

Application for assessment of contributions plan

Council Name	Blacktown City Council
Contributions Plan	Draft Contributions Plan No.21 – Marsden Park Industrial Precinct
Name of key council contact	Dennis Bagnall Co-ordinator Contributions and Economic Development
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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. 21 – Marsden Park Industrial Precinct	Attachment 1
Context Map showing the Marsden Park Industrial Precinct land/area	Attachment 2
Indicative Layout Plan – Marsden Park Industrial Precinct	Attachment 3
North West Growth Centre Land Reservation Acquisition Map 005	Attachment 4
North West Growth Centre Land Reservation Acquisition Map 006	Attachment 5
North West Growth Centre Land Application Map 005	Attachment 6
North West Growth Centre Land Application Map 006	Attachment 7
North West Growth Centre Land Zoning Map LZN_005	Attachment 8
North West Growth Centre Land Zoning LZN_006	Attachment 9
Technical Studies & Reports	See Disk

List of Essential Infrastructure included in the plan

(add additional pages where necessary)

Essential Infrastructure	Total Values
Water Cycle Management Facilities – see following pages.	\$89,346,000
Traffic & Transport Management Facilities – see following pages.	\$26,476,000
Open Space & Recreation Facilities – see following pages.	\$75,925,684
Combined Precinct Facility – see following pages.	\$273,000
Land for Water Cycle Management Facilities – see following pages.	\$36,607,000
Land for Traffic & Transport Management Facilities – see following pages.	\$12,445,000
Land for Open Space & Recreation Facilities – see following pages.	\$72,948,206
Land for Combined Precinct Facility – see following pages.	\$586,837
Land for Community Facilities – see following pages.	\$2,408,000

Water Cycle Management Facilities including estimated costs

Item No.	Description of Works	Estimated Cost
Bells Creek Catchment - Quantity		
B1.1	Landscaped tail out drain, variable width	\$446,000
B1.2	Detention basin	\$892,000
B1.4	20.5m Wide landscaped open channel	\$412,000
B1.5	4200x1200 Culvert under future road	\$156,000
B1.6	20.5m Wide landscaped open channel	\$300,000
B1.7	Detention basin	\$1,668,000
B2.1	26.6m Wide landscaped open channel	\$466,000
B2.2	Detention basin	\$4,843,000
B2.4	26.6m Wide landscaped open channel	\$1,447,000
B2.6	1350mm Trunk drainage line	\$917,000
B3.1	Variable width channel stabilisation	\$1,194,000
B3.2	Detention basin	\$6,606,000
B3.4	5x3900x1200 Culvert under existing access	\$333,000
B3.5	52.5m Wide landscaped open channel	\$5,978,000
B4.1	1x3600x900 Culvert and 16.5m overland flow path	\$1,432,000
Marsden Creek Catchment - Quantity		
M1.1	3x2700x1200 Culvert under future road	\$605,000
M1.2	30.5m Wide landscaped open channel	\$647,000

M1.3	3x2700x1200 Culvert under future road	\$346,000
M1.4	30.5m Wide landscaped open channel	\$2,271,000
M1.5	3x2700x1200 Culvert under future road	\$967,000
M1.6	Detention basin	\$4,869,000
M1.8	36.5m Wide landscaped open channel	\$1,562,000
M1.9	3x3600x1200 Culvert under future road	\$455,000
M1.10	35m Wide landscaped open channel	\$2,067,000
M1.11	2x2700x1200 Culvert under future road	\$318,000
M1.12	29m Wide landscaped open channel	\$3,195,000
M2.1	900mm Drainage line	\$37,000
M2.2	Detention Basin	\$1,661,000
Little Creek Catchment - Quantity		
L1.1	Detention basin	\$3,408,000
L1.3	3000x900mm Drainage line from South St to Basin L1.1	\$794,000
L2.1	1800x900 Culvert under South Street	\$175,000
L2.2	Detention basin	\$5,440,000
L3.1	4x3300x1200 Culvert under South Street	\$706,000
L3.2	Detention basin	\$14,049,000
L3.4	900mm Drainage line	\$162,000
L3.5	4x3000x1200 Culvert under future road	\$822,000
L3.6	37.5m Wide landscaped open channel	\$1,281,000

