

Media Release

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Infrastructure contributions for Orchard Hills North and Glenmore Park Stage 3

IPART has released Final Reports on the infrastructure contributions that Penrith City Council can levy in the Orchard Hills North and Glenmore Park Stage 3 Precincts.

Tribunal Chair Carmel Donnelly said developer contributions fund services and amenities for the developing area, such as open space, stormwater, transport, infrastructure and land.

"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," she said.

"We recommend that the council makes minor adjustments to the work schedules, updates plan administration costs and increases contingency allowances in line with our benchmarks, to reflect the early stages of the plans and to enable the council to better manage risks the delivery of infrastructure."

The Orchard Hills North Contributions Plan covers a net developable area of 101 hectares and will provide infrastructure to service 1,675 new dwellings for a population of over 5,000 residents. Penrith City Council proposed to levy around \$218 million in contributions to provide the infrastructure needed in Orchard Hills North.

"Following our recommendations, we consider a reasonable total cost for the implementation of the Orchard Hills North Contributions Plan to be around \$231 million," Ms Donnelly said.

For Orchard Hills North, the council proposed contribution rates that range from \$64,853 to \$129,702 for residential development. After adjustments to costs, IPART has recommended a contribution rate ranging from \$68,473 to \$136,946 for a typical 3 bedroom dwelling.

The Glenmore Park Stage 3 Contributions Plan covers around 206 hectares and is expected to provide infrastructure to more than 2,300 new dwellings for a population of around 6,900 residents.


Penrith City Council proposed to levy around \$225 million to provide the infrastructure needed to service Glenmore Park Stage 3.

"We consider the total reasonable cost for the implementation of the Glenmore Park Stage 3 Contributions Plan to be \$230 million," Ms Donnelly said.

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, IPART has recommended the contribution rate range from \$49,549 to \$105,705 for a typical dwelling.

The Final Reports are available on IPART's website www.ipart.nsw.gov.au.

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