



Assessment of Contributions Plan
No. 24 – Schofields Precinct (2022)

Blacktown City Council

Draft Report

July 2023

Local Government >>

Acknowledgment of Country

IPART acknowledges the Traditional Custodians of the lands where we work and live. We pay respect to Elders both past and present.

We recognise the unique cultural and spiritual relationship and celebrate the contributions of First Nations peoples.

Local Government Committee Members

The Local Government Committee members for this review are:

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Invitation for submissions

IPART invites comment on this document and encourages all interested parties to provide submissions addressing the matters discussed.

Submissions are due by Friday, 1 September 2023

We prefer to receive them electronically via our [online submission form](#).

You can also send comments by mail to:

**Assessment of Contributions Plan No. 24 – Schofields Precinct (2022)
Independent Pricing and Regulatory Tribunal
PO Box K35
Haymarket Post Shop, Sydney NSW 1240**

If you require assistance to make a submission (for example, if you would like to make a verbal submission) please contact one of the staff members listed above.

Late submissions may not be accepted at the discretion of the Tribunal. Our normal practice is to make submissions publicly available on our [website](#) as soon as possible after the closing date for submissions. If you wish to view copies of submissions but do not have access to the website, you can make alternative arrangements by telephoning one of the staff members listed above.

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If you would like further information on making a submission, IPART's [submission policy](#) is available on our website.

The Independent Pricing and Regulatory Tribunal

IPART's independence is underpinned by an Act of Parliament. Further information on IPART can be obtained from [IPART's website](#).

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1 Executive Summary

New development is essential to provide housing for NSW's growing population and more commercial, retail, and industrial space for employment. When development occurs, local councils need to provide additional infrastructure to support both the development and the new community – for example, new roads, stormwater management and open spaces. In NSW, councils can require developers to contribute to the cost of providing that infrastructure.

Blacktown City Council is seeking to levy development contributions above the \$30,000 cap per lot/dwelling for greenfield development. It has revised its *Contributions Plan No. 24 – Schofields Precinct (2022)* (CP24 (2022)) outlining its updates to the proposed contributions rates and submitted it to IPART for assessment in November 2022. This is the third time that IPART is reviewing CP24.

We assessed CP24 (2022) against the Department of Planning and Environment's (DPE) Practice Note criteria. We found that the plan meets most of the Practice Note criteria (see **Figure 1.1**).

Figure 1.1 Summary of our assessment of CP24 (2022)

Essential works list Per section 3.2 of Practice Note	Nexus Connected with new population	Reasonable cost	Reasonable apportionment	Reasonable timeframe	Community consultation	Other matters
						
Partially demonstrated	Demonstrated	Partially demonstrated	Demonstrated	Demonstrated	Demonstrated	Partially demonstrated

We have made draft recommendations and seek comment where CP24 (2022) has not completely met the criteria, which includes:

- Remove 'public art and signage' costs from open space embellishment costs, as it does not meet the essential works criteria.
- Council provide more detail on the equipment/items that 'youth facilities' will include, to see if it meets the essential works criteria.
- Council provide more information on the design and components of pits and pipework in detention basins, bioretention cells and drainage lines. This will help us assess whether the costs of these items are reasonable.
- Council explain the high per-metre and increase in cost of half-width collector roads.

Considering our draft recommendations, we consider that the total reasonable cost of works and land in CP24 is \$322.2 million, which reflects the removal of public art and signage costs (\$1.2 million). In line with our draft recommendations, we have estimated that residential contributions will range from \$63,000 to \$131,000 for dwellings within the Schofields precincts.

We are seeking feedback on our Draft Report and draft recommendations until 1 September 2023. **Figure 1.2** shows the review timeline for CP24 (2022).

Figure 1.2 Review timeline for CP24 (2022)



2 Introduction

Blacktown City Council (the council) submitted *Contributions Plan No. 24 – Schofields Precinct (2022)* (CP24 (2022)) to IPART for assessment in November 2022. The council is seeking to levy development contributions above the \$30,000 cap per lot/dwelling. To levy these contributions rates the council must have an IPART reviewed plan in place.

This means IPART must review CP24 (2022) and provide its assessment to the Minister for Planning and Public Spaces (Minister). The Minister (or the Minister's nominee) may request the council to make changes to the plan. After the council makes any changes and adopts the plan, the council can levy the contributions rate above the cap, as calculated under the adopted plan.

This is the third time that IPART is reviewing CP24. We previously reviewed and made recommendations for CP24 (2018), which has since been updated by the council.

We assessed CP24 (2022) against the Department of Planning and Environment's (DPE) [Practice Note](#) criteria:

1. Public amenities and services in the plan are on the **essential works list** as identified within the Practice Note.
2. Public amenities and services are reasonable in terms of **nexus** (i.e. there is a connection between the development and demand created).
3. Development contribution is based on a **reasonable estimate of the cost** of the public amenities and services.
4. Public amenities and services can be provided within a **reasonable timeframe**.
5. Development contribution is based on a **reasonable apportionment** between:
 - a. existing and new demand for the public amenities and services, and
 - b. different types of development that generate new demand for the public amenities and services (e.g. different types of residential development such as detached dwellings and multi-unit dwellings, and different land uses such as residential, commercial, and industrial).
6. Council has conducted appropriate **community liaison** and publicity in preparing the contributions plan.
7. **Other matters** IPART considers relevant.

Our assessment involved reviewing the contributions plan and supporting documentation, including the works schedule, strategic studies, consultant reports, and correspondence with the council. For more details on our assessment approach, please see our [Information Paper](#).

The remaining sections of this Draft Report provide a background on CP24 (2022), our assessment of the plan, draft recommendations, and draft recommended contributions rates.

We are seeking feedback on our Draft Report and draft recommendations until 1 September 2023 (see below).

Seek Comment

1.	Council clarify whether 'signage' in 'public art and signage' costs are associated with public art interpretive signage or base level open space embellishment.	12
2.	Council provide more detail on the equipment/items that 'youth facilities' will include (items 974, 980, 984, and 985).	12
3.	Council provide more information on the design and components of pits and pipework in detention basins, bioretention cells and drainage lines (SE1.4, SE1.5, SE1.7, SE2.5, SE3.3, SE5.1, SE5.4, SE6.1, SE7.12, SE7.14, SE8.1, SE9.1). This will help us assess whether the costs of these items are reasonable.	17
4.	Council explain the high per-metre and increase in cost of half-width collector roads (SR3.2, SR5.2, and SR5.3).	18
5.	Stakeholders provide feedback on the design and method of the council's proposed LVI, including <ul style="list-style-type: none"> - use of a quarterly index as opposed to an annual index - LVI's relevance to the type and size of land the council needs to acquire - how well the proposed LVI would have performed in the past - any other issues. 	24
6.	Stakeholders provide feedback on our proposed options for applying the land value index to land not yet purchased.	25

Draft Recommendations

1.	Remove 'public art and signage' costs from open space embellishment costs. This will reduce costs by \$1.2 million.	12
2.	Update the cost of plan administration to be 1.5% of the revised total works costs.	20
3.	We consider that the use of an appropriately designed and applied LVI is reasonable.	23
4.	Blacktown City Council should set out an alternative method of escalating land purchase costs, should the proposed LVI series become unavailable or inapplicable.	24
5.	The LVI should only apply to 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.	25

3 The Schofields precinct and Contributions Plan No. 24

3.1 The Schofields precinct development

The Schofields precinct (the precinct) is a 465-hectare area within the Blacktown local government area (LGA), and is part of the North West Growth Area (NWGA) of Sydney. The precinct is bounded by the Richmond railway line to the east, Quakers Hill Parkway to the south, and Eastern Creek on the west and north sides (see **Figure 3.1**).

