

**APPLICATION FOR ASSESSMENT
OF A LOCAL INFRASTRUCTURE
CONTRIBUTIONS PLAN
WOLLONDILLY SHIRE COUNCIL
APPIN GROWTH AREA
CONTRIBUTIONS PLAN 2024**



Application Form

June 2024

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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](https://www.ipart.nsw.gov.au/resources) 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	Wollondilly Shire Council
Council contact details (Provide more than one - include names, positions, phone numbers, and email addresses of council officers and/or consultant contacts)	Ron Dowd - Contributions Planning Team Leader E: [REDACTED] P: [REDACTED] Maria Recalde - Senior Contributions Officer E: [REDACTED] P: [REDACTED]

Information about the plan

What is the name of the plan?	Appin Growth Area Contributions Plan
What is the name of the catchment (precinct or release area) covered by the plan? * please specify any sub-catchments if applicable	Appin Growth Area
What is the base period of the plan? (e.g. June 2018)	December 2023 Land and works Cost, as well as contributions rates are to be indexed from CPI and LVI applicable as at December 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

<p>What is the current maximum contribution amount (per lot or dwelling) for this plan under the Ministerial Direction?</p>	<p>\$20,000 (capped)</p>
<p>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>	<p>\$84,933 per final lot or dwelling house, dual occupancy dwelling, rural workers dwelling</p> <p>\$71,286 per semi-detached dwelling, attached dwelling, multi dwelling housing, manor home dwelling</p> <p>\$60,319 per apartment, residential flat building, or shop top housing</p> <p>\$41,126 per seniors living self-contained dwelling</p> <p>\$27,417 per secondary dwelling, studio dwelling</p>
<p>When was the plan publicly exhibited? And, how many submissions were received during exhibition?</p>	<p>The Draft Plan and supporting documents were published on Your Say Page of Council's website between 2 April to 10 May 2024. This included a week extension given in response to an external stakeholder's request. Major developers, such as Walker Corporation, Ingham Property Group and MIR Group, and government agencies were also advised by email of the public exhibition.</p> <p>During the 38-day exhibition period 15 submissions were received. This application includes Council's response to the submissions received and any refinements undertaken on the Draft Contributions Plan</p>
<p>Has the council adopted the plan? If so, when was it adopted and when did it come into force?</p>	<p>No, Council has not resolved to adopt this Plan.</p> <p>In its meeting of 25 June 2024, Council resolved to lodge an application to IPART to assess this Draft Contributions Plan.</p>

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?

Appin Growth Area is a product of a State-assessed rezoning pathway and Wollondilly Shire Council is not the planning authority for this growth area.

The NSW Government declared the Greater Macarthur Growth Area (GMGA) on 6 December 2019, the West Appin and part of North Appin precincts being located in Wollondilly.

The Department of Planning, Housing and Infrastructure was responsible for the Precinct Planning for Appin and North Appin Precincts via a Technical Assurance Panel (TAP) process.

The workshops were chaired by the department from October 2020 to September 2022 and had senior representation from:

- Environment and Heritage
- Government Architect NSW
- Sydney Water
- Transport for NSW
- Wollondilly Shire and Campbelltown City councils
- Other agencies such as the Rural Fire Service and Heritage NSW

The Appin (Part) Precinct planning proposal was approved by the NSW Government in June 2023 comprising 12,900 new dwellings, a local centre and three new neighbourhood centres, with its rezoning coming into effect through on 15 December 2023.

Council objected to the rezoning by the NSW Government at this time and its position is that housing development in Appin is premature without a fully funded, binding infrastructure delivery plan linked to the delivery of housing. Nevertheless, in response to rezoning occurring, Council's 2024 Operational Plan set out the preparation of a contributions plan for the growth area as a priority project.

A second planning proposal for 3,000 dwellings and a neighbourhood centre in

	<p>North Appin (Part) Precinct was issued Gateway Determination by the Department of Planning on 6 May 2024, subject to several conditions that must be met prior to public exhibition.</p> <p>The local infrastructure for Appin Growth Area has been planned by Council based on the Greater Macarthur Structure Plan, developers planning proposals and Council’s adopted strategies and benchmarks.</p> <p>Developers scoping and planning proposal had in consideration for the preparation of this plan include:</p> <ul style="list-style-type: none"> - Appin (Part) Precinct by Walker Corporation - Appin (Part) Precinct No.2 by Walker Corporation - North Appin Planning Proposal by Ingham Property Group - 10 & 20 Brooks Point Planning Proposal was only taken into consideration for distribution of potential development and infrastructure requirements only. Given Council resolved not to support Brooks Point Appin Proposal, technical documentation lodged as part of this proposal was not considered for the preparation of the Contributions Plan. <p><i>Please refer to supporting documentation provided in folder ‘0- Rezoning’ in relation to this point.</i></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 thirty-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 applies to this land.</p> <p>Wollondilly Shire Council LEP 2011 and State Environmental Planning Policy</p>

	<p>(Infrastructure) 2007 Water Supply Infrastructure apply as well.</p> <p>Statutory provisions were provided in the SEPP, Local Environmental Plan Amendment No 45, for Appin (Part) Precinct.</p> <p>A DCP for Appin (Part) Precinct still needs to be prepared and exhibited. Therefore, Wilton Growth Area DCP has been used as a reference for Appin Growth Area Contributions Plan.</p> <p>In the absence of coordinated planning guidelines in the form of a finalised DCP, infrastructure such as roads, public transport, and open spaces may become strained, as developments may not be adequately planned to accommodate increased demand.</p> <p>This contributions plan may need to be revised once the Appin DCP is prepared, publicly exhibited and endorsed by DPHI.</p> <p><i>Please refer to supporting documentation provided in folder '11-LEP, SEPP and DCP in relation to this point.</i></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?

N/A - Development in Appin Growth Area has not commenced at the time of this application.

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 - Development in Appin Growth Area has not commenced at the time of this application.



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 - Development in Appin Growth Area has not commenced at the time 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?

N/A - Appin Growth Area Contributions Plan has not been previously reviewed by IPART.

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.

N/A - Appin Growth Area Contributions Plan has not been previously reviewed by IPART.

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 Plan distinguishes between essential and non-essential infrastructure in Sections 7.5 and 8, with contributions currently payable under the Plan for essential infrastructure only.

The costs associated with non-essential infrastructure are included in the Plan only to demonstrate the expenses related to providing community facilities (limited to capital works) that result from new developments. This infrastructure will be funded from other non-contribution sources e.g. rates revenue, grants or voluntary planning agreements.

The Plan includes the following Community Facilities building works:

- 7,960m² for a Multipurpose Community Hub, including a Cultural Centre and Branch Library
- 5,000m² for a Wet & Dry Indoor Recreation Centre
- 5 Multipurpose Community Facilities of 570m² each.

Supporting documentation is provided in folder '5-Community Facilities' lodged with this application.

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.

