

Department of Planning, Housing and Infrastructure



Our ref: IRF24/142

Mr Andrew Carfield
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570
mail@camden.nsw.gov.au

28 March 2024

Subject: Lowes Creek Maryland Precinct local infrastructure contributions plan

Dear Mr Carfield

I am writing in relation to Amendment 2 and 3 to *Camden Growth Areas Contributions Plan (Lowes Creek Maryland Precinct)* which Camden Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment. IPART has completed its assessment and made 8 recommendations in relation to the plan.

As nominee for the Minister for Planning and Public Spaces, I have considered IPART's advice and have accepted it with minor amendment. Details are set out in the table in **Attachment A**, which also includes amendments required to the plan before it can be implemented.

Once the amendments required by **Attachment A** have been made and the Council has finalised the plan, it will meet the requirements of an IPART reviewed contributions plan within the meaning of clause 5(3) of the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*.

I would be grateful if you could advise the Department once the Council has completed this process, including evidence that the changes have been made, via email to infrastructure.contributions@planning.nsw.gov.au

If you have any questions in relation to this matter, please contact Ms Katrine O'Flaherty, Director Local Infrastructure Funding Policy at the Department on 0436 679 085.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Gainsford'.

David Gainsford

Deputy Secretary
Development Assessment and Infrastructure

Department of Planning, Housing and Infrastructure

Attachment A

Direction on Lowes Creek Maryland Precinct local infrastructure contributions plan



IPART recommendations		Minister's nominee direction	Comments
1	Camden Council should amend its stormwater work schedule in the LCM CP, where practical, to list the: – ancillary stormwater items provided with the transport works – associated costs of the essential works stormwater items.	Recommendation accepted	Minor amendment to the Plan required
2	Camden Council should ensure that long service levy (which applies to projects that exceed \$250,000) is reduced from 0.35% to 0.25%. to reflect the current required rate.	Recommendation accepted	Minor amendment to the Plan required
3	Camden Council should amend the LCM CP to apply an allowance of 5% of land value for land acquisition costs to land across all infrastructure categories in the contributions plan, including open space and community facilities.	Recommendation accepted	Minor amendment to the Plan required
4	Camden Council should update the calculation of plan administration costs	Recommendation accepted	Minor amendment to the Plan required

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IPART recommendations		Minister's nominee direction	Comments
	(1.5% of works costs) to reflect the updated costs in the plan.		
5	Prior to adopting the plan, Camden Council should re-issue a new version of the works schedule that reflects the most recent costs for transport items (Collector Road 1, Collector Road 3 and bus stops shown in Table 4.20), as per the revised Mitchell Brandtman quantity surveyor's report.	Recommendation accepted	Minor amendment to the Plan required
6	In its next review of the plan (or within 5 years), Camden Council should review and provide more detailed timing for: <ul style="list-style-type: none"> – when land will be acquired – the delivery of works. 	Recommendation accepted with changes In its next review of the plan, Camden Council should review and provide more detailed timing for: <ul style="list-style-type: none"> – when land will be acquired – the delivery of works. 	This recommendation is for advice only. Council are encouraged to review the plan in a timely manner however no timeframe for this review is mandated.
7	Camden Council should amend the plan, where practical, to ensure it reflects the reallocation of stormwater related	Recommendation accepted	Minor amendment to the Plan required

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IPART recommendations		Minister's nominee direction	Comments
	infrastructure from the transport category.		
8	<p>IPART's review of the plan is limited to its application to Lowes Creek Maryland. It appears that some of the proposed amendments in the plan impact the applicable contribution rates for dwellings in Leppington and Leppington North. Camden Council should ensure that any amendments to the plan comply with the Regulation. We recommend that the proposed amendments are removed in so far as they apply to Leppington and Leppington North.</p>	<p>Recommendation accepted with changes</p> <p>Council should ensure that any amendments to the plan comply with the Regulation. Council must remove the amendments:</p> <ul style="list-style-type: none"> a) to Table 2 and Table 4 in line with Section 4.7.4 in IPART's final report b) to Land Value Index for Leppington and Leppington North in line with Section 4.7.4 in IPART's final report 	Minor amendment to the Plan required