



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

Dear Mr Robinson 

I am writing in relation to the proposed *Contributions Plan No. 24L – Schofields Precinct (Land)* and *Contributions Plan No. 24W – Schofields Precinct (Works) (CP24)*, which Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment.

Upon completion of its assessment, IPART made fourteen recommendations in relation to the contributions plans (known together as CP24).

On behalf of the Minister for Planning and Public Spaces, I have considered IPART's recommendations and require Council to amend CP24 by making thirteen changes to the plans. Nine changes require Council to take action before it can charge a levy in excess of \$45,000. Four changes – relating to IPART Recommendations 1, 5, 9 and 13 - must be addressed within 24 months of the date of this letter or the Plan will lose its status as an IPART reviewed contributions plan.

All of the required changes to the contributions plan are listed in Attachment A to this letter.

When Council has adopted the amended the plan it will be considered as having met the requirements of Clause 5(3) of the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction (2012) as amended*, and CP24 will be deemed an IPART reviewed contributions plan for two years.

I would be grateful if you could advise the Department of Planning, Industry and Environment (the Department) once this process is completed and provide evidence that the changes have been made.

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.



15 June 2020

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

Encl: Attachment A

**Attachment A: List of required amendments to Contributions Plan No. 24L – Schofields Precinct (Land) and Contributions Plan No. 24W – Schofields Precinct (Works) (CP24)**

<b>IPART No.</b>	<b>Required amendments to Contributions Plan No. 24L – Schofields Precinct (Land) and Contributions Plan No. 24W – Schofields Precinct (Works) (CP24)</b>
1.	<p>Undertake a comprehensive review of CP24L and CP24W, and in doing so investigate the provision of transport, stormwater management and open space infrastructure:</p> <ul style="list-style-type: none"> <li>• Needed to meet the demand arising from the higher anticipated development yield in the Schofields Precinct,</li> <li>• Needed to implement the revised stormwater management strategy, and</li> <li>• In response to major planning proposals for the precinct.</li> </ul> <p>(page 36, IPART report)</p>
2.	<p>Remove works for four detention basins to be consistent with the strategy proposed by the GHD NWGC Stormwater Management Strategy Review, which would reduce the cost of stormwater management works in CP24W by an estimated \$12,791,000. (page 37, IPART report)</p>
3.	<p>Remove land and works for some additional stormwater items based on the Bridge Street rezoning, which would reduce the cost of: – Stormwater management works in CP24W by an estimated \$2,952,000. – Stormwater management land in CP24L by an estimated \$1,691,000. (page 37, IPART report)</p>
4.	<p>Reduce the allowance for ‘other acquisition costs’ from 5.0% to 2.0% of the estimated market value of land yet to be acquired, except for the E2 Conservation Zone. We estimate this would reduce the total land cost in the plan by \$3,513,000. (page 47, IPART report)</p>
5	<p>Undertake a comprehensive review of the cost estimates for transport works, stormwater management works, open space embellishment, and works in the E2 Conservation Zone (Reserve 867). In doing so, it should:</p> <ul style="list-style-type: none"> <li>• Use the latest available schedule of rates for transport and stormwater management works, ensuring that unit rates are applied consistently across different items and infrastructure categories</li> <li>• Use new QS or cost consultant advice for open space embellishment, applying updated definitions of landscaping types</li> <li>• Use up-to-date designs for all infrastructure categories, including any available designs for required works identified in the NWGC Stormwater Management Strategy Review</li> <li>• Use updated cost estimates for works in the E2 Conservation Zone (Reserve 867)</li> </ul> <p>(page 48, IPART report)</p>
6.	<p>Calculate the cost of plan administration for CP24W based on 1.5% of the adjusted cost of works. This would reduce the cost of plan administration by an estimated \$236,553. (page 48, IPART report)</p>
7	<p>Amend the description of works prioritisation in CP24W so that it is consistent with Appendix A of the plan, and include additional information in the plan to provide stakeholders with information about how planning proposals, Works-In-Kind (WIK) Agreements, Voluntary Planning Agreements (VPAs) or any other factors could influence when works are delivered. (page 56, IPART report)</p>

8.	In CP24L provide the indicative timing, or factors influencing the timing, of land acquisitions for all infrastructure categories for which contributions will be levied. (page 56, IPART report)
9.	When undertaking a comprehensive review of CP24L and CP24W, revise the indicative timeframe for the provision of the remaining works to be delivered and land acquisition. (page 56, IPART report)
10.	Update the apportionment of costs and calculation of contribution rates using a population forecast of 10,491 residents. This requires adjustment to the per person contribution rates for the transport, open space, community services, and E2 Conservation Zone infrastructure categories, and for the cost of plan administration for those infrastructure categories, where relevant. (page 61, IPART report)
11.	Use the most recent publicly available population estimates for each of the relevant precincts (see Table 8.4) to apportion the costs of the combined precinct facilities (community services and the E2 Conservation Zone) to CP24 (2018). For CP24 (2018), we estimate this would: <ul style="list-style-type: none"> <li>• Reduce the cost of land for community services by \$136,572</li> <li>• Reduce the cost of land for the E2 Conservation Zone by \$77,240</li> <li>• Reduce the cost of works for the E2 Conservation Zone by \$27,167.</li> </ul> (page 61, IPART report)
12.	Not supported
13.	Update the apportionment of costs within CP24 when more information is available on the proposed development in the Transport Corridor Investigation Area. (page 62, IPART report)
14.	Amend CP24 to improve transparency around land acquisitions by including: <ul style="list-style-type: none"> <li>• Sufficient information for stakeholders to identify the land acquisitions associated with individual infrastructure items in the plan, and</li> <li>• Mapping that enables stakeholders to identify the location of infrastructure and any land acquisitions that are not associated with infrastructure (such as riparian corridor land).</li> </ul> (page 70, IPART report)