

File no: 96-74-4

19 January 2012

Independent Pricing and
Regulatory Tribunal
PO Box Q290
QVB Post Office
SYDNEY NSW 1230

Attention: Michael Seery – Local Government

By email: localgovernment@ipart.nsw.gov.au

Dear Michael,

Application for Assessment of new Contributions Plan - Blacktown City Council

In accordance with the instructions provided on the IPART website, Blacktown City Council submits its new Draft *Contributions Plan No. 22 – Area 20 Precinct* for review by IPART. It is noted that contributions in certain areas of the Precinct will exceed \$30,000 per lot/dwelling.

Council's application form has been completed in accordance with the advertised instructions and is attached to this letter for your consideration.

Due to their size, most attachments and technical documents will be mailed to you (on disk) today.

Should you require any further information regarding this matter, please contact Council's Co-ordinator Contributions & Economic Development, Dennis Bagnall on 9839 6461 or Section 94 Officer, Jenny Rodger on 9839 6463.

Yours faithfully,
Ron Moore
General Manager

Per: 

Application for assessment of contributions plan

Council Name	Blacktown City Council
Contributions Plan	Draft Contributions Plan No.22 – Area 20 Precinct
Name of key council contact	Dennis Bagnall Co-ordinator Contributions and Economic Development
Address of key council contact	P.O. Box 63 BLACKTOWN NSW 2148
Telephone of key council contact	(02) 9839 6461
Email of key council contact	dennis.bagnall@blacktown.nsw.gov.au

A separate application must be submitted for each Contributions Plan.

When you have completed your application, you should mark it to the attention of the Michael Seery within the Local Government team, and submit it to IPART in person, via email or via post.

In person	Via email	Via post
Attention: Michael Seery, Local Government Independent Pricing and Regulatory Tribunal Level 8 1 Market Street Sydney NSW 2000	Attention: Michael Seery Local Government Independent Pricing and Regulatory Tribunal localgovernment@ipart.nsw.gov.au	Attention: Michael Seery Local Government Independent Pricing and Regulatory Tribunal PO Box Q290 QVB Post Office Sydney NSW 1230

List of documents attached to this application

(add additional pages where necessary)

Document name	Reference
Draft Contributions Plan No. 22 – Area 20 Precinct	Attachment 1
Context Map showing the Area 20 Precinct land/area	Attachment 2
Indicative Layout Plan – Area 20 Precinct	Attachment 3
North West Growth Centre Land Reservation Acquisition Map 008	Attachment 4
North West Growth Centre Land Reservation Acquisition Map 008a	Attachment 5
North West Growth Centre Land Reservation Acquisition Map 009	Attachment 6
North West Growth Centre Land Reservation Acquisition Map 009a	Attachment 7
North West Growth Centre Land Application Map 008	Attachment 8
North West Growth Centre Land Application Map 009	Attachment 9
North West Growth Centre Land Zoning Map LZN_008	Attachment 10
North West Growth Centre Land Zoning Map LZN_008a	Attachment 11
North West Growth Centre Land Zoning Map LZN_009	Attachment 12
North West Growth Centre Land Zoning Map LZN_009a	Attachment 13
Technical Studies & Reports	See Disc

List of Essential Infrastructure included in the plan

(add additional pages where necessary)

Essential Infrastructure	Total Values
Water Cycle Management Facilities – see following pages.	\$17,978,200
Traffic & Transport Management Facilities – see following pages.	\$19,940,000
Open Space & Recreation Facilities – see following pages.	\$22,042,000
Combined Precinct Facility – see following pages.	\$546,000
Land for Water Cycle Management Facilities – see following pages.	\$7,722,000
Land for Traffic & Transport Management Facilities – see following pages.	\$1,654,000
Land for Open Space & Recreation Facilities – see following pages.	\$21,640,000
Land for Combined Precinct Facility – see following pages.	\$1,172,649
Land for Community Facilities – see following pages.	\$344,000

