



Anthony Roberts MP

Minister for Planning, Minister for Housing, Special Minister of State

IRF18/1477

Mr Kerry Robinson
General Manger
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

COPY

Dear Mr  Robinson

I am writing in relation to *Contributions Plan No. 21 – Marsden Park* dated August 2017 (CP21) which Council submitted to the refer to the Independent Pricing and Regulatory Tribunal (IPART) for assessment.

Upon completing its assessment, IPART made 27 recommendations in relation to the Contributions Plan. I have considered these recommendations and require Council amend CP21 by making 16 changes to the Plan before it is eligible to apply for funding from the Local Infrastructure Growth Scheme (LIGS). These changes are outlined in Attachment 1.

These 16 changes will need to be made to CP21 and adopted by Council before it meets the requirements of Clause 5(3) of the *Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction* dated 28 July 2017 and deemed an 'IPART reviewed contribution plan'. You will need to advise the Department once this process is completed and provide evidence that the changes have been made.

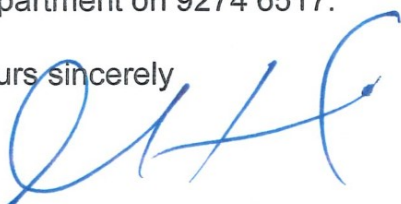
The Amendment Direction allows Council to charge the capped contributions amounts described in Clause 6A for development approved in accordance with an 'IPART reviewed contributions plan'.

In accordance with the LIGS funding guidelines, Council may apply for funding from the LIGS once the requested changes have been made and the subsequent plan adopted by Council. Funding will be issued subject to budget allocation and funding rounds being open.

IPART also made recommendations to CP21 to be addressed as part of the next review of CP21. These matters are outlined in Attachment 2.

Should you have any questions in relation to this matter, please contact Ms Megan Nugent, Acting Director, Infrastructure Contributions and Agreements at the Department on 9274 6517.

Yours sincerely



22 JAN 2019

Anthony Roberts MP
Minister for Planning
Minister for Housing
Special Minister of State

Encl: Attachment 1 – Required amendments to CP21 prior to LIGS funding
Attachment 2 – Matters to be considered in the next review of CP21

**Attachment 1 – Required amendments to CP21 prior to LIGS funding
Marsden Park Contributions Plan (CP21)**

IPART Rec. No.	Minister's required amendments to CP21 prior to LIGS funding
1.	<ul style="list-style-type: none"> • Reduce the widths of bridges ML4.0 and ML4.1 from 20.8m to 14.0m, thereby reducing the cost in CP21 by \$8,018,000. • Refer p38, IPART August 2017 Report
2.	<ul style="list-style-type: none"> • Remove the cost of the proposed upgrade of Stony Creek Rd (\$6,945,000) from CP21. • Refer p38, IPART August 2017 Report
3.	<ul style="list-style-type: none"> • Remove the cost of roundabout R1 (\$272,500) from CP21. • Refer p38, IPART August 2017 Report
5.	<ul style="list-style-type: none"> • Increase the proposed cost of acquiring land for transport purposes in CP21 by \$23,519,256 to \$79,431,876, reflecting BCC's revised cost estimates (an increase of \$30,838,000) and an adjusted valuation for road reserve 'R1' to assume that 80% of the land is constrained (a reduction of \$7,318,744). • Refer p49, IPART August 2017 Report
11.	<ul style="list-style-type: none"> • Remove \$95,464,177 of stormwater infrastructure costs including: <ul style="list-style-type: none"> ○ \$78,099,747 for stormwater basins; ○ \$3,190,615 for raingardens; and ○ \$14,173,815 for channels. • Refer p71, IPART August 2017 Report
13.	<ul style="list-style-type: none"> • Reduce the proposed cost of acquiring land for stormwater purposes in CP21 by \$12,959,704 to \$230,252,045, reflecting BCC's revised cost estimates (a reduction of \$7,300,000) and an adjusted valuation for channels L3.6 and M1.2 to assume that 50% and 80% of the land is constrained (a reduction of \$1,333,080 and \$4,326,624 respectively). Refer p84, IPART August 2017 Report
16.	<ul style="list-style-type: none"> • Remove \$5,963,123 for the cost of landscaping 'type 3' work from CP21. • Refer p98, IPART August 2017 Report
20.	<ul style="list-style-type: none"> • Remove \$112,038,471 of costs associated with the provision of open space. Cost reductions include: <ul style="list-style-type: none"> ○ Playing fields (\$27,501,399) ○ Amenities buildings (\$12,013,084) ○ Tennis courts (\$2,843,160) ○ Car parking (\$10,254,705) ○ Landscaping types 1 & 2 (\$57,266,300) ○ Youth recreation facilities (\$2,159,822) • Refer p107, IPART August 2017 Report
21.	<ul style="list-style-type: none"> • Remove the additional costs for plans of management for the combined netball facility (\$39,885) and remediation of Reserve 1006 (\$6,232) from CP21. • Refer p107, IPART August 2017 Report
22.	<ul style="list-style-type: none"> • Reduce the cost of acquiring land for open space purposes in CP21 by \$45,704,004 to \$103,132,861, reflecting a decrease of \$33,393,000 for BCC's revised cost estimates and a further decrease of \$11,774,004 to acquire land for open space in Reserve 1002, based on the assumption that 85% of this land is constrained. • Refer p116, IPART August 2017 Report

