

Media Release

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Developer contributions for Schofields precinct

Today IPART released its Draft Report on the contributions that Blacktown City Council can levy on developers in the Schofields Precinct.

The council will use the contributions it collects to fund the open space, stormwater, transport infrastructure and land needed to support the development.

"The contributions plan covers around 465-hectares and is expected to provide infrastructure to 3,700 new dwellings and a population of up to 10, 500.

Blacktown City Council proposes to levy a total of around \$325 million in developer contributions to provide the infrastructure needed to service the area. Depending on the type and size of home, we expect that this will result in contribution rates that range from \$63,000 to \$131,000 for homes within the Schofields Precinct.

"Our analysis has found that most of the infrastructure costs in the plan are essential and reasonable, and that public consultation has occurred. We have made a draft recommendation that the council remove 'public art and signage' costs from the plan. This would reduce open space costs by \$1.2 million" said Tribunal member Deborah Cope.

We have also recommended that the council use an appropriately designed and applied land value index to reflect the change in the value of any land the council needs to buy to provide services to the development. The land value index should only apply to land not yet purchased.

We are seeking stakeholder feedback on the design and application of council's proposed land value index.

We are seeking stakeholder comments on our draft recommendations by Friday 1, September 2023. The Draft Report is available on IPART's website www.ipart.nsw.gov.au.

We intend to present a Final Report to the Minister for Planning and Open Spaces in October 2023.

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