The Plan contains 3 ha of land for the following community facilities:

- 13,000 m² of land are required for a Community hub of 7,960 m² of gross floor area. This community Hub will be comprised of minimum 1,960m² for a branch library space, 3000 m² of community facility and additional 3,000 m² of cultural spaces (theatre and gallery spaces). The minimum ground floor area should be of 2,000 m² and will include co-located spaces such as a branch library, theatre and art gallery, large and flexible community hireable spaces, function centre, cultural spaces, youth and senior spaces. ¹
- 7,000 m² of land for five (5) multi-purpose community centres in neighbourhood centres in the Precincts, each with an approximate building area of 570 m² on a site of 1,400 m²
- 10,000 m² for a Wet & Dry Indoor Recreation Centre. This will include a minimum of a 25m indoor pool, a 50m outdoor pool, outdoor splash pad, minimum of 4 indoor multi-purpose courts available for casual hire or by groups. The Indoor recreation centre will have a ground floor area of 5,000 m² and the remaining land area to be dedicated for amenities such as roads, parking, public transport stops and landscaping. ¹

Further information regarding these facilities is in Section 7.5 of the Contributions Plan (CP).

Land requirements summary & other supporting documentation is provided in folder '5-Community Facilities' lodged with this application.

¹ Community Needs Study, Cred Consulting, December 2023. p68 & p69



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

The existing road network in Appin is limited in scope and comprises generally rural roads. Accordingly, the existing road network is generally not capable of supporting increased traffic volumes and loads as a result of new development.

The strategic layout of the arterial and sub-arterial road network for the Appin Growth Area is underway through the State-Assessed precinct planning process. This Contributions Plan adopts the proposed road network on structure plan published by the Department in November 2022. The Department structure plan includes:

- a north-south transit corridor through Appin Growth Area
- OSO2 alignment is proposed at the west end of Appin Growth Area.
- Appin Road to stay as a local road within Appin Township and Wilton Road.

The transport works in this plan were informed by transport reports undertaken as part of the precinct planning process, including:

- Greater Macarthur Strategic Transport Infrastructure Study Part 1 & Part 2, Jacobs, December 2017 commissioned by DPE.

- Appin and North Appin Precincts, Strategic Transport Assessment, WSP, October 2022. commissioned by Walker Corporation.
- North Appin (Part) Precinct Strategic Transport Assessment, Urbis, June 2022, commissioned by Ingham Property Group.
- The draft SIC has also been considered as a guide of what infrastructure will be state-funded. The SIC has been replaced by the Housing and Productivity Contributions which, in accordance with legislation, must consider projects previously listed in the draft SIC, when determining funding priorities. This plan assumes that State and Regional Roads, such as Appin Road, the Outer Sydney Orbital (OSO2), as well as the North-South Transit Corridor and the East-West Road will need to be funded and built by State VPAs and/or State Government funding mechanisms.
- Appin (Part) Precinct SEPP maps which determine corridors width and path for the Outer Sydney Orbital Stage 2 (OSO2), an East- West connection and a Transit Corridor across this precinct.

The Draft Plan adopts IPART's 'Inclusion of roads in contributions plans' Guide (April 2019) as its basis to consideration the status and provision of roads and transport. The associated land and works for a new collector road network are included in this contributions plan, where applicable, and represent:

- a series of new internal collector roads to provide connections to the State Road Network and at a discrete number of locations where they cannot be provided by developers as direct works associated with the development of their land.
- additional lanes to match the demand requirements, whilst retaining local amenity and promoting active transport modes such as walking and cycling
- intersection controls for internal intersections, including roundabouts and traffic signals
- active transport infrastructure, such as footpaths and shared ways have been included in the cost of collector roads delivery, in alignment with draft DCP cross sections.
- Bus shelters spaces every 400m on collector roads.

At the time of preparation of this Contributions Plan and application lodgement, an updated traffic modelling from the Greater Macarthur Transport Network Plan still needs to be finalised, publicly exhibited and endorsed by Transport for NSW. The Transport Management Accessibility Plan (TMAP) will be the basis of further traffic and transport modelling or planning proposals in the GMGA, including Appin.

It is envisaged that as planning progresses, Council will refine the transport management strategy and the specific local infrastructure needs for the Appin Growth Area to ensure alignment with other infrastructure needs (e.g. drainage) and the safe and practical operation of the overall road network.

Table 7.9 in the Draft Contributions Plan Lists all Roads and Transport Infrastructure included in the plan, their general nexus to new development and the main reason for being funded via a local contributions plan and not other funding mechanisms.

Deviation from published reports. Other infrastructure works not included in this plan: New Broughton Pass Bridge

Broughton Pass Bridge is an important transport link for services, supplies and residents within the Shire. Located along Wilton Road, being the major road connecting Appin and Wilton Growth Areas, the traffic along this bridge will be increased over time.

Various studies highlight the need of a connecting Appin Growth Area to the South West of Wollondilly Shire Council, particularly Wilton, including:

- Jacobs Greater Macarthur Investigation Area Strategic Transport Infrastructure Study proposes an East-West connection via Macquariedale Road upgrade, Hume Highway Interchange and Finns Road upgrade by 2036. It also proposes a new 2 lanes bridge over Broughton Pass by 2051¹.
- Appin and North Appin Precincts Strategic Transport Assessment Report issued by WSP in October 2022 proposes the East-West connection Road Neighborhood 2 to Hume Highway between 2030 and 2037 (approx. 8,000 lots) and a Transit corridor west to Moreton Park Road by 2051. It also states that *'the need for the bridge at Broughton Pass is reduced by the East-West Connection Road and the connection of the Transit Corridor to Moreton Park Road. These other connections can provide the connectivity needed to the south-west. The traffic signals at the existing one-lane bridge would increase its capacity until these new connections are built'*.²

Contrary to the advice of above reports, the latest Appin Structure Plan and Appin (Part) Precinct SEEP maps released by the Department do not illustrate the connection between the transit corridor and Moreton Park Road. This leaves Appin Growth Area with only an indicative East-West Road but without proposed connections to the south west of the Shire.

Wilton being a strategic centre where main facilities and jobs are to be located servicing both growth areas, it is reasonable for a connection between the two growth areas and for it to be State funded infrastructure. It is unreasonable to levy all new development in Appin under a local contributions plan for these works.

Supporting documentation is provided in folder '2-Roads and Transport' and '6- Structure Plans' lodged with this application. A more detailed link between Roads and Transport items and the nexus to development can be found in this folder as 'Draft Contributions Plan. Roads and Transport Infrastructure Schedule - Nexus'

¹ Greater Macarthur Investigation Area Strategic Transport Infrastructure Study, Jacobs, December 2017. p72-75.

² Appin and North Appin Precincts Strategic Transport Assessment Report, WSP, October 2022. p31 and p34

Stormwater land and management works

All new developments must comply not only with the Wollondilly Integrated Water Management Policy and Strategy, but also with WSUD Guidelines and Engineering Design Specifications. Therefore, Stormwater runoff in the Appin Growth Area is proposed to be managed through a comprehensive Water Sensitive Urban Design (WSUD) approach.