The area currently comprises urban and non-urban areas, farming lands, the former Schofields Aerodrome site and Nirimba Education Precinct.¹

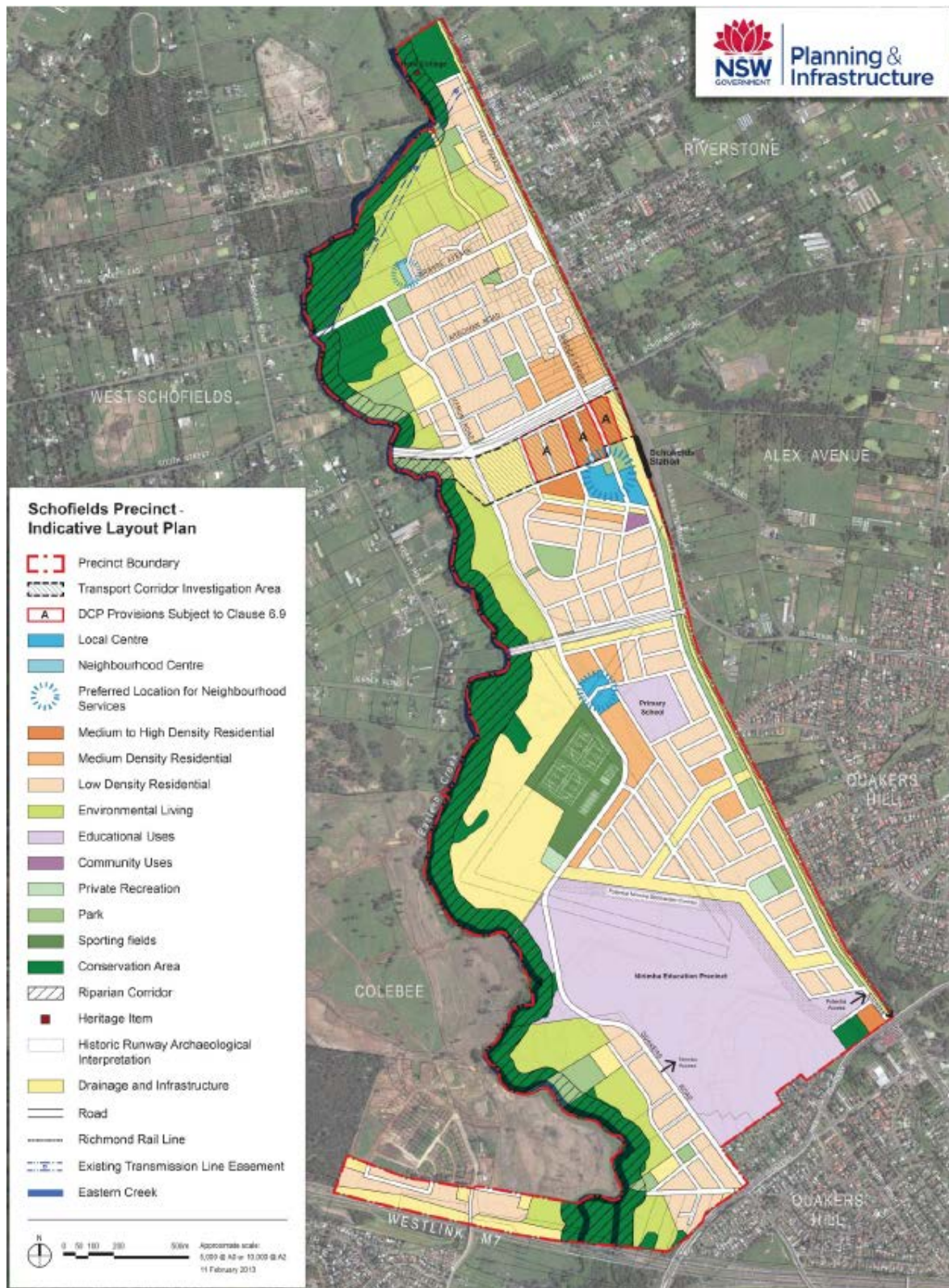
The precinct's land has been zoned for various uses to support its incoming population, including residential, educational, commercial/retail, community facility, open space, land conservation, stormwater management, road network and public infrastructure purposes.²

Initially, the Schofields precinct was projected to develop around 2,800 dwellings to support almost 8,200 new residents.³ Since our last review of CP24 (2018), planning proposals have increased the projected development to around 3,700 dwellings for almost 10,500 new residents.⁴

The precinct will also include 4.5 hectares of land for non-residential purposes, such as local and neighbourhood centres, and commercial/retail floor space (almost 2 hectares).

Development in Schofields has been ongoing since it first began in 2013, and the council expects it to continue for another 5 to 10 years. Approximately 89% of the Schofields precinct is either already developed or has had its development applications approved.⁵

Figure 3.1 Map of Schofields precinct



Source: Blacktown City Council, CP24 (2022), p 4.

3.2 Contributions Plan No.24 – Schofields precinct

To support development in the Schofields precinct, CP24 (2022) levies contributions for water cycle management facilities (referred to as stormwater works), traffic and transport management facilities, open space and recreation facilities and local conservation zones.

IPART completed its first review of the Blacktown City Council's initial CP24 plan in 2014.⁶ Following recommended adjustments the plan came into force in May 2015. The plan was further revised following a second IPART review in 2019 and came into force in August 2020.⁷

Blacktown City Council has again updated and exhibited CP24. Key updates in CP24 (2022) since our last review are:

- updated historical land acquisition and construction costs with actual data where available
- new cost estimates for works and land yet to be acquired based on valuations and quantity surveyor reports
- proposed adoption of a Land Value Index (LVI) for escalating contributions rates for land purchases
- updated population estimates based on recent planning proposals.

The post exhibition plan was submitted to IPART for review in November 2022. Blacktown City Council has indicated its intention to adopt the plan following receipt of the Minister's advice following IPART's assessment.⁸

3.3 Items included in CP24 (2022)

CP24 (2022) includes total development contributions of almost \$323.5 million, which cover the land, works and plan administration items associated with the development in the Schofields precinct.⁹

Stormwater works

The plan proposes to deliver \$73.7 million worth of stormwater works items within the Schofields precinct.

