000	\$ 116,750	\$ 5,000	\$ 15,000	\$ 636,750	\$ 426,623		Upon 50% of development of retail floor space in Precinct Centre sub-precinct	TMAP cost + on costs derived from WT Partnership analysis
T2.41	Intersection Improvements	I37 Second Avenue/UWS eastern access Intersection Improvements				\$ 300,000	\$ 70,050	\$ 3,000	\$ 9,000	\$ 382,050	\$ 382,050		Upon 50% of development of retail floor space in Precinct Centre sub-precinct	TMAP cost + on costs derived from WT Partnership analysis
T2.42	Intersection Improvements	I38 Second Avenue/UWS western access Intersection Improvements				\$ 300,000	\$ 70,050	\$ 3,000	\$ 9,000	\$ 382,050	\$ 382,050		Upon 50% of development of retail floor space in Precinct Centre sub-precinct	TMAP cost + on costs derived from WT Partnership analysis
T2.43	Transport Services	TS1 External cycle lanes				\$ 1,000,000	\$ 233,500	\$ 10,000	\$ 30,000	\$ 1,273,500	\$ 636,750		Rolled out as part of the development adjoining lands	TMAP cost + on costs derived from WT Partnership analysis
T2.44	Transport Services	TS2 Cycle Parking				\$ 100,000	\$ 23,350	\$ 1,000	\$ 3,000	\$ 127,350	\$ 127,350		Rolled out as part of the development adjoining lands	TMAP cost + on costs derived from WT Partnership analysis
T2.45	Transport Services	TS3 Upgrade of External Footpaths				\$ 600,000	\$ 140,100	\$ 6,000	\$ 18,000	\$ 764,100	\$ 382,050		Rolled out as part of the development adjoining lands	TMAP cost + on costs derived from WT Partnership analysis
T2.46	Transport Services	TS6 Travel Plan				\$ 500,000	\$ 116,750	\$ 5,000	\$ 15,000	\$ 636,750	\$ 636,750			TMAP cost + on costs derived from WT Partnership analysis
T2.47	Transport Services	TS9 Bus stops and shelters				\$ 54,000	\$ 12,609	\$ 540	\$ 1,620	\$ 68,769	\$ 68,769		As part of the development of lands adjacent to the bus routes	TMAP cost + on costs derived from WT Partnership analysis
T2.48	Transport Services	WELL Precinct cycleways	23493.8	m2	\$ 65	\$ 1,527,097	\$ 356,577	\$ 15,271	\$ 45,813	\$ 1,944,758	\$ 1,944,758		Rolled out as part of the development adjoining lands	Base cost and on costs based on WT Partnership SWUV estimates for collector roads
T2.49	Collector Road Upgrades	O'Connell Street (East)	19400	m2	\$ 109	\$ 2,114,600	\$ 493,759	\$ 21,146	\$ 63,438	\$ 2,692,943	\$ 2,692,943		Upon 50% of development of retail floor space in Precinct Centre sub-precinct	Assumes 20m wide reserve. Base cost and on costs based on WT Partnership SWUV estimates for collector roads
T2.50	Collector Road Upgrades	Caddens Road between Southern Sportsfields and Caddens western boundary	separate cost estimate								\$ 1,577,588		As part of the development of Caddens sub-precinct lands adjacent to existing Caddens Road alignment	Cost based on estimate prepared by Council officers in April 2008 and titled '080430 Caddens Rd Section 94 Contribution Draft Rev B'
T2.51	Collector Road Construction	French Street extension	2200	m2	\$ 109	\$ 239,800	\$ 55,993	\$ 2,398	\$ 7,194	\$ 305,385	\$ 305,385		As part of the construction of the new railway station	Assumes 11m wide reserve. Base cost and on costs based on WT Partnership SWUV estimates for collector roads
T2.52	Collector Road Construction	East-West Link collector road link through South Werrington Urban Village sub precinct	22000	m2	\$ 109	\$ 2,398,000	\$ 559,933	\$ 23,980	\$ 71,940	\$ 3,053,853	\$ 3,053,853		Staged construction as part of the development of land in the UWS North Werrington and Werrington Mixed Use Area sub-precincts	Assumes 22m wide reserve. Base cost and on costs based on WT Partnership SWUV estimates for collector roads
T2.53	Collector Road Construction	O'Connell Lane	8500	m2	\$ 109	\$ 926,500	\$ 216,338	\$ 9,265	\$ 27,795	\$ 1,179,898	\$ 1,179,898		As part of the development of Caddens sub-precinct lands	Assumes 20m wide reserve. Base cost and on costs based on WT Partnership SWUV estimates for collector roads
T2.54	Collector Road Upgrades	Caddens Road west of WELL Precinct – realignment	4895	m2	\$ 109	\$ 533,555	\$ 124,585	\$ 5,336	\$ 16,007	\$ 679,482	\$ 679,482		As part of the development of Caddens sub-precinct lands	Assumes 11m wide reserve. Base cost and on costs based on WT Partnership SWUV estimates for collector roads
T3	OTHER													
T3.1	Contribution to contributions plan preparation		0.25		\$ 54,840	\$ 13,710				\$ 13,710	\$ 13,710			
T3.2	Contribution to land valuation assessment preparation		0.25		\$ 7,700	\$ 1,925				\$ 1,925	\$ 1,925			
T3.3	Contribution to TMAP preparation		1.00		\$ 74,547	\$ 74,547				\$ 74,547	\$ 74,547			
	Total					\$ 11,483,734	\$ 2,660,394	\$ 113,936	\$ 341,807	\$ 14,599,870	\$ 14,948,531			