Some of the WSUD stormwater management infrastructure, such as infiltration swales, will be located within the road reserve. This contributions plan has accounted for those infrastructure costs within the 'Roads and Transport Infrastructure' items. Roads cross sections that include stormwater management infrastructure are available in Appendix A of the Contributions Plan.

At the time of preparing this Contributions Plan there is no comprehensive Growth Area-wide Stormwater strategy or study available. Therefore, the reports prepared by the proponents' consultants as part of their planning proposals have been used as references, as follows:

- Calculations made for Appin (Part) Precinct in the Water Cycle Management Strategy Report - Appin (Part) Precinct 1 have been taken as a reference and extrapolated to the whole Growth Area to estimate stormwater management infrastructure land and works required. This report states that 'The MUSIC model setup has been undertaken consistent with Councils 'MUSIC Template' (2020), 'Integrated Water Management Strategy (2020) and 'WSUD Guidelines' (2020) as well as the 'NSW MUSIC Modelling Guidelines' (BMT WBM, 2015).' Council mapped all the basins and raingardens identified on Figure 6-4 of such report and via georeference software calculated their area. The developable area of Appin (Part) Precinct- Stage 1 was calculated via the same method and estimated to be 183.2 Ha, while the total area required for basins and raingardens is 8ha. This represents 4.4% of the developable area within Stage 1. Figure 7.6 in the Contributions Plan document shows the Appin (Part) Precinct - Stage 1 - Developable Area, Basins and Raingardens
- WCMS & Flood Modelling Report North Appin Proposal², states that bioretention basins were sized to be approximately 450m² of bioretention per hectare. 450 m²/10,000 m² represents 4.5% of developable area and is in line with the calculations made from Appin (Part) Precinct - Stage 1
- Council mapped all the basins and raingardens identified on Figure 5.1 of WCMS & Flood Modelling Report North Appin and via georeference software calculated their area. The developable area of North Appin Planning Proposal was calculated via the same method and estimated to be 223 Ha, while the total area required for basins and raingardens is 8.7ha. This represents 3.9% of the developable area within North Appin Planning Proposal. Figure 7.7 in the Contributions Plan document shows North Appin Planning Proposal - Developable Area, Basins and Raingardens.

Based on the above calculations, 4.3% of the developable area will be allocated for stormwater management infrastructure across the entire Appin Growth Area until more detailed studies become available and this Contributions Plan can be refined.

For the purpose of calculating stormwater management infrastructure requirements, WSC has included all certified-urban capable land within Appin Growth Area, and excluded:

- Land zoned on WSC LEP 2011 as R2, R3, RE1, E1, E4, C2, SP2
- State Heritage Land

- Appin SEPP heritage land
- LEP heritage land
- Easements
- Identified Transit Corridors
- Land on PR12185, due to its proximity to colliery
- Land rezoned via the WSC LEP amendment No. 38, as these are already approved developments, and have already been conditioned via DA/2021/144/1 & DA/2021/249/1 consents.
- Regional park, as it appears in the Department's Structure Plan for Appin.

Further calculations have excluded the required land for active and passive open spaces, as well as land for future community facilities. Table 7.13 in the Contributions Plan shows these calculations.

The Developable Area for stormwater calculation purposes of the whole Appin Growth Area is 1,358Ha. The area required for stormwater management infrastructure outside of the road reserve, for the whole of Appin Growth Area is assumed to be $1,358 \text{ Ha} \times 4.3\% = 58 \text{ Ha}$

A detailed stormwater strategy for all release areas and stormwater catchment areas in Appin has yet to be developed to define the infrastructure requirements for stormwater management. Until these studies and reports become available, Council acknowledges the current available studies and calculations. Council also recognises that the stormwater management strategy may require additional infrastructure outside of the road reserves. Based on the above calculations, 4.3% of the developable area will be allocated for stormwater management infrastructure across the entire Appin Growth Area until more detailed studies become available and this Contributions Plan can be refined.

Developable area for stormwater calculation is mapped and included in Section 9 of the Draft Plan.

Stormwater facilities are to be located within major developers' holdings rather than minor landowners. This aligns with the principle that the provision of land and works for new or augmented infrastructure is to be afforded by those who generate the demand.

Supporting documentation is provided in folder '3-Stormwater Management' lodged with this application.

¹ Appin (Part) Precinct Water Cycle Management. J. Wyndham Prince. October 2022, Commissioned by Walker Corporation

² North Appin WCMS & Flood Modelling Report. Craig and Rhodes. June 2023, Commissioned by Ingham Property Group

Open space land and works (embellishments)

The Draft Plan applies Council's policy to require the provision of open space at the rate of 2.83 hectares per 1,000 people, with a general 50/50 split between both active open space (sporting fields) and passive open space (neighbourhood parks and playgrounds) provision with base level embellishment. This approach aligns with the Appin (Part) Precinct SEPP requirements, which mandates the allocation of 108.6ha of open space (52.59ha active and 56.01ha passive) in the precinct structure plan.

The Plan also acknowledges the 20ha of passive space provision as part of a future State VPA for a Regional Park. Use of the land for active open space and playing fields is considered unsuitable due to significant constraints, including isolated location, narrow width in certain areas, avoided CPC land, proximity to Koala corridors which precludes fields lighting, WaterNSW development considerations that greatly constrain works and an existing open road (Elladale Road) running through the middle of the site.

Wollondilly Shire Council engaged Cred Consulting to assess the demand for open space and recreation facilities and provide recommendations for local, district and shire-wide social infrastructure. These recommendations are detailed in the Community Needs Study, prepared by Cred Consulting in December 2023.

However, it is important to note that Cred's analysis for Appin includes the development and existing facilities in existing Appin Township, which is NOT included in the catchment area of this contributions plan. Therefore, while Cred's benchmarks were used to calculate the required open space in the Appin Growth Area, the final square meterage required differs between the two reports.

Benchmarks applied and infrastructure requirements are summarised Table 7.10 of the Contributions Plan.

A more detailed link between open space infrastructure items and the nexus to development can be found in the Detailed Open Space Works Schedule

Open space infrastructure distribution is in accordance to expected development in each release area identified within the Growth Area. While the Draft Plan recognises that the location of some open spaces is indicative and subject to assessment in a subdivision application, the following parameters should remain consistent across the planning process:

- Playing fields to be located near future dwellings. The Draft CP applies this parameter by locating most playing fields where most of the development is to occur within Appin Growth Area. It is not based on a consistent spatial distribution, but on number of dwellings proposed.
- Passive open space and stormwater facilities are to be located within major developers' holdings rather than minor landowners. This aligns with the principle that the provision of land and works for new or augmented infrastructure is to be afforded by those who generate the demand.

No open space infrastructure in this Plan is located in constrained land, in accordance to IPART's essential works list, Council's Land Dedication Policy and Council Resolution No. 327/2023 in regard to no offsets or credits given for such land against contribution obligations.