In summary, this includes landscaped and concrete channels, under road culverts, bioretention and detention basins, gross pollutant traps (GPTs) as well as trunk and drainage pipework and pits of various diameters and sizes. The full list of stormwater infrastructure items and associated costs are listed in **Table 4.2**

Transport works

CP24 (2022) proposes to deliver \$22.7 million worth of transport works items within the Schofields precinct.

In summary this includes 8 collector roads and 2 local roads, slip lanes, shared paths, a foot bridge, traffic signals, bus shelters, and roundabouts to manage changes to pedestrian and vehicular traffic within the precinct. The full list of transport infrastructure items and associated costs are listed in **Table 4.3**.

Open space embellishment

CP24 (2022) proposes \$48.5 million to embellish 18 parks including local parks, a neighbourhood park, basin parks, a linear park and a district park.

The open space embellishment items in CP24 (2022) include landscaping works including playgrounds, sporting fields, amenities, at-grade carparking and fencing. The full list of items and associated costs are listed in **Table 4.4**.

Land

CP24 (2022) includes \$175.5 million of land costs to acquire 76.3 hectares of land (mostly within the precinct).¹⁰ The council has already acquired \$74.8 million of land and is yet to acquire the remaining \$100.7 million of land.¹¹ Land acquisitions are planned to allow for stormwater infrastructure, traffic and transport management, open space, community facilities and a conservation zone.¹² The full list of items and associated costs are listed in **Table 4.5**.

Plan administration

CP24 (2022) includes a plan preparation and administration cost of \$2.2 million. This is based on 1.5% of the total revised construction cost, consistent with the approach adopted in previous plans.

Indexation

CP24 (2022) proposes 2 indexes to be applied to the base contribution rates at the time of payment. These are:

- the Consumer Price Index (CPI), which is applied to the base contribution rate for works
- a bespoke Land Value Index (LVI) for the North West Growth Area, which would be applied to the base contributions rate for land.

3.4 Contribution rates in CP24 (2022)

CP24 (2022) levies contributions to each development based on the relevant apportionment of the total costs of the land, works and plan administration items (where relevant) required to service the development. Costs are divided into 5 categories i.e. water management (including stormwater quality and quantity), traffic management, open space, community facilities and a combined precinct facility.

Total costs are converted to unit amounts based on area or population, and applied to developments based on the characteristics of that development:

- by area (**\$/hectare**) for water management and non-residential traffic management
- by population (**\$/person**) for all other items.¹³

Council's application sets out its proposed contribution rates for residential dwellings. **Table 1** below compares the council's proposed contributions rates with those in the previous plan, and that currently still apply.

Table 1 Comparison of CP24 2018 and 2022 contributions rates

Type of development	Density (dwellings/ha)	Occupancy (persons/dwelling)	2018 IPART-approved contribution rate (\$)	2022 proposed contribution rate (\$)	Difference (\$)	Difference (%)
Low density (Eastern catchment)	12.5	2.9	106,338	131,254	24,916	23%
Low density (Eastern catchment)	15	2.9	93,850	116,984	23,134	25%
Medium density (Eastern catchment)	25	2.7	63,180	80,248	17,068	27%
Medium density (Eastern catchment)	30	2.7	57,523	73,890	16,367	28%
High density (Eastern catchment)	40	2.7	50,453	66,012	15,559	31%
High density (Eastern catchment)	45	2.7	48,096	63,356	15,260	32%
Low density (West catchment 1)	15	2.9	71,685	84,702	13,017	18%
Low density (West catchment 2)	15	2.9	49,459	45,739	-3,720	-8%

Source: IPART, [CP24 Final Report](#), 2019, pp 11-12; BCC, CP24 works schedule.

4 Assessment of CP24 (2022)

This section provides our assessment of *Contributions Plan No. 24 – Schofields Precinct (2022)* (CP24 (2022)) from Blacktown City Council (the council) against the Practice Note criteria. It includes our assessment of each infrastructure category, issues relating across all categories, and our draft recommendations.

4.1 Overview of assessment

We assessed CP24 (2022) against criteria in the Department of Planning and Environment’s (DPE) [Practice Note](#). For more details on our assessment approach, please see our [Information Paper](#).

We found that CP24 (2022) meets most of the Practice Note criteria. **Table 4.1** shows a summary of our assessment of each infrastructure category and issues relating across all categories.

Table 4.1 Summary of our assessment of CP24 (2022)

Criteria	Stormwater	Transport	Open space	Community facility	Land	Cross-category
Essential works list	Demonstrated	Demonstrated	Partially demonstrated			
Nexus	Demonstrated	Demonstrated	Demonstrated	Demonstrated		
Reasonable cost	Partially demonstrated	Partially demonstrated	Demonstrated		Demonstrated	
Apportionment	Demonstrated	Demonstrated	Demonstrated	Demonstrated		
Timing	Demonstrated					
Consultation	Demonstrated					
Other matters						Partially demonstrated

The sections below provide our detailed assessment against each Practice Note criteria for all infrastructure works and land costs in CP24 (2022).

4.2 Essential works list

4.2.1 Stormwater works

Blacktown City Council has proposed \$73.7m of stormwater management infrastructure in CP24 (2022), and \$81.9m of associated land acquisitions.¹⁴ We have determined that the proposed stormwater infrastructure is for the purpose of managing water quantity and quality within the development area and is consistent with the essential works list in the Practice Note.

It includes bioretention basins, detention basins, gross pollutant traps, culverts, channels, pits, flow diversion and drainage lines. The purpose of each of the stormwater works items included within is for stormwater management. Our review of the proposed stormwater infrastructure works items within CP24 (2022) has not identified any items that are inconsistent with the essential works list set out in the 2019 Practice Note (land and facilities for stormwater management).

Within some of these items, subitems such as landscaping, and access paths have been included within the costs. We consider these subitems are for the purpose of effective and safe operation and maintenance of the stormwater works and are therefore part of the stormwater infrastructure. For the full set of stormwater infrastructure see **Table 4.2**.

4.2.2 Transport works

Blacktown City Council has proposed \$22.7 million worth of transport works items in CP24 (2022), and an associated \$9.5m of associated land acquisitions.¹⁵ This includes 8 collector roads and 2 local roads, slip lanes, shared paths, a foot bridge, traffic signals bus shelters, and roundabouts to manage changes to pedestrian and vehicular traffic within the precinct.

We have determined that the transport infrastructure proposed in CP24 (2022) meets the description in the 2019 Practice Note of "land and facilities for transport". It is consistent with the examples (i.e. road works, traffic management and pedestrian and cyclist facilities) and does not include carparking. Therefore, the transport infrastructure satisfies the essential works list criteria. For the full set of transport infrastructure see **Table 4.3**.

We note that the council has removed SR3.1 (West Parade local road half width, north of Westminster Street railway overbridge) from CP24 (2022), as the road is now part of the Transport for NSW (TfNSW) Denmark Link Road Project.¹⁶

4.2.3 Open space embellishment

CP24 (2022) proposes \$48.5 million to embellish 18 parks including local parks, a neighbourhood park, basin parks, a linear park and a district park. The provision of open space will require acquiring \$73.7m of land.¹⁷ For the full set of open space items see **Table 4.4**.

