



APPLICATION FOR ASSESSMENT OF A LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

PENRITH CITY COUNCIL GLENMORE PARK STAGE 3 CONTRIBUTION PLAN



Application Form

September 2023

Local Government

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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](http://LocalInfrastructureContributionsPlans) 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	Penrith City Council
Council contact details (Provide more than one - include names, positions, phone numbers, and email addresses of council officers and/or consultant contacts)	Natalie Stanowski Acting City Planning Coordinator [REDACTED] [REDACTED]
	Claudia Amendolia Planner – Contributions [REDACTED] [REDACTED]
	Danielle Fox Senior Planner [REDACTED] [REDACTED]

Information about the plan

What is the name of the plan?	Glenmore Park Stage 3 Development Contributions Plan 2022 Part 1: Administration & Part 2: Technical Document.
What is the name of the catchment (precinct or release area) covered by the plan? * please specify any sub-catchments if applicable	Glenmore Park Stage 3
What is the base period of the plan? (e.g. June 2018)	June 2023
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 6 (Pending DPE approval of letter requesting that it include the Glenmore

	Park Stage 3 Urban Release Area under Schedule 2 of the Environmental Planning and Assessment (Local Contributions) Direction 2012. With the aim of recognising the precinct as an Urban Release Area for development contributions purposes and formally apply a \$30,000 development contributions cap to the precinct).
What is the current maximum contribution amount (per lot or dwelling) for this plan under the Ministerial Direction?	\$20,000 per dwelling
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>Single lot dwellings in R2 & C4 zones - \$104,238 per dwelling.</p> <p>Medium density dwellings in R3 zones - \$81,436 per dwelling.</p> <p>Studio dwellings in R3 zones - \$48,861 per dwelling.</p> <p>Shop top dwellings in E1 zone - \$65,149 per dwelling.</p> <p>Secondary dwellings - \$48,861 per dwelling.</p> <p>Seniors Living independent living unit - \$48,861 per dwelling.</p>
When was the plan publicly exhibited? And, how many submissions were received during exhibition?	<p>The public exhibition period was from 19 August 2022 to 16 September 2022.</p> <p>Two (2) submissions related specifically to the S7.11 CP.</p>
Has the council adopted the plan? If so, when was it adopted and when did it come into force?	The plan will not be adopted or come into force until we receive the Minister's advice following IPART's assessment.
Who are the key stakeholders (e.g. Council, Department of Planning, Industry & Environment (DPIE), or developers) involved in planning for the area covered by the plan?	<p>The Planning Proposal came into effect on 30 June 2023. Key stakeholders included:</p> <ul style="list-style-type: none"> Penrith City Council

	<ul style="list-style-type: none"> • Department of Planning & Environment • Landowners/developers <p>Council's review of the contribution plan was undertaken independently of the developer.</p>
Over what period will development in the catchment area of the plan occur?	Development will likely occur over a 10-year period, subject to development activity.
What planning instruments (SEPPs, LEPs, or DCPs) apply to land in the catchment area of the plan?	<p>SEPP</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Biodiversity and Conservation) 2021. <p>LEP</p> <ul style="list-style-type: none"> • Penrith Local Environmental Plan 2010 (PLEP 2010) <p>DCP</p> <ul style="list-style-type: none"> • Penrith Development Control Plan 2014 <ul style="list-style-type: none"> ◦ E7 Glenmore Park – Part C Glenmore Park Stage 3.
Has the Minister referred this contributions plan to IPART for review? If so, provide details.	No.

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?

Not applicable for GP3.

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?

Not applicable.



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

Not applicable.

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?

Not applicable

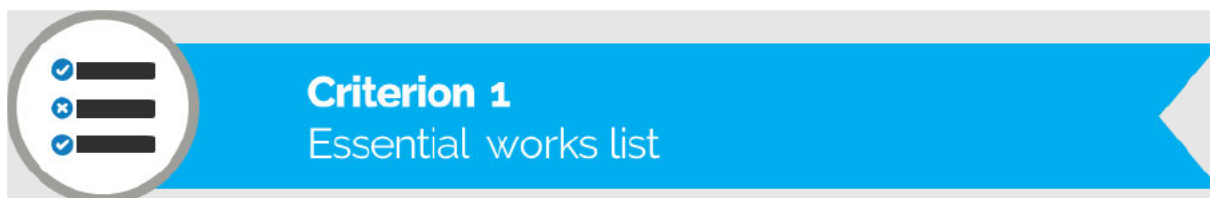
5. Briefly explain how the plan has been revised in response to:

- ▼ 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.