Supporting documentation and calculations are provided in folder '4-Open Space', 6-Structure Plans' and '10- Council Reports and Resolutions'- lodged with this application. A more detailed link between Open Space items and the nexus to development can be found in the Draft Contributions Plan. Open Space Infrastructure Schedule - Nexus

Community services land

Wollondilly Shire Council engaged Cred Consulting to assess the demand for community facilities and provide recommendations for local, district and shire-wide social infrastructure. These recommendations are detailed in the Community Needs Study, prepared by Cred Consulting in December 2023.

However, it is important to note that Cred's analysis for Appin includes the development and existing facilities in existing Appin Township, which is NOT included in the catchment area of this contributions plan. Therefore, while Cred's benchmarks were used to calculate the required facilities as a result of development in the Appin Growth Area, the final facilities and land required differs between the two reports.

Benchmarks recommended by Cred Consulting Report and applied for preparation of the Contributions Plan, and the final infrastructure requirements are summarised Table 7.11 of the Contributions Plan.

The Cred Report also made recommendations on the minimum ground floor area for the Community hub / branch library / cultural spaces and the indoor recreation centre in Appin¹. With these recommendations and noting that extra land would be required for roads, parking, public transport stop and landscaping, Council calculated the land needed for each facility in the contributions plan.

Supporting documentation and calculations are provided in folder '5-Community Facilities' and '6- Structure Plans' lodged with this application. A more detailed link between Community Facility items and the nexus to development can be found in the Draft Contributions Plan. Open Space Infrastructure Schedule - Nexus

¹ Community Needs Study. Cred Consulting. December 2023 (p10 and p69)

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

10-20 Brooks Point Planning Proposal Documents

On Resolution 324/2023, Council resolved not to support the 10-20 Brooks Point Planning Proposal. Following Council's resolution, the proponent requested a rezoning review of the planning proposal from DPHI and the planning proposal was reviewed by the Strategic Planning Panel of the Sydney Western City. In April 2024, the 10-20 Brooks Point Planning Proposal was rejected by the Strategic Planning Panel of the Sydney Western City.

Given the planning proposal did not provide an indicative infrastructure plan nor looked at cumulative development occurring in Appin in the broader context of planned growth following the State rezoning of 12,000 lots in Appin, none of the technical reports provided as part of such proposal were considered for the preparation of this Contributions Plan.

Social Needs Assessment recommendations commissioned by Walker Corporation and Ingham Property Group

The preparation of the Contributions Plan has taken a proactive approach to ensure the Appin Growth Area is well-equipped to meet the needs of its future population.

Various social needs assessment reports were lodged as part of Planning Proposals within the Growth Area, specifically the Social Infrastructure and Open Space Report (November 2022) and the Preliminary Social and Open Space Needs Assessment for North Appin, commissioned by Walker Corporation and Ingham Property Group, respectively, and both prepared by Urbis.

Regarding community facilities, these reports suggested that Wilton, as the major strategic centre for the LGA, could serve some of the Appin Precinct's future population needs. However, to ensure a high standard of service and meet specific local demands, Council engaged Cred Consulting in December 2023 to conduct a comprehensive needs study. This study aimed to identify the social infrastructure and community needs necessary for creating a socially sustainable Wilton Growth Area and neighbouring Appin Growth Area.

Cred Consulting's findings highlighted that Wilton's higher-order facilities alone would not be sufficient for the incoming population in Appin. As a result, new facilities in Appin have been planned and costed to ensure adequate service provision, and recommendations provided in the above-mentioned reports prepared by Urbis were not included in the Plan.

Regarding open space requirements, the provision of open space for the growth area was stipulated in the Technical Assurance Panel (TAP) process, which did not endorse 10% of Net Developable Area (NDA) as proposed in the above reports, and instead stipulated the 2.83ha/1,000 people benchmark. The Draft Plan levies for open space requirements in accordance to the TAP's provision and Council's adopted benchmarks.

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

Retail & Employment Study prepared for Appin (Part) Planning Proposal estimates more than 51,000 m of retail floor space by 2050 across the 5 neighbourhood centres and a local centre.¹ According to this study, the expected non-residential development will generate around 4,550 jobs.

None of the technical studies provided as part of the planning proposals differentiate infrastructure requirements from residential and non-residential development.

Appin Growth Area is a single catchment for contributions towards roads and transport, open spaces, stormwater infrastructure and community facilities land because of the interlinkage of the movement network, uniformity of open space, social infrastructure and stormwater requirements for the incoming population.

When deciding the apportionment percentages to be applied to each type of infrastructure, the following has been taken into consideration:

- For open space and recreation infrastructure and community facilities land costs, Cred's Consulting Report demonstrates a clear nexus between the incoming population as a result of the residential development and the pieces of infrastructure requirements to cover their needs by applying planning industry adopted benchmarks. These costs will be apportioned 100% to residential development.
- The need for transport and stormwater management infrastructure is generated by both residential and non-residential development and therefore these costs will be apportioned based on the land area. This calculation and the resulting apportionment between residential and non-residential land uses are shown in Tables 7.7 and 7.8 of the CP

Considering non-residential development has resulted in a slight reduction in contribution rates, as most of the development within the growth area is planned to be residential

¹ Appin and North Appin Precincts - Retail & Employment Study, Urbis, October 2022, p 21.

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

▼ The existing population in the catchment area

The Appin Growth Area is currently a rural landscape with a range of agricultural activities. Land holdings throughout much of the area range from large rural parcels to rural residential holdings of two hectares.

▼ Any existing or projected population outside the catchment area

Appin Township is not subject to growth area development. Therefore, it has been excluded from the catchment area of the Appin Growth Area Contributions Plan and is included in Area A of WSC Contributions Plan 2020.

Appin Township is self-sufficient in terms of infrastructure. It contains sufficient open space, community facilities, stormwater and roads and transport infrastructure to service the existing population. This is consistent with how Greater Macarthur Growth Area has been rezoned and compliant on Council Resolution 363/2023 concerning the treatment of development contributions for new growth area development

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

The current public amenities and services in the Appin Growth Area were primarily designed to support the rural living environment. Appin Growth Area, as defined in this Contributions Plan, does currently lack public open space, community facilities and integrated stormwater management infrastructure. The existing road network is limited in scope and consists mainly of rural roads, which are generally not capable of supporting increased traffic volumes and resulting of new development.

The transformation of the area from rural to urban development requires a significant investment in new and enhanced public amenities and services to support the future development and population.

▼ Any existing or proposed infrastructure outside the catchment area.

Community Facilities

Wilton Growth Area is a growing town providing homes and jobs in the southwest of the Sydney basin. The rezoning of Wilton Town Centre, which commenced on 30 June 2023, has facilitated its development as the emerging strategic centre in the region. This centre will offer a full range of retail, business, and community uses, consistent with the NSW Government's vision for the Western Parkland City. Given the rezoning of Wilton Town Centre as a Strategic Town Centre, and the rezoning of Appin (Part) Precinct for 12,900 dwellings, a review of community needs was undertaken to consider the impacts of the proposed growth and rezoning.

