



Anthony Roberts MP

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

IRF18/4455

Mr Ron Moore
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

COPY


Dear Mr Moore

I am writing in relation to the *Camden Growth Areas Contributions Plan* dated March 2017 (CGA-CP) which Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment.

Upon completing its assessment, IPART made 34 recommendations in relation to the CGA-CP. I have considered these recommendations and require Council amend CGA-CP by making 19 changes to the Plan before Council is eligible to apply for funding from the Local Infrastructure Growth Scheme (LIGS). These required changes are outlined in Attachment 1.

These 19 changes will need to be made to CGA-CP 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 contributions 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 6C 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 19 requested changes have been made and the subsequent plan is adopted by Council. Funding will be issued subject to budget allocation and funding rounds being open.

IPART also made recommendations to CGA-CP to be addressed in the next review of CGA-CP. These matters are outlined in Attachment 2. Attachment 3 contains one IPART recommendation in connection with CGA-CP to be actioned annually.

Should you have any questions in relation to this matter, please contact Ms Megan Nugent, Acting Director, Infrastructure Contributions and Agreements at the Department of Planning and Environment 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 CGA-CP prior to LIGS funding
Attachment 2: Matters to be considered by Council in the next review of CGA-CP
Attachment 3: Matters to be addressed every year

Attachment 1: Required amendments to CGA-CP prior to LIGS funding

Camden Growth Areas Contributions Plan (CGA-CP)

IPART Rec.No.	Minister's required amendments to CGA CP prior to LIGS funding
1.	Correct calculation errors for the cost of Intersection IN2 and Electrical Service Relocations ES2 in Leppington North precinct for an increase of \$1,234,334 in transport costs (page 33, IPART report).
2.	Adjust for correct indexation of local and collector roads, T-intersections and signalised intersections for an increase of \$481,292 in transport costs (page 34, IPART report).
3.	Reduce cost estimates for shared pathway creek crossings by \$3,449,210 (page 35, IPART report).
8.	Remove the 25% fill contingency allowance for stormwater costs for a reduction of \$16,711,693 to stormwater costs (page 48, IPART Report).
9.	Remove the planting maintenance and establishment allowance from basin costs in Leppington (\$8,010,023), and remove any costs relating to maintenance of basins from the plan ¹ (page 49, IPART Report).
10.	Apply the correct Type A basin rate to basins B2, B4, B8 and B9 in Leppington for a reduction of \$3,836,517 (page 49, IPART Report).
11.	Adjust the costs of embedded biofilters in Leppington for a reduction of \$1,207,062 of costs from biofilters (page 50, IPART Report).
12.	Remove the cost of gross pollutant traps from standalone biofilters in Leppington for a reduction of \$207,900 of costs from biofilters (page 51, IPART Report).
13.	Recalculate the cost of biofilter BA1 in Leppington North Leppington for a reduction of \$35,244 of costs from biofilters (page 51, IPART Report).
14.	Remove the planting establishment and maintenance allowance from channel costs in Leppington North (\$812,736) and Leppington (\$2,157,069), and remove any costs relating to stormwater maintenance from the contribution plan ¹ (page 52, IPART Report).
15.	Correct the indexation error for channel rates in Leppington for an increase of \$221,159 in channel costs (page 52, IPART Report).
19.	Remove the cost of plans of management for the reserves in each precinct for a reduction in open space embellishment costs by \$111,011 in Leppington North and \$214,000 in Leppington (page 56, IPART Report).
20.	Remove the 15% allowance for maintenance and establishment from the cost of all parks in Leppington North Precinct (\$2,828,313) and Leppington Precinct (\$8,712,702), and remove any costs relating to open space maintenance from the contribution plan ¹ (page 62, IPART Report).
21.	Correct calculation errors for the costs of local parks LP20 and LP21, and channel parks CP12, CP13, CP14, CP15 in Leppington for a reduction of \$716,740 from open space costs (page 63, IPART Report).
23.	Adjust the cost of plan administration so that it is 1.5% of the cost of works in each precinct (page 74, IPART Report).
24.	Reduce the cost of land by \$9,100,000 (\$2,600,000 increase in Leppington North and \$11,700,000 decrease in Leppington) to reflect updated unit cost rates provided by MJ Davis (page 76, IPART Report).
26.	Include the cost of land for Basin B19 in Leppington for an increase of \$1,370,264 (page 82, IPART Report).
27.	Correct calculation errors for the cost of land for the regional community facility in Leppington for an increase in the cost of land of \$145,084 (page 82, IPART Report).
DPE Rec.No.	Minister's required amendments to CGA CP prior to LIGS funding
1.	<p>Include 0.82Ha of land for Leppington Public School in the total net developable area for CGA-CP, and amend the contributions formula for non-residential development to consider school land and apportion infrastructure costs for stormwater management only.</p> <p>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>.</p>

¹Recommendation amended by DPE.

