

Media Release

7 May 2024

Infrastructure contributions for Orchard Hills North and Glenmore Park Stage 3

IPART has released Draft Reports on the infrastructure contributions that Penrith City Council can levy in the Orchard Hills North and Glenmore Park Stage 3 Precincts. Developer contributions fund services and amenities for the developing area, such as open space, stormwater, transport, infrastructure and land.

Penrith City Council proposed to levy around \$218 million in contributions to provide the infrastructure needed to service Orchard Hills North. The plan covers around 152 hectares, and will provide infrastructure to 1,625 dwellings for a population of around 5,000 residents.

Penrith City Council proposed to levy around \$225 million in contributions to provide the infrastructure needed to service Glenmore Park Stage 3. The plan covers around 206 hectares and is expected to provide infrastructure to 2,310 new dwellings for a population of around 6,898 residents.

"Our analysis for both Orchard Hills North and Glenmore Park Stage 3 has found that most of the infrastructure costs in the plan are essential and reasonable, and that community liaison has occurred," said Tribunal Chair Carmel Donnelly.

"We are seeking comment from the council, and undertaking consultation, to assist us to complete our reviews of the plans" said Tribunal Chair Carmel Donnelly.

We recommended that the council increase contingency allowances in both plans to ensure that the risks to the delivery of infrastructure covers unforeseen events and recommended minor adjustments to costs in the plan.

For Orchard Hills North, the council proposed contribution rates that range from \$64,853 to \$129,702 for residential development. After adjustments to costs, we recommend that the contribution rate of \$136,946 for a typical 3 bedroom dwelling.

For Glenmore Park Stage 3, the council proposed contribution rates that range from \$48,861 to \$104,238 for residential development. After adjustments to costs, we recommend the contribution rate of \$107,129 for a typical dwelling.

The Draft Report is available on IPART's website www.ipart.nsw.gov.au.

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