



APPLICATION FOR ASSESSMENT OF A LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

LIVERPOOL CONTRIBUTIONS PLAN 2021 EAST LEPPINGTON



Application Form

October 2021

Local Government

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Instructions

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

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



Who should fill out this application form?

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

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

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



How should a council submit an application?

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

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

How to complete this application?



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

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

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

When preparing your application, please note:

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



What other information is available?

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

2. Preliminary information

Council information

Council name	Liverpool City Council
Council contact details (Provide more than one - include names, positions, phone numbers and email addresses of council officers and/or consultant contacts)	Lina Kakish Manager City Planning [REDACTED] [REDACTED]

Information about the plan

What is the name of the plan?	Liverpool Contributions Plan 2021 - East Leppington
What is the name of the catchment (precinct or release area) covered by the plan? * please specify any sub-catchments if applicable	East Leppington Precinct (Liverpool LGA component)
What is the base period of the plan? (e.g., June 2018)	December 2020
Which clause of the section 94E Ministerial Direction for Local Infrastructure Contributions (Ministerial Direction) applies to this plan (i.e., clause 6, 6A, 6B or 6C)?	Clause 6C
What is the current maximum contribution amount (per lot or dwelling) for this plan under the Ministerial Direction?	\$30,000 / dwelling as a result of the cap.
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?	Residential lot for a dwelling house - \$27,020 for Open Space/Roads plus \$646,259 per hectare of NDA for

	<p>Drainage plus \$9,495 per hectare of NDA for Plan Admin.</p> <p>Attached/semi-detached/multi dwelling lots - \$20,663 for Roads plus \$646,259 per hectare of NDA for Drainage plus \$9,495 per hectare of NDA for Plan Admin.</p>
When was the plan publicly exhibited? And, how many submissions were received during exhibition?	<p>Monday 5 July 2021 to Monday 2 August 2021.</p> <p>No submissions received during exhibition.</p>
Has the council adopted the plan? If so, when was it adopted and when did it come into force?	<p>The NSW Government prepared the <i>Liverpool Contributions Plan 2014 – East Leppington Precinct</i> which was adopted 26 May 2015. Its latest amendment was in 10 June 2020.</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?	<p>Liverpool City Council, Department of Planning, Industry & Environment (DPIE)</p>
Over what period will development in the catchment area of the plan occur?	<p>Approximately 20 years subject to development activity..</p>
What planning instruments (SEPPs, LEPs, or DCPs) apply to land in the catchment area of the plan?	<p>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</p> <p>Liverpool Local Environmental Plan 2008</p> <p>Liverpool Growth Centre Precincts DCP 2013 as amended – Sections 1 to 6 and Schedules 1 & 2 (Austral and</p>

	Leppington North & Leppington Major Centre).
Has the Minister referred this contributions plan to IPART for review? If so, provide details.	No

For existing contributions plans where development has progressed

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

Information about existing plans

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

As of August 2021, Council has collected around \$23 million worth of contributions in East Leppington. The shortfall in collection as a result of the cap is nearly \$16 million. Please see Attachment 15.

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?

No, the original population forecasts have been retained (estimated at an approximate increase of 3,485 people) per Section 5.3 of Elton Consulting – Social Infrastructure and Open Space Assessment – East Leppington Precinct.



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

Land Acquisition costs have been updated by way of formal valuation report prepared as at 31 December 2020 by AEC Group. Roads/Drains works costs have been escalated by CPI. whilst Recreation infrastructure works and Plan Administration costs have been revised by Liverpool City Council since the original CP was prepared. Water managements costs have reflected the largest increase the original CP estimated works costs which is largely resulting from the need to prepare more detailed design elements for drainage as development of the East Leppington precinct evolves.