Within Wilton Town Centre, the following higher-order community facilities have been planned, with the cost of land and works currently levied under Wollondilly Contributions Plan 2020 - Area B, for the Wilton Catchment Area only:

- A multipurpose library, community, and cultural hub
- An indoor recreation centre, including sports courts and an aquatic centre

Cred Consulting's findings in December 2023 indicated that the above facilities in Wilton would not be sufficient to cater to the incoming population in Appin. Therefore, new facilities in Appin had to be planned and costed. As a result, the cost of land required for facilities in Wilton has not been included in the Appin Growth Area Contributions Plan.

Roads and Transport Infrastructure

Broughton Pass Bridge is an important transport link for services, supplies and residents within the Shire. Located along Wilton Road, being the major road connecting Appin and Wilton Growth Area, the traffic along this bridge will be increased over time.

Various studies highlight the need of a connecting Appin Growth Area to the South West of Wollondilly Shire Council, particularly Wilton. Contrary to the advice of reports mentioned in Answer 8 of this application, the latest Appin Structure Plan and Appin (Part) Precinct SEEP maps released by the Department do not illustrate the connection between the transit corridor and Moreton Park Road. This leaves Appin Growth Area with only an indicative East-West Road but without proposed connections to the south west of the Shire.

Consideration was given to including upgrades of Broughton Pass Bridge in the preparation of this draft CP. The need for upgrading this connection between Appin and Wilton was established in the Jacobs Study and investigation of connections included in the draft Wilton Special Infrastructure Contribution (SIC). The SIC has been replaced by the Housing and Productivity Contributions which, in accordance with legislation, must consider projects previously listed in the draft SIC, when determining funding priorities.

High level costs estimate for a new Broughton Pass Bridge works ranges between \$600M to \$1.2B. Whilst this infrastructure item is required, it is considered its high cost of works, its regional level of service, the fact that it is located in State Government Land, crossing of a water catchment area and interference with a state heritage listed item, make it unreasonable to be funded through a local CP and its delivery by a local Council unrealistic.



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

As per IPART's Practice Notes, Council sought independent advice on site-specific cost estimates. The capital costs for the roads and transport infrastructure have been informed by Quantity and Cost Estimation Report, prepared by Altus Group in November 2023 and commissioned by Council.

For the preparation of the QS report, Council provided the consultant with Wilton DCP road cross sections, which include Water Sensitive Urban Design infrastructure. Additionally, Council provided specification plans and cost estimate reports for the North Wilton Stage 4 subdivision development application, noting that this subdivision adheres to Wilton DCP requirements.

Allowances for 'On cost percentages', 'Contingency' and 'Long Service Levy' were not included in the QS Report prepared by Altus. These allowances have been included in the Contributions Plan's Works Schedule. Their calculation has been based on IPART's Information Paper 'Typical scopes and Benchmark costs of local infrastructure, November 2021, for 'On cost percentages' and

'Contingency' and IPART's assessment Final Report on Camden Growth Areas Contributions Plan - Lowes Creek Maryland, December 2023, for 'Long Service Levy' percentages.

Other general studies considered for benchmarking comparison only were:

- Road construction cost and infrastructure procurement benchmarking: 2017 update, Bureau of Infrastructure, Transport and Regional Economics
- Benchmark Costs for Local Infrastructure. Cardno, November 2021

Due consideration was given to the Contribution Rate for Roads and Transport approved by IPART on other assessed Contributions Plans. A comparison between assessed Contributions Plan and Appin Growth Area Draft CP was undertaken in November 2023.

The indexation of work costs was conducted using the Consumer Price Index (CPI) – Sydney All Groups, as published by the Australian Statistician. Costs estimated by Altus Group in November 2023 were indexed to December 2023, which is the base period of the plan. The CPI increased from 135.8 in September 2023 to 136.4 in December 2023.

Supporting documentation is provided in folder '7- Quantity and Cost Estimation' lodged with this application.

Stormwater management works

The capital costs for the stormwater management costs outside road reserves, these being basins and raingardens, have been informed by Quantity and Cost Estimation Report, prepared by Altus Group in November 2023 and commissioned by Council.

For the preparation of the QS report, Council provided the consultant with Water Sensitive Urban Design Guidelines, Wave, January 2021.

Allowances for 'On cost percentages', 'Contingency' and 'Long Service Levy' were not included in the QS Report prepared by Altus. These allowances have been included in the Contributions Plan's Works Schedule. Their calculation has been based on IPART's Information Paper 'Typical scopes and Benchmark costs of local infrastructure, November 2021, for 'On cost percentages' and 'Contingency' and IPART's assessment Final Report on Camden Growth Areas Contributions Plan - Lowes Creek Maryland, December 2023, for 'Long Service Levy' percentages.

Other studies considered for benchmarking comparison are:

- Benchmark Costs for Local Infrastructure. Cardno, November 2021

The indexation of work costs was conducted using the Consumer Price Index (CPI) – Sydney All Groups, as published by the Australian Statistician. Costs estimated by Altus Group in November 2023 were indexed to December 2023, which is the base period of the plan. The CPI increased from 135.8 in September 2023 to 136.4 in December 2023.

Supporting documentation is provided in folder '7- Quantity and Cost Estimation' lodged with this application.

Open space works (embellishments)

As per IPART's Practice Notes, Council sought independent advice on site-specific cost estimates. The capital costs for open space works have been informed by Quantity and Cost Estimation Report, prepared by Altus Group in November 2023 and commissioned by Council.

Allowances for 'On cost percentages', 'Contingency' and 'Long Service Levy' were not included in the Qs Report prepared by Altus. These allowances have been included in the Contributions Plan's Works Schedule. Their calculation has been based on IPART's Information Paper 'Typical scopes and Benchmark costs of local infrastructure, November 2021, for 'On cost percentages' and 'Contingency' and IPART's assessment Final Report on Camden Growth Areas Contributions Plan - Lowes Creek Maryland, December 2023, for 'Long Service Levy' percentages.

Other studies considered for benchmarking comparison are:

- Benchmark Costs for Local Infrastructure. Cardno, November 2021

Internal review of certain costs of open space works was undertaken after public exhibition of the Draft Contributions Plan. Recent tenders Council had sought were taken into consideration.

The indexation of work costs was conducted using the Consumer Price Index (CPI) – Sydney All Groups, as published by the Australian Statistician. Costs estimated by Altus Group in November 2023 were indexed to December 2023, which is the base period of the plan. The CPI increased from 135.8 in September 2023 to 136.4 in December 2023.

Supporting documentation is provided in folder '7- Quantity and Cost Estimation' lodged with this application.

