

**APPLICATION FOR ASSESSMENT
OF A LOCAL INFRASTRUCTURE
CONTRIBUTIONS PLAN**

**CAMDEN COUNCIL – CAMDEN GROWTH
AREAS CONTRIBUTION PLAN –
AMENDMENT 2 (LOWES CREEK
MARYLAND)**



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Instructions

Section 7.11 of the Environmental Planning and Assessment Act 1979 allows councils to levy contributions towards the cost of providing local infrastructure. Contributions plans set out the local infrastructure required to meet the demand from new development, and the contributions a council can levy on developers to fund the essential land and works.

IPART assesses contributions plans that propose contributions above \$30,000 per lot or dwelling in identified greenfield areas and \$20,000 per dwelling in other areas.



Who should fill out this application form?

This form is for NSW councils that are submitting a local infrastructure contributions plan to IPART for assessment. A separate application must be submitted for each contributions plan.

Councils are encouraged to discuss information requirements or other queries relating to the contributions plan assessment process with IPART prior to submitting an application.

Call IPART on **02 9290 8400** to speak to the Local Government Contributions Plan Team.



How should a council submit an application?

Councils should complete this Application Form and submit it to IPART, along with the contributions plan and all relevant supporting documentation (see Checklist in section 5). We prefer all information is submitted electronically to:
localgovernment@ipart.nsw.gov.au.

We can provide applicant councils with access to our cloud-based file management system to submit large files. When submitting information please clearly label any information that is commercial-in-confidence and not suitable for publishing.

How to complete this application?



IPART assesses whether the contributions plan meets the criteria set out in the Department of Planning, Industry and Environment's (DPIE) Local Infrastructure Contributions Practice Note, January 2019 (the Practice Note).

This application form is structured around the criteria we assess and prompts councils for information to support their application.

Please provide answers to all relevant questions. Your responses to the questions in this application form will help us understand how the plan, including the proposed cost of land and works, has been prepared. Comprehensive applications save councils time in the long run as they reduce the number of requests for information we need to send during our assessment. Please contact us before submitting an application and we can provide examples of strong applications.

When preparing your application, please note:

- ▼ Where your response to a question relies on information that is clearly outlined in a supporting document.
- ▼ That any referenced reports and documents must be submitted with an application.



What other information is available?

Please refer to IPART's website [Local Infrastructure Contributions Plans](#) for further information on our assessment process, including current and completed assessments. The website also has resources that may assist in contributions planning and includes the current Practice Note and IPART Fact Sheet and Information Papers, and current and completed assessments. There is an index of these resources in the Resources to assist councils section of this application.

2. Preliminary information

Council information

Council name	Camden Council
Council contact details (Provide more than one - include names, positions, phone numbers, and email addresses of council officers and/or consultant contacts)	<p>Ben Richards – Coordinator Contributions Planning, Camden Council</p> <p>██████████</p> <p>██</p> <p>Darren Caballero – Contributions Planner, Camden Council</p> <p>██████████</p> <p>██</p> <p>Peter McKenna – Principal Planner Infrastructure and Development, GLN Planning</p> <p>██████████</p> <p>██</p>

Information about the plan

What is the name of the plan?	Camden Growth Areas Contributions Plan Amendment 2 (Lowes Creek Maryland)
What is the name of the catchment (precinct or release area) covered by the plan? * please specify any sub-catchments if applicable	Lowes Creek Maryland in the South West Growth Area in the Camden LGA

What is the base period of the plan? (e.g. June 2018)	June 2021
Which clause of the section 94E Ministerial Direction for Local Infrastructure Contributions (Ministerial Direction) applies to this plan (ie, clause 6, 6A, 6B or 6C)?	Clause 6C
What is the current maximum contribution amount (per lot or dwelling) for this plan under the Ministerial Direction?	\$30,000 per residential lot (capped)
In the absence of any cap imposed by the Ministerial Direction, what are the indicative contribution amounts (per lot or dwelling) for each type of residential development in the catchment area?	<p>Dwelling houses in Low Density Residential Band 1 (R2) and Environmental Living (E4) - \$98,484</p> <p>Dwelling houses in Low Density Residential Band 2 (R2) - \$85,995</p> <p>Dwellings in Medium Density Residential Band 1 (R3) - \$68,343</p> <p>Dwellings in Medium Density Residential Band 2 (R3) - \$46,718</p> <p>Dwellings in Mixed Use Residential (B4) - \$46,718</p> <p>Please refer to Tab B – Average Lot Costs in the works schedule spreadsheet included as a supporting document to this application</p>
When was the plan publicly exhibited? And, how many submissions were received during exhibition?	<p>29 July to 29 August 2022</p> <p>One submission was received from the precinct proponents.</p>
Has the council adopted the plan? If so, when was it adopted and when did it come into force?	Council adopted the plan at the Ordinary Meeting of 8 November 2022 and a notice was published on Council's website on Friday 2 December 2022 advising of the commencement of the plan.

<p>Who are the key stakeholders (e.g. Council, Department of Planning & Environment (DPE), or developers) involved in planning for the area covered by the plan?</p>	<p>The Lowes Creek Maryland Precinct was rezoned on 16 July 2021 following a precinct planning process which included Council, DPE, and the lead landowners and developers of the precinct.</p> <p>The Camden Growth Centre Precincts DCP Schedule 6 (Lowes Creek Maryland Precinct) came into force on 21 December 2021.</p>
<p>Over what period will development in the catchment area of the plan occur?</p>	<p>Development within the catchment area of the plan is expected to occur over a fifteen year period subject to development activity</p>
<p>What planning instruments (SEPPs, LEPs, or DCPs) apply to land in the catchment area of the plan?</p>	<p>SEPP (Precincts – Western Parkland City) 2021</p> <p>Camden Growth Centre Precincts Development Control Plan – Schedule Six (Lowes Creek Maryland Precinct)</p>
<p>Has the Minister referred this contributions plan to IPART for review?</p> <p>If so, provide details.</p>	<p>No</p>

For existing contributions plans where development has progressed

Councils only need to complete these questions for plans that have already been adopted and where development in the catchment area covered by the plan has progressed.

Information about existing plans

1. What proportion of the total projected development in the catchment area of the plan has been approved and/or constructed?

No development applications have been approved in the catchment area of the plan.

2. Briefly explain if, and how the plan has been revised in response to any changes in the catchment area covered by the plan.

i.e. Has the council considered the impact of revised population estimates or dwelling yields, and how?

N/A – the original population and yield assumptions that informed the preparation of the plan remain current.



Additional requirements

Please include the contributions register for the plan as an attachment to your application.

If costs in the plan are based on Works in Kind Agreements (WIKs) or Voluntary Planning Agreements (VPAs), please provide details in the works schedule of:

- ▼ The works items covered by the agreements
- ▼ The total cost (land and works), including any indexation up to the base period of the plan
- ▼ The name, date and applicable page numbers in the agreements

3. Explain any other revisions to the plan such as updated costings, revised apportionment of costs, or amended delivery timeframes.

