

Media release

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IPART recommends Marsden Park development costs fall by 20%

The Independent Pricing and Regulatory Tribunal (IPART) is recommending the proposed costs of developing the Marsden Park precinct be reduced by up to \$196 million.

The recommendations, contained in a report to Blacktown City Council and the NSW Minister for Planning released today, would significantly reduce the proposed contribution of up to \$101,538 per lot for newly released land. The NSW Government has set a maximum contribution of \$30,000 per lot to be paid by developers across NSW, with additional costs to be met by either a special rate variation on ratepayers or additional funding through the state Local Infrastructure Growth Scheme (LIGS).

Chair of IPART's Local Government Committee, Deborah Cope, said 27 recommendations have been made to reduce costs by at least \$144 million and potentially around \$52 million more dependent on a range of further investigations recommended to the council.

"There is no doubt that the proposed costs of providing land and infrastructure for transport, stormwater, open space and community services in the area have increased significantly since the precinct planning stage," Ms Cope said.

"Nevertheless, significant savings can be made to the proposed costs of stormwater infrastructure and the provision of open space which exceed those we have reviewed in every other contribution plan for a greenfield area.

"While we recognise the need for further open space to cater for additional residents, it is important that councils deliver these additional amenities as efficiently as possible, given the significant cost to the community."

This is the second time IPART has assessed Blacktown City Council's Section 94 Contributions Plan for Marsden Park. The first assessment in 2012 was limited to the Marsden Park Industrial Precinct; the new assessment covers a greater catchment area that also includes the primarily residential Marsden Park precinct.

The Minister for Planning will consider IPART's recommendations and may ask the council to amend the plan before it is finalised. A full copy of IPART's assessment is available at ipart.nsw.gov.au.

Editor's note: The review of Marsden Park is not affected by the changes to the local contributions framework announced in June 2017.

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More information is available at ipart.nsw.gov.au