



Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
BAULKHAM HILLS BC NSW 1775

Dear Mr Edgar *Michael,*

I am writing in relation to the Hills Contribution Plan No. 15 - Box Hill Precinct (CP15) dated August 2017 which Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment.

Upon completing its assessment, IPART made 15 recommendations in relation to CP15. I have considered these recommendations and require Council amend CP15 by making 12 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 12 changes will need to be made to CP15 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 the CP15 be 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.

IPART also made two recommendations in relation to the use of revised and updated population data for Box Hill. These figures were released by the Department of Planning in May 2017 as part of the North West Area Land Use and Infrastructure Implementation Plan. IPART recommended that these revised population figures be included in the contributions plan prior to January 2020. However, I have decided that the January 2020 date does not give Council the appropriate amount of time to review its plan and complete the assessment process.

I have determined that once adopted by Council with the necessary amendments, Council's Box Hill contributions plan will be deemed to be an "IPART reviewed contributions plan" until 30 June 2020. Before that date Council will have needed to have reviewed the plan using the updated population figures published by the Department and have the amended plan determined as an IPART reviewed contributions plan. The inclusion of the updated anticipated population projections for Box Hill will ensure that the contribution rate in the plan accurately reflects a more reasonable apportionment of infrastructure costs.

In accordance with the LIGS funding guidelines, Council may apply for funding from the LIGS once the 12 requested changes have been made and the subsequent plan adopted by Council. Funding will be issued subject to budget allocation and funding rounds being open. From 1 July 2020, when the contribution caps are lifted, Council will only be able to charge the full contribution amount contained in CP15 if an amended plan has been through the IPART reviewed plan process.

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

A handwritten signature in blue ink, appearing to read 'Rob Stokes', written over a faint, larger version of the same signature.

Rob Stokes MP
Minister for Planning and Public Spaces

Encl: Attachment 1

Attachment 1: Required amendments to the Hills Contribution Plan No. 15 – Box Hill Precinct prior to LIGS funding

Minister's required amendments to the Hill Contribution Plan No. 15 Box Hill Precinct prior to LIGS funding	
1.	Reduce the cost of transport works to reflect site specific estimates provided by AECOM, indexed to the base year of the plan for the six roundabouts (BHR01, BHR02, BHR03, BHR04, BHR05, BHR06 & BHR07 a reduction of \$159,566 (page 26, IPART report).
2.	Reduce the contingency allowance for roundabouts from 30% to 20% to reflect the reduced risk associated with applying AECOM cost estimates a reduction of \$188,543 (pages 26-27, IPART report).
3.	Adjust plan administration costs so that the amount remains at 1.5% of the total cost of the works adjusted for all of the Minister's requested changes a reduction of \$5,222 (page 27, IPART report).
4.	-
5.	-
6.	Change Item BHT09 (roundabout on Mt Carmel Road) from a roundabout to a signalised intersection an increase of \$759,406 (page 36, IPART report).
7.	Include an additional 1241m ² of land for the intersection on Terry Road that was omitted from the plan an increase of \$559,436 (page 40, IPART report).
8.	Increase the cost of land in the plan to reflect the current underlying zonings and constraints applying to the land and to reflect a single average value for all constrained land which is equal to the applied in neighbouring North West Growth Centre local infrastructure contributions plans an increase of \$2,990,452 (page 43, IPART report).
9.	The cost of Mount Carmel Road be revised using the estimated costs in the executed Planning Agreement a reduction of \$1,053,006 (pages 48/49, IPART report).
10.	Increase the cost of transport works to correctly index the cost of the Boundary Road and Annangrove Roads upgrade, the cost of cycleways and adjust the cost of bridge BR-NKB01 an increase of \$233,928 (page 48, IPART report).
11.	Increase the cost of open space works to correctly index the cost of local parks an increase of \$392,642. (page 51, IPART report).
12.	Council adjust plan administration costs so that the amount remains 1.5% of the total cost of works adjusted for all IPART recommendations for the additional amendments a reduction \$4,995 (page 48, IPART report).
13.	Adjust the forecast timing of revenue receipts to take account of the actual revenue received and number of development applications approved (page 52, IPART report).
14.	Adjust the forecast timing of expenditure so that land acquisitions precede the associated infrastructure works (page 52, IPART report).
15.	-