In addition to explaining any revisions below, please clearly identify any updated costings in the plan's works schedule

N/A – the plan has not been revised as at the date of this application.

For contributions plans previously reviewed by IPART

Councils only need to complete these questions for plans that IPART has previously reviewed.

Information about revisions to the plan

4. Why is the council submitting the revised plan for IPART's review?

Camden Council previously referred the Camden Growth Areas Contributions Plan (**the plan**) to IPART for review in 2017, with IPART publishing its final report and recommendations in May 2018. At this time, the plan comprised:

- The “Main Document” which identified the land to which the plan applies and included the contribution rates and assumptions informing those rates, and details on the implementation and administration of the plan, and
- The “Technical Document” which included separate “parts” for each growth area precinct that the plan applies to (Part A – Leppington North Precinct and Part B – Leppington Precinct) along with detailed technical information, assumptions, demonstration of nexus, the apportionment of costs, and the works schedules and associated maps.

The details of IPART’s recommendations, the Minister for Planning’s recommendations and the subsequent amendment and adoption of Amendment 1 to the plan is explained under Heading 4 below.

Amendment 2 of the plan does not include any material changes to either the Main or Technical documents in relation to Part A – Leppington North Precinct and Part B – Leppington Precinct. The changes to the plan are limited to:

- Amendments to the “Main Document” to refer to the new Part C – Lowes Creek Maryland Precinct and the inclusion of contributions rates and key assumptions informing those rates, and
- Amendment of the “Technical Document” by inserting Part C – Lowes Creek Maryland Precinct.

IPART’s review of the plan should therefore be limited to the relevant sections of the Main Document and Part C – Lowes Creek Maryland Precinct of the Technical Document.

5. Briefly explain how the plan has been revised in response to:

- ▼ Recommendations made in IPART’s assessment report on the previous version/s of the plan

- ▼ Any directions from the Minister for Planning or Minister's Nominee in relation to IPART's assessment.

Please note any instances where a recommendation from the Minister for Planning has not been implemented/addressed.

IPART reviewed the original plan and supporting documents and published its final report and recommendations in May 2018, including 34 recommendations to amend the plan.

The Minister for Planning advised Council in January 2019 that 19 of these changes would need to be made, and the amended plan adopted by Council, before the plan could be considered an "IPART approved plan" in accordance with the requirements of Clause 5(3) of the Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction dated 28 July 2017. The remaining changes would need to be included in a future review of the plan.

An extract of the Minister's recommendations is included **below**, including those which needed to be made prior to the plan being considered an IPART approved plan, those which would be reflected in a future plan review, and those which should be undertaken annually.

The Camden Growth Areas Contributions Plan Amendment 1 (which included the necessary changes to be deemed an IPART-approved plan) was adopted by Council at the Ordinary Meeting of 8 October 2019 and the plan commenced on 22 October 2019.

It is noted that Council is undertaking a separate review of Part A – Leppington North Precinct and Part B – Leppington Precinct which may incorporate the remaining 15 IPART recommendations which were deferred by DPE in January 2019. None of these changes are included in Amendment 2 of the plan.

IPART Rec.No.	Minister's required amendments to CGA CP prior to LIGS funding
1.	Correct calculation errors for the cost of Intersection IN2 and Electrical Service Relocations ES2 in Leppington North precinct for an increase of \$1,234,334 in transport costs (page 33, IPART report).
2.	Adjust for correct indexation of local and collector roads, T-intersections and signalised intersections for an increase of \$481,292 in transport costs (page 34, IPART report).
3.	Reduce cost estimates for shared pathway creek crossings by \$3,449,210 (page 35, IPART report).
8.	Remove the 25% fill contingency allowance for stormwater costs for a reduction of \$16,711,693 to stormwater costs (page 48, IPART Report).
9.	Remove the planting maintenance and establishment allowance from basin costs in Leppington (\$8,010,023), and remove any costs relating to maintenance of basins from the plan ¹ (page 49, IPART Report).
10.	Apply the correct Type A basin rate to basins B2, B4, B8 and B9 in Leppington for a reduction of \$3,836,517 (page 49, IPART Report).
11.	Adjust the costs of embedded biofilters in Leppington for a reduction of \$1,207,062 of costs from biofilters (page 50, IPART Report).
12.	Remove the cost of gross pollutant traps from standalone biofilters in Leppington for a reduction of \$207,900 of costs from biofilters (page 51, IPART Report).
13.	Recalculate the cost of biofilter BA1 in Leppington North Leppington for a reduction of \$35,244 of costs from biofilters (page 51, IPART Report).
14.	Remove the planting establishment and maintenance allowance from channel costs in Leppington North (\$812,736) and Leppington (\$2,157,069), and remove any costs relating to stormwater maintenance from the contribution plan ¹ (page 52, IPART Report).
15.	Correct the indexation error for channel rates in Leppington for an increase of \$221,159 in channel costs (page 52, IPART Report).
19.	Remove the cost of plans of management for the reserves in each precinct for a reduction in open space embellishment costs by \$111,011 in Leppington North and \$214,000 in Leppington (page 56, IPART Report).
20.	Remove the 15% allowance for maintenance and establishment from the cost of all parks in Leppington North Precinct (\$2,828,313) and Leppington Precinct (\$8,712,702), and remove any costs relating to open space maintenance from the contribution plan ¹ (page 62, IPART Report).
21.	Correct calculation errors for the costs of local parks LP20 and LP21, and channel parks CP12, CP13, CP14, CP15 in Leppington for a reduction of \$716,740 from open space costs (page 63, IPART Report).
23.	Adjust the cost of plan administration so that it is 1.5% of the cost of works in each precinct (page 74, IPART Report).
24.	Reduce the cost of land by \$9,100,000 (\$2,600,000 increase in Leppington North and \$11,700,000 decrease in Leppington) to reflect updated unit cost rates provided by MJ Davis (page 76, IPART Report).
26.	Include the cost of land for Basin B19 in Leppington for an increase of \$1,370,264 (page 82, IPART Report).
27.	Correct calculation errors for the cost of land for the regional community facility in Leppington for an increase in the cost of land of \$145,084 (page 82, IPART Report).
DPE Rec.No.	Minister's required amendments to CGA CP prior to LIGS funding
1.	Include 0.82Ha of land for Leppington Public School in the total net developable area for CGA-CP, and amend the contributions formula for non-residential development to consider school land and apportion infrastructure costs for stormwater management only. Refer to contributions matrix summary guidelines for Crown developments in <i>Circular D6 - Crown Development Applications and Conditions of Consent - Revised Issue 21 Sept 1995</i> .