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

Council incurs significant costs in the preparation and administration of contributions plans. These include:

- The costs of Council staff time to prepare and review contributions plans, account for contributions receipts and expenditure, and coordinate the implementation of works programs.
- The costs of consultant studies that are commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions in the contributions plan.
- The costs of Council engaging the services of planning, engineering, surveyor, design, accounting, audit and legal professionals to provide advice on implementing the plan.
- As these costs arise directly as a result of the development in the areas covered by the plan, it is reasonable that the costs associated with preparing and administering this plan be recouped through section 7.11 contributions.

Plan administration costs have been calculated as a 1.5% of the total capital works costs of works included in this plan. This is in accordance to IPART's guidelines. Calculation of the Plan Administration cost is provided in the Schedule within the 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.

No land has been acquired or has been agreed to be acquired by Council at the time of preparation of this Contributions Plan.

Due consideration to land ownership has been given in the location of infrastructure within this plan, in order to ensure that major facilities could be included in future development applications and Voluntary Planning Agreements with major developers, shall they wish to dedicate land to Council. This also aligns with the principle that the provision of land and works for new or augmented infrastructure is to be afforded by those who generate the demand.

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*.

The land costs have been informed by a land valuations report prepared by AEC Group for various classes of land as in Table 7.6 of the Contributions Plan. The land valuation method utilised is consistent with IPART's 'valuation of land Contributions plan'.

The underlying land use categories expected in this Plan is the land use that is assumed would apply if the land were not identified for public infrastructure in the contributions plan. The underlying land use considers the Appin Growth Area structure plan in Greater Macarthur 2040 and the adopted structure plan in the Western Parkland City SEPP.

The Contributions Plan authorises the Council, by imposition of a condition of development consent, to require in connection with any development on land to which this plan applies (and in

addition to any monetary contribution that may be sought) the dedication free of cost to the Council of any part of the development site that is land that is to be acquired under this plan.

The Attributable Cost of the land is to be calculated in accordance with the value of the land identified in this Plan as indexed by the land value index established under this Plan. Council will credit only the amount provided in the Plan. Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this Plan.

Where the development does not, or cannot provide the full land area required as a contribution the shortfall will be required as a monetary contribution. The contribution rates included in this plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the Attributable Cost of the land exceeds the monetary development contribution otherwise authorised by this Plan, the developer may offer to enter into an agreement under this plan dealing with an appropriate settle-up in exchange for the dedication of the remainder.

Indexation of land costs will occur annually subject to the Land Value Index (LVI) being the Unimproved Land Value Index Greater Sydney (Greater Capital City) published by CoreLogic.

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?

N/A - NPV model is not used for indexation in this Plan.

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

The Draft Appin CP has been prepared in accordance with EP&A Act, the EP&A Regulation 2021 and the latest practice notes, guidelines and information papers issued by the Department of Planning and IPART and proposes to levy contributions for essential infrastructure with base level embellishment only.

The limited current public infrastructure in the Appin Growth Area is only suitable to support the predominately rural living environment. The transformation of the area from rural to urban growth area development requires a significant investment in new and enhanced public amenities and infrastructure to support coming development and population. The Draft Plan demonstrates a direct nexus between infrastructure requirements based on expected development and adopted industry benchmarks.

Open Space

The plan levies for open space requirements in accordance to Council's adopted benchmarks. In our review of open space provision, we considered that the established benchmark, while traditional, strikes the right balance between competing ideologies. Adhering strictly to the Government Architect's Greener Places guide for this area would result in higher costs and therefore higher contribution rates. However, applying an infill standard would result in a restricted provision of open space. Provision of open space for the growth area was stipulated in the

Technical Assurance Panel (TAP) process, which did not endorse 10% of Net Developable Area (NDA) and instead stipulated the 2.83ha/1,000 people benchmark. The Plan also acknowledges the 20ha of passive space provision as part of a future State VPA for a Regional Park in Appin (Part) Precinct. A direct nexus between development and open space requirement has been established.

The plan levies for base level embellishment of open space only. These instructions were given to Altus Group for the preparation of the Quantity and Cost Estimation Report when commissioned by Council. Following the public exhibition of the Contributions Plan, further refinements to the cost of work were undertaken based on recent tenders sought by Council.

The plan recognises that the location of some open space is indicative and subject to assessment in a subdivision application. Nevertheless, due consideration was given to the proposed location of double playing fields in the contributions plan, in order to minimise earthworks and costs in the future.

Roads and Transport

The Draft Plan adopts IPART's 'Inclusion of roads in contributions plans' Guide (April 2019) as its basis to consideration the status and provision of roads and transport. This plan assumes that State and Regional Roads, such as Appin Road, the Outer Sydney Orbital (OSO2), as well as the North-South Transit Corridor and the East-West Road will need to be funded and built by State VPAs and/or State Government funding mechanisms. This plan assumes the delivery of local and collector roads within single owner developments will be generally secured through conditions of development consent. Where it is not possible or practical to condition roads, the new roads or infrastructure upgrade have been included in this Draft Plan. Roads included in this contribution plan also take DCP requirements into account.

Community Facilities

The Draft Plan levies for Community Facilities Land only, and not for the cost of building these facilities. This is in accordance with the essential works list.

Stormwater management

The plan identifies 58 ha of stormwater facilities (land and works) required for stormwater management. The calculation has been prepared based on reports prepared by the proponents' consultants as part of their planning proposals lodgement. The plan allows flexibility in the location of stormwater management facilities as more detailed plans and studies are developed.

Some of the WSUD stormwater management infrastructure, such as infiltration swales, will be located within the road reserve. This contributions plan has accounted for those infrastructure costs within the 'Roads and Transport Infrastructure' items. Roads cross sections that include stormwater management infrastructure are available in Appendix A of the Plan.

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

Monetary contribution rates in this plan and monetary contribution amounts in development consents will be regularly adjusted using the following indices:

- For Works - Consumer Price Index – Sydney All Groups (CPI) published by the Australian Statistician
- For Land - Land Value Index (LVI) being the Unimproved Land Value Index Greater Sydney (Greater Capital City) published by the CoreLogic.

Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 7.11 contribution rates set out in this plan to reflect:

- Annual changes to the CPI for all works schedule items in this plan apart from the items comprising land yet to be acquired
- Annual changes to the LVI for works schedule items in this plan comprising land yet to be acquired.

Details of formulas to be used for indexation of works and land schedule items are detailed in section 6.2 Adjustment of Contributions to Address the Effects of Inflation and 6.3 Adjustments to Contributions in Consents of the Contributions Plan

Contributions rates are to be indexed annually on 1 July.



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 the Growth area will generally occur with development.

Table 7.5 of the Contributions Plan has been prepared by Council based on NSW Common Planning Assumptions of about 400 new dwellings per year at the beginning of the development and increasing to 600 dwellings per year.

However, several factors such as market conditions, access to land parcels, changes in lot release timing, and decisions concerning road upgrades may affect the sequencing. Therefore, the facility staging and priorities details in the works schedule are general in their scope and subject to regular review.