* Refer to accompanying apportionment schedule

**WELL Precinct
Transport Management Facilities
Apportionment Schedule**

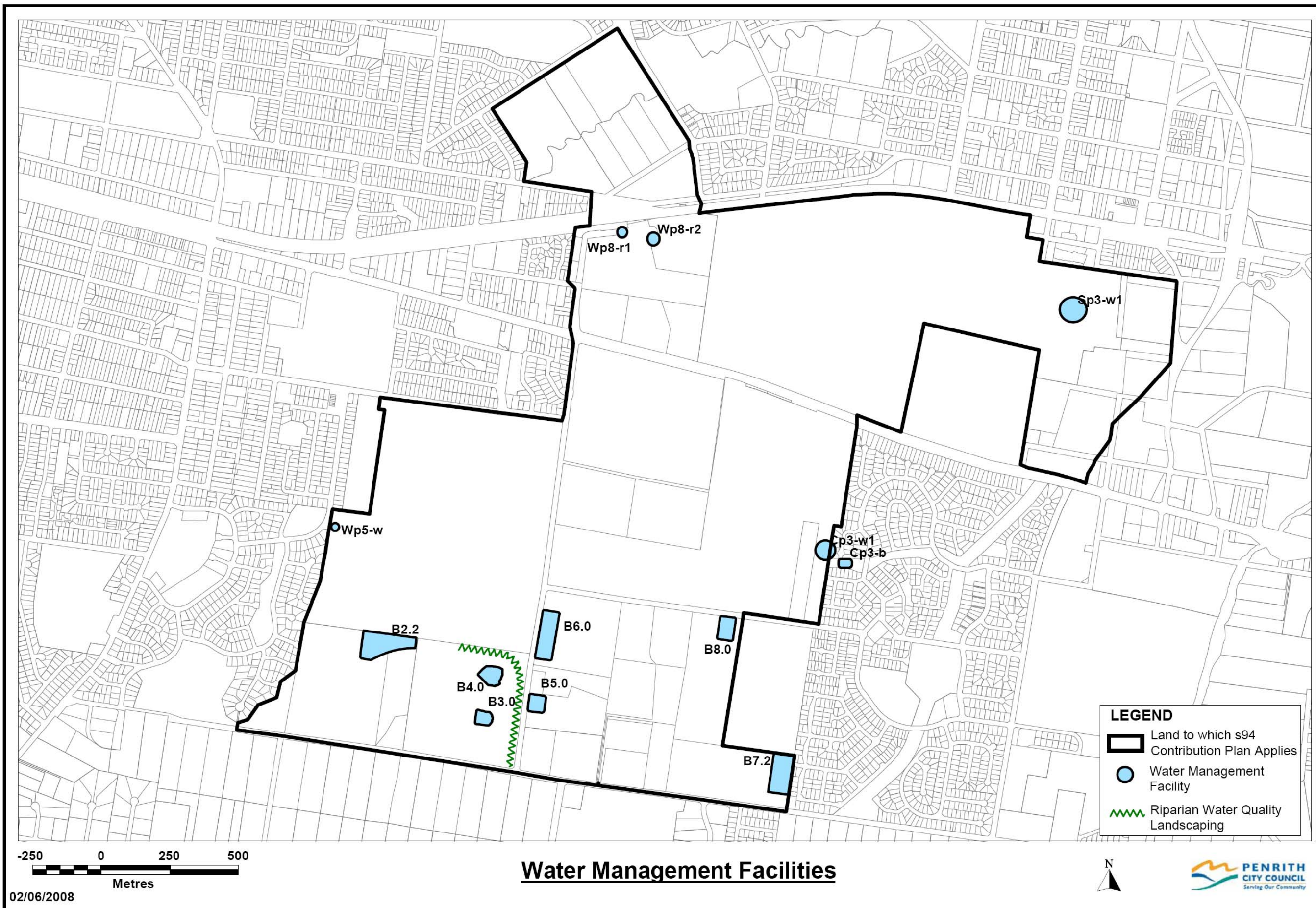
Item	Facility	Location and TMAP Reference	Total areas; intersection total apportionment rates; apportioned cost	Sub-Precinct									Comments
				Werrington Mixed Use	UWS North Werrington	South Werrington Urban Village	UWS & TAFE South Werrington	South Werrington Private Lands	Precinct Centre	UWS Kingswood	Caddens	North Werrington	
		Contribution Catchment (Net developable area (m2)):	2,829,122	166,519	361,092	342,532	521,300	98,342	67,704	425,644	815,169	30,820	Water detention areas outside of open space areas excluded from net developable area totals that appear in assumptions sheet
T1	LAND ACQUISITION												
T1.1	French Street extension		\$330,000										
	Apportionment factor			100.0%									
	Apportioned amount			\$330,000									
	Contribution rate			\$19,818									
T1.2	East-West Link collector road link through South Werrington Urban Village sub precinct		\$3,300,000										
	Apportionment factor			50.0%	50.0%								
	Apportioned amount			\$1,650,000	\$1,650,000								
	Contribution rate			\$45,695	\$48,171								
Total contribution per hectare				\$19,818	\$45,695	\$48,171	\$0	\$0	\$0	\$0	\$0	\$0	
T2	WORKS												
	Local Facilities												
	Intersection Improvements												
T2.39	I35 O'Connell Street/TAFE access Intersection		\$382,050	\$40,756	\$31,316	\$24,857	\$16,403	\$4,871	\$62,631	\$13,324	\$187,893	\$0	
	Apportionment appearing in TMAP	TMAP Table 18	61.0%	6.5%	5.0%	4.0%	2.6%	0.8%	10.0%	2.1%	30.0%	0.0%	
	Apportionment adjusted from TMAP	TMAP Table 18, factored to 100% across WELL	100.0%	10.7%	8.2%	6.5%	4.3%	1.3%	16.4%	3.5%	49.2%	0.0%	
	Contribution rate		\$2,448	\$867	\$726	\$315	\$495	\$9,251	\$313	\$2,305	\$0	\$0	
T2.40	I36 O'Connell Street/Second Avenue Intersection		\$426,623	\$33,666	\$31,838	\$20,533	\$13,550	\$4,023	\$171,923	\$11,006	\$140,085	\$0	
	Apportionment appearing in TMAP	TMAP Table 18	67.0%	5.3%	5.0%	3.2%	2.1%	0.6%	27.0%	1.7%	22.0%	0.0%	
	Apportionment adjusted from TMAP	TMAP Table 18, factored to 100% across WELL	100.0%	7.9%	7.5%	4.8%	3.2%	0.9%	40.3%	2.6%	32.8%	0.0%	
	Contribution rate		\$2,022	\$882	\$599	\$260	\$409	\$25,393	\$259	\$1,718	\$0	\$0	
T2.41	I37 Second Avenue/UWS eastern access		\$382,050	\$51,794	\$34,732	\$31,588	\$20,846	\$6,190	\$121,561	\$16,933	\$98,407	\$0	
	Apportionment appearing in TMAP	TMAP Table 18	66.0%	8.9%	6.0%	5.5%	3.6%	1.1%	21.0%	2.9%	17.0%	0.0%	
	Apportionment adjusted from TMAP	TMAP Table 18, factored to 100% across WELL	100.0%	13.6%	9.1%	8.3%	5.5%	1.6%	31.8%	4.4%	25.8%	0.0%	
	Contribution rate		\$3,110	\$962	\$922	\$400	\$629	\$17,955	\$398	\$1,207	\$0	\$0	
T2.42	I38 Second Avenue/UWS western access		\$382,050	\$55,305	\$25,902	\$33,730	\$22,259	\$6,609	\$90,656	\$18,081	\$129,508	\$0	