IPART Rec.No.	Matters to be considered by Council in the next review of CGA CP
4.	Review the costing methodology for shared pathway creek crossings. The costing methodology shall reflect the various widths of these crossings. An alternative, culvert-based approach should also be considered (page 35, IPART Report).
5.	Review transport cost estimates for: a) the relocation of existing rural water supply pipes, b) street lighting, c) traffic management and d) environmental controls (page 36, IPART Report).
6.	Apply the <i>ABS Producer Price Index (Road and Bridge Construction) NSW</i> instead of the <i>Consumer Price Index (All Groups) Sydney</i> when indexing the cost of transport works in the Plan (page 37, IPART report)
7.	Review the delivery of collector roads in Leppington North precinct and clarify Council's approach to the delivery of all collector roads in CGA-CP ¹ (page 38, IPART Report)
16.	Review: a) the cost of spreading or removing material excavated for stormwater works (page 48, IPART Report); b) the cost of planting establishment for basins and channels ¹ (page 52, IPART Report); and c) the cost estimates for all stormwater infrastructure to ensure they are consistent with the current stormwater management strategies for the precincts and the design of each component (Section 5.3, IPART Report).
17.	Apply the more cost-reflective <i>ABS Producer Price Index (Road and Bridge Construction) NSW</i> instead of the <i>Consumer Price Index (All Groups) Sydney</i> to index the estimated cost of stormwater works to the base period of the plan (page 53, IPART Report)
18.	Review and amend its approach to apportionment of stormwater costs in Leppington North to reflect the Liverpool Growth Centre Precinct Development Control Plan's different stormwater management requirements for developments in the precinct ² (page 53, IPART Report)
20.	Review the costs of open space establishment allowance based on the cost of soft landscaping only ^{1,2} (page 62, IPART Report)
22.	Revise the costs of the amenities buildings DP1 in Leppington North and DP1 in Leppington so that they are commensurate with meeting the needs of users of those parks; and apply the more cost-reflective <i>ABS Producer Price Index (Non Residential Building Construction) NSW</i> instead of the <i>Consumer Price Index (All Groups) Sydney</i> to index the estimated cost of open space embellishment to the base period of CGA-CP. (page 64, IPART Report).
25.	Review: a) land value classifications to ensure they accurately reflect the expected land uses in the precincts and the category names are consistent across the precincts; and b) its application of average values to land in CGA-CP to ensure the average values reflect the underlying zonings and constraints on the land (page 79, IPART Report).
28.	Provide more information in CGA-CP about how it calculates the Land Value Index for Leppington North and the Land Value Index for Leppington, or Publish on its website a policy on how land value indexes for local infrastructure contributions plans are calculated (page 83, IPART Report).
29.	Include in CGA-CP a statement identifying when the Land Value Index for Leppington North and the Land Value Index for Leppington will be applied to the land component of the contributions rates (page 83, IPART Report).
31.	Review timeframes and establish priorities for delivering infrastructure in CGA-CP (page 85, IPART Report).

32.	Ensure that the costs reported in the Main Document are consistent with the costs reported in the Technical Document (page 87, IPART Report).
33.	Include in CGA-CP a table of indicative contribution rates for a range of dwelling types (page 88, IPART Report).
DPE Rec.No.	Matters to be considered by Council in the next review of CGA CP
2.	Review its open space apportionment methodology so that the levied costs on non-residential uses are reasonably proportionate to the demand created by these non-residential uses.

Note:
¹ IPART recommendation amended by DPE
²Timing of action amended by DPE to be in the next review of the plan.

IPART Rec.No.	Matters to be considered by Council annually
30.	Publish the Land Value Index for Leppington North and the Land Value Index for Leppington on Council's website (page 84, IPART Report).

3. Assessment criteria



Criterion 1 Essential works list

We assess whether the land and works in the plan is consistent with the essential works list (EWL) in the Practice Note. Please refer to the latest version of the Practice Note for the latest EWL.

6. If the plan includes costs for land and/or works not on the EWL:

- ▼ List these items below
- ▼ Indicate how their costs will be met.

The works schedule included in Part C – Lowes Creek Maryland Precinct of the Technical Document lists the amount of local and district community centre floorspace required to support the Lowes Creek Maryland Precinct and the remainder of the South Creek West Context Plan Area (refer to Section C2.5 of the Technical Document for further information). Further details are provided under **Heading 7** below.

The plan notes that these works are non-essential infrastructure and the costs are not apportioned to development. It is anticipated that the cost of delivering community infrastructure will be met via other funding sources that may include government grants, general revenue, or developer delivery via future planning agreements.

7. List the community services that will be provided on the land that is to be acquired for community services (eg, youth centre, library) and indicate the floor space area allocated to each.

Only land for community services is on the essential works list, works are not. However, we require details of the community services that are intended to be provided, so we can determine the proportion of the land costs that can be recovered through development contributions.

Part C of the plan includes 0.94 hectares of land to accommodate one large community centre which combines the local and district floorspace for the Lowes Creek Maryland Precinct (1,120m²) and the district floorspace for the balance of the Context Plan Area (755m²) for a total facility of 1,875m² GFA located near a double playing field and across the road from a recreation area and park. The exact details and inclusions of the future

community centre building are currently unknown and are subject to future detailed design, however the assumptions that have informed the cost of works are included in the QS costs prepared by Mitchell Brandtman and included as an annexure to this application.

The plan includes an apportioned share of the cost of acquiring this land which amounts to 26% of the cost of acquiring the entire site. This takes into account that the population of Lowes Creek Maryland represents 26% of the Context Plan Area lower growth scenario of 78,814 people which forms the catchment for this facility. Future contributions plans in the South Creek West Precinct will need to apportion the remaining 74% of the cost of acquiring the land to future development in that precinct.



Criterion 2

Nexus

We assess whether there is nexus between the proposed land and works and the increased demand generated by development identified through the contributions plan. In assessing nexus we consider supporting evidence such as technical studies, modelling or internal council analysis and reports that establish the need for the proposed land and works.



Providing comprehensive answers
will minimise the likelihood of further questions from IPART

8. Explain the process used to determine the need for all land and works in the plan.

- ▼ List any supporting studies relied on and explain any deviations from recommendations in those studies. Please also identify who commissioned the study (i.e. DPE or council).
- ▼ Show the link between the supporting studies and the land and works in the plan. This can be shown against each item in a separate table or in the plan's works schedule (see example works schedule).

Transport land and works

The Lowes Creek Maryland Precinct - Traffic, Transport and Access Assessment for the Lowes Creek Maryland Precinct (Transport Assessment) identified the range of transport infrastructure that will be required to accommodate the expected development and mitigate the impacts.

Three intersections on the Northern Road which provide access to the Precinct are being provided as part of the Western Sydney Infrastructure Plan, and so are not required to be funded by this plan:

- Two new sub-arterial road intersections at the northern (Lowes Creek Link Road) and southern (Maryland Link Road) extents of the Precinct, and
- One new collector road intersection midway between the abovementioned sub-arterial roads providing the main entry to the local centre.

The remaining roads and intersections (sub arterial and collector level) will be funded by the plan, together with the other intersections and road segments as shown in the final ILP for the Precinct (Figure C5 in Part C of the Technical document) as follows:

- Extension west of the sub arterial segment on the southernmost boundary of the Precinct,
- Extension west of the collector road segment midway through the Precinct,
- A local road segment from the eastern collector road to the park next to the main centre, dissecting private heritage land,
- A local road segment from the new western sub arterial road to the corner of the local park (LP16) and private heritage land for the Maryland Homestead, predominantly through open space and environmental conservation land, and
- Another local road in the southeast of the Precinct to provide access to a local park (P21).