23.	<ul style="list-style-type: none"> • Increase the cost of acquiring land for community facilities in CP21 by \$3,906,000 to \$8,097,000, reflecting BCC's revised cost estimates. • Refer p120, IPART August 2017 Report
24.	<ul style="list-style-type: none"> • Increase the cost of acquiring land for the combined precinct facility in CP21 by \$6,819,000 to \$13,638,000 reflecting BCC's revised cost estimates. • Refer p123, IPART August 2017 Report
25.	<ul style="list-style-type: none"> • Reduce plan administration costs so that they are 1.5% of the reduced capital cost resulting from the above adjustments
26.	<ul style="list-style-type: none"> • Include 13.96ha of land zoned for public schools in total Net Developable Area for CP21. • Amend the contributions formula for non-residential development to consider school land and apportion infrastructure costs for stormwater management only¹. • Refer to contributions matrix summary guidelines for Crown Developments in <i>Circular D6 – Crown Development Applications and Conditions of Consent</i> and pg128, IPART August 2017 Report
Department Rec.No.	Minister's required amendments to CP21 prior to LIGS funding
1.	<ul style="list-style-type: none"> • Remove 3 x transport items totalling \$12,978,000 from CP21 for items MP4.1 (\$12,105,000), MP10.4 (\$286,000) and MP10.8 (\$587,000). These items form part of the regional road network funded by the <i>Western Sydney Growth Areas Special Infrastructure Contribution</i> and the Government.
2.	<ul style="list-style-type: none"> • Remove 2 x stormwater items totalling \$2,594,000 from CP21 for items ML1.9 (\$1,073,000) and ML4.2 (\$1,521,000). These items form part of the regional road network funded by the <i>Western Sydney Growth Areas Special Infrastructure Contribution</i> and the Government.

¹IPART recommendation amended

**Attachment 2 – Matters to be considered in the next review of CP21
Marsden Park Contributions Plan (CP21)**

IPART Rec. No.	Matters to be considered in the next review of CP21
4.	<ul style="list-style-type: none"> • Amend the cost of bridges ML4.0 and ML4.1 once designs and detailed costings are prepared to reflect the narrower 14.0m bridges, or bridge widths advised in consultation with the NSW State Emergency Service (SES). • Refer p46 IPART August 2017 report
6.	<ul style="list-style-type: none"> • Apportion the cost of the Grange Ave upgrade to a new traffic catchment area only • The new traffic catchment is to be bounded by Richmond Rd to the west, Vine St West to the north, South St to the south and the Environmental Conservation area to the east. • Refer p54 IPART August 2017 report
7.	<ul style="list-style-type: none"> • Apportion transport costs to residential development by population (per person) rather than area (per ha of net developable area). • Refer p54 IPART August 2017 report
10.	<ul style="list-style-type: none"> • Amend CP21 following the completion of the review of the South Creek catchment to implement any relevant findings in relation to stormwater management. • Refer p70 IPART August 2017 report
12.	<ul style="list-style-type: none"> • Review the costs of culverts and underlying assumptions that have been identified as contributing to high overall stormwater works cost estimates. • Refer p71 IPART August 2017 report
14.	<ul style="list-style-type: none"> • Apportion the cost of stormwater quality management in MPIP Little Creek across the whole catchment, to achieve a fairer distribution of the cost of stormwater quality works. • Refer p87 IPART August 2017 report
15.	<ul style="list-style-type: none"> • Include stormwater quality contribution rates in the Marsden Park Precinct and Marsden Park Industrial Precinct for all developable land as relevant. • Refer p87 IPART August 2017 report
17.	<ul style="list-style-type: none"> • Review the extent of embellishment of open space land subject to transmission easements. • Review to include the assumed extent of landscaping. • Refer p101 IPART August 2017 report
18.	<ul style="list-style-type: none"> • Investigate opportunities for additional open space in the Marsden Park Precinct and surrounding area to cater for the expected increase in the projected population. • This investigation should look at dual use of facilities to provided more efficient use of land e.g. stormwater land for open space and sharing facilities with schools. • Refer p101 IPART August 2017 report
19.	<ul style="list-style-type: none"> • Review the costs of all items of open space infrastructure to ensure the costs in CP21 are reasonable, based on up-to-date information, reflect the level of risk for the project stage, and more site-specific plans, where necessary. • Refer p107 IPART August 2017 report
27.	<ul style="list-style-type: none"> • Update population estimates to reflect the most recent estimates provided by the Department of Planning and Environment at the time of review of the plan. • Continue to review the population projections regularly to ensure an appropriate provision of facilities and apportionment of costs in the plan. • Refer p128 IPART August 2017 report