The open space embellishment items in CP24 (2022) include landscaping works including playgrounds, sporting fields, amenities, at-grade carparking and fencing, which are consistent with the examples outlined in the Practice Note.

However, we do not consider 'public art and signage' as base level embellishment that is required to deliver secure and suitable open space. We recommend that the council remove 'public art and signage' costs from the plan. This would reduce open space costs by \$1.2 million. We are also seeking the council to clarify whether 'signage' is associated with public art interpretive signage or if it is required for base level open space embellishment.

Draft Recommendation

- 1. Remove 'public art and signage' costs from open space embellishment costs. This will reduce costs by \$1.2 million.

Seek Comment

- 1. Council clarify whether 'signage' in 'public art and signage' costs are associated with public art interpretive signage or base level open space embellishment.

The contributions plan proposes to include 'youth facilities' within its basin and local parks (i.e. items 974, 980, 984, and 985). The total cost of these proposed youth facilities is almost \$1.2 million. The plan does not provide detail on what equipment the youth facilities will include. For instance, if the youth facilities plan to provide skate parks and BMX tracks, they would not meet the essential works criteria. We require further detail from the council on what equipment or items the youth facilities plan to include to assess the essential works criteria.

Seek Comment

- 2. Council provide more detail on the equipment/items that 'youth facilities' will include (items 974, 980, 984, and 985).

4.2.4 E2 conservation zone

The contributions plan includes the cost of works and land for an E2 conservation zone (Reserve 867). Reserve 867 is in the nearby Riverstone Precinct.

The Practice Note states that land and works for environmental purposes, such as the E2 conservation zone, are not essential works. The reserve serves an environmental purpose and is not required to meet the open space or other infrastructure needs of development in the Schofields Precinct. Normally, Reserve 867 would not meet the essential works list or nexus criterion.

However, our past assessments of the council's contributions plans found that the inclusion of Reserve 867 is reasonable, due to an agreement between DPE and the council.^a The agreement gives effect to the council's designation as the acquisition authority for the land, under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. Therefore, we consider that the inclusion of Reserve 867 in CP24 (2022) is reasonable.

^a For examples, see our assessments of CP21 Marsden Park, p 122; CP22 Rouse Hill, p 72; CP20 Riverstone and Alex Avenue, p 17.

4.3 Nexus

4.3.1 Stormwater works

We have determined that all the stormwater management infrastructure in CP24 (2022) are required by the new development in the Schofields Precinct (the precinct).

The nexus for stormwater management infrastructure is established by the *Water Cycle Management Strategy Report Incorporating WSUD Techniques* by J. Wyndham Prince (May 2012), and its review (*Review of Water Cycle Management Strategy* by Opus International Consultants (November 2012)).¹⁸

Clarification of items SE1.4, SE5.7, SE5.11 & SE9.3

The contributions plan includes stormwater management works that were not previously included in CP24 (2018). The new works included are SE1.4 (Elgin street drainage extension works) and SE9.3 (600mm drainage line). We consider that SE1.4 and SE9.3 meet the nexus criteria, based on the council's explanations.

During our assessment, the council clarified that SE1.4 includes 2 trunk drainage lines that are required to convey flows from the current outlet at Elgin Street to Grange Avenue. The council confirmed that its Indicative Layout Plan (ILP) requires the road extension from Elgin Street to Grange Avenue, and that the trunk drainage culvert along this new road would be the most efficient outcome.

The council also clarified that SE9.3 is required to take flow along Arkell Street and Dunley Avenue to the proposed basin site. The council explained the original preliminary design envisaged diverting flows from the catchment draining to Voysey Close to the basin near the western end of Voysey Close. However, investigations through the design development phase identified level and utility constraints, which precluded this option from working.

Also, IPART's review of CP24 (2018) recommended removing the works cost for SE5.7 (20m wide landscaped open channel) and land cost for SE5.11, as nexus was not established. These items have not been removed from CP24 (2022). Based on the council's explanations, we consider that SE5.7 and SE5.11 meet the nexus criteria.

During our assessment of CP24 (2022), the council clarified that the SE5.7 reference has been reallocated to a new channel. The council explained that SE5.7 (which is located at the since removed detention basin SE5.2) is required to convey design trunk drainage flows through the removed basin site.

The council also explained that it is required to acquire the land for SE5.11 until the Stockland planning proposal unzones the land. The council stated that Stockland may require the land for some purpose in the future.^b The acquisition of SE5.11 land is subject to the Stockland planning proposal.

^b The council cited a theoretical purpose of the land may be that water flowing underneath the rail line may need an outlet at this site for instance.

4.3.2 Transport works

We have determined that all the transport infrastructure in CP24 (2022) are required by the new development in the precinct.

The nexus for transport infrastructure is established by the *Schofields Precinct Transport and Access Strategy* and *Burdekin Road Link Study Final Report* (June 2011), both by AECOM.¹⁹

New item SR7.1

The contributions plan includes transport infrastructure that was not previously included in CP24 (2018). The plan includes SR7.1 (Elgin Street extension, full width local road connecting Elgin Street to Grange Avenue, through drainage item SE1.4). We consider that SE7.1 meets the nexus criteria, based on the council's explanation.

During our assessment, the council clarified that as part of its reduced basin strategy, treatment areas and associated acquisition will be relocated to either side of the road extension. The council explained that the road is included in CP24 (2022) because its location is the most flood prone area and will not have any development fronting it.

IPART's review of CP24 (2018) recommended that the council review how a higher anticipated development yield and major planning proposals may impact the demand for transport infrastructure. During our assessment of CP24 (2022), the council explained that the Defence Housing Australia and Stockland planning proposals have not produced any significant changes to the demand for transport infrastructure.

4.3.3 Open space embellishment

We have determined that the open space infrastructure included in CP24 (2022) are required by the new development in the precinct.

The nexus for open space infrastructure is established by the *Demographic and Social Infrastructure Assessment – Schofields Precinct* report by Elton Consulting (July 2011).²⁰

IPART's review of CP24 (2018) recommended that the council review how a higher anticipated development yield may impact the demand for open space infrastructure. During our assessment of CP24 (2022), the council explained that the Defence Housing Australia and Stockland planning proposals have not produced any significant changes to the demand for open space infrastructure.

4.3.4 Community facility

The contributions plan includes land for a local neighbourhood centre and a district aquatic facility. The district aquatic facility is in Marsden Park and will serve residents across 6 precincts, including the Schofields Precinct.²¹

We have determined that the land for community facilities in CP24 (2022) are required by the new development in the precinct.

The nexus for community facilities land is established by the *Demographic and Social Infrastructure Assessment – Schofields Precinct* report by Elton Consulting (July 2011).²²

4.4 Reasonable cost

4.4.1 Stormwater works

We have determined that most of the costs for stormwater management works in CP24 (2022) are reasonable. The costs for stormwater management works in CP24 (2022) are shown in **Table 4.2**.