The proposed cycleway and shared pathway network identified in the plan is consistent with Figure 2.13 of Schedule 6 Lowes Creek Maryland Precinct in the Camden Growth Centres DCP.

Stormwater land and management works

To ensure that the future urban development of the Lowes Creek Maryland Precinct appropriately manages drainage and water quality issues, Cardno was first commissioned by DPE to establish a water cycle management strategy. Cardno based the strategy on water sensitive urban design principles and undertook flood modelling to assess the effectiveness of proposed water quantity, riparian corridor and floodplain management strategies. It also developed a water quality strategy to mitigate potential stormwater pollutant impacts.

Cardno's report, Lowes Creek Maryland Precinct Water Cycle Management Study, 26 September 2018 (**Original WCM Strategy**) also provided input into the riparian land management and planning controls; assessed the flood risk management approach and developed a flood evacuation strategy for the Precinct.

The post-development hydraulic model accounted for a number of proposed changes to the site:

- Increased stormwater run-off from the developed catchments of the proposed development,
- Impact of proposed online and offline detention basins,
- Filling of developable areas on the fringes of the floodplain,

- Proposed road crossings of the various waterways in the Precinct,
- The road raising of The Northern Road (not the box culvert upgrade), and
- Proposed works within the riparian corridor including re-aligning of channels and vegetation.

The Original WCM Strategy's preferred scheme also needed to meet minimum water quantity and quality standards and benchmarks, as drawn from the Council's Development Control Plan. It combined some local catchment and larger regional sub-catchment controls, and adopted distributed online stormwater retarding for quantity control and separate 'bio-filter' footprint areas for water quality treatment. Bio filter areas could be in the form of a raingarden or tree pit or any vegetated area and would be co-located with the stormwater retarding basins. Both on- and off-line stormwater basins were also a feature of the recommended approach.

The approach was considered to have:

- relatively lower ongoing operation and maintenance requirements, and
- moderate land-take resulting from its use of online basins within the riparian corridor, which can also be used for passive recreation purposes.

Storm Consulting and Craig & Rhodes were later engaged by the precinct proponents (Macarthur Developments) to review and refine the Original WCM Strategy. These investigations comprised several key waterway considerations such as flooding, water quality and geomorphology management and were undertaken with approval from both Council and DPE.

The report (Lowes Creek Maryland Precinct Water Cycle Management Strategy Report – Addendum, September 2020 (**Amended WCM Strategy**)) built on the assessments already undertaken by Cardno, but with updated modelling methodologies and results.

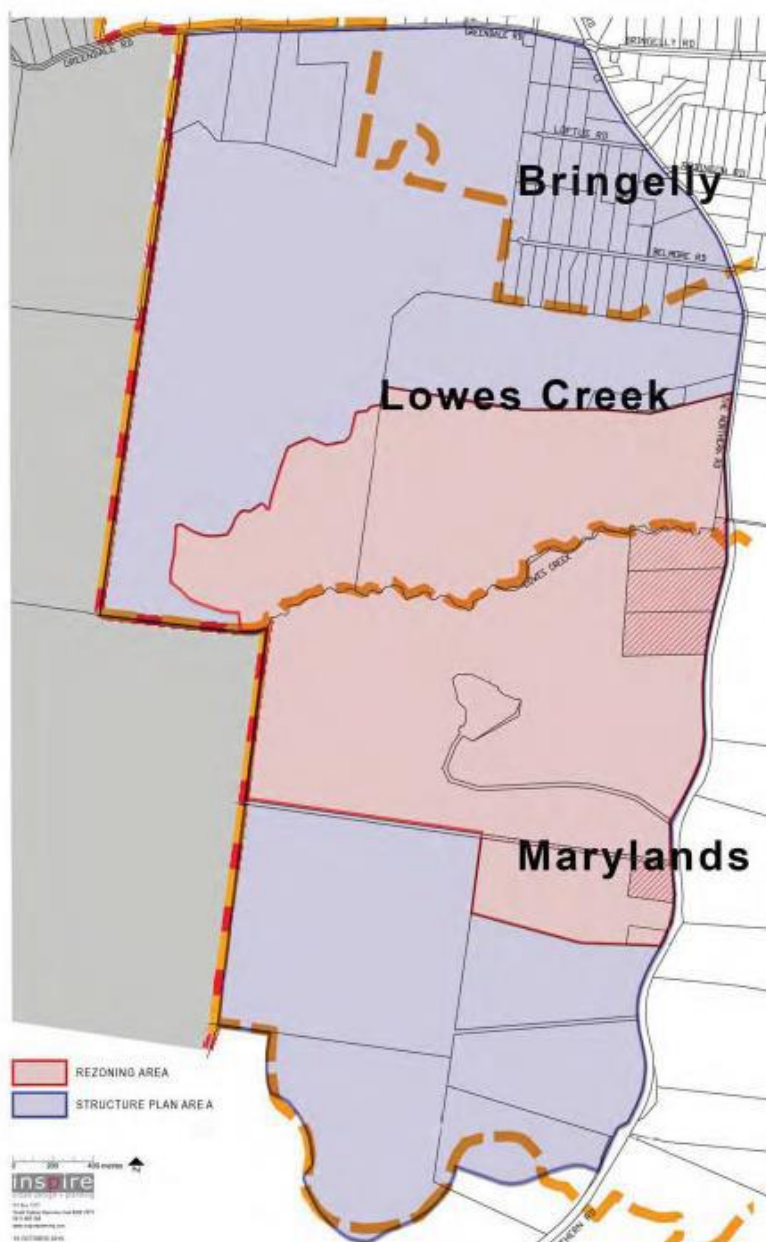
In particular, the Amended WCM Strategy determined the minimum detention storage requirements to attenuate post development flows to pre-development levels; and the minimum treatment device areas required to achieve Council's water quality targets. Essentially, this took into account proposed changes to the locations of some of the detention basins and bioretention basins, lot layout, road alignments, as well as areas that the stakeholders would prefer to be flood-free. However, the overall catchment areas are similar to those identified by Cardno.

Open space land and works (embellishments)

Elton Consulting undertook the Demographic and Social Infrastructure Assessment – Lowes Creek Maryland Precinct (LCM Social Infrastructure Assessment) in August 2018 to determine the requirements for open space and recreation facilities.

The assessment was undertaken at two levels, with detailed analysis for the Lowes Creek Maryland Precinct itself, and a higher order assessment for a broader site, encompassing some adjoining areas. The broader area is referred to as the Context Plan Area and encompasses all the parts of the Bringelly, Lowes Creek and Maryland Precincts that lie to the west of The Northern Road, south of Greendale Road and north of the Oran Park Precinct boundary.

The extent of the Context Plan Area is show in the figure below:



The LCM Social Infrastructure Assessment identified the likely demand for open space and recreation facilities arising from the expected development in Lowes Creek Maryland, along with consideration of the apportionment for shared demand of facilities with the broader Context Plan Area if justified.