	Apportionment appearing in TMAP	TMAP Table 18	59.0%	8.5%	4.0%	5.2%	3.4%	1.0%	14.0%	2.8%	20.0%	0.0%	
	Apportionment adjusted from TMAP	TMAP Table 18, factored to 100% across WELL	100.0%	14.5%	6.8%	8.8%	5.8%	1.7%	23.7%	4.7%	33.9%	0.0%	
	Contribution rate		\$3,321	\$717	\$985	\$427	\$672	\$13,390	\$425	\$1,589	\$0	\$0	
	Transport Services												
T2.43	Transport Services	TS1 External cycle lanes	\$636,750	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	
T2.44	Transport Services	TS2 Cycle Parking	\$127,350	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	
T2.45	Transport Services	TS3 Upgrade of External Footpaths	\$382,050	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	
T2.46	Transport Services	TS6 Travel Plan	\$636,750	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	\$2,251	
T2.47	Transport Services	TS9 Bus stops and shelters	\$68,769	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	
T2.48	Transport Services	WELL Precinct cycleways	\$1,944,758	\$6,874	\$6,874	\$6,874	\$6,874	\$6,874	\$6,874	\$6,874	\$6,874	\$6,874	
	Collector Roads												
T2.49	O'Connell Street (East)		\$2,692,943										
	Apportionment factor						25.0%		25.0%		50.0%		
	Apportioned amount						\$673,236		\$673,236		\$1,346,472		
	Contribution rate						\$12,915		\$99,438		\$16,518		
T2.50	Caddens Road between Southern Sportsfields and Caddens western boundary		\$1,577,588										
	Apportionment factor										100.0%		
	Apportioned amount										\$1,577,588		
	Contribution rate										\$19,353		
T2.51	French Street extension		\$305,385										
	Apportionment factor			100.0%									
	Apportioned amount			\$305,385									
	Contribution rate			\$18,339									
T2.52	East-West Link collector road link through South Werrington Urban Village sub precinct		\$3,053,853										
	Apportionment factor			50.0%	50.0%								
	Apportioned amount			\$1,526,927	\$1,526,927								
	Contribution rate			\$42,286	\$44,578								
T2.53	O'Connell Lane		\$1,179,898										
	Apportionment factor										100.0%		
	Apportioned amount										\$1,179,898		
	Contribution rate										\$14,474		
T2.54	Caddens Road west of WELL Precinct – realignment		\$679,482										
	Apportionment factor						27.0%	5.1%	3.5%	22.1%	42.3%		
	Apportioned amount						\$183,706	\$34,656	\$23,859	\$149,997	\$287,265		
	Contribution rate						\$3,524	\$3,524	\$3,524	\$3,524	\$3,524		
T3	OTHER												
T3.1	Contribution to contributions plan preparation		\$ 13,710	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	
T3.2	Contribution to land valuation assessment preparation		\$ 1,925	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	
T3.3	Contribution to TMAP preparation		\$ 74,547	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	
Total contribution per hectare				\$42,978	\$59,452	\$61,548	\$31,578	\$19,468	\$182,689	\$18,656	\$74,426	\$13,738	



