



Mr Kerry Robinson  
Chief Executive Officer  
Blacktown City Council  
PO Box 63  
BLACKTOWN NSW 2148

Dear Mr ~~Robinson~~ *Kerry*

I am writing in relation to Contributions Plan No. 22L – Rouse Hill (Land) and Contributions Plan No. 22W – Rouse Hill (Works) (CP22), which Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment.

Upon completion of its assessment, IPART made 24 recommendations; 23 in relation to CP22 and 1 in relation to Contributions Plan No. 20 – Riverstone and Alex Avenue Precinct (CP20).

On behalf of the Minister for Planning and Public Spaces, I have considered these recommendations and require Council to amend CP22 by making all of the 23 changes as outlined in Attachment A. When Council has adopted the amended plan it will be considered as having met the requirements of Clause 5(3) of the Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction dated 28 July 2017, and CP22 will be deemed an IPART reviewed contributions plan.

Please advise the Department once this process is completed and provide evidence that the changes have been made.

The remaining recommendation relates to Contributions Plan No. 20 – Riverstone and Alex Avenue Precinct (CP20). This recommendation must be addressed in Council's next review of CP20.

Should you have any questions in relation to this matter, please contact Mr Geoff Thompson, Director, Infrastructure Programs and Coordination at the Department on 9274 6235.

**Brett Whitworth**  
**Deputy Secretary**  
**Greater Sydney Place and Infrastructure**

*23 March 2020*

Encl: Attachment A: List of required amendments to Contributions Plan No. 22L – Rouse Hill (Land) and Contribution Plan No. 22W – Rouse Hill (Works)

**Attachment A: List of required amendments to Contributions Plan No. 22L – Rouse Hill (Land) and Contribution Plan No. 22W – Rouse Hill (Works)**

IPART Rec.No.	Required amendments to Contributions Plan No. 22L – Rouse Hill (Land) and Contribution Plan No. 22W – Rouse Hill (Works)
1.	Obtain formal written advice from the Natural Resources Access Regulator in relation to the appropriate watercourse crossing of First Ponds Creek at Kensington Park Road before proceeding with a detailed design for infrastructure in this location (page 34, IPART report).
2.	See below
3.	Remove the proposed local traffic management roundabout in Stage 3 of Riverstone East from CP22W and review the need for additional transport facilities when this stage is rezoned. As the council omitted the cost of this roundabout from the plan in error, no adjustment to costs is required at this time (page 34 IPART report).
4.	Apply the full widths standard 'per linear metre' rate to road RM12, which would increase the cost of transport works in CP22W by an estimated \$105,000 (page 37 IPART report).
5.	Reduce the base cost with concept designs by an estimated total of \$4,855,000 to reflect the adjustments recommended by WTP outlined in Table 4.4 (page 37 IPART report).
6.	Increase the base cost of R4.3 Riverstone Road by an estimated \$206,000 (22%) for consistency with the cost per linear metre of R4.2 Riverstone Road (page 37 IPART report).
7.	Reduce the cost of transport works by an estimated \$10,000, to reflect indexation of the rates to September 2017 using the more cost reflective ABS PPI (Roads and Bridge Construction) index instead of CPI for: <ul style="list-style-type: none"> <li>• Kensington Park Road Bridge</li> <li>• Footbridges; and</li> <li>• Local roundabouts</li> </ul> (page 37 IPART report).
8.	Reduce transport design and contingency allowances by an estimated \$770,000 so that they are each 5% of the base cost of works. This requires council to: <ul style="list-style-type: none"> <li>• reduce the contingency allowance from 10% to 5% for road items R1.1 and R1.2</li> <li>• recalculate the design and contingency allowances based on the revised base costs recommended by WTP.</li> </ul> (page 37 IPART report)
9.	Adjust the size of detention basins in Killarney Chain of Ponds to be consistent with the sixes in the Mott Macdonald technical studies, which would reduce the cost of stormwater works in CP22W by an estimated \$6,631,000 (page 47 IPART report)
10.	Adjust the channel provision in First Ponds Creek to be consistent with the lengths provided in the concept design drawings, which would increase the costs of stormwater in CP22W by an estimated \$984,000 (page 47 IPART report)
11.	Remove the additional culverts in Killarney Chain of Ponds, which would reduce the costs of stormwater works in CP22W by an estimated \$2,038,000 (page 47 IPART report).
12.	Adjust the unit cost of gross pollutant traps, which would reduce the costs of stormwater works in CP22W by an estimated \$1,331,000 (page 51 IPART report).