The principles for determining the demand and provision open space were derived from Camden Council's Open Space Design Manual (OSDM), The Government Architect Office's Draft Open Space and Recreation Guide (2018) which nominates a set of performance criteria for open space and recreation, the Growth Centres Development Code, and other Camden Council strategies including the draft Spaces and Places Strategy 2020, Camden Play Space Strategy 2010-2020 and Camden Council Sportsground Strategy 2020-2024.

The final ILP incorporates 61.74 hectares of open space, which exceeds the benchmark provision rate (minimum of 2.83 hectares per 1,000 people) but takes into account broader planning considerations, including the topography of the Precinct and proximity of facilities to residential land uses. The amount of open space further reflects that:

- all local parks are a minimum of 5,000 m² in size, consistent with Council's Space and Place Strategy,
- open space around the scar trees was expanded in the final ILP to conserve the health and vitality of the scar trees, and
- areas of public recreation have been strategically placed to ensure all residents will be within 400m walking distance to a park in accordance with the Premier's Priorities.

Drainage basins will not contribute to the provision of formal public open space but these basins will be appropriately landscaped to aid in cooling and greening the Precinct and may be informally used for recreational purposes.

The final ILP identifies six sports fields and 21 parks, however as part of the rezoning of the precinct only the sports fields and the 11 parks holding heritage values are proposed to be zoned RE1 Public Recreation and identified for land acquisition. This allows the exact location of other proposed future parks to be moved or reconfigured at the Development Application stage without requiring a Planning Proposal. However, the remaining parks are still intended to be delivered generally consistent with the ILP, and the land costs are still included in the plan.

The LCM Social Infrastructure Assessment acknowledged that the expected population in the broader Context Plan Area would provide enough collective demand for an indoor recreation centre and/or aquatic centre, but Lowes Creek Maryland Precinct does not alone.

An indoor recreation centre has not been included in the plan (as non-essential infrastructure) at this time. Instead, as development plans progress in surrounding areas to Lowes Creek Maryland, Council will consider planning for such a centre, subject to determination of the scale of facilities and site location required. One option is

for the facility to be located in Lowes Creek Maryland Precinct within the proposed district sports park (adjacent to the multipurpose community facility).

Once Council determines the need for a facility including its size and location, it will also consider whether it needs to amend this plan to apportion the cost of the land across the broader demand catchment (Context Plan Area).

The riparian corridors of Lowes Creek and its tributaries provide excellent opportunities to create walking and cycling paths along them.

In the final ILP, a path network is proposed along corridor routes and sub-arterial roads in the Precinct, connecting to open space and other key destinations. This corridor land has not been included in this plan to reduce costs. Instead, it is expected that much of the land will be dedicated to Council for ongoing ownership and management subject to the provisions of Council's Constrained Lands Policy. However, the construction of shared pathways are included in the plan as part of the active transport network.

Community services land

The final ILP for the Lowes Creek Maryland Precinct has addressed the requirements for the incoming population as recommended by the LCM Social Infrastructure Strategy. It has proposed land of 0.94 hectares for one large community centre which combines the local and district community floorspace for the Lowes Creek Maryland Precinct (1,120m²) and the district floorspace for the balance of the Context Plan Area at 755m²) for a total facility of 1,875m² GFA located next to a double playing field, and across a road from a recreation area and park. Car parking will be co-located at this site for the adjacent double playing field.

An apportioned share of this land take only, amounting to 26% of 0.94 hectares, is included in the plan. This takes into account the fact that:

- at this stage, the population of LCM Precinct could represent an estimated 26% of the broader catchment area (or Context Plan Area lower growth scenario of 78,814 people, as identified by Elton Consulting),
- the Growth Centres Development Code standard is for 1 district community centre per 20,000 residents,
- Council's standards for community facilities identified the need for around 0.47 hectares of land for community facilities (1,875 m² in floorspace x 2.5 for land take). Taking into account additional car parking provision at the site for adjacent open space facilities, this is broadly consistent with the site area proposed, and
- capital works for community facilities are not on the NSW Government's Essential Works List for contributions plans like this one (with contributions above threshold levels for an IPART assessment), and so are excluded from the plan.

Future contributions plans prepared for the Context Plan Area should include an apportioned contribution towards the cost of acquiring the land for the proposed community centre identified in this plan.

Council intends to address the needs of young people within the multipurpose community centre and, potentially in the future, by providing an indoor recreation centre with a youth focus, likely somewhere in the Context Plan Area.

9. Were any supporting studies prepared for the catchment area but not relied on? If yes, explain why they were not used.

No

10. How has non-residential development been considered in determining the need for infrastructure in the plan?

Non-residential development generates demand for water cycle management and transport infrastructure and has been included in the calculation of the total NDA across the precinct. Contributions towards this infrastructure is levied on both residential and non-residential development on a per hectare of NDA basis.

11. In determining the need for infrastructure in the plan, what consideration was given to:

▼ The existing population in the catchment area

The catchment area for this plan includes large rural allotments used for agricultural purposes and limited rural-residential development. The limited existing population is reflected in the five (5) dwelling demand credits that have been assumed and factored into the net population yield for contributions calculations. The calculation of demand credits includes the residences on heritage sites and other lots that existed at the time the plan commenced but excludes the dwellings or lots which will be retained primarily as heritage estates.

▼ Any existing or projected population outside the catchment area

The land outside the catchment area is primarily used for agricultural and rural-residential purposes with a low existing population with limited infrastructure.

The Lowes Creek Maryland site is surrounded by the South Creek West and Pondicherry Precincts in the South West Growth Area which had not undergone precinct planning at the time of preparation of the plan, therefore there has been no detailed assessment of infrastructure requirements outside the catchment area apart from social infrastructure. The LCM Social Infrastructure Strategy (refer to **Part 8** subheading **Community Facilities** in this application) assesses the social infrastructure needs of the Context Plan Area which includes the forecast population of both Lowes Creek Maryland and the South Creek West precincts. The plan identifies the community infrastructure needs for the entire

Context Plan Area and apportions 26% of the cost to Lowes Creek Maryland, with future development in South Creek West to contribute the remaining 74%.

▼ The capacity of existing infrastructure in the catchment area, and/or

The catchment area for this plan includes large rural allotments used for agricultural purposes and limited rural-residential development. There is no existing infrastructure within the catchment area which is capable of servicing the planned urbanisation of the site.

▼ Any existing or proposed infrastructure outside the catchment area.

The site is located adjacent to The Northern Road and benefits from recent upgrades to duplicate the existing carriageway to form a separated dual carriageway road, along with key intersections and lead-in stubs which will connect to the future sub-arterial and collector road network to be delivered under the plan. The site does not benefit from any other existing or proposed infrastructure outside the catchment area.



Criterion 3

Reasonable costs

IPART must advise whether the proposed development contributions are based on a reasonable estimate of the cost of the proposed public amenities and public services. This includes how the base costs of land and each item of infrastructure are derived and the method used to calculate the contribution rates and escalate them over time.