A summary of the original CP costs and the proposed new costs follows:

Essential Infrastructure		
	2014 Contributions Plan (Original cost)	2021 Contributions Plan (Updated Proposed Costs)
Water Management		
Land Acquisition Cost	\$8,866,385	\$15,999,950
Infrastructure Works	\$11,720,920	\$35,164,370
Subtotal	\$20,587,305	\$51,164,320
Recreation		
Land Acquisition Cost	\$5,590,060	\$10,339,325
Infrastructure Works	\$5,314,097	\$5,519,476
Subtotal	\$10,904,157	\$15,858,801

Transport & Traffic		
Land Acquisition Cost	\$1,063,104	\$2,650,368
Infrastructure Works	\$7,824,257	\$9,430,599
Subtotal	\$8,887,361	\$12,080,967
Plan Administration		
Allowance	\$372,889	\$751,717
Subtotal	\$372,889	\$751,717
TOTAL	\$40,751,712	\$79,855,805

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
5. Briefly explain how the plan has been revised in response to:
<ul style="list-style-type: none">▼ 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. <p>Please note any instances where a recommendation from the Minister for Planning has not been implemented/addressed.</p>
N/A

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.

All costs are included in the EWL (refer to **Section 1.2** of the Contributions Plan (CP)).

7. List the community services that will be provided on the land that is to be acquired for community services (e.g., 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 East Leppington Contributions Plan does not include any community facilities.



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 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 the new development in Leppington.

Cardno was engaged in May 2013 to prepare a traffic assessment for the East Leppington Precinct development on behalf of Department of Planning and Infrastructure (now known as the Department of Planning, Industry and Environment).

The transport assessment was undertaken as part of this study to assess the ILP in relation to the following transport elements:

- > Road network performance.
- > Public transportation.
- > Active transportation, including walking and cycling.

The Indicative Layout Plan (ILP) for the East Leppington precinct was developed with the guidance of various stakeholders and transport planning advice.

The results of the modelling undertaken for the key intersections associated with the East Leppington precinct shows that they will generally operate with satisfactory delays in all three background traffic growth scenarios up to 2026 (the year of development completion).

To see the full list of findings to support the proposed 1,128 dwellings (mix of low and medium density), local centre, neighbourhood retail facilities, primary school, community facilities and recreational land uses, refer to **Section 9.1** of the report.

Please refer to Works Schedules for how nexus is established.

Stormwater land and management works

In May 2013, Cardno were engaged by Department of Planning and Infrastructure (now known as the Department of Planning, Industry and Environment) to prepare a Water Cycle Management Report - East Leppington.

As part of the rezoning process the report was subject to public and stakeholder review during the exhibition period following the original issue of the report.

During the Exhibition period, comments were raised by Campbelltown City Council and Liverpool City Council regarding the approach adopted to hydrological modelling and a subsequent sensitivity assessment was undertaken to determine the sensitivity of estimated runoff to alternate model parameters. The findings of the sensitivity assessment were documented in a letter report in October 2012. The sensitivity assessment showed that the alternate model parameters had minor impacts on the estimated flood behaviour in East Leppington. Stormwater discharges increased, however the requirements for water quantity management required minimal modification and flood levels were not increased to a significant degree.

A peer review was then commissioned with a number of recommendations. We understand the recommendations had been actioned in a revised version of the Water Cycle Management Report - East Leppington.

A Water Sensitive Urban Design (WSUD) approach has been developed to manage stormwater runoff in the East Leppington Precinct. The Water Cycle Management Report establishes the framework for the management of stormwater quantity and quality related to the expected urban development of the Precinct.

The strategy informs where water management controls are to be located in the ILP and document requirements for the preparation of a site-specific Development Control Plan (DCP). Retarding basins are required in order to maintain the existing flood behaviour downstream of the Precinct.

A portion of the Study Area within the Liverpool LGA may not be developed at the same time as those areas upstream of Denham Court Road. Retarding Basin B3 has been

designed in order to attenuate peak flows during the 100-year ARI event to below pre-development levels and achieve negligible changes to flooding downstream of Denham Court Road.

Under ultimate developed conditions, a constructed naturalised channel along with two on-line basins are proposed within the Liverpool LGA and extends from Denham Court Road to Camden Valley Way. The flooding assessment indicates general decreases in flood depth would be expected with a significant reduction in flood extents contained within the proposed channel in comparison to existing conditions.

The Water Cycle Management report has demonstrated that flood behaviour and water quality can be appropriately managed within the East Leppington Precinct and can be accommodated within the proposed ILP.