The timing of infrastructure provision for open space and community facilities has been strategically determined based on thresholds, using benchmarks adopted by the Council. Additionally, roads, transport, and stormwater management infrastructure are planned to be delivered as development occurs in the precincts, ensuring a well-coordinated and responsive approach to growth.



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

Appin Growth Area is a single catchment for contributions towards roads and transport, open spaces, stormwater infrastructure and community facilities land because of the interlinkage of the movement network, uniformity of open space, social infrastructure and stormwater requirements for the incoming population.

The Draft Plan has taken a simple approach to the apportionment of infrastructure costs across the plan area (on a per person basis for residential development and on a per hectare basis for non-residential development), as recommended by IPART on their guidelines.

The need for transport and stormwater management infrastructure is generated by both residential and non-residential development and therefore these costs will be apportioned based on the land area. This calculation and the resulting apportionment between residential and non-residential land uses are shown in Table 7.7

Table 7.7- Apportionment between residential and non-residential land - Transport and Stormwater Management Infrastructure

Land use	Total area (Ha)	Apportionment Factor
Residential	1333.0	99.6%
Commercial	5.17	0.4%
Total	1338.1	100%

Table 7.8- Apportionment between residential and non-residential land uses by category

Infrastructure Type	Residential Development	Non- residential - Commercial	Total
Transport	99.6%	0.4%	100%
Open Space and Recreation	100%	0%	100%
Community and Cultural	100%	0%	100%
Stormwater Management	99.6%	0.4%	100%
Administration	99.6% / 100%	0.4% / 0%	100%

No new and/or existing development outside the catchment area is levied for infrastructure included in Appin Growth Area Contributions Plan.

Stormwater management land and works

Appin Growth Area is a single catchment for contributions towards roads and transport, open spaces, stormwater infrastructure and community facilities land because of the interlinkage of the movement network, uniformity of open space, social infrastructure and stormwater requirements for the incoming population.

The need for transport and stormwater management infrastructure is generated by both residential and non-residential development and therefore these costs will be apportioned based on the land area. This calculation and the resulting apportionment between residential and non-residential land uses are shown in Table 7.7.

Table 7.7- Apportionment between residential and non-residential land - Transport and Stormwater Management Infrastructure

Land use	Total area (Ha)	Apportionment Factor
Residential	1333.0	99.6%
Commercial	5.17	0.4%
Total	1338.1	100%

Table 7.8- Apportionment between residential and non-residential land uses by category

Infrastructure Type	Residential Development	Non- residential - Commercial	Total
Transport	99.6%	0.4%	100%
Open Space and Recreation	100%	0%	100%
Community and Cultural	100%	0%	100%
Stormwater Management	99.6%	0.4%	100%
Administration	99.6% / 100%	0.4% / 0%	100%

No new and/or existing development outside the catchment area is levied for infrastructure included in Appin Growth Area Contributions Plan.

⁷ Appin and North Appin Precincts - Retail & Employment Study, Urbis, October 2022, p 21.

Open space land and works (embellishments)

For open space and recreation infrastructure costs, Cred’s Consulting Report¹ demonstrates a clear nexus between the incoming population as a result of the residential development and the pieces of infrastructure requirements to cover their needs by applying planning industry adopted benchmarks. These costs will be apportioned 100% to residential development.

Table 7.8- Apportionment between residential and non-residential land uses by category

Infrastructure Type	Residential Development	Non- residential - Commercial	Total
Transport	99.6%	0.4%	100%
Open Space and Recreation	100%	0%	100%
Community and Cultural	100%	0%	100%
Stormwater Management	99.6%	0.4%	100%
Administration	99.6% / 100%	0.4% / 0%	100%

No new and/or existing development outside the catchment area is levied for infrastructure included in Appin Growth Area Contributions Plan.

¹Community Needs Study, Cred Consulting, December 2023, p 48.

Community services land

For community facilities land costs, Cred’s Consulting Report¹ demonstrates a clear nexus between the incoming population as a result of the residential development and the pieces of infrastructure requirements to cover their needs by applying planning industry adopted benchmarks. These costs will be apportioned 100% to residential development.

Table 7.8- Apportionment between residential and non-residential land uses by category

Infrastructure Type	Residential Development	Non- residential - Commercial	Total
Transport	99.6%	0.4%	100%
Open Space and Recreation	100%	0%	100%
Community and Cultural	100%	0%	100%
Stormwater Management	99.6%	0.4%	100%
Administration	99.6% / 100%	0.4% / 0%	100%

No new and/or existing development outside the catchment area is levied for infrastructure included in Appin Growth Area Contributions Plan.

¹Community Needs Study, Cred Consulting, December 2023, p 48.

Plan preparation and administration

The Draft Contributions Plan applies 1.5% of capital works cost to Plan Admin, in accordance with IPART’s benchmark. Calculation can be found in Plan Administration Schedule.

Apportionment of plan preparation and administration has been applied in accordance to apportionment of Roads and Transport, Stormwater and Open Space works costs included in the Plan.

Ref	Local Infrastructure Item	Rate	Total cost of works in plan (\$)	Total Administration cost (\$)	RESIDENTIAL DEVELOPMENT				NON RESIDENTIAL DEVELOPMENT			
					Apportionment factor (residential) (%)	Apportioned Cost (Residential)	Contribution catchment (persons)	Contribution rate per person (residential)	Apportionment factor (Non-residential) (%)	Apportioned Cost (Non-Residential)	Contribution catchment (hectares)	Contribution rate per hectare (no residential)
ESSENTIAL WORK LIST												
Plan Administration												
PA1	Based on capital works cost - Roads and Transport & Stormwater Infrastructure	1.5%	\$308,456,020	\$4,626,841	99.60%	\$4,608,334	55,950	\$83	0.40%	\$18,507	5.13	\$3,608
PA2	Based on capital works cost - Open Spaces Infrastr	1.5%	\$620,538,918	\$9,308,099	100.00%	\$9,308,099	55,950	\$167	-	-	-	-
	Sub Total		\$928,995,938	\$13,934,940		\$13,916,433		\$250		\$18,507		\$3,608
TOTAL			\$928,995,938	\$13,934,940		\$13,916,433		\$250		\$18,507		\$3,608



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?

The Draft Plan has been prepared by Council with internal consultation and engagement of the following teams within Council: Parks and Recreation, Environmental Services, Transport and Engineering, Project Delivery and Growth Teams. External consultants were also engaged in preparing this plan, including AEC Group (land valuation), Cred Consulting (social infrastructure) and Altus Group (cost reporting/quantity surveyors).

In developing the Contributions Plan Council staff also met with main developers and their consultants on several occasions to discuss required infrastructure in the area and what could or could not be included in a Contributions Plan revised by IPART.

Continuous Liaison with DPHI and TfNSW has occurred where expected development in the Greater Macarthur area has occurred, including discussions on Western Sydney Planning Partnership Project Control Group and with the Urban Development Program.

In its meeting of 26 March 2024, Council resolved to publicly exhibit the Draft Appin Growth Area Contributions Plan in accordance with the EP&A Act and Regulation.