Providing comprehensive answers
will minimise the likelihood of further questions from IPART

12. Explain the process used to estimate costs for works for each infrastructure category.

Refer to matters such as:

- ▼ Use of consultant or QS estimates
- ▼ Use of council costs
- ▼ Use of benchmark costs
- ▼ Any allowances included, such as professional fees and contingencies
- ▼ Details of any indexation of cost estimates to the base period of the plan, including the index used

Show the link between the supporting cost sources and the land and works in the plan. This can be shown against each item in a separate table or in the plan's works schedule (see example works schedule).

Transport works

An independent quantity surveyor was engaged to prepare a comprehensive list of transport works costs to inform the preparation of the plan, consistent with the recommendations of the traffic report. The quantity surveyor's report is included as a supporting document to this submission and correlates with the excel spreadsheet works schedule which informs the plan.

Stormwater management works

An independent quantity surveyor was engaged to prepare a comprehensive list of water cycle management works costs to inform the preparation of the plan. The quantity surveyor's report is included as a supporting document to this submission and correlates with the excel spreadsheet works schedule which informs the plan.

Open space works (embellishments)

An independent quantity surveyor was engaged to prepare a comprehensive list of open space works costs to inform the preparation of the plan. The quantity surveyor's report is included as a supporting document to this submission and correlates with the excel spreadsheet works schedule which informs the plan.

13. Explain the process used to estimate the cost of plan preparation and administration.

The plan includes an administration cost which equates to 1.5% of the cost of works under the plan (i.e. excluding land acquisition costs). This rate has previously been endorsed by IPART for the Leppington and Leppington North sections of the Camden Growth Areas Contributions Plan.

14. What, if any, land has the council already acquired to provide local infrastructure for development in the catchment area? How has the cost of this land been included in the plan?

- ▼ For land that the council has acquired in the plan, the works schedule should show:
 - Date of acquisition
 - Agreed market value
 - Any other acquisition costs
 - Indexation of the total acquisition cost to the base year of the plan.
- ▼ For land that the council has agreed to acquire or have dedicated through a VPA, the works schedule should show:
 - Date of agreement
 - Agreed value
 - Indexation of the value to the base year of the plan.
- ▼ For council-owned operational land, the works schedule should show:
 - Market value at the time the land was rezoned for public infrastructure
 - Indexation to the base year of the plan.

N/A – the plan includes no land already acquired by Council.

15. Explain the process used to estimate the cost of land yet to be acquired by the council.

- ▼ Include details of any inclusions for other costs associated with a council's land acquisitions, such as conveyancing, legal, survey and other costs payable to landowners under the *Land Acquisition (Just Terms Compensation) Act 1991*.

An independent valuer was engaged to provide valuation advice to support the preparation of the works schedule and inform the rates in the plan. The valuer has provided average land values for the various underlying zonings and constraints, and the excel spreadsheet works schedule includes the zonings, constraints and assumptions for each parcel of land which determines the acquisition cost for each parcel.

16. If contribution rates in the plan are calculated using an NPV model,

- ▼ Does the model use real or nominal values?
- ▼ If the model uses nominal values, what indexation assumptions are applied to costs and revenue?
- ▼ What discount rate does the model use, and why?

The plan is not informed by a NPV model.

17. What measures have been taken to minimise costs in the contributions plan (eg, adjustment to design or alternative engineering solutions)?

The plan has been prepared based upon the following principles:

- Open space embellishment is consistent with the "Essential Works List" and includes a base level of embellishment only,
- Infrastructure is co-located where possible to minimise the land area required (e.g. sharing of car parking areas between future open space and community facilities),
- The provision of double playing fields rather than single playing fields to enable the efficient provision of supporting infrastructure (e.g. car parking, amenities buildings and changerooms, car parking),
- The water cycle management system has been refined during the precinct planning process and includes the provision of three online stormwater detention basins and the provision of other stormwater infrastructure on constrained land wherever possible to reduce land acquisition costs,
- The plan only includes local roads in locations where developer-led delivery via conditions of development consent is uncertain and difficult to achieve, and where the costs can be reasonably apportioned to development (e.g. local roads which front heritage items, the future local centre, open space, or creek crossings through riparian corridors), and
- Creek crossings are proposed as culvert crossings rather than span bridges.

18. Explain the method/s used to index the contribution rates for both land and works.

The plan includes the following indexation methods:

- Open space works are indexed to the Producer Price Index – Non-residential building construction NSW (PPI-NR),
- Transport and stormwater works are indexed to the Producer Price Index – Road and Bridge construction NSW (PPI-RB), and
- Contributions to be paid via conditions of development consent are indexed to CPI.

The plan also references the Producer Price Index – Building construction (PPI-B) which indexes the cost of community facility works. Community facilities are non-essential infrastructure and are not levied for via the plan, however the cost of the community facility works and the PPI-B indices are included in the plan for Council's reference.

Land acquisition costs are indexed by a customised Land Value Index (LVI) that will be prepared by Council and published on Council's website. The LVI will be informed by valuations undertaken by an independent valuer.



Criterion 4

Reasonable timeframe

We assess whether the proposed public amenities and public services can be provided within a reasonable timeframe.

19. How has the council determined the timing of infrastructure provision?

Provide details of the program for delivery of infrastructure in the contributions plan and explain its underlying rationale.

The timing for the delivery of infrastructure is based upon the expected staging and progress of development throughout the precinct, with development generally commencing in the eastern portion of the precinct adjacent to The Northern Road and heading in westerly direction over time.

It is noted that in the case of Lowes Creek Maryland where there are two significant landowners, the staging and timing of infrastructure delivery may change. The “indicative scheduling of works” in the works schedule of the plan adopts an approximate time window of 4-5 years and this timing will be updated as necessary during future contributions plan reviews.



Criterion 5

Reasonable apportionment

We assess whether the proposed development contribution is based on a reasonable apportionment of costs between existing and new demand. We also assess whether the apportionment of costs reflects the demand generated by different types and stages of development.

Apportionment is about ensuring the allocation of costs equitably between all those who will benefit from the infrastructure or create the need for it. While nexus is about establishing a relationship between the development and demand for infrastructure, apportionment is about quantifying the extent of the relationship.

20. How does the plan apportion costs?

Provide details of supporting calculations and explain how the apportionment takes into consideration demand arising from (as relevant):

- ▼ New and existing development in the catchment area
- ▼ Different stages of development
- ▼ Different sub-catchments
- ▼ Residential and non-residential development
- ▼ Different residential development densities
- ▼ New and/or existing development outside the catchment area

Please provide additional information in this section if any development is exempt from paying contributions.

Transport land and works

The plan apportions transport land and works costs across all of the NDA in the precinct (both residential and non-residential) on a rate per-hectare basis.

Stormwater management land and works

The plan apportions stormwater management land and works costs across all of the NDA in the precinct (both residential and non-residential) on a rate per-hectare basis.

Open space land and works (embellishments)

The plan apportions open space land and works costs across all of the incoming residential population of the precinct on a per person basis.