Not applicable

3. Assessment criteria



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:

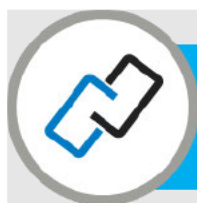
- ▼ List these items below
- ▼ Indicate how their costs will be met.

All land and works within the S7.11 CP are in accordance with the Essential Works List.

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.

No land is to be acquired for community services.



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. DPIE 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

Glenmore Park Stage 3 – Residential Development Planning Proposal Comprehensive Transport Impact Assessment (CTIA) Stage 2, prepared by TTPP Transport Planning, prepared for Mirvac Homes (NSW) Pty Ltd (19 August 2022).

Glenmore Park Stage 3 - Addendum to Comprehensive Transport Impact Assessment (CTIA) – 30 Additional Residential Lots (November 2022) prepared for Mirvac Homes (NSW) Pty Ltd

The CTIA provides commentary on the widths of footpaths as 1.2m wide; provision of footpaths for minor local roads will be provided on only one side of the road; shared paths and active transport.

Any deviation from the commentary and recommendations in the CTIA were a result of agreement with Council and the developer, with the aim to ensure that the necessary infrastructure for future residents of GP3 is appropriate to support active transport, pedestrians and road users. The S7.11 CP and the DCP are in alignment with regards to footpaths widths, location of footpaths on minor local roads, location of shared paths and active transport links.

Minor updates to the structure Plan / masterplan images shown in the CTIA have occurred. The structure plan shown in the S7.11 CP and DCP are the current images.

Stormwater land and management works

Glenmore Park Extension Planning Proposal Water Cycle Management Strategy Report prepared by J. Wyndham Prince for Mirvac Homes (NSW) Pty Ltd (April 2023)

The development contributions plan is consistent with this report. Minor updates to the structure Plan / masterplan images shown in the report have occurred. The structure plan shown in the S7.11 CP and DCP are the current images.

Open space land and works (embellishments)

Public Domain and Open Space Strategy (PDOSS) prepared by GLN Planning and Sturt Noble Associates for Mirvac Homes (NSW) Pty Ltd (January 2023).

- Any deviation from the commentary and recommendations in the PDOSS are a result of agreement with Council and the developer, with the aim to ensure that the necessary infrastructure for future residents of GP3 is appropriate to support active transport, for pedestrians and road users, and ensure cooling infrastructure like tree canopy is supported. The Appendix C – provides calculations for anticipated street tree canopy within each road type according to assumptions around tree volumes, verge width and canopy spread.
- The metrics for verge widths, footpath widths, medium widths, shared paths assumptions found in the S7.11 CP & DCP, differ from those found in the PDOSS. This is due to an amendment to the GP3 DCP chapter (August 2023) to reinstate revised road profiles and transport related sections into the DCP chapter that was endorsed in December 2022, following consultation with the applicant (Mircvac) and Council. The PDOSS was endorsed by DPE and has not been updated again.

Penrith Sport and Recreation Strategy (PSRS) and Draft Greener Places Guide

Both of these documents were relied on in the development of the PDOSS. The Gateway Determination condition required a public domain and open space strategy be prepared that addresses the principles and performance indicators in the NSW Government's Draft Greener Places Design Guide 2020; how riparian corridors will be incorporated into the open space network; how existing large trees can be incorporated into the public domain; and how the precinct will achieve the 40% tree canopy target for Greater Sydney. The PSRS provides principles and metrics for open space areas.

Community services land

Not applicable.

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

Yes.

A land valuation report was submitted by the developer to support the S7.11 Plan. Council's due diligence process required that this report be reviewed to mitigate any potential financial risk to Council and verify the land valuations provided. The S7.11 Plan relies on Council's land valuation report.

Please see: *Penrith City Council Summary Cost Rates for Glenmore Park Stage 3 (September 2023)*

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

The GP3 release area includes a local centre located opposite the school site, that has also been considered in the traffic and transport study. This centre will have capacity to provide approx. 100 shop top dwellings. The overall dwelling yield for the release area includes the potential population for these dwellings.

Consultation with Schools Infrastructure NSW, identified the need for a school within the GP3 release area. The potential capacity of the school (1000 students & 70 staff), catchment for the school, future recreation needs, active transport links and access were considered in the Planning Proposal's supporting studies.

