



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

Our ref:  
IRF18/143

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

**COPY**

Dear Mr  Robinson

I am writing in relation to the *Blacktown City Council Contributions Plan No. 20 – Riverstone and Alex Avenue* dated 9 December 2015 (CP20) which Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment.

Upon completing its assessment, IPART made 13 recommendations in relation to CP20. I have considered these recommendations and require Council amend CP20 before it is eligible to access funding from the Local Infrastructure Growth Scheme (LIGS). These changes are outlined in Attachment 1.

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 be addressed as part of the next review of CP20. 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 2018

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Minister for Planning  
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Special Minister of State

Attachment 1: Required amendments to be made prior to LIGS funding

Attachment 2: Matters to be considered by Council in the next review of CP20

**Attachment 1: Required amendments to be made to CP20 prior to LIGS funding**

**Riverstone and Alex Avenue Precincts Contributions Plan CP20 dated December 2015**

<b>IPART Rec. No.</b>	<b>Minister's required amendments to CP20 dated December 2015 prior to LIGS funding</b>
1	Remove cost of frog habitat construction works (\$1,216,000) from CP20.  Refer Item F13.5, Water Cycle Management Facilities, p36 of CP20 and p23, IPART July 2016 report.
2	Remove cost of bridge BR3 (\$14,612,000) from CP20.  Refer Item BR3, Traffic and Transport Management Facilities, p55 of CP20, and p28, IPART July 2016 report.
7	Remove soil disposal costs (\$139,930,000 million) from CP20.  Refer p46-49, IPART July 2016 report.
8	Re-calculate administration costs to reflect any revised total cost of CP20.  Refer p49, IPART July 2016 report.
10	Include 26.91Ha of land zoned for public schools in total NDA of CP20. Amend the contributions formula for non-residential development to consider school land and apportion infrastructure costs for stormwater management only.  Refer to contributions matrix summary guidelines for Crown developments in <i>Circular D6 - Crown Development Applications and Conditions of Consent - Revised Issue 21 Sept 1995</i> .

**Attachment 2: Matters to be considered by Council in the next review of CP20**

**Riverstone and Alex Avenue Precincts Contributions Plan (CP20)**

<b>IPART Rec No.</b>	<b>Matters to be considered by Council in the next review of CP20</b>
<b>4</b>	<p>Review the cost of land already owned by council prior to the precincts' rezoning based on more market reflective valuations.</p> <p>Refer p33, IPART July 2016 report.</p>
<b>5</b>	<p>Review the acquisition cost estimates for land with the underlying zonings of B2 Local Centre in Riverstone and Alex Avenue, B4 Mixed use in Alex Avenue, and R3 Medium Density in Alex Avenue, with a view to providing more reasonable, lower, estimates in CP20, where appropriate.</p> <p>Refer p37, IPART July 2016 report.</p>
<b>9</b>	<p>Council apportion the residential component of transport costs between residential developments on a per person basis.</p> <p>Refer p50, IPART July 2016 report.</p>
<b>12</b>	<p>Disclose the amount of land acquired and land yet to be acquired in the schedule of values in CP20 to provide context for the land costs.</p> <p>Refer p54, IPART July 2016 report.</p>
<b>13</b>	<p>Provide, as part of the land acquisitions estimates, further site-specific information, including:</p> <ul style="list-style-type: none"><li>– site details/addresses</li><li>– underlying zonings</li><li>– cost estimates, and</li><li>– any encumbrances.</li></ul> <p>Refer p54, IPART July 2016 report.</p>