Table 4.2 Costs for stormwater management works in CP24 (2022) (\$Jun22)

Item no.	Description of works	Cost
SE11	Open channel variable width, land acquisition only	-
SE12	20m wide landscaped open channel	712,548
SE13	1200mm diameter culvert under Grange Avenue	122,971
SE14	Elgin street drainage extension works	779,000
SE15	Bio-retention located in detention basin	2,436,941
SE16	Gross pollutant trap at inlet to basin	296,300
SE17	1500mm diameter trunk drainage line 100-year ARI capacity	1,409,299
SE21	Detention basin outlet low flow pipe and overland flow path	79,666
SE22	Detention basin	716,995
SE23	Bio-retention located in detention basin	185,256
SE24	Gross pollutant trap at inlet to basin	99,147
SE25	Stand-alone bio-retention including GPT	989,285
SE31	Stand-alone bio-retention including GPT	378,222
SE32	Stand-alone bio-retention including GPT	325,174
SE33	Stand-alone bio-retention including GPT	1,383,957
SE41	Detention basin outlet low flow pipe and overland flow path	237,338
SE42	Detention basin	1,518,565
SE43	Bio-retention located in detention basin	1,070,297
SE44	Gross pollutant trap at inlet to basin	237,284
SE51	Detention basin outlet low flow pipe and overland flow path	203,123
SE52	Part detention basin	572,832
SE53	3x2700x1500mm culvert under future road	528,212
SE54	Bio-retention located in detention basin	2,684,808
SE55	Gross pollutant traps at inlet to basin	451,428
SE56	Drainage line 1500mm diameter	103,019
SE57	20m wide landscaped open channel	2,684,000
SE61	Detention basin outlet low flow pipe and overland flow path	538,158
SE63	Bio-retention located in detention basin	1,254,951
SE64	Gross pollutant traps at inlet to basin	203,261
SE65	3x2700x1200mm culvert under future road	645,946

Item no.	Description of works	Cost
SE6.6	30m wide landscaped open channel	1,301,086
SE6.7	1200mm diameter trunk drainage line	341,385
SE6.8	1650mm diameter trunk drainage line	211,187
SE6.9	3x1800x1200mm diameter trunk drainage line	705,267
SE7.1	Basin outlet channel 51m wide	783,092
SE7.10	3x3000x1200mm culvert under future road	689,152
SE7.11	40m wide landscaped open channel	3,451,776
SE7.12	Bio-retention located in detention basin	2,278,923
SE7.13	Gross pollutant traps at inlet to basin	317,009
SE7.14	1200mm diameter treatable flow diversion line	1,892,187
SE7.15	Gross pollutant traps at inlet to channel	148,003
SE7.2	51m wide landscaped open channel	12,890,220
SE7.4	3x3600x2100+2x3600x1500mm culvert under future road	2,683,632
SE7.5	50m wide landscaped open channel	12,401,344
SE7.6	7x3300x1500mm culvert under future road	1,481,365
SE7.8	5x3000x1200mm culvert under future road	1,076,202
SE8.1	Stand-alone bio-retention including outlet pipeline	2,225,835
SE8.2	Gross pollutant trap at inlet to bio-retention	180,664
SE9.1	Stand-alone bio-retention including outlet pipeline	3,124,509
SE9.2	Gross pollutant trap at inlet to bio-retention	294,004
SE9.3	600mm drainage Line	141,000
SEW1.2	Nominal bio-retention in basin to be provided by development	94,291
SEW1.3	Nominal gross pollutant trap at inlet to basin to be provided by development	80,609
SEW2.1	Nominal Detention basin to be provided as part of development	421,056
SEW2.2	Nominal bio-retention in basin to be provided by development	77,300
SEW2.3	Nominal gross pollutant trap at inlet to basin to be provided by development	85,680
SEW3.1	Nominal detention basin to be provided as part of development	1,325,592
SEW3.2	Nominal bio-retention in basin to be provided by development	77,301
SEW3.3	Nominal gross pollutant trap at inlet to basin to be provided by development	85,680
Total		73,713,334

Source: Blacktown City Council (BCC), CP24 (2022) works schedule.

The council included the actual costs it has incurred to deliver stormwater management works. The council also engaged an independent quantity surveyor to estimate the costs for stormwater management works that are yet to be delivered.

We gave weight to the use of a suitably qualified quantity surveyor in support of the council's costings for stormwater. We also compared the cost estimates for stormwater management works in CP24 (2022) with IPART's 2014 benchmark costs and Rawlinson's construction costs, indexed to the base date of the plan (June 2022).

We found that most of the stormwater costs are reasonable. However, we are seeking additional information from the council on the design and components of pits and pipework found in detention basins, bioretention cells and drainage lines (items SE1.4, SE1.5, SE1.7, SE2.5, SE3.3, SE5.1, SE5.4, SE6.1, SE7.12, SE7.14, SE8.1, SE9.1). This information will help us assess whether pits and pipework costs are reasonable. The total proposed cost of pits and pipework in CP24 (2022) is around \$6.2 million, and we have limited information to assess about \$3.4 million of these costs. Pits and pipework account for 10 to 20% of total costs for detention basins, bioretention cells and drainage lines.

Seek Comment



3. Council provide more information on the design and components of pits and pipework in detention basins, bioretention cells and drainage lines (SE1.4, SE1.5, SE1.7, SE2.5, SE3.3, SE5.1, SE5.4, SE6.1, SE7.12, SE7.14, SE8.1, SE9.1). This will help us assess whether the costs of these items are reasonable.

4.4.2 Transport works

We have determined that most of the costs for transport works in CP24 (2022) are reasonable. The costs for transport works in CP24 (2022) are shown in **Table 4.3**.

Table 4.3 Costs for transport works in CP24 (2022) (\$Jun22)

Item no.	Description of works	Cost
SR1.1	Collector road. Grange Avenue to Schofields road extension, roundabout at Grange Avenue	4,904,732
SR1.2	Major collector road. Schofields Road extension to Burdekin Road extension	2,377,034
SR2.1	Collector road. Douglas Road to Quakers Hill Parkway	1,455,956
SR2.3	Collector road. Nirimba Education Precinct	509,059
SR3.2	Collector road half width, Grange Avenue to Westminster Street railway overbridge	2,758,472
SR4.1	Construction of shared path 2.5m wide to Eastern Creek north of Nirimba Education Precinct	326,000
SR4.2	Foot bridge. Eastern Creek north of Nirimba Education Precinct half cost only	417,000
SR4.4	Traffic signal at intersection of Nirimba Drive and Douglas Road	2,304,794
SR4.5	Lefthand Slip Lane into Eastern Road From Quakers Hill Parkway. Lefthand Slip Lane from Eastern Road Into Quakers Hill Parkway. Costs have been apportioned (50%) between CP17 & CP24 (Total cost \$324,000).	162,000
SR5.1	Collector road. Eastern Creek to east of Argowan Road	3,246,331
SR5.2	Collector road half width, southern side of Grange Avenue fronting basin SE1.4	797,925
SR5.3	Collector road half width, northern side of Grange Avenue fronting channel SE1.2	366,759
SR6.1	Full width local road between drainage item SE9.1 and open space	551,000
SR7.1	Full width local road connecting Elgin St to Grange Ave through drainage item SE1.4	1,052,000
M9	Allow for shelters at 8 locations nominated in DCP schedule	684,000
M10	Additional roundabout at Bridge Street and Grange Avenue	769,000
Total		22,682,062

Source: BCC, CP24 (2022), p 58.

