

Independent Pricing and Regulatory Tribunal NSW  
PO Box K35  
Haymarket Post Shop  
NSW 1240

**Attention: Scott Chapman**

Dear Scott Chapman,

### **Submission – Draft Report for Section 7.11 East Leppington Contributions Plan 2021**

I write to provide feedback on IPART's findings and recommendations within the Draft Report relating to the East Leppington Contributions Plan 2021 published by IPART on 2 November 2023. Overall, Council supports the draft findings and recommendation by IPART, as shown below, and acknowledges the need to review all work costs in the East Leppington contributions plan.

*1. We encourage Liverpool City Council to review all works costs in the East Leppington Contributions Plan. The review should include:*

- a. any changes to assumptions or strategies within the plan*
- b. actual costs of delivering land and works within or near the precinct (where available),*
- c. site specific estimates, recent benchmarks or other relevant sources*

Whilst Council supports the recommendation to review work costs in the East Leppington Contributions Plan it is also noted that costs provided predate December 2018. Once the Plan has been adopted indexation of costs under CPI will apply to reflect more current costs.

To assist IPART team in preparing their final report to the Tribunal and Minister, Council provides the following comments to the assessment sections and findings identified in the draft report as well as information previously requested by IPART for consideration:

#### **4.2 Essential Works List**

Council acknowledges and supports the land and works identified as consistent with the Essential Works List.

#### **4.3 Nexus**

Council acknowledges and supports the established nexus for the East Leppington Precinct.



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#### **4.4 Reasonable Cost**

Council acknowledges the proposed costs in the East Leppington Contributions Plan to be reasonable and note that CPI will be applied at the time of the Plan's adoption.

##### **4.4.1 Stormwater**

Council considers the stormwater work costs are fair and reasonable in the Plan. Any amendment to the stormwater cost of works will require further assessment and would be subject to review by IPART.

##### **4.4.2 Transport**

Council acknowledges that transport work costs is calculated at a lower contingency rate of 7% in contrast to IPART's benchmark of 30%. A further review will be carried out for the transport costs in future and any proposed costs will be subject to review by IPART.

##### **4.4.3 Open space**

Council acknowledges that the cost of open space is reasonable and further review will be carried out for open space costs and any proposed costs will be subject to review by IPART. It is also noted that funding for open space embellishments in the Plan is dependent on the population to meet certain benchmarks and any response for the provision of open space will be subject to further review by IPART.

#### **4.5 Apportionment**

Council acknowledges that the apportionment of costs for each category of infrastructure is reasonable and subject to the further review based on potential development.

#### **4.6 Timing of Infrastructure delivery**

Council acknowledges that the infrastructure delivery and land acquisition timeframes for each category of infrastructure is reasonable.

##### **4.8.1 Provision of open space is low**

Council acknowledges that the provisions for open space in East Leppington is below the recommended provisions in Elton Consulting's report of 2013 and Council will aim to carry out further analysis on open space to determine sufficient open space provisions for the future residents of East Leppington.

Should you require any further information on this matter, please do not hesitate to contact [REDACTED]

Yours sincerely



A/Manager City Planning