WELL Precinct Water Cycle Management Facilities

Item	Facility	Area (m2) / No.	Rate	Subtotal	Preliminaries(6%) , margin (5%) and LSL (0.35%)	Professional fees (12%)	Plans of Management (1%) & Env. Approvals (1%)	Project Management (3%)	Estimated Total Cost	Contribution Catchment (net developable hectare)	Claremont Creek Catchment Contribution Rate (per net developable hectare)	Werrington Creek Catchment Contribution Rate (per net developable hectare)	Timing/Threshold	Comments
W1	LAND ACQUISITION													
	Claremont Creek Catchment													
W1.1	B7.2 / Cp2-p	22,240	\$ 150	\$ 3,336,000					\$ 3,336,000	52.42	\$ 63,637.29		Refer to Works below	
W1.2	B8.0 / Cp3-w1res	21,735	\$ 125	\$ 2,716,875					\$ 2,716,875	52.42	\$ 51,826.91		Refer to Works below	
	Werrington Creek Catchment													
W1.3	B5.0 / Wp3-r2	3,020	\$ 150	\$ 453,000					\$ 453,000	68.81		\$ 6,582.88	Refer to Works below	
W1.4	B3.0 / Wp3-r3	2,420	\$ 150	\$ 363,000					\$ 363,000	68.81		\$ 5,275.02	Refer to Works below	Acquisition rate adjusted to reflect the location of these facilities outside of the riparian corridor
W1.5	B6.0 / Wp3-r4	9,820	\$ 150	\$ 1,473,000					\$ 1,473,000	68.81		\$ 21,405.26	Refer to Works below	Acquisition rate adjusted to reflect the location of these facilities outside of the riparian corridor
W1.6	B4.0 / Wp2-r1	3,240	\$ 150	\$ 486,000					\$ 486,000	68.81		\$ 7,062.43	Refer to Works below	
W1.7	B2.2 / Wp2-r3	9,760	\$ 150	\$ 1,464,000					\$ 1,464,000	68.81		\$ 21,274.47	Refer to Works below	
W1.8	Wp5-w	4,280	\$ 150	\$ 642,000					\$ 642,000	68.81		\$ 9,329.38	Refer to Works below	
W1.9	Wp8-r1	6,245	\$ 150	\$ 936,750					\$ 936,750	68.81		\$ 13,612.61	Refer to Works below	
W1.10	Wp8-r2	8,970	\$ 150	\$ 1,345,500					\$ 1,345,500	68.81		\$ 19,552.46	Refer to Works below	
	Sub-total	91,730		\$ 13,216,125					\$ 13,216,125			\$ 115,464.21	\$ 104,094.51	
	On Costs associated with land acquisition (2%)			\$ 264,323					\$ 264,323			\$ 2,309.28	\$ 2,081.89	
	Total	91,730	\$ -	\$ 13,480,448					\$ 13,480,448		\$ 117,773.49	\$ 106,176.40		
W2	WORKS													
	Claremont Creek Catchment													
W2.2	B7.2 / Cp2-p			\$ 1,741,863	\$ 197,702	\$ 209,024	\$ 34,837	\$ 52,256	\$ 2,235,682	52.42		\$ 42,647.70	Upon 25% of development in the relevant sub-catchment	The work relates to Claremont Meadows Stage 2
W2.3	Cp3-w1			\$ 378,312	\$ 42,938	\$ 45,397	\$ 7,566	\$ 11,349	\$ 485,564	52.42		\$ 9,262.58	Upon 25% of development in the relevant sub-catchment	
W2.4	B8.0 / Cp3-w1res			\$ 1,767,047	\$ 200,560	\$ 212,046	\$ 35,341	\$ 53,011	\$ 2,268,004	52.42		\$ 43,264.29	Upon 25% of development in the relevant sub-catchment	
W2.5	Cp3-b			\$ 382,728	\$ 43,440	\$ 45,927	\$ 7,655	\$ 11,482	\$ 491,231	52.42		\$ 9,370.69	Upon 25% of development in the relevant sub-catchment	
W2.12	Sp3-w1			\$ 1,739,455	\$ 197,428	\$ 208,735	\$ 34,789	\$ 52,184	\$ 2,232,590	52.42		\$ 42,588.73	Upon 25% of development in the relevant sub-catchment	
	Werrington Creek Catchment													
W2.13	B5.0 / Wp3-r2			\$ 439,910	\$ 49,930	\$ 52,789	\$ 8,798	\$ 13,197	\$ 564,625	68.81		\$ 8,204.98	Upon 25% of development in the relevant sub-catchment	
W2.14	B3.0 / Wp3-r3			\$ 310,162	\$ 35,203	\$ 37,219	\$ 6,203	\$ 9,305	\$ 398,093	68.81		\$ 5,784.99	Upon 25% of development in the relevant sub-catchment	
W2.15	B6.0 / Wp3-r4			\$ 918,915	\$ 104,297	\$ 110,270	\$ 18,378	\$ 27,567	\$ 1,179,427	68.81		\$ 17,139.13	Upon 25% of development in the relevant sub-catchment	
W2.16	B4.0 / Wp2-r1			\$ 347,651	\$ 39,458	\$ 41,718	\$ 6,953	\$ 10,430	\$ 446,211	68.81		\$ 6,484.22	Upon 25% of development in the relevant sub-catchment	
W2.17	B2.2 / Wp2-r3			\$ 960,138	\$ 108,976	\$ 115,217	\$ 19,203	\$ 28,804	\$ 1,232,337	68.81		\$ 17,908.01	Upon 25% of development in the relevant sub-catchment	
W2.18	Riparian landscaping for water quality purposes			\$ 575,824	\$ 65,356	\$ 69,099	\$ 11,516	\$ 17,275	\$ 739,070	68.81		\$ 10,739.98	Upon 25% of development in the relevant sub-catchment	
W2.23	Wp5-w			\$ 465,709	\$ 52,858	\$ 55,885	\$ 9,314	\$ 13,971	\$ 597,738	68.81		\$ 8,686.18	Upon 25% of development in the relevant sub-catchment	
W2.24	Wp8-r1			\$ 625,764	\$ 71,024	\$ 75,092	\$ 12,515	\$ 18,773	\$ 803,168	68.81		\$ 11,671.43	Upon 25% of development in the relevant sub-catchment	
W2.25	Wp8-r2			\$ 859,524	\$ 97,556	\$ 103,143	\$ 17,190	\$ 25,786	\$ 1,103,200	68.81		\$ 16,031.41	Upon 25% of development in the relevant sub-catchment	
W3	OTHER													
W3.1	Contribution to contributions plan preparation	0.25	\$ 54,840	\$ 13,710					\$ 13,710	121.24	\$ 113.08	\$ 113.08		
W3.2	Contribution to land valuation assessment preparation	0.25	\$ 7,700	\$ 1,925					\$ 1,925	121.24	\$ 15.88	\$ 15.88		
W3.3	Contribution to TMAP preparation	1.00	\$ 10,247	\$ 10,247					\$ 10,247	121.24	\$ 84.52	\$ 84.52		
	Total			\$ 11,538,885	\$ 1,306,726	\$ 1,381,560	\$ 230,260	\$ 345,390	\$ 14,802,822		\$ 147,347.47	\$ 102,863.81		