The Glenmore Park Stage 3 Development Contribution Plan only seeks to apply a levy on residential development.

The determination of local infrastructure needs has considered that there will be non-residential development in the area, the cost of land and works have been apportioned accordingly and is shown in the work schedule. Under this plan, it has been determined that development for the sole purpose of non-residential use will be subject to Councils S7.12 Contributions plan, as non-residential development will not generate any further demand for infrastructure beyond that is required for residential development.

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 rural-residential living and some agricultural purposes. The existing population for the GP3 release area equates to approx. 64 persons (20 dwellings). The limited existing population is reflected in the 20 dwelling demand credits that have been assumed and factored into the net population yield for contributions calculations.

▼ Any existing or projected population outside the catchment area

To the north of the GP3 release area, is the existing suburb of Glenmore Park (or Glenmore Park Stage 2 – GP2). The last stages of GP2 are currently being progressed by the developer and this boundary will abut the GP3 boundary. There is an existing GP2 Development Contribution Plan and Voluntary Planning Agreement in place for GP2.

To the west of the GP3 release area, is the Mulgoa Nature Reserve and large rural lots. South of Chain O Ponds Road is rural and environmental management zoned land. Council's Local Strategic Planning Statement has identified Chain O Ponds Road that fronts the GP3 release area as the rural edge for the Penrith local government area. This means that future development south of Chain O Ponds Road is unlikely to be supported and this aligns with the metropolitan rural area identified in the Western City District and Region Plans, and Penrith Council's strategic planning framework (LSPS & Rural Lands Strategy, Local Housing Strategy).

To the east of the GP3 release area is the Defence Establishment Orchard Hills site. Recent consultation with this landowner suggests that the current land use is unlikely to change in the medium to long term.

Therefore, as there has been no detailed or preliminary planning investigations of land outside the catchment area current or proposed at the time of preparation of the CP, that would result in a significant increase in population, there has been no detailed assessment of infrastructure requirements undertaken for land outside the catchment area.

The existing population together with the proposed local shops and school have been considered in applying contributions and the apportionment is reflected in the work schedule.

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

The catchment area for this plan includes large rural allotments, there is no existing infrastructure within the catchment area which is capable of servicing the planned development of the site.

▼ Any existing or proposed infrastructure outside the catchment area.

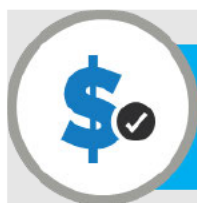
Rapid bus services: The CTIA has given consideration to the future establishment of rapid bus services from the metropolitan centres of Penrith, Liverpool and Campbelltown to the Western Sydney International Airport (to be opened in 2026), and to the Western Sydney Aerotropolis.

The recent upgrade of The Northern Road includes the provision of kerbside bus lanes in both directions that would support the future operation of high-frequency, 'rapid transit'

bus services from Penrith, Liverpool and Campbelltown to Western Sydney Airport.

This proposed bus service is not currently operating, and it is understood that no funding commitment has been made to delivering this service.

Western Sydney Aerotropolis: In consultation with Council and TfNSW, the CTIA is informed by a set of assumptions that considers the WSA, future Metro station at Orchard Hills South, The Northern Road upgrades.



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

The preparation of the work schedule was undertaken by the developer, each line item within the road rates work schedule identifies whether there was a use of a nominal allowance which would be based upon high level concept design by ADW Johnson. The costs were prepared without design works being undertaken and should be read in conjunction with the provided technical drawings.

The Apportionment of costs was determined by the CITA and is referenced within the CP and works schedule.

The Professional fee rate is:

- based upon the Glenmore Park Stage 2 Contributions Plan,

- 15% of the Opinion of Probable Costs total excluding Contingency.

The transport and traffic contingency is 10%.

No indexation of traffic and transport works has occurred as these were updated by the proponent to the current quarter as a result of the DCP amendment process.

Stormwater management works

The works schedule was produced by developer and the costs were informed by 'Preliminary Cost Estimates' prepared by JWP, dated 16/12/2022 (Provided as part of information package).

The Professional fee rate is:

- based upon the Glenmore Park Stage 2 Contributions Plan,
- 15% of the Opinion of Probable Costs total excluding Contingency.

A 25-30% contingency has been adopted for water management items other than trunk drainage. This reflects the concept level nature of the designs at present and provides an appropriate contingency for detailed design.