Community services land

The plan apportions community facility land costs across all of the incoming residential population of the precinct on a per person basis.

Plan preparation and administration

The plan includes an administration cost which equates to 1.5% of the cost of works under the plan (i.e. excluding land acquisition costs). This rate has previously been endorsed by IPART for the Leppington and Leppington North sections of the Camden Growth Areas Contributions Plan. This rate is levied across all residential and non-residential development on a rate per-hectare basis.



Criterion 6

Appropriate community liaison

We require evidence that the plan has been exhibited and publicised in accordance with the statutory requirements and that the council has considered submissions received during the exhibition period. The post-exhibition version of the plan should not differ so significantly from the exhibited version that it requires re-exhibition.

It is not necessary to include information about consultation in the contributions plan.

21. In developing the contributions plan, was any publicity and community liaison undertaken outside the mandatory exhibition period?

Council and GLN Planning liaised with the precinct proponents during the rezoning and plan preparation processes and incorporated the outcome of updated water cycle management reports into the final adopted ILP and plan.

22. How has the council taken into account submissions received on the draft plan placed on exhibition?

Council received one submission from the precinct proponents. The issues raised in the submission were discussed with the submitters and the plan was updated as outlined in the titled "**CGACP Amendment 2 post exhibition changelog - September 2022**" which is included as a supporting document to this application.

In summary, the changes included revisions to the works schedule, maps, main and technical documents and resulted in a reduction in the overall value of the plan by \$3,206,894 or approximately 1%.

23. Does the council intend to undertake any further publicity or community liaison?

No



Criterion 7

The plan complies with other matters
IPART considers relevant

IPART may take into consideration other matters relevant to our overall assessment of the contributions plan.

These matters may include compliance with the statutory requirements for making local infrastructure contribution plans and with the Practice Note, whether the plan uses up-to-date information, as well as issues of transparency and accountability in the council's proposed arrangements for the levying and collection of contributions under the plan.

24. Is there any other information relating to the contributions plan which may assist us to assess it against this criterion?

No

25. Is the council aware of possible changes to any underlying assumptions used in preparing the plan which may be relevant to our assessment?

Such matters could include:

- ▼ Revised population projections
- ▼ Potential rezoning or changes to dwelling yields
- ▼ Other changes to the applicable LEP, SEPP or DCP
- ▼ Changes to NSW government policy for infrastructure delivery

The plan which is submitted to IPART for review includes four sub-arterial roads referenced as SR.1, SR.2, SR.3 and SR.4, along with associated intersections and culvert crossings. At the time that the plan was prepared, DPE advised that these roads were not identified in the Special Infrastructure Contribution (SIC) maps and should be included in the plan.

In December 2022 the DPE issued advice to Council which acknowledged that these roads serve a regional function and would be eligible for delivery as works-in-kind to offset SIC obligations. As a result, an amendment to the plan is expected to be progressed in the first quarter of 2023. Council officers will provide IPART with updated information including potential reductions in land and works costs and contribution rates when this information is available.

26. Please provide any other information which you consider would assist or expedite our assessment.

Review of Part C - Lowes Creek Maryland and related changes to Main Document only

It is emphasised that the reason for preparing the Camden Growth Areas Contributions Plan Amendment 2 and the submission of this application to IPART is to insert provisions for the Lowes Creek Maryland Precinct into the plan, including changes to the Main and Technical documents.

Amendment 2 of the plan does not include any material changes to either the Main or Technical documents in relation to Part A – Leppington North Precinct and Part B – Leppington Precinct. The changes to the plan are limited to:

- Amendments to the “Main Document” to refer to the new Part C – Lowes Creek Maryland Precinct and the inclusion of contributions rates and key assumptions informing those rates; and
- Amendment of the “Technical Document” by inserting Part C – Lowes Creek Maryland Precinct.

IPART’s review of the plan should therefore be limited to the relevant sections of the Main Document and Part C – Lowes Creek Maryland Precinct of the Technical Document.

Sub-arterial roads

Part 7 subheading **25** of this application notes that Council expects to progress an amendment to the plan in the first quarter of 2023 relating to the removal of the four sub-arterial roads references as SR.1, SR.2, SR.3 and SR.4. Council officers will provide IPART with updated information including potential reductions in land and works costs and contribution rates when this information is available. IPART may wish to defer the assessment of these items in the plan pending further information from Council.

4. Quality assurance

We also request that council undertake a quality assurance (QA) check of the contributions plan before it is submitted to IPART for review.

The purpose of the council's QA check is to identify and address any errors or inconsistencies within the work schedules and also between the contributions plan and relevant supporting information to ensure that the plan, as submitted, is accurate. This will reduce the risk of delay in our assessment and the need for recommendations for the council to correct errors.

Checklist for quality assurance of contributions plan and works schedule

Has the contributions plan been checked for	Yes	No
Typographical errors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Calculation errors (including checking infrastructure and land cost calculations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Use of the most up-to-date data and information	<input checked="" type="checkbox"/>	<input type="checkbox"/>

27. Explain the quality assurance process undertaken for the contributions plan prior to submitting it to IPART for review.

A comprehensive review of the plan has been undertaken to ensure that the Lowes Creek Maryland Precinct will be supported by a contemporary contributions plan that is robust, consistent with DPE and IPART requirements, and includes accurate and relevant costs to minimise financial risk to the Council whilst also providing value for money for developers and the community.

The plan was informed by a collaborative DPE and Council precinct planning process for Lowes Creek Maryland including the suite of specialist studies that informed the rezoning. The specialist studies were peer-reviewed by DPE and Council officers, including internal Council working groups and project working group/project control group sign-off.

Separate land valuation and quantity surveyor reports for land and works costs were commissioned to inform the plan preparation process, with the recommendations of these reports reviewed by Council officers and GLN Planning.

The contributions plan document is underpinned by a detailed spreadsheet which forms part of this submission package. The spreadsheet has been checked for accuracy and cross-referenced with the written contributions plan document by Council officers and GLN Planning.

5. Application checklists

Please complete Checklist A to confirm the contributions plan contains all information requirements of the *Environmental Planning and Assessment Regulation 2000*.

Please complete Checklist B to ensure that all information necessary for IPART's assessment is submitted.

Councils should also complete and provide IPART with spreadsheets that:

- ▼ Detail all infrastructure items included in the plan, with references to the studies (including the specific sections or page numbers), that support their inclusion in the plan as relevant
- ▼ Detail the cost of each infrastructure item (including source and date of costings, and any indexation of cost estimates)
- ▼ List the cost and area for all parcels of land required for infrastructure in the plan
- ▼ Detail the cost of any land that has already been acquired and land that the council is yet to acquire
- ▼ Show how the total cost of land and works for each infrastructure category (or subcategory) have been apportioned
- ▼ Show how the contributions rates in the plan have been calculated (including net present value modelling if this approach is used)
- ▼ Show indicative contribution amounts for each type of residential dwelling.