The final water cycle management facility basin sizes may vary from those shown in this table. Final areas – and hence associated contributions – will be determined upon lodgement of development applications.



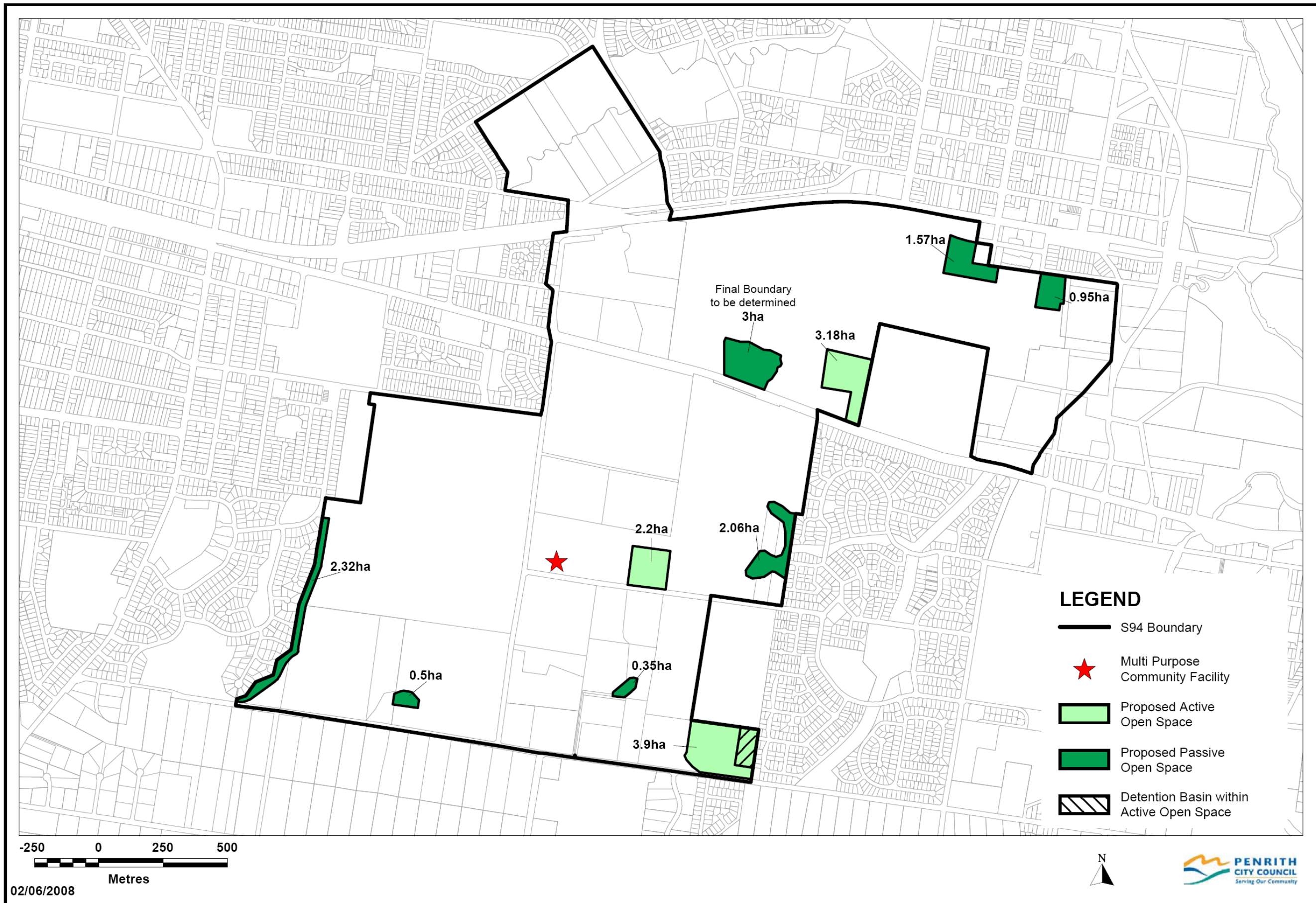
WELL Precinct Open Space and Recreation Facilities