On 27 March 2024, WIN News Illawarra (local TV station) reported on the exhibition of the Draft Plan.

The Draft Contributions Plan was publicly exhibited from 2 April 2024 to 10 May 2024, this being ten days more than the 28-day mandatory period.

During this 38-day period, 3 printed copies of the Draft Plan were available for community consultation, one in Council's front counter, one in Picton Library and another one on the Dilly Wanderer. The Dilly Wanderer is a Free mobile community information service run throughout Wollondilly Shire and visits 16 villages, including Appin, Bargo, Buxton, Bingara Gorge, Camden Park, Douglas Park, Menangle, Oakdale, The Oaks, Picton, Tharawal, Tahmoor, Thirlmere, Warragamba, Wilton and Yanderra.

Throughout the exhibition period Your say Page was visited 394 times, with documents downloaded 340 times.

Furthermore, Council held a Drop-in Information Session with the Appin Community on 6 May 2024. Council brought together representatives from Sydney Water, Transport for NSW, Rural Fire Service and Walker Corporation at the local community hall, to meet face to face with community members and answer their questions. Printed copies of the Draft Plan were available during that session.

Lastly, a Community Forum was held on 18 June where the refined Contributions Plan was discussed by the Community and Senior Council Staff responded enquires.

Please refer to supporting documentation provided in folder '9-Consultation' attached to this application form.

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

During the 38-day exhibition period 15 submissions were received from:

- Government Agencies (8), including Water NSW, DPHI Cumberland Plain Conservation Plan team, Subsidence Advisory NSW, NSW State Emergency Service, NSW RFS, South Western Sydney Local Health District and WSC Social and Health Impact Assessment Working Group
- Developers and their consultants (4): Walker Corporation for Appin (Part) Precinct Planning Proposal, Ingham Property Group for North Appin Planning Proposal, Appin Farmers Pty Ltd and Auslands Developments Pty Ltd for 10-20 Brooks Point Planning Proposal, and Blight Family for land in West Appin
- Industry Group (1): Urban Development Institute of Australia
- Community members (2)

The Council considered submissions received and made refinements to the draft Contributions Plan, which was reported to Council on 25 June 2024.

A summary of staff response to the major themes raised in submissions and refinements made on the Draft plan are included in 'Draft Appin CP - After Public Exhibition Period - Report to Council - 25 June 2024', attached in in '9-Consultation' folder provided with supporting documentation.

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

Council acknowledges that IPART will publish a draft report upon completing their assessment and will conduct a public consultation. No further refinements to the Draft Plan are planned by Council until IPART's assessment is finalised.

Council will take into consideration the Minister recommendations regarding any requirements for further exhibition of the Contributions Plan.



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?

It is important to note that Appin Growth Area is a product of a State-assessed rezoning pathway and Wollondilly Shire Council is not the planning authority for this growth area.

It is the practice in a State-assessed Growth Area, released at no additional cost to Government [Greater Macarthur 2040 Interim Plan 2018 and Proposed Greater Macarthur Special Infrastructure Contribution 2018] that all overarching strategy issues are resolved before a local contributions plan is drafted. The comprehensive planning process involves various factors and considerations that must be addressed for the successful development of the area.

The Department of Planning, Housing and Infrastructure was responsible for the Precinct Planning for Appin and North Appin Precincts via a Technical Assurance Panel (TAP) process.

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

As mentioned in response to question No.24, the Draft Contributions Plan recognises that refinement of the Plan will need to occur once overarching strategies are finalised by State Agencies and planning authorities.

Key strategies and overarching documents that are still undefined at the time of preparation of this contributions plan and therefore still require additional planning from relevant State Government Agencies, include:

- Development Control Plan (DCP), with definition of density areas and Structure Plan. DCP and Structure Plan for Appin (Part) Precinct is yet to finalised by the proponent and endorsed by the State Government.
- an updated transport study and strategy for all of Greater Macarthur endorsed by TfNSW.
- formulation of a stormwater strategy for the whole growth area,
- definition of the state infrastructure sequencing and funding strategy,
- longer-term regional utilities and servicing plan.

Other underlying assumptions that may be subject to amendments are:

- Potential rezoning or changes to dwelling yields. The refined Draft Contributions Plan has adopted the dwelling yields and caps indicated by the State Government in Greater Macarthur 2040 Interim Plan for Appin and North Appin Precinct, being 15,000 and 5,000 dwelling cap each. Please refer to 'Appin (Part 2) Precinct - DPHI Advice - Re Dwelling Cap in Appin Precinct' attachment within folder '1- Development Assumptions' provided.
- SEPP and LEP amendments for North Appin and the remaining area of West Appin will occur as they are rezoned.

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

Please refer to calculations provided which clearly detail the nexus and the infrastructure requirements.

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 Draft Plan was prepared by Council with internal consultation and engagement from the following teams: Parks and Recreation, Environmental Services, Transport and Engineering, Project Delivery, and Growth Teams. External consultants were also engaged in preparing this plan, including AEC Group (land valuation), Cred Consulting (social infrastructure), and Altus Group (cost reporting/quantity surveyors).

Four presentations and briefings on the Draft Plan were conducted for Council's Senior Leadership team and Councillors to ensure alignment with Council's directions. Additionally, five meetings with IPART staff were held to ensure compliance with the body's requirements and guidelines.

An editorial review was conducted by three levels of staff within Council, including senior staff. Further review and refinement of the Plan were carried out after the public exhibition period.

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"/>	14
Incorporate a map showing:			30,31,72-75
▼ 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"/>	38-64
Include information about:			
▼ Existing population in the catchment area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	33,
▼ Projected residential population and/or workforce	<input checked="" type="checkbox"/>	<input type="checkbox"/>	34,35
Include a schedule of the contributions rates (eg, \$/ha, \$/person, \$/dwelling)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10
Include assumptions made in the modelling of costs and revenue (if using a Net Present Value (NPV) approach).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	NO Net Present Value (NPV) approach has been used. 38-64
Include details of the anticipated rate of development in the catchment area and how this was determined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	34
Include a program for infrastructure delivery and explain how it relates to the anticipated timing of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	66-70
Include a statement regarding potential revision of the scheduled timing for infrastructure delivery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	38
Include the formulas used for determining the section 7.11 contributions for each infrastructure category	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17-19
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"/>	40

Does the contributions plan:	Yes	No	Contributions plan page reference(s)
Explain how the proposed cost of land was derived	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39,40
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"/>	66-70
Include details of apportionment calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	40,41
Explain how the contribution rates will be adjusted for inflation/ changes in costs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24,25
Outline the base period for costs in the plan (eg, June 2018)	<input type="checkbox"/>	<input type="checkbox"/>	25-27
Address the council's position on the following policy matters:	<input 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"/>	27
▼ Show how it will satisfy each condition requiring the payment of monetary contribution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22-24
▼ 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 checked="" type="checkbox"/>	<input type="checkbox"/>	23

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 type="checkbox"/>	<input checked="" 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