IPART provides a works schedule template that councils can use to show information and calculate contribution rates (see Resources to assist councils). The template is available on our website or can be viewed at the end of this document.

Checklist A – for the contributions plan

Does the contributions plan:	Yes	No	Contributions plan page reference(s) (MD = Main Document) (TD = Technical Document)
Outline the purpose of the plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MD – p.6-
Incorporate a map showing:			MD – p.1 and 7 TD – p. 96, 129-131
▼ Geographical catchment area of the contributions plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
▼ Specific infrastructure to be provided under the plan (may include multiple maps)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Include details about how the need for land and works to support new development was determined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p.104
Include information about:			
▼ Existing population in the catchment area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p.95
▼ Projected residential population and/or workforce	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p. 102-103
Include a schedule of the contributions rates (eg, \$/ha, \$/person, \$/dwelling)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MD – p.49-51
Include assumptions made in the modelling of costs and revenue (if using a Net Present Value (NPV) approach).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
Include details of the anticipated rate of development in the catchment area and how this was determined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p.104
Include a program for infrastructure delivery and explain how it relates to the anticipated timing of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p.126-128
Include a statement regarding potential revision of the scheduled timing for infrastructure delivery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p.104-
Include the formulas used for determining the section 7.11 contributions for each infrastructure category	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MD – p.8-11

Does the contributions plan:	Yes	No	Contributions plan page reference(s) (MD = Main Document) (TD = Technical Document)
Explain how the proposed cost of works was derived (eg, quantity surveyor or other consultant advice, standard costs used by the council)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p.105
Explain how the proposed cost of land was derived	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p.105
Include a works schedule that shows an estimate of the cost and the expected timing of infrastructure delivery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p.126-128
Include details of apportionment calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TD – p.105-106
Explain how the contribution rates will be adjusted for inflation/ changes in costs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MD – p.25-29
Outline the base period for costs in the plan (eg, June 2018)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MD – p.29
Address the council's position on the following policy matters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-
▼ Provide details of accounting arrangements for contribution funds (eg, is pooling of funds permitted, will internal borrowings be used to deliver infrastructure projects)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MD – p.31-32
▼ Show how it will satisfy each condition requiring the payment of monetary contribution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MD – p.21-24
▼ Consider the conditions that may be imposed under section 4.17(6)(b) of the Act or section 97(1)(b) of the Local Government Act 1993.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A-

Checklist B – for the council’s application

Please complete the checklist below to ensure that all information necessary for IPART’s assessment is submitted.

	Yes	No	N/A
Works schedules and calculation of contribution rates			
Spreadsheets must include a clear link between	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
▼ The listed infrastructure and the evidence which supports nexus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
▼ The cost of land/infrastructure and the cost source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Contributions plan			
Version of contributions plan incorporating any post exhibition changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Version of contributions plan publicly exhibited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Version of contributions plan previously submitted to IPART for review	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public consultation			
Copy of all submissions to publicly exhibited contributions plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Summary of submissions and council’s response	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Technical studies and consultant documents			
Land valuation report/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for stormwater management infrastructure (eg, Flooding and Water Cycle Management report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for transport infrastructure (eg, Traffic and Transport Assessment report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for open space infrastructure (eg, Demographic and Social Infrastructure report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for community services (eg, Demographic and Social Infrastructure report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maps and shape/spatial files			
Plan catchment map/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final Indicative Layout Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning map/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land acquisition map/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Constrained land map/s (flooding and transmission lines)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other documents			
VPAs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Details of other funding agreements for state or local infrastructure in the area covered by the plan (including draft agreements)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council business papers or meeting minutes related to the preparation of the contributions plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other documents that you think could be useful in IPART’s assessment of the contributions plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Resources to assist councils

The following documents and resources are available to assist councils preparing a contributions plan.

Please refer to IPART's website [Local Infrastructure Contributions Plans](#) for further information on our assessment process.

Policy Documents	Description
Section 94E Ministerial Direction for Local Infrastructure Contributions 2012, as amended (Ministerial Direction)	The Ministerial Direction sets out the role of IPART in reviewing local government contributions plans
Local Infrastructure Contributions Practice Note, January 2019 (the Practice Note)	Provides guidance to IPART and to assist councils to understand the role of IPART in the review of contributions plans.
Terms of Reference – Reviewable Contributions Plans – Environmental Planning and Assessment Act 1979, dated 14 November 2018	IPART's Terms of Reference for the review of local government contributions plans

Fact Sheets and Information Papers	Description
Fact Sheet – Contributions plans assessment	Explains why and how we assess contributions plans
Fact Sheet – Local Government discount rate	Every six months IPART publishes the local government discount rate
Fact Sheet – Inclusion of roads in contributions plans	Provides advice and guidance on the inclusion of roads in contributions plans
Information Paper – Contributions plan assessment: land costs	Sets out IPART's approach to assessing land costs in contributions plans
Information Paper – Guidance for contributions plans: Local Infrastructure Benchmark Costs	Sets out IPART's position on using our 2014 benchmark cost report
Information Paper – Indexation of contribution rates	Provides advice and guidance on the indexation of contribution rates
Technical Paper – Modelling local infrastructure contributions	A technical paper that outlines our recommended approach to calculating the discount rate and other aspects of modelling local infrastructure contributions using a net present value approach

Other documents

Description

IPART Works Schedule Template

An example works schedule that councils can use when developing a contributions plan

7. Example works schedule

Plan 1 - Works Schedule

Reference	Item description	Land area (m2)	Cost of land	Works (unit)	Quantity required	Cost of works	Total cost land and works	Total cost (indexed to base period of plan)	Cost apportioned to plan	Total cost apportioned to plan	What establishes nexus?	Cost source (land)	Cost source (works)	Indicative timing
X01	collector road 1	5,500	\$ 2,000,000	linear metres	1,200	\$ 4,200,000	\$ 6,200,000	\$ 7,130,000	85%	\$ 6,060,500	Arup, Precinct Transport Study, July 2015, page 35	KD Wood Land Valuation Report, 2017	WTP, road costs report, December 2015	2022-2023
B05	bus shelters	1,500	\$ 545,455	item	7	\$ 140,000	\$ 685,455	\$ 788,273	100%	\$ 788,273	Arup, Precinct Transport Study, July 2015 & see note (a), page 38	KD Wood Land Valuation Report 2017	IPART benchmark cost	2020-2025
S01	sub-arterial road 1	14,000	\$ 4,500,000	linear metres	2,300	\$ 12,000,000	\$ 16,500,000	\$ 18,975,000	100%	\$ 18,975,000	Arup, Precinct Transport Study, July 2015, page 36	VPA 001, p25-31. Ownership has not yet been transferred.	Specific cost based on tender rates, see note (b)	2022-2023
Total in plan		21,000	\$ 7,045,455		3,507	\$ 16,340,000	\$ 23,385,455	\$ 26,893,273		\$ 25,823,773				

Note: a council investigation and analysis has identified the need for 2 additional bus stops, above what is identified in the technical study.
 b see attached evidence in Document A1

An example works schedule can be found on the IPART website.