Item	Facility	Area / No.	\$ / m2 or item	Subtotal	Preliminaries(6% , margin (5%) , LSL (0.35%) , professional fees (12%)	Public art contribution (1%)	Plans of Management (1%) & Env. Approvals (1%)	Project Management (3%)	Estimated Total Cost	Apportioned Estimated Total Cost*	Contribution Catchment (persons)	Contribution Rate (per person)	Timing/Threshold	Comments
LAND ACQUISITION														
OSR 1 Active Open Space														
OSR1.1	Central Sportsfields	22,000	\$ 150	\$ 3,300,000					\$ 3,300,000	\$ 3,300,000	6,650	\$ 496.23	Refer to Works below	
OSR1.2	Southern Sportsfields	39,000	\$ 150	\$ 5,850,000					\$ 5,850,000	\$ 5,850,000	6,650	\$ 879.69	Refer to Works below	
OSR1.3	Northern Sportsfields	31,800	\$ 150	\$ 4,770,000					\$ 4,770,000	\$ 4,770,000	6,650	\$ 717.28	Refer to Works below	
OSR 2 Passive Open Space														
OSR 2.1	Western hilltop park	5,000	\$ 150	\$ 750,000					\$ 750,000	\$ 750,000	6,650	\$ 112.78	Refer to Works below	
OSR 2.2	Eastern hilltop park	3,500	\$ 150	\$ 525,000					\$ 525,000	\$ 525,000	6,650	\$ 78.95	Refer to Works below	
OSR 2.3	Northern hilltop park	30,000	\$ 150	\$ 4,500,000					\$ 4,500,000	\$ 3,375,000	6,650	\$ 507.51	Refer to Works below	
OSR 2.4	Caddens western boundary	23,200	\$ 150	\$ 3,480,000					\$ 3,480,000	\$ 3,480,000	6,650	\$ 523.30	Refer to Works below	
OSR 2.5	West of Claremont Meadows Stage One	20,600	\$ 125	\$ 2,575,000					\$ 2,575,000	\$ 2,575,000	6,650	\$ 387.21	Refer to Works below	
OSR 2.6	South Werrington Urban Village parks	25,200	\$ 150	\$ 3,780,000					\$ 3,780,000	\$ 3,780,000	6,650	\$ 568.41	Refer to Works below	
Sub-total		200,300		\$ 29,530,000					\$29,530,000	\$28,405,000		\$ 4,271.36		
On Costs associated with land acquisition (2%)				\$ 590,600					\$590,600	\$568,100	6,650	\$ 88.81		
Total		200,300		\$ 30,120,600					\$30,120,600	\$30,120,600		\$ 4,360.18		
WORKS														
OSR3 Active Open Space														
OSR3.1	Central Sportsfields	22,000	\$ 87.00	\$ 2,488,200	\$ 580,995	\$ 24,882	\$ 49,764	\$ 74,646	\$ 3,218,487	\$ 3,218,487	6,650	\$ 483.98	Upon completion of development of the South Werrington Private Lands sub-precinct	Cost based on WT Partnership Nov 2006 plus additional costs (30% of base costs) associated with responding to topographical or other environmental constraints.
OSR3.2	Southern Sportsfields	39,000	\$ 87.00	\$ 3,393,000	\$ 792,266	\$ 33,930	\$ 67,860	\$ 101,790	\$ 4,388,846	\$ 4,388,846	6,650	\$ 659.97	Upon 50% of development of the Caddens sub-precinct	Cost based on WT Partnership Nov 2006
OSR3.3	Northern Sportsfields	31,800	\$ 87.00	\$ 2,766,600	\$ 646,001	\$ 27,666	\$ 55,332	\$ 82,998	\$ 3,578,597	\$ 3,578,597	6,650	\$ 538.13	Upon completion of residential development of both the Werrington Mixed Use Area and South Werrington Urban Village sub-precincts	Cost based on WT Partnership Nov 2006