These costs have been indexed to the base quarter.

Open space works (embellishments)

The works schedule was produced by developer and the costs were informed by Sturt Noble Associates GP3 dated December 2022 and January 2023, revision E (Provided as part of information package).

The Professional fee rate is:

- based upon the Glenmore Park Stage 2 Contributions Plan,
- 15% of the Opinion of Probable Costs total excluding Contingency.

Open space contingency is 10%.

These costs have been indexed to the base quarter.

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

Costs associated with the ongoing administration and management of this plan are based on the Independent Pricing and Regulatory Tribunal (IPART) benchmark allowance

equivalent to 1.5% of the cost of capital works identified in the respective works schedules in this 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.

Council has not acquired any land identified in the plan and does not current own any operational land within the catchment area.

Land that the Council has agrees to acquire or have dedicated through a VPA:

The two major developers (Mirvac & Vianello) have made an offer to Council to dedicate Linear Parks 1 (part), 2,3 & 4 to Council at no cost, as they do not meet the requirements of the Essential Works List.

Finalisation of this offer and any VPA agreement is still in progress.

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*.

Penrith Council engaged Deloitte to provide land valuation advice to support the preparation of the works schedule and inform the rates in the plan. A copy of this document has been provided. Please see: *Penrith City Council Summary Cost Rates for Glenmore Park Stage 3 (September 2023)*

A land acquisition disturbance rate of 5% is also incorporated in the plan and is based on total land acquisition costs.

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?

Not applicable.

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

The plan includes the following measures which result in cost minimisation:

- The works schedule is consistent with the essential works list.
- Infrastructure is co-located where possible to minimise land acquisition costs.
- Open space has been located to allow preservation of existing trees.
- The two major developers (Mirvac & Vianello) have made an offer to Council to dedicate Linear Parks 1 (part), 2,3 & 4 to Council at no cost. Finalisation of this offer and any VPA agreement is still in progress.

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

Contribution rates will be indexed quarterly based on the movements in the Consumer Price Index (CPI) Sydney All Groups as outlined below. Contribution rates imposed on conditions of consent will reflect the indexed amount current at the time of consent. If the contribution is not paid within the quarter in which the consent is issued, the amount payable will be then indexed amount that is current at the time of payment.



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 staging and priority of infrastructure in Glenmore Park Stage 3 will generally occur with development. A staging plan is provided at Appendix D of the technical document. Development is likely to progress from the Entry Boulevards at Chain-O-Ponds Road and The Northern Road. Future subdivisions will expand out from these works. The timing and location of these works is indicative and may be subject to change based on the conditions at the time.



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

This Plan determines contributions for traffic and transport facilities by first calculating the total required intersection and other road works for and dividing it by the proposed new residential population. The cost of land and works have been apportioned as described in Table 2 of Part 2 of GP3 CP – Technical Document.

The existing population together with the proposed local shops and school have been excluded for the contributions for upgraded intersections and roads as these will primarily attract local trips by private car, public transport and by linked active transport routes.

The contribution formula for transport and land works considers the apportioned estimated cost of providing the infrastructure that is identified in the Works schedule and the expected persons that will generate the demand for the infrastructure. To calculate the rate per dwelling, the contribution rate will be multiplied by the assumed occupancy rate of the residential development.

Stormwater management land and works

As the development forms a broad valley, all residents of the community benefit from the stormwater strategy and lots/dwellings produced will contribute at the same rates. This approach is considered reasonable on the basis that the Water Cycle Management Strategy assumed the same level of impervious area for all types of residential development.

Where items are to be co-located within open space areas, the cost of land is included within the RE1 open space lands that are levied under open space. However, where facilities are provided on land other than open space, the cost of land has been separately identified as water cycle management land.

The cost of works and land to provide the facilities, are apportioned fully to the new demand population of Glenmore Park Stage 3

The contribution formula for residential development considers the estimated cost for providing each water cycle management infrastructure item referred to in the works schedule and the expected persons that will generate the demand.

Open space land and works (embellishments)

The plan apportions open space land and works costs across all the incoming residential population of the precinct on a per person basis. To determine the contribution rate per dwelling, the contribution rate can be multiplied by the relevant assumed occupancy rate provided in the Contribution Plan Part 1.

The new population will create demand for new open space and recreational facilities.

A Public Domain and Open Space Strategy (PDOSS) has also been prepared with regard to open space and tree canopy outcomes across GP3 release area.