Water Cycle Management Facilities including estimated costs

Item No.	Description of Works	Estimated Cost
Second Ponds Creek Catchment - Quantity		
S1.1	28m Wide landscaped open channel	\$1,126,000
S1.2	2x2100x1200 Culvert under future road	\$126,200
S1.3	20m Wide landscaped open channel	\$646,000
S2.1	34m Wide landscaped open channel	\$2,712,000
S2.2	3x3600x900 Culvert under future road	\$273,000
S2.3	34m Wide landscaped open channel	\$2,369,000
Second Ponds Creek Catchment - Quality		
S1.4	Gross pollutant trap at inlet to bio-retention	\$120,000
S1.5	Stand alone Bio-retention	\$1,400,000
S2.4	Gross pollutant trap at inlet to bio-retention	\$150,000
S2.5	Stand alone Bio-retention	\$2,843,000
S3.1	Gross pollutant trap at inlet to bio-retention	\$65,000
S3.2	Stand alone Bio-retention	\$1,119,000
S4.1	Gross pollutant trap at inlet to bio-retention	\$65,000
S4.2	Stand alone Bio-retention	\$334,000

S5.1	Gross pollutant trap at inlet to bio-retention	\$65,000
S5.2	Stand alone Bio-retention	\$534,000
S6.1	Gross pollutant trap at inlet to bio-retention	\$65,000
S6.2	Stand alone Bio-retention	\$317,000
S7.1	Gross pollutant trap at inlet to bio-retention	\$120,000
S7.2	Stand alone Bio-retention	\$996,000
S8.1	Gross pollutant trap at inlet to bio-retention	\$65,000
S8.2	Stand alone Bio-retention	\$279,000
S9.1	Gross pollutant trap at inlet to bio-retention	\$120,000
S9.2	Stand alone Bio-retention	\$722,000
S10.1	Gross pollutant trap at inlet to bio-retention	\$65,000
S10.2	Stand alone Bio-retention	\$762,000
S11.1	Gross pollutant trap at inlet to bio-retention	\$65,000
S11.2	Stand alone Bio-retention	\$208,000
S12.1	Gross pollutant trap at inlet to bio-retention	\$65,000
S12.2	Stand alone Bio-retention	\$182,000

Traffic Management Facilities including estimated costs

Item No.	Description of Works	Estimated Cost
R 1.1	Major collector road. Second Ponds Creek to Windsor Road. Roundabout at Terry Road	\$2,182,000
R 1.2	Major collector road. Second Ponds Creek to Cudgegong Road. Roundabouts at Worcester and Cudgegong Roads	\$4,001,000
R 1.3	Major collector road. West of Cudgegong road	\$1,652,000
R 2.1	Collector road, Northern Railway bridge approach	\$1,378,000
R 2.2	Collector road, Southern Railway bridge approach	\$1,069,000
MISCELLANEOUS		
	Allow for shelters near schools, neighbourhood centres and transport hubs (approx 6)	\$90,000
	3 x Additional roundabouts for local area traffic management	\$600,000
RM 1	Existing Road - Half width construction fronting reserves	\$340,000
RM 2	Existing Road - Half width construction fronting schools	\$170,000
RM 3	Existing Road - Half width construction fronting reserves	\$342,000
RM 4	Existing Road - Half width construction fronting reserves	\$141,000
RM 5	Existing Road - Half width construction fronting reserves	\$176,000
BRIDGES		
BR 1	Second Ponds Creek	\$3,040,000
BR 2	Proposed Railway Corridor	\$3,967,000
FB 1	Second Ponds Creek North of Rouse Road	\$216,000

FB 2	Second Ponds Creek South of Rouse Road	\$216,000
FB 3	Second Ponds Creek North of Railway corridor	\$360,000

Open Space Facilities including estimated costs

Item/Reserve No.	Description of Works	Estimated Cost
940	Local Park including playground and landscaping	\$569,000
941	Corridor Park including playground, cycleway, bridge and landscaping	\$1,376,000
942	Corridor Park including playground, cycleway and landscaping	\$1,312,000
943	Neighbourhood Park including playground, pathway and landscaping	\$1,032,000
944	Corridor Park including playground, cycleway, bridges and landscaping	\$1,934,000
945	Neighbourhood Park including playing field, amenities, lighting, car park, playground, pathway, fencing and landscaping	\$9,973,000
946	Corridor park including pathway, cycleway and landscaping	\$777,000
947	Landscaping works and fencing	\$212,000
948	Corridor Park including playground, cycleway and landscaping	\$792,000
949	Neighbourhood park including playgrounds, pathway, fencing and landscaping works	\$1,505,000
260	Cudgegong Reserve including cycleway, fencing and landscaping	\$2,560,000