OSR3.4	Playgrounds	4	\$ 50,000.00	\$ 200,000	\$ 46,700	\$ 2,000	\$ 4,000	\$ 6,000	\$ 258,700	\$ 258,700	6,650	\$ 38.90	3 local playgrounds and 1 substantial universally designed neighbourhood level playground will be provided on each of the active open space areas and in the South Werrington Urban Village passive open space.	Playground requirement: advice from Grant Collins 19 December 2006. Cost based Glenmore Park Stage 2 contributions plan.
OSR4 Passive Open Space														
OSR4.1	Western hilltop park	5,000	\$ 74.00	\$ 370,000	\$ 86,395	\$ 3,700	\$ 7,400	\$ 11,100	\$ 478,595	\$ 478,595	6,650	\$ 71.97	Upon 50% of residential development of the Caddens sub-precinct	Cost based on WT Partnership costs for SWUV 10 August 2007
OSR4.2	Eastern hilltop park	3,500	\$ 74.00	\$ 336,700	\$ 78,619	\$ 3,367	\$ 6,734	\$ 10,101	\$ 435,521	\$ 435,521	6,650	\$ 65.49	Upon completion of residential development of the Caddens sub-precinct	Cost based on WT Partnership costs for SWUV 10 August 2007 with additional costs (30% of base cost) associated with interpretive design and features related to the site's house ruins as per heritage analysis.
OSR4.3	Northern hilltop park	30,000	\$ 74.00	\$ 2,886,000	\$ 673,881	\$ 28,860	\$ 57,720	\$ 86,580	\$ 3,733,041	\$ 2,799,781	6,650	\$ 421.01	Upon 50% of development of the UWS North Werrington sub-precinct	Cost based on WT Partnership costs for SWUV 10 August 2007 plus additional costs (30% of base costs) associated with topography, special embellishment related to visual prominence of site and its historic/cultural link regionally.
OSR4.4	Caddens western boundary	23,200	\$ 74.00	\$ 1,716,800	\$ 400,873	\$ 17,168	\$ 34,336	\$ 51,504	\$ 2,220,681	\$ 2,220,681	6,650	\$ 333.93	Upon completion of residential development of the Caddens sub-precinct	Cost based on WT Partnership costs for SWUV 10 August 2007
OSR4.5	West of Claremont Meadows Stage One	20,600	\$ 74.00	\$ 1,524,400	\$ 355,947	\$ 15,244	\$ 30,488	\$ 45,732	\$ 1,971,811	\$ 1,971,811	6,650	\$ 296.51	Upon 50% of development of the UWS and TAFE South Werrington sub-precinct	Cost based on WT Partnership costs for SWUV 10 August 2007
OSR4.6a	South Werrington Urban Village Park (bushland park)	11,775	\$ 25.00	\$ 294,375	\$ 68,737	\$ 2,944	\$ 5,888	\$ 8,831	\$ 380,774	\$ 380,774	6,650	\$ 57.26	Upon 50% of residential development of the South Werrington Urban Village sub-precinct	Cost based on Glenmore Park Stage 2 contributions plan
OSR4.6b	South Werrington Urban Village Park (remainder)	3,925	\$ 74.00	\$ 290,450	\$ 67,820	\$ 2,905	\$ 5,809	\$ 8,714	\$ 375,697	\$ 375,697	6,650	\$ 56.49	Upon 50% of residential development of the South Werrington Urban Village sub-precinct	Cost based on WT Partnership costs for SWUV 10 August 2007
OSR5 OTHER														
OSR5.1	Contribution to contributions plan preparation	0.25	\$ 54,840.00	\$ 13,710					\$ 13,710	\$ 13,710	6,650	\$ 2.06		
OSR5.2	Contribution to land valuation assessment preparation	0.25	\$ 7,700.00	\$ 1,925					\$ 1,925	\$ 1,925	6,650	\$ 0.29		
Total				\$ 16,282,160	\$ 3,798,234		\$ 325,331	\$ 487,996	\$ 21,056,385	\$ 21,056,385		\$ 3,025.99		