Attachment 2: Matters to be considered in the next review of CGA-CP

Camden Growth Areas Contributions Plan (CGA-CP)

IPART Rec.No.	Matters to be considered by Council in the next review of CGA CP
4.	Review the costing methodology for shared pathway creek crossings. The costing methodology shall reflect the various widths of these crossings. An alternative, culvert-based approach should also be considered (page 35, IPART Report).
5.	Review transport cost estimates for: a) the relocation of existing rural water supply pipes, b) street lighting, c) traffic management and d) environmental controls (page 36, IPART Report).
6.	Apply the <i>ABS Producer Price Index (Road and Bridge Construction) NSW</i> instead of the <i>Consumer Price Index (All Groups) Sydney</i> when indexing the cost of transport works in the Plan (page 37, IPART report)
7.	Review the delivery of collector roads in Leppington North precinct and clarify Council's approach to the delivery of all collector roads in CGA-CP ¹ (page 38, IPART Report)
16.	Review: a) the cost of spreading or removing material excavated for stormwater works (page 48, IPART Report); b) the cost of planting establishment for basins and channels ¹ (page 52, IPART Report); and c) the cost estimates for all stormwater infrastructure to ensure they are consistent with the current stormwater management strategies for the precincts and the design of each component (Section 5.3, IPART Report).
17.	Apply the more cost-reflective <i>ABS Producer Price Index (Road and Bridge Construction) NSW</i> instead of the <i>Consumer Price Index (All Groups) Sydney</i> to index the estimated cost of stormwater works to the base period of the plan (page 53, IPART Report)
18.	Review and amend its approach to apportionment of stormwater costs in Leppington North to reflect the Liverpool Growth Centre Precinct Development Control Plan's different stormwater management requirements for developments in the precinct ² (page 53, IPART Report)
20.	Review the costs of open space establishment allowance based on the cost of soft landscaping only ^{1,2} (page 62, IPART Report)
22.	Revise the costs of the amenities buildings DP1 in Leppington North and DP1 in Leppington so that they are commensurate with meeting the needs of users of those parks; and apply the more cost-reflective <i>ABS Producer Price Index (Non Residential Building Construction) NSW</i> instead of the <i>Consumer Price Index (All Groups) Sydney</i> to index the estimated cost of open space embellishment to the base period of CGA-CP. (page 64, IPART Report).
25.	Review: a) land value classifications to ensure they accurately reflect the expected land uses in the precincts and the category names are consistent across the precincts; and b) its application of average values to land in CGA-CP to ensure the average values reflect the underlying zonings and constraints on the land (page 79, IPART Report).
28.	Provide more information in CGA-CP about how it calculates the Land Value Index for Leppington North and the Land Value Index for Leppington, or Publish on its website a policy on how land value indexes for local infrastructure contributions plans are calculated (page 83, IPART Report).
29.	Include in CGA-CP a statement identifying when the Land Value Index for Leppington North and the Land Value Index for Leppington will be applied to the land component of the contributions rates (page 83, IPART Report).
31.	Review timeframes and establish priorities for delivering infrastructure in CGA-CP (page 85, IPART Report).

32.	Ensure that the costs reported in the Main Document are consistent with the costs reported in the Technical Document (page 87, IPART Report).
33.	Include in CGA-CP a table of indicative contribution rates for a range of dwelling types (page 88, IPART Report).
DPE Rec.No.	Matters to be considered by Council in the next review of CGA CP
2.	Review its open space apportionment methodology so that the levied costs on non-residential uses are reasonably proportionate to the demand created by these non-residential uses.

Note:

¹ IPART recommendation amended by DPE

²Timing of action amended by DPE to be in the next review of the plan.

Attachment 3: Matters to be addressed by Council in connection with CGA-CP annually

Camden Growth Areas Contributions Plan (CGA-CP)

IPART Rec.No.	Matters to be considered by Council annually
30.	Publish the Land Value Index for Leppington North and the Land Value Index for Leppington on Council's website (page 84, IPART Report).