13.	<p>For stormwater management works;</p> <ul style="list-style-type: none"> <li>Reduce the unit rate (\$ per m<sup>3</sup>) for excavation and disposal of contaminated/asbestos waste from \$469 per m<sup>3</sup> to 400 per m<sup>3</sup>. This would reduce the cost of stormwater works in CP22W by an estimated \$683,000.</li> <li>In council's next comprehensive review of CP22W, obtain site specific estimates to update the assumed proportion of contaminated excavated material and revise cost estimates for stormwater management works in CP22W accordingly.</li> </ul> <p>(page 51 IPART report)</p>
14.	<p>Revise the cost estimates for stormwater management works in CP22W and ensure that consistent unit rates across the different catchments and for items of the same type. Based on revised information the Council has provided to us, this would reduce the cost of stormwater works in CP22W by an estimated \$828,000 (page 51 IPART report)</p>
15.	<p>Spread site investigation costs across multiple stormwater infrastructure items, which would reduce the cost of stormwater works in CP22W by an estimated \$5,311,000 (page 51 IPART report).</p>
16.	<p>Remove the cost of land and associated embellishment for Reserve 1063, which would reduce the cost of open space land in CP22L by an estimated \$25,361,210, and the cost of open space embellishment in CP22W by an estimated \$3,318,000 (page 59 IPART report).</p>
17.	<p>Remove the cost of seven playgrounds from CP22W and increase the cost of 7 other playgrounds in CP22W, which would reduce the cost of open space embellishment by an estimated \$1,542,000 (page 59 IPART report).</p>
18.	<p>Revise the base cost of items of open space embellishment as shown in Table 6.7, which would reduce the cost of open space embellishment in CP22W by an estimated \$82,282,000 (page 66 IPART report).</p>
19.	<p>Reapportion the cost of land and works for the conservation zone, based on the revised population estimates for Marsden Park North and West Schofields precincts, which would reduce the cost of land in CP22L by an estimated \$310,490 and the cost of works in CP22W by an estimated \$109,397 (page 73 IPART report).</p>
20.	<p>Adjust the cost of plan administration so that it is 1.5% of the cost of capital works, which would be a reduction estimated to be \$1,626,202 (page 76 IPART report).</p>
21.	<p>Correct the double counting of open space land acquisitions, which would reduce the total cost of land in CP22L by an estimated \$19,281,496 (page 81 IPART report).</p>
22.	<p>Recalculate the contribution rates for transport, open space and community services, and for the conservation zone, with the per person apportionment based on an expected population for the Area 20 and Riverstone East precincts of 34,438, people (page 82 IPART report).</p>
23.	<p>Amend CP22 to improve transparency around acquisitions providing; sufficient information for stakeholders to identify the land acquisitions associated with individual infrastructure items in the plan, and mapping that enables stakeholders to identify the location of infrastructure and any land acquisitions that are associated with infrastructure such as riparian corridor land (page 85 IPART report).</p>
24.	<p>Amend CP22 so that it includes details of the proposed infrastructure for Stage 3 of development in Riverstone East and its essential costs, together with mapping that identifies the location of this infrastructure (page 85 IPART report).</p>



IPART Rec.No.	Required amendment to Contributions Plan No. 20 – Riverstone and Alex Avenue
2.	Reduce the cost of Kensington Road Bridge in Contributions Plan No. 20 (Riverstone and Alex Avenue) to reflect the apportionment of half of the cost of this watercourse crossing to CP22W (page 34 IPART report).