The council included the actual costs it has incurred to deliver transport works. The council also engaged an independent quantity surveyor to estimate the costs for transport works that are yet to be delivered.

We compared the cost estimates for transport works in CP24 (2022) with IPART's 2014 benchmark costs (indexed to the base date of the plan), Rawlinson's construction costs, and previous IPART-approved plans. We found that the cost of half-width collector roads (items SR3.2, SR5.2, and SR5.3) incur a relatively high per-metre cost and have increased from CP24 (2018). The total cost of these 3 items is \$3.9 million. We are seeking more information from the council to explain the relatively high cost of half-width collector roads in CP24 (2022).

Seek Comment



- 4 Council explain the high per-metre and increase in cost of half-width collector roads (SR3.2, SR5.2, and SR5.3).

4.4.3 Open space embellishment

We have determined that the costs for open space embellishments in CP24 (2022) are reasonable. The costs for open space embellishments in CP24 (2022) are shown in **Table 4.4**.

Table 4.4 Costs for open space embellishments in CP24 (2022) (\$Jun22)

Item no.	Description of embellishments	Cost
971	Local park including playground and landscaping	882,210
972	Linear park including landscaping	56,058
973	Local park with landscaping	676,488
974	Basin park with landscaping (3.3835ha)	1,511,061
975	Linear park including landscaping	62,058
976	Local park with playground and landscaping	1,331,553
977	Basin park with landscaping (1.4513ha)	1,945,930
978	Neighbourhood park including playground and landscaping	1,199,936
979	Linear park including landscaping	83,969
981-983	Local parks including playgrounds and landscaping	1,510,420
984	Village park-Local park including landscaping	1,259,296
985	Village park-Local park including landscaping	1,143,179
986	Linear park including landscaping	90,235
987	Local park with playground and landscaping	999,108
988	Basin park with landscaping	542,846
989	Basin park with landscaping (2.8402ha)	1,758,995
486	Existing park (Oban Street, Schofields) with fencing and landscaping	920,093
980	District Park including playing fields, amenities, lighting, car park, playground, pathway, fencing and landscaping	32,539,583
Total		48,513,018

Source: BCC, CP24 (2022) works schedule.

The council included the actual costs it has incurred to deliver open space embellishment. The council also engaged an independent quantity surveyor to estimate the costs for open space embellishments that are yet to be delivered.

We compared the cost estimates for open space embellishment in CP24 (2022) with IPART's 2014 benchmark costs and Rawlinson's construction costs, indexed to the base date of the plan (June 2022). We found that the costs of open space embellishment were reasonable.

4.4.4 Land

The contributions plan includes a total land cost of \$175.5 million²³, which is around half of the total costs in the plan. The council has already acquired \$74.8 million of land²⁴ and is yet to acquire the remaining \$100.7 million of land.

Table 4.5 Costs for land in CP24 (2022) (\$Jun22)

Item/catchment	Land size (ha)	Total cost
Stormwater		
Eastern Creek	41.23	79,978,065
Eastern Creek - West 1	0.49	1,210,083
Eastern Creek - West 2	0.27	719,337
Transport		
Schofields	2.12	7,259,275
Nirimba Drive - Quakers Hill Tavern	0.09	2,201,000
Open space		
Eastern Creek	17.42	53,679,873
Schofields (District facility)	12.82	20,053,677
Community facilities		
Schofields	0.45	4,608,000
Combined precinct facility		
Conservation zone (Riverstone)	1.10	2,627,073
Aquatic facility (Marsden Park)	0.35	3,154,000
Total	76.34	175,490,383

Source: BCC, CP24 (2022) works schedule.

We found that all land costs in the plan are reasonable. The council engaged Lunney Watt & Associates to prepare land cost estimates to be applied to land that is not yet acquired. The land cost estimates were determined in November 2021 based on recent relevant sales evidence. The estimates are based on average values per square metre for each land zoning type. The council applied the land cost estimates for constrained (no urban development potential), R2 (low density residential), R3 (medium density residential), B2 (local centre), and environmental living zonings to land that is not yet acquired.

4.4.5 Plan administration

We have determined that it is reasonable for the plan administration cost to be 1.5% of the works costs in CP24 (2022), which is the industry standard. Consequently, we recommend that the council update the plan administration cost to be 1.5% of the updated works costs after our recommendations.

Draft Recommendation



2. Update the cost of plan administration to be 1.5% of the revised total works costs.

4.5 Apportionment

4.5.1 Stormwater works

We have determined that the apportionment of stormwater management infrastructure in CP24 (2022) is reasonable.

The Schofields Precinct contains 3 drainage catchment areas (i.e. Eastern Creek, Eastern Creek West 1, and Eastern Creek West 2). The contributions plan states that the stormwater *quantity* management approach is similar across different land use types. Therefore, the plan apportions stormwater quantity works across the 3 drainage catchment areas.²⁵

The stormwater *quality* management approach differs depending on the land use type. The plan states that low-density residential land will use treatment measures on a regional scale. Higher-density residential, commercial, and industrial land will use on lot treatment measures, and minor additional regional measures to treat stormwater from precinct roads. Therefore, the plan apportions stormwater quality work costs across 100% of low-density residential land and across 25%^c of other developable land.²⁶

Stormwater management infrastructure is apportioned on a per hectare basis.

4.5.2 Transport works

We have determined that the apportionment of transport infrastructure in CP24 (2022) is reasonable. This includes the apportionment of *CP17 – Quakers Hill Commercial Precinct's* (CP17) transport infrastructure to CP24 (2022).

The transport infrastructure in CP24 (2022) are apportioned across the Eastern Creek catchment area (i.e. does not include the Eastern Creek West 1 or 2 catchment areas).²⁷ The infrastructure is apportioned between residential development (on a per person basis) and non-residential development (on a per hectare of net developable area basis).

^c The contributions plan states that the 25% portion represents the public roads that will not be serviced by on lot stormwater treatment.

The contributions plan also includes the cost of transport infrastructure from CP17. The Quakers Hill contributions plan apportions 50% of the cost of an intersection upgrade (between Quakers Hill Parkway and Eastern Road) to CP24 (2022). The *Schofields Precinct Transport and Access Strategy* determined that this intersection upgrade was necessary due to increased traffic volume from the Schofields Precinct.²⁸

4.5.3 Open space embellishment

We have determined that the apportionment of open space infrastructure in CP24 (2022) is reasonable.