Bells Creek Catchment - Quality SWQ1		
B1.3	Bio-retention located in detention basin	\$1,315,000
B1.8	Bio-retention located in detention basin	\$1,295,000
B1.9	Gross pollutant trap at inlet to basin	\$120,000
B1.10	Gross pollutant trap at inlet to basin	\$120,000
B1.11	Gross pollutant trap	\$65,000
B1.12	Gross pollutant trap	\$65,000
B2.3	Bio-retention located in detention basin	\$2,148,000
B2.5	Gross pollutant trap at inlet to channel	\$150,000
B2.7	Gross pollutant trap at inlet to basin	\$150,000
B3.3	Bio-retention located in detention basin	\$2,530,000
B4.2	Gross pollutant trap at inlet to basin	\$120,000
Bells Creek Catchment - Quality SWQ2		
B5.1	Stand alone Bio-retention	\$594,000
B5.2	Gross pollutant trap at inlet to bio-retention	\$65,000
Marsden Creek Catchment - Quality SWQ3		
M1.7	Bio-retention located in detention basin	\$3,095,000
M1.13	Gross pollutant trap at inlet to channel	\$65,000
M1.14	Gross pollutant trap at inlet to channel	\$65,000
M1.15	Gross pollutant trap at inlet to channel	\$65,000
M1.16	Gross pollutant trap at inlet to basin	\$120,000
M1.17	Gross pollutant trap at inlet to channel	\$120,000

M2.3	Bio-retention located in detention basin	\$614,000
M2.4	Gross pollutant trap at inlet to basin	\$65,000
Little Creek Catchment - Quality SWQ4		
L1.2	Bio-retention located in detention basin (83% of total cost)	\$914,660
L1.4	Gross pollutant trap at inlet to basin (83% of total costs)	\$124,500
L1.5	Stand alone Bio-retention	\$656,000
Little Creek Catchment - Quality SWQ5		
L1.2	Bio-retention located in detention basin (17% of total cost)	\$187,340
L1.4	Gross pollutant trap at inlet to basin (17% of total cost)	\$25,500
Little Creek Catchment - Quality SWQ6 (Residential)		
L2.3	Bio-retention located in detention basin	\$486,000
L2.4	Gross pollutant trap at inlet to basin	\$65,000
L3.3	Bio-retention located in detention basin	\$894,000
L3.7	Gross pollutant trap at inlet to basin	\$120,000

Traffic Management Facilities including estimated costs

Item No.	Location	Description of Works	Estimated Cost
R1	MAIN NORTH SOUTH ROAD	Industrial Sub-arterial road full width from South Street to Hollinsworth Road.	\$8,108,000
R2	HOLLINSWORTH ROAD	Industrial Sub-arterial road full width from Richmond Road	\$11,404,000
R3	HOLLINSWORTH ROAD EXTENSION	Industrial collector full width from end of existing Hollinsworth Road to South Street	\$6,124,000
MISCELLANEOUS			
	BUS SHELTERS	Allow for shelters near locations designated in DCP Schedule 3 (approx 6)	\$90,000
	LOCAL TRAFFIC MANAGEMENT ROUNDABOUTS	3 x Additional roundabouts for local area traffic management	\$750,000

Open Space Facilities including estimated costs *

Number of Proposed Reserves	Description	Estimated Costs
1	Reserve 934 - MPIP Local Park including playground and landscaping	\$551,000
INDICATIVE OPEN SPACE REQUIREMENTS FOR THE FUTURE MARSDEN PARK PRECINCT		
1	Precinct wide sportsground, 3 illuminated multipurpose double playing fields with change room amenities, complimentary playgrounds, picnic facilities and all weather pedestrian access	\$75,374,684
2	Neighbourhood sportsground A, 2 illuminated multipurpose double playing fields with change room amenities, complimentary playgrounds, picnic facilities and all weather pedestrian access	
2	Neighbourhood sportsground B, illuminated multipurpose double playing field with change room amenities, complimentary playgrounds, picnic facilities and all weather pedestrian access	
1	Precinct wide park, including amenities, complimentary playground, picnic facilities and all weather pedestrian access	
8	Neighbourhood parks, including complimentary playgrounds, all weather pedestrian access and landscaping	
34	Local parks, providing informal recreational opportunities	
1	Tennis facility, including 9 courts with amenities and playground	
1	Netball facility, including 10 courts with amenities and playground	

* Costs are based on open space costs in Contributions Plan No.20 – Riverstone & Open Space Precincts as Open Space Costs for the Marsden Park Precinct are not currently available.