Please refer to Works Schedules for how nexus is established.

Open space land and works (embellishments)

The proposed levels of open space area and recreation facilities were generally informed by the Social Infrastructure and Open Space Assessment - East Leppington Precinct Report prepared by Elton Consulting Pty Ltd (**Attachment 5**) in June 2013. The report was commissioned by the Department of Planning and Infrastructure (now known as the Department of Planning, Industry and Environment).

The purpose of the report was to provide demographic analysis and an assessment of the social infrastructure required to support residential development within the East Leppington Precinct of the South-West Growth Centre of Sydney.

The examination by the Elton study had shown existing facilities and services will not have the capacity to absorb the new demand likely to be generated by the future East Leppington population, and that a range of new facilities and services will be required. East Leppington will also contribute to demand for new district and regional facilities and services, which will be located outside the precinct boundaries. Elton further noted the Precinct contained no existing community facilities, services or open space which might be used or adapted for use by the future population of East Leppington.

However, Elton's note a number of constraints that impact the potential for open space within East Leppington which includes the general lack of level land, utilities (gas pipeline and electricity transmission lines) across the precinct, existing creeks and drainage lines and a disjointed and circuitous road network.

The East Leppington Precinct spans approximately 463 hectares across three Council boundaries as shown below:

- 299 ha (65%) lies within Campbelltown Council.
- 106 ha (23%) lies within Liverpool Council.

- 58 ha (13%) lies within Camden Council.

Elton Consulting noted there was a material difference between the recommended provision of open space across the whole East Leppington Precinct and that of the indicative layout plans (ILP) as shown in the following extract from the report (Section 7.3.2).

Table 7.2: Provision of total open space in East Leppington

LGA	Forecast population	Recommended provision (ha)	ILP proposed provision (ha)
Campbelltown	8,834	25.01	18.9625
Liverpool	3,485	9.86	5.9102
Camden	2,174	6.15	1.147
Total	14,493	41.02	26.0197

The report concludes by stating “the proposed low rate of provision is of concern from an open space and recreation planning perspective, as we believe that an insufficient quantum of open space will be provided in the precinct to meet the future needs of the East Leppington population”.

Subsequent to the Elton Consulting report being prepared, the Post Exhibition Planning Report (December 2013) concluded the following Final IPL open space areas:

Open Space	Draft ILP – July 2012	Re-exhibited Draft ILP	Final ILP
Local Park	4.6ha	2.03ha	2.07ha
Active Open Space	-	-	-
Passive Open Space	3.2ha	3.83ha	3.83ha
Riparian Corridor	6.1ha	5.71ha	5.71ha
Total	13.9ha	11.56ha	11.61ha

Please refer to Works Schedules for how nexus is established.

Community services land

N/A

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

N/A.

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

The net developable area of non-residential development is 15,963m², comprising B1 – Neighbourhood Centre zoned land fronting Camden Valley Way. Based on an average FSR of 0.45:1 (DPIE), this would extend to a potential gross floor area of 7,183m² for the East Leppington (Liverpool LGA) Precinct.

Water cycle management facilities

Non-residential land uses such as business and industrial contribute to increased stormwater runoff due to the significantly increased impervious surfaces (noting there is an existing service station within the non-residential zoned land). Accordingly, these uses are also proposed to contribute to the cost of providing stormwater management infrastructure.

Traffic management facilities

Non-residential land uses contribute to the traffic generation in the area and are also proposed to contribute to the funding of traffic management facilities.

Social infrastructure facilities

The Plan does not levy non-residential development for open space or community facility costs because the demand for these facilities is considered to arise principally from residential development across the precincts.

Plan administration

Non-residential uses do contribute to the cost of preparing and administering the Plan.

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

▼ The existing population in the catchment area

It is understood the scope of works are based on likely demand resulting from the additional development or increase in population not the overall final development and population within the precinct. The scope of works is hereby proposed to be funded by the 'additional' development works and increase in population.