The contributions plan apportions open space infrastructure to residential development on a per person basis. The cost of the district park is apportioned across the entire precinct.²⁹ The costs of the remaining open space embellishments are apportioned across the Eastern Creek catchment area (i.e. does not include the Eastern Creek West 1 or 2 catchment areas).³⁰

4.5.4 Community facility

We have determined that the apportionment of land for community facilities in CP24 (2022) is reasonable.

The land for the local neighbourhood centre is apportioned across the Schofields Precinct, to residential development on a per person basis.

The land for the district aquatic centre is apportioned across 6 precincts including the Schofields Precinct, to residential development on a per person basis.

IPART's review of CP24 (2018) recommended that the district aquatic facility's apportionment should be based on updated population estimates for each precinct. We have determined that the aquatic facility's apportionment is based on the most recent population estimates for each precinct.

4.5.5 E2 conservation zone

The land for Reserve 867 is apportioned across 10 precincts including the Schofields Precinct, to residential development on a per person basis.

IPART's review of CP24 (2018) recommended that Reserve 867's apportionment should be based on updated population estimates for each precinct. We have determined that Reserve 867's apportionment is based on updated population estimates for each precinct.

4.6 Timing of infrastructure delivery

We consider that the council's timing of infrastructure delivery is appropriate. The council states it will prioritise delivering infrastructure based on the progress of development and receipt of contributions funds.³¹ The council states the priority of works as firstly stormwater management, followed by transport, open space, and combined precinct facilities. The contributions plan shows the indicative timing of works in 5-year periods i.e. 2022-27 and 2028-2038. The council also outlines factors that may influence the timing of land acquisitions, such as hardship provisions and negotiations.

4.7 Community consultation

We have determined that the council's community consultation process meets the Practice Note requirement.

Blacktown City Council [consulted with its community on CP24 on its website](#), from 15 August to 11 September 2022.³² The council also emailed 2 large developers in the Schofields Precinct (Stockland Developments and Defence House Australia).³³ The council noted a further proposed revision to CP24 during the consultation to correct a formula error.³⁴

4.8 Unimproved land value index

Council proposes to apply a land value index

The council is proposing to use a land value index (LVI) in CP24 (2022) to reflect the change in the value of the land it needs to deliver community infrastructure. In its IPART application, the council cites the EP&A Regulation [clause 32\(b\)\(ii\)](#) (now clause 215(5)(b), with minor amendments) which allows the council to update the contributions rates by index figures in adopted contributions plans:

A council may make... changes to the rates of [section 7.11 monetary] development contributions set out in the plan to reflect quarterly or annual variations to... index figures prepared by or on behalf of the council from time to time that are specifically adopted by the plan.

The council engaged CoreLogic to produce and publish a quarterly [Unimproved LVI for the NWGA](#). The council stated that the LVI is a measure of the change in underlying land values^d for detached housing for various geographic boundaries. The council stated that CoreLogic's hedonic model^e only factors land area and location attributes, to control for the impact of various attributes to changes in observed market sales prices.³⁵ CoreLogic engaged Glenwood Capital to peer review its LVI. Glenwood Capital determined that the LVI estimate uses a comprehensive dataset that allows reliable indices for the NWGA.³⁶

^d 'Unimproved land value' is the estimated value of the underlying land which a property is built upon, excluding any improvements on the land, such as the dwelling itself and other structures (e.g. swimming pools, carports, etc.). This is distinct from the market value of the property, which accounts for both improvements and unimproved land.

^e The pricing of a good in a hedonic model is determined by the characteristics of both the good and its surrounding environment.

A LVI may better reflect changes in land values than CPI

Over recent years, changes in land values have varied significantly from the changes in prices, as measured through the Australian Bureau of Statistics' (ABS) Consumer Price Index (CPI). In general, the value of residential land has grown much faster than the CPI.^f This discrepancy between CPI and land values can ultimately mean council does not receive enough revenue from contributions to fully fund the land required to service the development, depending on:

- on how much land councils need to acquire to deliver essential infrastructure to new developments
- how the forecast costs of that land have been estimated and escalated in the plan.

One way of setting contribution rates that reflect the changes in costs associated with difficult-to-forecast changes in land values is to escalate the costs of land within that plan using an LVI.

It is important however that the LVI used:

- reflects the changes in the value of the types of land that the council needs to acquire, and
- only applies to land it hasn't purchased yet.

We consider that the council's use of an LVI for the NWGA may be reasonable for application in this plan. We also consider that CoreLogic's hedonic method for establishing an Unimproved LVI also appears reasonable for this plan in this circumstance.

Draft Recommendation



3. We consider that the use of an appropriately designed and applied LVI is reasonable.

We are seeking feedback on council's proposed LVI

Nonetheless, we are conscious of the potential impact a LVI may have on the change in contribution rates. When we consider stakeholder feedback to our Draft Report, we will consider the following issues in particular:

1. Whether the use of a proposed **quarterly index** may introduce volatility in the LVI arising from seasonal factors or smaller sample sizes used in its derivation, relative to an annual index.^g
2. How well the proposed LVI reflects the **type and size of land** the council needs to acquire to deliver the infrastructure in its plan.

^f For instance, the [Valuer General's Report on Land Values at 1 July 2022](#) shows that the total value of land within North West Sydney increased by 27.9% over the 12 months to 30 June 2022 (see p 8).

^g The council proposes to use a 'quarterly' LVI to index base contribution rates (land). For comparison, Liverpool City Council indexes its land costs quarterly in its Austral and Leppington North contributions plan. [Camden Council publishes annual updates to its LVI on its website.](#)

3. How well the **LVI would have performed** in reflecting land council has already acquired in the precinct.^h
4. Any other issues that the council should consider in the application and design of its proposed LVI.

Seek Comment



5. Stakeholders provide feedback on the design and method of the council's proposed LVI, including
 - use of a quarterly index as opposed to an annual index
 - LVI's relevance to the type and size of land the council needs to acquire
 - how well the proposed LVI would have performed in the past
 - any other issues.

We will consider any feedback we receive before making our final recommendations to the Minister in the Final Report.

Council should make allowances for the LVI's availability

We note that the council's proposed LVI uses a commercial product. While we do not make any judgement about the provider of that product, we consider it prudent that the council include in the plan an alternative method of indexation should the proposed LVI no longer be available or applicable. This helps ensure that:

- the plan continues to make allowance for changes in the value of land to be purchased
- council's commercial interests and its ratepayers are protected.ⁱ

Draft Recommendation



4. Blacktown City Council should set out an alternative method of escalating land purchase costs, should the proposed LVI series become unavailable or inapplicable.

The LVI should only apply to future land purchases

The council proposes to apply the LVI to index its 'base contributions rate (land)'. The 'base contributions rate (land)' is the total of cost of:

- land already acquired (indexed by CPI), and
- estimated average cost of land not yet acquired
- divided by the estimated population or developable area.

^h This may include a 'hindcast' of the LVI compared to some measure of council's actual purchase costs for land within the precinct.

ⁱ Any shortfall of revenue arising from the inability to index land costs may have to be supplemented by council.