Combined Precinct Facility including estimated (apportioned) cost

Reserve No.	Description of Works	Estimated Cost
906	Conservation Zone (Riverstone Precinct)	\$273,000

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						
BELLS CREEK	17.3126	820,000	\$14,196,000		0.00%	17.3126
MARSDEN CREEK	12.9282	970,000	\$12,540,000		0.00%	12.9282
LITTLE CREEK	10.1766	970,000	\$9,871,000		0.00%	10.1766
TRAFFIC MANAGEMENT						
MARSDEN PARK INDUSTRIAL PRECINCT	8.409	1,480,000	\$12,445,000		0.00%	8.4090
OPEN SPACE						
MARSDEN PARK INDUSTRIAL PRECINCT & FUTURE MARSDEN PARK PRECINCT	96.6840	1,500,000	\$145,026,000	Not Used - This is the total cost needed, but cost have been reduced to be similar to CP 20		
COMMUNITY FACILITIES (Land only)						
MARSDEN PARK INDUSTRIAL PRECINCT & FUTURE MARSDEN PARK PRECINCT	1.6050	1,500,000	\$2,408,000		0.00%	1.6050
COMBINED PRECINCT FACILITY						
MARSDEN PARK INDUSTRIAL PRECINCT			\$579,000	\$7,837		
			\$197,065,000	\$7,837		

Average Land Acquisition Rates per Sqm	
Open Space	\$150
Community Facilities	\$150
Major Roads	\$148
Bells Creek	\$82
Marsden Creek	\$97
Little Creek	\$97

Details of the Contributions Plan

What is the name of the Contributions Plan?	Contributions Plan No.21 – Marsden Park Industrial Precinct. See Attachment 1.
What land does the plan apply to?	Land within the Marsden Park Industrial Precinct which is one of the first release 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 this Precinct 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)?	<i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Amendment No.8)</i> , and Marsden Park Industrial Precinct DCP 2009 applies to the land.
Is there any programmed review of these instruments which may affect the underlying assumptions within the plan?	Both of these documents are State Government documents applying to the Marsden Park Industrial 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 Attachment 2 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 Marsden Park Industrial 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 declared this Precinct as one of the first released precincts 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 25 provides an explanation of Land Acquisition components. The total value of each facility type is found in Appendix F, Page 56 of the Plan. Specific areas for Council's acquisition are provided as Attachments 4 to 5 of this submission. Land acquisition costs are shown on page 12 of this submission.
5. Is a complete list of infrastructure included in the plan?	✓	<ul style="list-style-type: none"> Appendices A – E of the Plan. Pages 32 – 55.

	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'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 of the Plan. • Pages 32 – 55.
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 GHD, roads concept designs prepared by council ADS.</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 (Riverstone & Alex Ave Precincts). Refer section 4. of the draft CP and question 24 of this application for further details.</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 25, Section 7.2.

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
10. Has the council obtained and accounted for grant funding?	No	Council has not obtained any grant funding for the Marsden Park Industrial Precinct.
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?	No	There are no existing commitments for expenditure in the Marsden Park Industrial 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	

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
19. Does the plan provide details of NPV calculations used for costs and contributions receipts?	No	
20. How will the council deal with cost fluctuations and indexing?	✓	Council uses the Sydney CPI for Indexation. This is further explained on pages 26 and 29 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 58 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 58. All technical documents, studies, and reports used to inform this Plan are listed on page 58 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.</p> <p><u>Apportionment Open Space</u></p> <p>The estimated future residential population of 3,205 for the MPIP will be too small to meet thresholds for most local and district Open Space provision. Due to the largely industrial and business nature of the MPIP the immediate provision of Open Space is limited to one passive open space park area (.68 hectares). As such Open Space provisions are based on the combined Precincts of MPIP and the Marsden Park Precincts which together amount to over 34,000 residents. Precinct Planning for the Marsden Park Precinct is currently underway. In the absence of detailed planning, Council has used Open Space estimates and provision levels from CP20 – Riverstone & Alex Avenue Precincts. Refer section 4. of the draft CP For further details.</p> <p><u>Apportionment – Land for Community Facilities</u></p> <p>Draft CP21 does not levy for Community Facility Buildings as they are not included on the Essential Infrastructure List. It does however levy for the land for Community Facilities.</p> <p>Similarly to Open Space provision, land for Community Facilities is based on the combined Precincts of MPIP and the Marsden Park Precincts which together amount to over 34,000 residents. Refer section 5. Of the Draft CP for further details.</p> <p><u>Apportionment – Combined Precinct Facility (Conservation Zone Riverstone Precinct).</u></p> <p>For the Conservation Zone - Reserve 806, Council apportions 2.8% of the cost to the MPIP. The balance of 97.2% of the cost of this facility is apportioned to current and future release precincts in the North West Growth Centre.</p>

	Tick if 'Yes'	Where is this addressed in the plan or other supporting information?
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.