▼ Any existing or projected population outside the catchment area

Elton Consulting did not recommend any provision for works at regional level however did recommend informal/passive playgrounds at a district level. 6.5 hectares was recommended across the East Leppington Precinct however 3.757 hectares was noted in the draft ILP.

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

Community Facilities

Consistent with its small population and semi-rural character, existing social infrastructure within East Leppington is currently very limited. Leppington Primary school was identified by Elton Consulting as the only existing facility within the precinct.

Open Space and Recreational Facilities

Currently there are no public open spaces or recreation facilities within the East Leppington Precinct. The riparian corridors of Bonds Creek, Cottage Creek, and an unnamed creek offer opportunities for public open space, recreation facilities and linkages within the Precinct, but these have not been developed to date.

Water cycle management facilities

The only drainage infrastructure is the existing creeks noted previously. There is no surplus capacity in drainage facilities that would be available for new development.

Traffic management facilities

The existing road network consists of rural roads and newly formed roadways serving the subdivisions that have taken place within the precinct to date. These roadways only carry localised traffic. The scope of works involves that required to serve the additional population and development.

▼ Any existing or proposed infrastructure outside the catchment area.

Community Facilities

There is currently limited existing infrastructure within and immediately surrounding the East Leppington Precinct however existing facilities within the south-western Sydney region which would serve the East Leppington Precinct include:

- University of Western Sydney Campbelltown campus
- TAFE colleges in Liverpool, Campbelltown, Macquarie Fields and Miller
- Liverpool Hospital
- Southwest Private Hospital
- Campbelltown and Camden Hospitals
- Campbelltown Private Hospital
- The Casula Powerhouse Arts Centre

- Liverpool Central Library
- Liverpool Museum
- Campbelltown Arts Centre
- HJ Daley Central Library
- Courthouses in Liverpool, Camden and Campbelltown and police Local Area Command in Green Valley.

Proposed community facilities in south-western Sydney which will serve East Leppington include:

- A major performing arts cultural centre
- A large sub-regional multi-purpose community centre with space for the delivery of human services
- A library
- Regional Integrated Primary and Community Care health facility
- TAFE campus
- Possibly a courthouse, police station and emergency services facilities
- Major competition level aquatic and indoor sporting facilities
- Major sporting stadium.

Open Space and Recreation

There are no existing open space and recreation areas within the East Leppington Precinct however the closed facilities to the precinct include Koorringa Reserve in Raby, Minto Showground and Macquarie Road Reserve. Local and district open spaces which are proposed to be provided in the adjoining precincts of Austral-North Leppington include:

- Approximately 149 ha of local and district open space, to be owned and maintained by Liverpool and Camden Councils. The proposed rate of provision in these precincts recognises their close proximity to the regional open space provided by Western Sydney Parklands
- A number of local parks (minimum 0.2 ha) to be provided within walking distance of most dwellings
- 6-7 larger district (key suburb parks) with minimum size of 3 ha

- Regional, district and local playgrounds and play spaces for older children
- 8 local sports parks containing double playing fields and multi-purpose courts
- 1 district sports park containing at least 4 playing fields capable of accommodating a variety of sporting codes, along with a cluster of outdoor sports courts
- Linkages between open spaces to allow for pedestrian and cycle pathways and tracks.

Traffic Management Facilities

Any shared demand with other existing or future precincts will occur on the higher order roads such as arterial and sub-arterial roads, which are generally excluded from the Plan.

Water Cycle Management Facilities

East Leppington is adjacent to the Austral Leppington Precincts where Cardno has undertaken a Water Cycle Management Strategy for the Department of Planning and Infrastructure (Cardno 2011). The hydrology and hydraulic modelling for this study was informed by the “Austral Floodplain Risk Management Study & Plan”.

Strategies for water management/drainage are developed on a precinct by precinct basis to deal with projected demand for each precinct. The planning of flood mitigation works in the East Leppington Precinct was undertaken in conjunction with Liverpool, Camden and Campbelltown Councils.



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).

Background

The original process used to quantify and cost the development infrastructure for the East Leppington Precinct included preliminary infrastructure costings prepared by Cardno which were then checked by an independent QS (Davis Langdon) and property valuer (CBRE) to set the final cost assumptions. The construction costs were then checked by AECOM in preparing the detailed Section 94 calculations and finally signed off by Davis Langdon.