This strategy was prepared with consideration given to Council's *Open Space and Recreation Facilities Strategy* and the NSW Government's Draft *Greener Places Design Guide*.

Open space areas and embellishment of these spaces have been provided to align with Council's Sport and Recreation Strategy requirements for local parks, district parks – passive, district parks – sporting and linear parks.

Community services land

Not applicable.

Plan preparation and administration

Costs associated with the ongoing administration and management of this plan are based on the Independent Pricing and Regulatory Tribunal (IPART) benchmark allowance equivalent to 1.5% of the cost of capital works identified in the respective works schedules in this Plan.



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?

Yes.

Public exhibition

At the Ordinary Meeting of 25 July 2022, Council considered a report on the Planning Proposal and resolved to place a draft DCP draft 7.11 Plan, and draft VPA Letter of Offer, on public exhibition alongside the Planning Proposal.

The Planning Proposal and supporting documents were placed on public exhibition from 19 August 2022 to 16 September 2022.

Written notification was given to the landowners and occupiers of 73 properties that form part of the rezoning area, and on nearby or adjoining properties.

As required by the Gateway Determination condition 11, in addition to Council's standard consultation during the public exhibition, written notification to all landowners which form part of the Planning Proposal included an offer to directly meet with Council officers to discuss the Planning Proposal.

Five (5) private landowners (not part of the developer consortia) requested an extension of 4 weeks to make a submission. This request was granted.

In addition, a meeting was held between Council and the private landowners on 5 October 2022, where the private landowners raised their concerns with Council.

A total of 17 public submissions were received on the public exhibition. Two (2) submissions raised matters relating directly with the S7.11 CP.

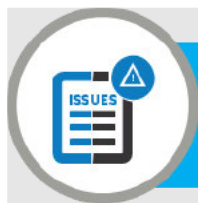
22. How has the council taken into account submissions received on the draft plan placed on exhibition?

At the Ordinary Meeting of 12 December 2022, an attachment to the report outlines how submissions on the s7.11 Plan have been addressed. This attachment is provided as part of the information package. Submissions raised as part of the exhibition have been addressed as outlined in the attachment. Some matters raised have been resolved via

processes that have occurred post exhibition, and as part of the preparation of the S7.11 CP for IPART lodgement including the updated land valuation report.

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

Not intended at this time.



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?

All relevant information has been provided for consideration.

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

Council is unaware of any changes to assumptions used in preparation of the plan.

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

Relevant information (Council Reports, Cost Support, Yield Analysis and Submissions) has been provided as part of the supporting information package.

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.

The Contributions Plan has been reviewed by an expert consultant and Council staff.

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)
Outline the purpose of the plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 1– Administration: Page 11-
Incorporate a map showing:			Part 1 – Administration: Page 6 & Appendix A
▼ 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"/>	Part 2 – Technical Document Page 5
Include information about:			
▼ Existing population in the catchment area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 2- Technical Document: Page 4
▼ Projected residential population and/or workforce	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 2- Technical Document: Page 4-
Include a schedule of the contributions rates (eg, \$/ha, \$/person, \$/dwelling)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 1 – Administration: Page 10
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"/>	Part 1 – Administration – Page 5
Include a program for infrastructure delivery and explain how it relates to the anticipated timing of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 1 – Administration: Appendix A and Part 2 Technical Document – Appendix D
Include a statement regarding potential revision of the scheduled timing for infrastructure delivery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 2- Technical Document: Page 19
Include the formulas used for determining the section 7.11 contributions for each infrastructure category	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 2- Technical document: Pages 9, 12 & 16

Does the contributions plan:	Yes	No	Contributions plan page reference(s)
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"/>	Part 1 – Administration: Appendix A
Explain how the proposed cost of land was derived	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 1 – Administration: Appendix A -
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"/>	Part 1 – Administration: Appendix A -
Include details of apportionment calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 2- Technical Document: Page 8
Explain how the contribution rates will be adjusted for inflation/ changes in costs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 1 – Administration: Page 14 -
Outline the base period for costs in the plan (eg, June 2018)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 1 – Administration: Page 10 -
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"/>	Part 1 – Administration: Page 24-
▼ Show how it will satisfy each condition requiring the payment of monetary contribution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 1 – Administration: Page 15-
▼ 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 type="checkbox"/>	Part 1 Administration-

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maps and shape/spatial files			
Plan catchment map/s	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.