

Mr Kerry Robinson OAM  
Chief Executive Officer  
Blacktown City Council  
62 Flushcombe Road  
BLACKTOWN NSW 2148  
[ceo.blacktown@blacktown.nsw.gov.au](mailto:ceo.blacktown@blacktown.nsw.gov.au)

9 November 2023

---

**Subject: Section 7.11 Contributions Plan No.24 – Schofields Precinct 2022**

Dear Mr Robinson

I am writing in relation to the 'Section 7.11 Contributions Plan No.24 – Schofields Precinct 2022', which Blacktown City Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment. IPART has completed its assessment and made 2 recommendations and 1 finding 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 contains amendments required to the plan prior to its implementation.

Once the amendments required by **Attachment A** have been made and the Council has finalised the plan, it will be considered to 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](mailto: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,



**Amanda Fairley**  
Deputy Secretary  
Programs, Infrastructure and Digital

Encl.

## Attachment A:

IPART recommendations		Minister's nominee direction	Comments
1	Blacktown City Council should set out in the plan that the Consumer Price Index – All Groups Sydney will be used to escalate the proportion of contribution rates that represent land purchase costs, should the LVI series become unavailable.	<b>Recommendation accepted</b>	Minor amendment to the Plan required
2	The LVI should only apply to the proportion of the contribution rates that represent the value of land not yet purchased, at the time the contributions plan is adopted. Any future reviews of the plan should revise the value of land not yet purchased to be indexed by the LVI.	<b>Recommendation accepted</b>	Amendment to the Plan required.  Land that has been purchased should only be indexed by CPI, in accordance with s207 of the <i>Environmental Planning and Assessment Regulations 2021</i> .  Options are detailed in pages 28-29 of IPART's report.
IPART findings		Minister's nominee direction	Comments
1	There is merit in Blacktown City Council monitoring and publicly reporting on its proposed Land Value Index. In doing so, the council should consider: <ul style="list-style-type: none"> <li>- whether the proposed quarterly index has introduced unreasonable volatility compared to an annual index</li> <li>- how well the proposed LVI reflects the type and size of land the council needs to acquire to deliver the infrastructure in its plan.</li> <li>- how the LVI has performed in reflecting the costs of actual land acquisitions in the precinct.</li> </ul>	<b>Finding accepted.</b>	The finding is advice only with no immediate action to amend the contributions plan required.  Any material changes in the contributions plan due to actions from implementing this finding must be further considered by IPART.