* Note that 25% of the cost of items OSR2.3 and OSR4.3 will be levied equally to non residential development in UWS North Werrington and UWS and TAFE South Werrington sub precincts (refer to clause 3.4.4 of plan for details). The amount shown in this column (except the sub totals) is the cost to residential development.

WELL Precinct Community Facilities

Item	Facility	Area / No.	\$ / m2	Subtotal	Preliminaries(6%) , margin (5%) and LSL (0.35%), professional fees (12%)	Public art contribution 1%	Env. Approvals (1%)	Project Management (3%)	Estimated Total Cost	Apportioned Estimated Total Cost	Contribution Catchment (persons)	Contribution Rate (per person)	Timing/Threshold	Comments
LAND ACQUISITION														
C1	Local Community Facilities													
C1.1	Multi purpose community centre	3,267	\$ 300	\$ 980,100					\$ 980,100	\$ 980,100	6,650	\$ 147.38	Refer to Works below	Area based on schedule provided by Council
	Sub-total	3,267		\$ 980,100					\$980,100	\$980,100		\$ 147.38		
	On Costs associated with land acquisition (2%)			\$ 19,602.00					\$19,602	\$19,602	6,650	\$ 2.95		
	Total	3,267		\$ 999,702					\$999,702	\$999,702		\$ 150.33		
WORKS														
C2	Local Community Facilities													
C2.1	Multi purpose community centre	1		\$ 1,969,496					\$ 1,969,496	\$ 1,969,496	6,650	\$ 296.16	Upon 50% development of total dwellings	Cost provided by Council's Architectural Supervisor 10 Oct 2007
C2.2	Place manager for 3 years	1		\$ 185,000					\$ 185,000	\$ 185,000	6,650	\$ 27.82	Commencement within 1 year of first residential occupancy certificate	Cost provided by Council officers
C3	OTHER													
C3.1	Contribution to contributions plan preparation	0.25	\$ 54,840.00	\$ 13,710					\$ 13,710	\$ 13,710	6,650	\$ 2.06		
C3.2	Contribution to land valuation assessment preparation	0.25	\$ 7,700.00	\$ 1,925					\$ 1,925	\$ 1,925	6,650	\$ 0.29		
C3.3	Contribution to community facilities strategy preparation	1.00	\$ 3,200.00	\$ 3,200					\$ 3,200	\$ 3,200	6,650	\$ 0.48		
	Total			\$ 2,173,331	\$ -	\$ -	\$ -	\$ -	\$ 2,173,331	\$ 2,173,331		\$ 326.81		



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Appendix A

Water cycle management facilities
costs schedule

Values for Water Cycle Management used in the WELL Precinct contributions plan

		WQ Area (m2)	Basin Vol (m3)	Basin Area (m2)	Bioretention Capital (\$)	Basins Capital (\$)
Werrington Ck						
Wp3-r1	B5.0				\$0	\$0
Wp3-r2	B5.0	1000	1,300	3020	\$258,710	\$181,200
Wp3-r3	B3.0	550	720	2420	\$164,962	\$145,200
Wp3-r4	B6.0	1400	4,400	9820	\$329,715	\$589,200
Wp2-r1	B4.0	500	1,300	3240	\$153,251	\$194,400
Wp2-r2	B2.2				\$0	\$0
Wp2-r3	B2.2	1680	4,500	9760	\$374,538	\$585,600
	Landscaping associated with B2.2, B4.0 and B3.0	23032.959			\$575,824	
Wp4-r1	B11.0	2350			\$0	\$0
Wp4-r1res					\$0	\$0
Wp4-r2					\$0	\$0
Wp4-c3					\$0	\$0
Wp4-r4	B6.0					
Wp5-w		750	1925	4280	\$208,909	\$256,800
Wp8-r1		960	2810	6245	\$251,064	\$374,700
Wp8-r2		1350	4035	8970	\$321,324	\$538,200
				Total	\$2,638,299	\$2,865,300
Claremont Ck						
Cp1-w					\$0	\$0
Cp2-p	B7.2	1900	3,900	22240	\$407,463	\$1,334,400
Cp3-w1		700	1,700	3000	\$198,312	\$180,000
Cp3-w1res	B8.0	2300	9780	21735	\$462,947	\$1,304,100
Cp3-b		320	2060	4580	\$107,928	\$274,800
Cp5-w					\$0	\$0
Cp6-r1					\$0	\$0
Cp6-r2					\$0	\$0
Cp6-rem	DB3 & BRB3				\$0	\$0
	PBP BRS1				\$0	\$0
	PBP BRS2				\$0	\$0
	PBP BRS3				\$0	\$0
	PBP BRS4				\$0	\$0
				Total	\$1,176,650	\$3,093,300
South Ck						
Sp1-P					\$0	\$0
Sp2-P					\$0	\$0
Sp3-w1	DB1 & BRB1	2375	9500	9500	\$472,788	\$1,266,667
				Total	\$472,788	\$1,266,667
Overall Cost				Werrington Ck	\$5,503,599	excl.on-costs
				Claremont Ck	\$4,269,950	excl.on-costs
				South Ck	\$1,739,455	excl.on-costs
				WELL Precinct	\$11,513,003	excl.on-costs

Appendix B

Multi-purpose community facility
specification

Multi-purpose community centre specification

Space type	Fit-out	Capacity	Area (m ²)
Internal space			
Entry	Seating 3-4 chairs & Small Table Pamphlet rack Pin board		22.0
Office 1	Reception Desk Desks and chairs Storage/filing Whiteboard Intercom (porch)	1 person	15.0
Office 2	Desks and chairs Storage/filing Intercom (porch)	3 people	32.0
Activity Room	Blackboard (for children) Intercom (porch)	21 children	70.0
Training Room	Internet Access		42.0
Training Room	Internet Access		42.0
Meeting Room	3 full height cupboards, 600 wide Internet Access		35.0
Kitchenette	Servery		15.0
Photocopy Room			3.5
Storage for training + Playgroups	Space for bulky items		20.0
User Groups Storage	Full height		8.0
Chair Store			7.0
Cleaner's Room	Cleaner's sink		1.5
Cleaner's Store	Cupboard with adjustable shelves		0.5
Toilets & baby change room	Men, women, children, people with disabilities		38.0
Walls			40.0
Circulation			45.0
Sub total			436.5
External space			
Veranda/Porch			150.0
Parking		55 spaces	1,320.0
Children's play area unencumbered	Include soft fall area for children's play	21 children	150.0
Community garden/open space	Landscaping and Seating		1,200.0
External Store	Room for play equipment		10.0
Sub total			2,830.0
Total			3,266.5