

13 January 2021



IPART – Independent Pricing and Regulatory Tribunal
PO Box K35
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Sydney NSW 1240

Attention: Submissions

**RE: SUBMISSION IN SUPPORT OF IPART'S TARGETED ASSESSMENT OF REVISED
OPEN SPACE EMBELLISHMENT COSTS IN BLACKTOWN CITY COUNCIL'S REVISED
SECTION 94 CONTRIBUTIONS PLAN NO. 21 – MARSDEN PARK (CP21)**

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Dear Committee Members,

Woorong Park Pty Ltd offers this submission in appreciation and general support of IPART's targeted assessment of Blacktown City Council's (Council) revised open space embellishment costs in CP21 as detailed below.

As the landowner/developer of the large residential estate known as Newpark, Woorong Park has a vested interest in the revised open space embellishment costs proposed for CP21. Woorong Park has been involved in the residential development of Marsden Park (and now Melonba) for several years and has delivered over 927 residential lots to date with another 340 residential lots expected to be registered this year. The Newpark estate includes four future open space areas, which Woorong Park Pty Ltd intends to deliver subject to final adoption of reasonable open space embellishment costs.

On 23 July 2020, Council's revised CP21 came into effect, which significantly reduced the open space embellishment costs based on IPART's 2017 recommendations and subsequent direction from the Minister. Council has subsequently reassessed the open space embellishment costs and submitted revised costs to IPART in October 2020. IPART completed its targeted assessment in December 2020 with an overall finding that Council's revised costs are reasonable for most embellishment items.

We have conducted a separate assessment and concur with IPART's findings that Council's revised costs are generally reasonable. We further provide our support for the IPART-assessed reasonable costs of open space embellishment in CP21 as detailed in the December 2020 Draft Report for the targeted assessment of revised open space embellishment costs in CP21, especially regarding CP21 Items Reserve 994, 1002 (plus G), 1003, and 1004.

The provision of adequate, properly embellished open space is vital to the long-term wellbeing of a community and to achieve the precinct planning outcomes for Marsden Park. The adoption of reasonable embellishment costs will provide much needed certainty to the developers that sufficient funding is available to deliver these crucial amenities and to meet resident expectations.

Again, we greatly appreciate the efforts of both Council and IPART in determining reasonable open space embellishment costs for CP21, and we look forward to reviewing IPART's Final Report in February 2021.

Sincerely yours


William Sarkis
Development Director