



**The Hon. Anthony Roberts MP**  
Minister for Planning  
Minister for Homes

IRF21/2661

Ms Carmel Donnelly  
Chair  
Independent Pricing and Regulatory Tribunal  
PO Box K35  
HAYMARKET POST SHOP NSW 1240

Via email: [ipart@ipart.nsw.gov.au](mailto:ipart@ipart.nsw.gov.au)

Dear Ms Donnelly

I am writing to request the Independent Pricing and Regulatory Tribunal (IPART) undertake a targeted assessment of the construction costs for six priority stormwater detention basins and associated soil disposal costs in Blacktown City Council's (Council's) Contribution Plans No. 20 Riverstone and Alex Avenue (CP20) and undertake a targeted assessment of the construction costs of one priority stormwater detention basin and associated soil disposal costs in No. 21 – Marsden Park (CP21).

As this request falls outside of IPART's terms of reference for assessing contributions plans, my office has sought the approval of the Office of the Premier for this assessment, attached to this letter (Attachment A).

This request relates to IPART's assessment of CP20 published in July 2016 and Recommendation 7 'That \$139.93 million of estimated soil disposal costs be removed from the cost of essential works for CP20 until the issue has been resolved to the Minister's satisfaction'.

The request also relates to IPART's assessment of CP21 published in August 2017 and Recommendation 10 'Blacktown City Council amend CP21 following the completion of its review of the South Creek catchment to implement any relevant findings in relation to stormwater management' and Recommendation 11 'Blacktown City Council remove \$95,464,177 in stormwater infrastructure costs'. The former Minister for Planning supported these recommendations. Council did not support these recommendations but adopted CP20 and CP21 so that they could be eligible for LIGS funding.

Council claim that the IPART costs that are now attributed to these stormwater basins do not provide enough funding to construct the stormwater basins and has made a request to include the construction costs of the seven priority stormwater detention basins and associated soil disposal costs associated back into the plans.

The scope of the targeted assessment would only include a review of revised costs for the construction of the seven priority stormwater detention basins and associated soil disposal costs (as detailed in Attachment B). My nominee would reissue their advice to Council if IPART finds these revised costs to be reasonable.

Your consideration of this request would be greatly appreciated. The NSW Government is keen to assist Council to resolve this matter to support the provision of stormwater detention basins in Marsden Park and Riverstone and Alex Avenue Precincts, which will unlock development potential in these precincts and allow the removal of numerous temporary stormwater basins.

Should you have any questions, you are welcome to contact Ms Liz Gonzalez Ibanez, Manager Infrastructure Planning, at the Department of Planning and Environment on 8275 1951.

Yours sincerely



**The Hon. Anthony Roberts MP**  
Minister for Planning  
Minister for Homes

Encl: Attachment A – Approval of the Office of the Premier for this arrangement  
Attachment B – Indicative contributions attributed to constructing seven priority stormwater basins in CP20 and CP21



**Dominic Perrottet MP**  
Premier of New South Wales

Ref: A5422953

The Hon Anthony Roberts  
Minister for Planning  
Minister for Homes  
52 Martin Place  
SYDNEY NSW 2000

Dear Minister, 

Thank you for your correspondence of 23 March 2022 regarding a proposed arrangement under which the Independent Pricing and Regulatory Tribunal will undertake a targeted assessment of certain construction costs in three of Blacktown City Council's local developer contributions plans.

I note the proposed arrangement is one-off arrangement that supplements the current arrangement approved by my predecessor on 14 November 2018, under which IPART provides assessment services to the Minister for Planning in respect of Reviewable Contributions Plans.

I approve the proposed arrangement as set out in your letter pursuant to section 9(2) of the *Independent Pricing and Regulatory Tribunal Act 1992*.

Thank you for taking the time to bring this matter to my attention.