Transport works

The East Leppington Precinct ILP does not propose any new arterial or sub-arterial roads to be delivered as part of the development, however upgrades of the existing roads will be required.

Indexation of costs

Capital works costs in the schedule of works have been escalated from the base date of this Plan by ABS producer price indexes (PPIs):

- PPI - Road and Bridge Construction NSW (cat no. 3101) for roads and stormwater facilities.

Stormwater management works

In accordance with AECOMs – East Leppington Infrastructure Delivery Plan prepared in June 2013, the East Leppington Precinct shall comprise 8 development stages. For Liverpool LGAs portion of the East Leppington Precinct, AECOM proposed the following: water cycle management infrastructure works:

Stage 6 of Development

- On-line Retarding Basin - Bonds Creek (B3)
- Riparian Corridor – Bonds Creek
- Channelisation between basins B2 and B3

Stage 8 of Development

- On-line Retarding Basin - Bonds Creek (B4)
- Riparian Corridor – Bonds Creek
- Channelisation between basins B3 and B4

Indexation of costs

Capital works costs in the schedule of works have been escalated from the base date of this Plan by ABS producer price indexes (PPIs):

- PPI - Road and Bridge Construction NSW (cat no. 3101) for roads and stormwater facilities.

Open space works (embellishments)

The East Leppington Precinct ILP does not propose any new arterial or sub-arterial roads to be delivered as part of the development, however upgrades of the existing roads will be required.

Indexation of costs

Capital works costs in the schedule of works have been escalated from the base date of this Plan by ABS producer price indexes (PPIs):

- PPI – Non-Residential Building Construction NSW (cat no. 3020) for open space facilities

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

Plan administration costs are equivalent to 1.50% of the proposed infrastructure works costs. Whilst the percentage rate remains fixed (at 1.50%), the plan administration cost has increased in line with the increase in proposed infrastructure works costs.

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.

Where Council owned land for infrastructure needs prior to the rezoning of land for urban development, the costs have not been included in the Plan.

The acquisition of land for drainage infrastructure has commenced, with about \$2 million spent so far. As none of the land acquisition items have been completely acquired yet, and the Plan has not collected contributions from all of its contributing development yet, these are still included in the Plan.

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*.

CBRE were originally engaged to prepare the land costs for the East Leppington Contribution Plan 2015 (land costs prepared in September 2012). Since the adoption of the Plan, the assessed CBRE land costs have been subject to quarterly indexation. In December 2020, Liverpool Council engaged AEC to undertake updated land costs for the proposed new Contribution Plan for East Leppington.

A summary of the original land costs as assessed by CBRE (in 2012) follows:

CBRE Adopted Land Rates	
Zoning	\$/Rate per m ² of Site Area
Open Space (limited constraint which would have been utilised as low density residential)	\$135/m ²
Rural (flood affected with some redevelopment potential)	2-5 Ha: \$37.5/m ² 5-10 Ha: \$12/m ² >10 Ha: \$6.5/m ²
Potentially General Residential (not flood affected however with other existing constraints)	2-5 Ha: \$37.5/m ² 5-10 Ha: \$12/m ² >10 Ha: \$6.5/m ²
Rural (flood affected with limited redevelopment potential)	\$135/m ²

Source: CBRE (September 2012)

When the original Contributions Plan was prepared, adopted land values (as prepared by CBRE) for low density residential land were approximately \$135/m² (noting under the assessment scenario outlined within the CBRE report, englobo land was broadly defined to be a site with an area greater than 1 hectare with broad services available, and is not subdivided further). We further note, by the time the Plan was gazetted, land costs were escalated, i.e. land costs for low density residential land were increased to \$165/m² which formed the base rate for the Contributions Plan (with most costs escalated at a factor of 2.36 to March Quarter 2021). Based on the most recent land assessments undertaken, a rate for similar zoned land has been adopted at \$390/m².