Combined Precinct Facility (apportioned) including estimated cost

Item/Reserve No.	Description of Works	Estimated Cost
867	Conservation Zone (Riverstone Precinct)	\$546,000

Land for all Facilities

CATCHMENT	LAND YET TO ACQUIRE (Ha)	AVE COST OF LAND(\$/Ha)	TOTAL AVE COST OF LAND (round to nearest \$'000)	LAND ACQUIRED	% ACQUIRED	TOTAL LAND TO ACQUIRE
WATER MANAGEMENT						
SECOND PONDS CREEK QUANTITY	4.0727	1,490,000	\$6,068,000		0.00%	4.0727
SECOND PONDS CREEK QUALITY	1.1100	1,490,000	\$1,654,000		0.00%	1.1100
TRAFFIC MANAGEMENT						
AREA 20	1.2073	1,370,000	\$1,654,000		0.00%	1.2073
OPEN SPACE						
AREA 20	14.8220	1,460,000	\$21,640,000		0.00%	14.8220
COMMUNITY FACILITIES						
RIVERSTONE CRH & AQUATIC CENTRE		6,350,000	\$344,000	0.0000		
COMBINED PRECINCT FACILITY						
CONSERVATION ZONE		970,000	\$1,157,000	\$15,649		
			\$32,517,000	\$15,649		

What is the name of the Contributions Plan?	Contributions Plan No.22 – Area 20 Precinct. See Attachment 1.
What land does the plan apply to?	Land within the Area 20 Precinct which is one of the released Precincts in the North West Growth Centre. See Attachment 2.
What is the period over which the plan is valid?	The plan is valid until repealed. The development of these areas is estimated at between 25 – 30 years.
How long has the relevant contributions plan been in place?	Draft Plan.
When did council last review this plan?	N/A
How much development has yet to occur under this plan?	100% development is yet to occur.
What is the relationship with local environmental plans (LEP) and development control plans (DCP)?	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix No.6);</i> • <i>BCC Growth Centre Precincts DCP 2010;</i> and • <i>BCC Growth Centre Precincts DCP 2010 (Schedule 4)</i> apply the land.
Is there any programmed review of these instruments which may affect the underlying assumptions within the plan?	These documents are State Government documents applying to the Area 20 Precinct in the North West Growth Centre. Council is not aware of any proposal by the State Government to review these documents.

Checklist

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
1. Is a copy of the Contributions Plan attached?	✓	Attachment 1 of this submission.
2. Does the plan incorporate a map or plan showing the geographical area(s) covered by the plan	✓	<ul style="list-style-type: none"> Contributions Plan page 3 Also see Attachments 2 & 3 of this submission.
3. Does the plan include a statement about the strategic importance of the development area	✓	<ul style="list-style-type: none"> Contributions Plan page 2 (1.6). <p>Additionally, the Area 20 Precinct is located in the North West Growth Centre, which is an area that was originally identified in the State Government's Sydney Metropolitan Strategy 2005, and then again in 2010 in the Government's Metropolitan Plan for Sydney 2036.</p> <p>The Minister for Planning and Infrastructure has released the Area 20 Precinct in the North West Growth Centre. The precincts in the Growth Centres are planned to accommodate 30% of Sydney's expected population growth.</p>
4. Does the plan include a statement regarding land acquisition? Including size, cost, quality and open space strategy.	✓	<ul style="list-style-type: none"> Section 7.2, page 21 provides an explanation of Land Acquisition components. The total value of each facility type is found in Appendix F, Page 39 of the Plan Specific areas for Council's acquisition are provided as Attachments 4 to 7 of this submission Land acquisition costs are shown on page 11 of this submission.
5. Is a complete list of infrastructure included in the plan?	✓	<ul style="list-style-type: none"> Appendices A – E Pages 28 – 38.