Yours sincerely,



**Dominic Perrottet MP**  
Premier

21/6/22

**Attachment B**

**Table 1 Stormwater basin construction costs attributed to CP 20 and CP 21**

| CP 20 - Eastern Creek Catchment     |        |   | Original CP Value   | IPART amended CP Value | Gap under targeted assessment |
|-------------------------------------|--------|---|---------------------|------------------------|-------------------------------|
| Basin 1                             | E4.14  | Detention basin                                     | \$4,863,000         | \$1,504,000            | \$3,359,000                   |
|                                     | E4.15  | Bio-retention located in detention basin            | \$662,000           | \$447,000              | \$215,000                     |
| Basin 2                             | E14.1  | 1350mm Drainage line from Princes St to Basin E14.2 | \$361,000           | \$239,000              | \$122,000                     |
|                                     | E14.2  | Detention basin                                     | \$6,535,000         | \$1,595,000            | \$4,940,000                   |
| <b>Total</b>                        |        |   | <b>\$12,421,000</b> | <b>\$3,785,000</b>     | <b>\$8,636,000</b>            |
| CP 20 - First Ponds Creek Catchment |        |   | Original CP Value   | IPART amended CP Value | Gap under targeted assessment |
| Basin 3                             | F15.1  | Detention basin                                     | \$12,940,000        | \$3,351,000            | \$9,589,000                   |
|                                     | F15.2  | Bio-retention located in detention basin            | \$3,986,000         | \$2,001,000            | \$1,985,000                   |
| Basin 4                             | F19.1  | Detention basin                                     | \$14,693,883        | \$3,106,883            | \$11,587,000                  |
|                                     | F19.2  | Bio-retention located in detention basin            | \$932,000           | \$469,000              | \$463,000                     |
| Basin 5                             | F23.1  | Detention basin                                     | \$1,311,000         | \$934,000              | \$377,000                     |
|                                     | F23.2  | Bio-retention located in detention basin            | \$932,000           | \$469,000              | \$463,000                     |
| Basin 6                             | F24.1  | Detention basin                                     | \$3,062,701         | \$3,062,701            | \$0                           |
|                                     | F24.2  | Bio-retention located in detention basin            | \$1,994,000         | \$1,001,000            | \$993,000                     |
| <b>Total</b>                        |        |   | <b>\$39,851,584</b> | <b>\$14,394,584</b>    | <b>\$25,457,000</b>           |
| CP 21 - Marsden Creek Catchment     |        |   | Original CP Value   | IPART amended CP Value | Gap under targeted assessment |
| Basin 7                             | MM 2.0 | Detention basin                                     | \$25,318,000        | \$5,392,568            | \$19,925,432                  |
|                                     | MM 2.6 | 21.4m landscaped channel Wide open                  | \$2,830,000         | \$1,451,290            | \$1,378,710                   |
|                                     | MM 2.9 | 28.6m landscaped channel Wide open                  | \$871,725           | \$824,186              | \$47,539                      |
| <b>Total</b>                        |        |   | <b>\$29,019,725</b> | <b>\$7,668,044</b>     | <b>\$21,351,681</b>           |
| <b>Grand Total</b>                  |        |   | <b>\$81,292,309</b> | <b>\$25,847,628</b>    | <b>\$55,444,681</b>           |

**Table 2 Indicative Contributions per dwelling CP 20 Riverstone and Alex Ave Precincts (Eastern Creek Catchment)**

| Density (Dwellings per ha)   | 15             | 25             |
|--|----------------|----------------|
| Eastern Creek Catchment- 2015 original plan  | \$82,235       | \$54,775       |
| Eastern Creek Catchment- 2015 plan IPART approved  | \$69,197       | \$48,030       |
| Eastern Creek Catchment- plan 2015 Plan targeted review<br>(revised cost for E4.14, E4.15, E14.1, E14.2) | \$71,536       | \$49,396       |
| <b>Increase from IPART Approved Plan under proposed targeted review</b>                                  | <b>\$2,339</b> | <b>\$1,366</b> |

**Table 3 Indicative Contributions per dwelling CP 20 Riverstone and Alex Ave Precincts (First Ponds Creek Catchment)**

| Density (Dwellings per ha)   | 15             | 25             |
|--|----------------|----------------|
| First Ponds Creek Catchment -2015 Plan   | \$85,407       | \$56,610       |
| First Ponds Creek Catchment- 2015 Plan IPART approved                                      | \$70,664       | \$49,114       |
| First Ponds Creek Catchment - (revised costs for F15.1, F15.2, F23.1, F23.2, F19.1, F19.2) | \$73,891       | \$50,815       |
| <b>Increase from IPART Approved Plan under proposed targeted review</b>                    | <b>\$3,227</b> | <b>\$1,701</b> |

**Table 4 Indicative Contributions per dwelling CP 21 Marsden Park (Marsden Creek Catchment)**

| Density (Dwellings per ha)   | 15             | 25             |
|--|----------------|----------------|
| Marsden Park Catchment – 2016 Plan Original  | \$100,029      | \$66,416       |
| Marsden Creek Catchment – 2016 Plan IPART approved   | \$81,243       | \$54,589       |
| Marsden Creek Catchment – 2016 Plan Targeted Review (revised cost for MM2.0, MM2.6, MM2.9) | \$91,128       | \$60,518       |
| <b>Increase from IPART Approved Plan under proposed targeted review</b>                    | <b>\$9,886</b> | <b>\$5,929</b> |