A summary of the original land costs as assessed by AEC (in 2020) follows:

Adopted Values by Zoning	
Zoning	\$/Rate per m ² of Site Area
B1 - Neighbourhood Centre	\$550
R2 - Low Density Residential	\$390
R3 - Medium Density Residential	\$490 - \$700 (higher rate applied to smaller sites)
RE1 - Public Recreation (constrained land)	\$110 - \$130
SP2 - Infrastructure (constrained land)	\$120
E4 - Environmental Living	\$190
Constrained Land (Land situated below the 1:100 year ARI event)	\$100 - \$130
Contingency Allowance	12%

Source: AEC

In terms of potential costs payable to the remaining landowners in East Leppington under the Land Acquisition (Just Terms Compensation) Act 1991, AEC during the preparation of their report, reviewed each remaining Lot (to be acquired) in isolation to assess the approximate heads of compensation that may apply in respect of each Lot. Based on AECs findings, it was deemed an appropriate allowance to be provisioned as a contingency in this

regard was in the order of 12% (which was an amount endorsed by IPART in its assessment of the Camden Growth Areas Contributions Plan).

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

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

Not applicable.

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

The base level costs of infrastructure in the original have been used and simply indexed to their current values.

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

Capital works costs in the schedule of works are escalated to the base date of this Plan by ABS producer price indexes (PPIs):

- PPI - Building Construction NSW (cat no. 30) for community facilities
- PPI – Non-Residential Building Construction NSW (cat no. 3020) for open space facilities; and
- PPI - Road and Bridge Construction NSW (cat no. 3101) for roads and stormwater facilities.

Once Council has applied new land valuations (in this instance, updated land costs have been assessed by AEC) to the land acquisition costs for the amended Plan, this will establish new 'base costs' for land. Once the new Contribution Plan is implemented, the land costs will be indexed by Council's Land Value Index (LVI) for the East Leppington Precinct (on a quarterly basis).

Council has a comprehensive LVI program which applies across all of its contributions plan catchments to ensure that the contributions are adjusting with market moves in land prices.

The formula for Quarterly LVI updates is calculated as follows.

$$C_3 = \frac{C_2 \times L_3}{L_2}$$

where:	C_2 =	Contributions as shown on the consent
	C_3 =	Contributions at time of payment
	L_2 =	Average estimated land acquisition cost per square metre at the time of development consent
	L_3 =	Average estimated land acquisition cost per square metre at time of calculating final payment

Council publishes the latest quarterly LVI factor for each catchment on each website together with the quarterly contribution rates. As shown in the formula above, the LVI factors are estimated by dividing the latest average land value by the original average land value (which is for prime residential land).



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 original overarching document providing guidance as the priority and staging of infrastructure provision is the East Leppington Precinct – Infrastructure Delivery Plan prepared by AECOM in June 2013. The document envisages full delivery of development within the East Leppington Precinct to be achieved over approximately 16 years, with development complete by circa 2029.

In general, the timing of infrastructure will be dependent on the timing of development and given the relatively fragmented ownership, this timing may or may not be achieved. The indicative development staging plan proposes 11 separate development stages, commencing in the south-west corner of the Precinct and progressing to the north and east.



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

Transport land and road works costs have been apportioned across Residential and Non-Residential development on a relative area basis (estimated aggregate Net Developable Area for both types of development). These costs are then apportioned as follows:

- Per person basis for residential development, based on projected demand for the transport facilities attributed to the forecast population growth.
- Per hectare of NDA basis attributable to Non-Residential development.

Stormwater management land and works

Stormwater management land and works demand is based on the impervious surface area of development, therefore all stormwater infrastructure costs are then apportioned on a per hectare of NDA basis across both Residential and Non-Residential development.

The costs are then shared equally across development in the precinct in a single catchment reflecting the interconnected nature of the various features of the stormwater management network.

Open space land and works (embellishments)

Open space costs are apportioned on a per person basis to residential development, across the whole East Leppington precinct. All open space land and embellishment costs in the Plan are apportioned 100% to the East Leppington Precinct, consistent with the findings in the Elton report which indicates demand for the new infrastructure will arise from new development internal to the precinct. Non-residential development in the East Leppington precinct is not apportioned any of these costs because the potential demand is considered incidental to residential development demand only.