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
6. Does the plan include a statement regarding design and construction standards to be used in the development and their justification?	✓	<p>Additionally, the plan references <i>Council's Engineering Guide For Development</i> in Section 2.2 (page 8), which is Council's general engineering standard and is supplemented by council's Works Specification - Civil.</p> <p>The justification for the design standard is that it is as per Council's current planning and engineering standards as required by the Department of Planning and Infrastructure's planning documents.</p>
7. Does the plan include full costs of each item of infrastructure, including timings of expenditure?	✓	<ul style="list-style-type: none"> • Appendices A – E • Pages 28 – 38.
8. Does the plan include a statement about how costs have been derived and when these costs estimates were prepared (e.g. Quantity Surveyor, standard costs)?	No	<p>In terms of the basis for the costs, the estimates were prepared by Council's Asset Design Services (ADS) section using the quantities derived from the available concept designs - stormwater concept designs generally prepared by J.Wyndam Prince, roads concept designs prepared by council Urbanhorizon.</p> <p>The cost rates used are standard rates provided by Council's construction section and are based on average works tender rates obtained from civil construction contractors.</p> <p>Timing for the estimates is generally in the couple of months prior to exhibition of the Contributions Plan and adjusted as required during post exhibition works.</p> <p>Costs for Open Space and Community Facility works are provided through a Quantity Surveyor.</p>
9. Does the plan explain how the land has been valued, when it was last revalued and how the land is being indexed?	✓	Page 21, Section 7.2.
10. Has the council obtained and accounted for grant funding?	No	Council has not obtained any grant funding for the Area 20 Precinct.

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
11. What is the balance of current plan funds?	N/A	\$0. Council has not received any contributions for this Plan to date.
12. How is council funding its share due to apportionment?		Being a greenfield area, Council attributes 100% of the cost of development to the incoming development.
13. Does the submission demonstrate that council has shown consistent and appropriate expenditure patterns?	N/A	Draft Plan.
14. Does the submission identify any existing commitments (e.g. contracts) for expenditure?		There are no existing commitments for expenditure in the Area 20 Precinct.
15. Does the plan identify and substantiate any recoupment included in the plan?	N/A	The Plan does not make a recoupment for past works. There are no past works listed in the Plan.
16. Does the plan provide details of accounting processes for s94 funds – e.g. does council 'pool' funds from other s94 accounts or use internal borrowings to deliver infrastructure projects)?	✓	<ul style="list-style-type: none"> Page 6, Section 1.15 provides a statement in regard to pooling of funds. Page 6, Section 1.16 provides details of Accounting Processes. Additionally, Note 17 of Council's Annual Financial Statements provides details of the cumulative internal borrowings.
17. What is the program for infrastructure delivery?	✓	The scheduling of infrastructure delivery is shown indicatively in 5-years intervals. However, infrastructure is tied to development trends, utility services being provided and sufficient contributions being received.
18. Does the Plan use an NPV methodology?	No	
19. Does the plan provide details of NPV calculations used for costs and contributions receipts?	No	

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
20. How will the council deal with cost fluctuations and indexing?	✓	Council uses the Sydney CPI for Indexation. This is further explained on pages 22 and 25 of the Plan.
21. Does the plan include details of demand calculations for proposed infrastructure?	No	However, demand is explained in the various "nexus" sections of the Contributions Plan. Demand for facilities were informed through the various studies commissioned by the Department of Planning and Infrastructure as part of the Precinct Planning process including anticipated lot yields and estimated population. Refer page 41 of the Plan for supporting technical documents and studies.
22. Is the demand and nexus based on studies and recognised information such as infrastructure studies, census data, flood modelling?	✓	Page 41. All technical documents, studies, and reports used to inform this Plan are listed on page 41 of the Plan and are attached to this submission . It is noted that studies for this Growth Centre Precinct were commissioned by the Department of Planning & Infrastructure.
23. How has existing infrastructure and surplus capacity been taken into account?	✓	Existing infrastructure services the existing communities and is not included in this plan. Therefore, the demand for new infrastructure is 100% attributable to new development.

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
24. Does the plan include details of apportionment calculations	✓	<p>Being a greenfield area, Council attributes 100% of the cost of development to the incoming development. However, with land for Community Facilities (located in the Riverstone Precinct), Council only apportions 11% of the cost to the Area 20 Precinct. The balance of 89% of the cost of this land is apportioned to the Precincts of Riverstone, Alex Avenue & Riverstone East.</p> <p>For the Conservation Zone - Reserve 867, Council apportions 5.6% of the cost to the Area 20 Precinct. The balance of 94.4% of the cost of this facility is apportioned to all the future release precincts in the North West Growth Centre.</p>
25. Does the plan or the supporting information include details of community liaison undertaken?	No.	The Draft Plan will be placed on public exhibition after receiving approval through the IPART & Minister for Planning & Infrastructure process.