

14 December 2018



## WHAT

Local infrastructure contributions plans set out the local infrastructure required to meet demand from new development, and the contributions a council can levy on developers to fund the 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.

An IPART-reviewed contributions plan:

- ▼ for specified transition areas, entitles the council to levy up to a capped amount (currently \$40,000 in greenfield areas and \$30,000 elsewhere) and apply for Local Infrastructure Growth Scheme (LIGS) funding for the amount of any contribution which is above the cap
- ▼ for other areas, entitles the council to levy the full contribution amount.



## HOW

We assess whether the contributions plan meets the criteria in the Department of Planning and Environment's Practice Note:

- ▼ Are all items of infrastructure on the essential works list?
- ▼ Is the infrastructure needed to meet demand from new development?
- ▼ Are the cost estimates reasonable?
- ▼ Can the infrastructure be provided in a reasonable timeframe?
- ▼ Are costs reasonably apportioned?
- ▼ Did the council consult appropriately?

We publish a Draft Report on our assessment and accept submissions for a period of four weeks after the Draft Report is placed on our website.

We then publish a Final Report on our website, and provide it to the Minister for Planning and the council.



## WHY

IPART's role is intended to bring greater transparency and accountability to setting local development contributions.



## WHEN

We aim to assess plans within six months of receiving the council's application.

Any information gaps in the council's application could extend the timeframe for our review.



## WHAT NEXT

The applicant council must submit the contributions plan for assessment to IPART with a complete Application Form and supporting documents.

For more information, including the mandatory Application Form, see: <https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/Local-Infrastructure-Contributions-Plans>

We encourage councils preparing local infrastructure contributions plans for IPART assessment to contact us to discuss the plan and our processes.

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