The council proposes to apply the LVI to the 'base contributions rate (land)' until the approval date of consent, and to the consent amount until the date of payment.³⁷

We consider that the LVI should only be applied to the costs of land **not yet acquired**. It is unreasonable to apply the LVI to the costs of land already acquired, since the value of those acquisitions have already been settled and indexed by CPI.

Draft Recommendation

- 5. The LVI should only apply to 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.

We have considered 2 ways that the council could apply the LVI to costs of land not yet acquired:

1. Split the 'base contribution rate (land)' into 2 categories i.e. 'land already acquired' and 'land not yet acquired'. Apply the CPI to the 'base contribution rate (land already acquired)' and the LVI to the 'base contribution rate (land not yet acquired)', at the approval date of a consent, and then to the date of payment. This will ensure that the LVI is reasonably applied only to costs of land not yet acquired and allow the council to recover sufficient funds in a timely manner. However, this approach may be too complex or increase the council's administration cost for collecting contribution payments.
2. Apply the CPI to cost of land already acquired. Apply the LVI to the total cost of land not yet acquired in the plan's works schedule. This is a simple way to reasonably apply the LVI only to costs of land not yet acquired. However, the council can only update the works schedule costs and contributions rate when it submits the plan to IPART for review, which usually occurs every few years. This might result in delayed indexation of land costs and over-recovery of contributions rates from developers towards the end of the plan. The council should consider how it can manage the risk of over- or under-recovery of contributions rates in the future.

We are seeking feedback on our proposed options for applying the LVI to help determine which is the most accurate and practical method.

We intend to review and update our general guidance on how councils should seek to recover land costs through infrastructure contributions. We will consult with all relevant stakeholders, including councils, as part of that review.

Seek Comment

- 6. Stakeholders provide feedback on our proposed options for applying the land value index to land not yet purchased.

4.9 Update on the Transport Corridor Investigation Area

IPART's review of CP24 (2018) recommended that the council update the apportionment of costs in CP24 when more information is available on the Transport Corridor Investigation Area. During our assessment of CP24 (2022), the council confirmed that there have not been any updates with the area.

4.10 Assessment against the EPA regulations and requirements

We have determined that CP24 (2022) contains most the information required by Clause 212 of the *Environmental Planning and Assessment Regulation 2021* (EPA). This clause requires the inclusion of certain information in a contributions plan for the purpose of establishing scope and location. A summary of our assessment of CP24 (2022) against the EPA clause is provided in **Table 6**.

Table 6.

Table 6 Assessment against EPA regulations and requirements

Subclause	Requirement	Location in CP (page no.)
1(a)	Purpose of the plan.	1-2
1(b)	Land to which the plan applies.	3
1(c)	The relationship between the expected types of development in the area to which the plan applies and the demand for additional public amenities and services to meet that development.	14, 21, 25-26, 28-29, 32
1(d)	The formulas to be used for determining the section 7.11 contributions required for different categories of public amenities and services.	19-20, 23-24, 27, 30-31, 32-33
1(e)	The section 7.11 contribution rates for different types of development, as specified in a schedule in the plan.	36, 70
1(f)	A map showing the specific public amenities and services proposed to be provided by the council,	44-45, 48-49, 51, 53, 55-57, 59-62, 65, 66, 68
1(g)	a works schedule that contains an estimate of their cost and staging (whether by reference to dates or thresholds).	46-67
1(h)	If the plan authorises monetary section 7.11 contributions or section 7.12 levies paid for different purposes to be pooled and applied progressively for those purposes, the priorities for the expenditure of the contributions or levies, particularised by reference to the works schedule.	11
2(b)	If a contributions plan authorises the imposition of a development levy condition, the plan must contain the method, if any, of adjusting the proposed cost of carrying out the development, after being determined by the consent authority, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day of the determination and the day by which the levy must be paid.	39
3	A contributions plan must contain information about the council's policy about the following— (a) the timing of the payment of monetary development contributions, (b) development levies, (c) the imposition of development contribution conditions or development levy conditions that allow deferred or periodic payment.	37-38, 40-41
4	A contributions plan that provides for the imposition of development contribution conditions or development levy conditions in relation to the issue of a complying development certificate must provide that monetary payments in accordance with the conditions must be made before the commencement of the building work or subdivision work authorised by the certificate	6

Subclause	Requirement	Location in CP (page no.)
5	In determining the section 7.11 contribution rates or section 7.12 levy percentages for different types of development, the council must take into consideration the conditions that may be imposed under section 4.17 (6)(b) of the Act or section 97 (1)(b) of the Local Government Act 1993.	N/A
6	A contributions plan may authorise monetary development contributions or development levies paid for different purposes to be pooled and applied progressively for the different purposes only if the council is satisfied that the pooling and progressive application will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.	11

5 Draft recommended contributions rates

Our draft recommended total costs and contribution rates for CP24 (2022) are set out in **Table 7** and **Table 8**.

Table 7 Draft recommended total costs for CP24 (2022) (\$Jun22)

Category	Cost
Stormwater management	156,726,520
Transport	32,482,568
Open space	121,756,264
Community facility	4,608,000
E2 conservation zone	3,503,671
Aquatic facility	3,154,000
Total	322,231,023

Source: IPART calculations.

Table 8 Draft recommended residential contributions rates for CP24 (2022) (\$Jun22)

Type of development	Density (dwellings/ha)	Occupancy (persons/dwelling)	Contributions rate
Low density	12.5	2.9	130,918
Low density	15	2.9	116,648
Medium density	25	2.7	79,935
Medium density	30	2.7	73,577
High density	40	2.7	65,699
High density	45	2.7	63,043
Low density (West catchment 1)	15	2.9	84,702
Low density (West catchment 2)	15	2.9	45,739

Source: IPART calculations.

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- 1 Blacktown City Council, Section 7.11 Contributions Plan No.24 – Schofields Precinct, p3.
 - 2 Blacktown City Council (BCC), CP24 (2022), pp 6-7.
 - 3 BCC, CP24 (2022), p 7.
 - 4 BCC, CP24 (2022), p 7.
 - 5 Blacktown City Council, Application for assessment of CP24, November 2022, p 4
 - 6 IPART, [Assessment of Blacktown City Council's Draft section 94 Contributions Plan No 24, Schofields Precinct](#), August 2014
 - 7 BCC, CP24 (2022), p 1.
 - 8 BCC, Application for assessment of a local infrastructure contributions plan Blacktown City Council Section 7.11 Contributions plan, No 24 – Schofields precinct November 2022, p 3.
 - 9 BCC, CP24 (2022), p69
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 - 17 BCC, CP24 works schedule.
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 - 32 BCC, [Draft Section 7.11 Contributions Plan No. 24 – Schofields Precinct](#), accessed 28 March 2023.
 - 33 BCC, CP24 (2022) IPART application, p 21.
 - 34 BCC, CP24 (2022) IPART application, p 21.
 - 35 BCC, CP24 (2022) IPART application, p 16.
 - 36 BCC, CP24 (2022) IPART application, pp 16-17.
 - 37 BCC, Response to IPART information request, 18 April 2023.