Community services land

N/A

Plan preparation and administration

Contributions for plan preparation and administration are levied on a per hectare of NDA basis across all development in the Plan.

**Criterion 6**

Appropriate community liaison

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

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

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

This would have been undertaken by DPIE during precinct planning.

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

No submissions received during exhibition phase.

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

In the future if the contributions plan were to be reviewed, it would go through public exhibition.



Criterion 7

The plan complies with other matters
IPART considers relevant

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

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

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

No but please let us know what else you may require.

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

N/A at this stage but may be updated in future contributions plan reviews.

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

N/A

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 East Leppington Contribution Plan has been reviewed to ensure that the precinct is well supported by a vigorous plan which reduces potential financial risks for Council and provides value for money for developers and the broader community.

The precinct planning process was undertaken by Liverpool Council and technical studies which originally informed the Plan were peer reviewed by Council officers. Where necessary, these technical studies have been subjected to additional independent peer review or updated to ensure information remains correct and reflective of current requirements.

The works schedules have been prepared by AEC in conjunction with Council. A final review of the Plan was undertaken by Council prior to reporting it to Council for final endorsement.

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 section reference(s)
Outline the purpose of the plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 2.3
Incorporate a map showing:			Section 2.2
▼ 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 type="checkbox"/>	Section 4.4
Include details about how the need for land and works to support new development was determined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 16
Include information about:			
▼ Existing population in the catchment area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 3.3.4
▼ Projected residential population and/or workforce	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 3.3.4
Include a schedule of the contributions rates (eg, \$/ha, \$/person, \$/dwelling)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 1.2
Include assumptions made in the modelling of costs and revenue (if using a Net Present Value (NPV) approach).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Section 2.11
Include details of the anticipated rate of development in the catchment area and how this was determined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 2.14
Include a program for infrastructure delivery and explain how it relates to the anticipated timing of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 2.14
Include a statement regarding potential revision of the scheduled timing for infrastructure delivery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 2.12
Include the formulas used for determining the section 7.11 contributions for each infrastructure category	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sections 4.2, 4.3, 4.4 and 4.5
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"/>	Section 3.2.2

Does the contributions plan:	Yes	No	Contributions plan section reference(s)
Explain how the proposed cost of land was derived	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 3.2.2
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"/>	4.2.4, 4.3.4, 4.4.6, 4.5.2 (works schedules) 4.1.2 (staging)-
Include details of apportionment calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.1.1., 4.2.3, 4.3.3, 4.4.5
Explain how the contribution rates will be adjusted for inflation/ changes in costs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 13
Outline the base period for costs in the plan (eg, June 2018)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please refer attachment 17 section 2
Address the council's position on the following policy matters:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-
▼ Provide details of accounting arrangements for contribution funds (eg, is pooling of funds permitted, will internal borrowings be used to deliver infrastructure projects)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 2.13
▼ Show how it will satisfy each condition requiring the payment of monetary contribution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Section 2.13
▼ 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"/>	Section 2.14

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Summary of submissions and council's response	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Technical studies and consultant documents			
Land valuation report/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for stormwater management infrastructure (eg, Flooding and Water Cycle Management report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for transport infrastructure (eg, Traffic and Transport Assessment report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for open space infrastructure (eg, Demographic and Social Infrastructure report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for community services (eg, Demographic and Social Infrastructure report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maps and shape/spatial files			
Plan catchment map/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final Indicative Layout Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning map/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land acquisition map/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Constrained land map/s (flooding and transmission lines)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other documents			
VPAs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Details of other funding agreements for state or local infrastructure in the area covered by the plan (including draft agreements)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council business papers or meeting minutes related to the preparation of the contributions plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other documents that you think could be useful in IPART's assessment of the contributions plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. Resources to assist councils

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

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

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

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

Other documents	Description
IPART Works Schedule Template	An example works schedule that councils can use when developing a contributions plan

7. Example works schedule

Plan 1 - Works Schedule

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

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

b see attached evidence in Document A1

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