

**APPLICATION FOR TARGETED ASSESSMENT
OF THE CONSTRUCTION COSTS FOR FIVE
PRIORITY STORMWATER DETENTION BASINS
AND ASSOCIATED SOIL DISPOSAL COSTS IN A
LOCAL INFRASTRUCTURE CONTRIBUTIONS
PLAN**

BLACKTOWN CITY COUNCIL'S

**SECTION 7.11 CONTRIBUTIONS PLAN
NO.20 – RIVERSTONE & ALEX AVENUE
PRECINCTS**





Application Form

March 2023

Local Government

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APPLICATION FOR TARGETED ASSESSMENT OF THE CONSTRUCTION COSTS FOR FIVE PRIORITY STORMWATER DETENTION BASINS AND ASSOCIATED SOIL DISPOSAL COSTS IN A LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN



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	Blacktown City Council
Council contact details (Provide more than one - include names, positions, phone numbers, and email addresses of council officers and/or consultant contacts)	Dennis Bagnall – Manager Developer Contributions [REDACTED] [REDACTED] Jenny Rodger – Co-ordinator Contributions [REDACTED] [REDACTED]

Information about the plan that relates to the targeted review

What is the name of the plan?	Section 7.11 Contributions Plan No.20 – Riverstone & Alex Avenue Precincts (CP20)
What is the name of the catchment (precinct or release area) covered by the plan? * please specify any sub-catchments if applicable	Riverstone & Alex Avenue Precincts <u>Stormwater Catchments</u> Eastern Creek – Basins E4.14, E14.1 First Ponds Creek – Basins F19.1, F23.1, F24.1
What is the base period of the plan? (e.g. June 2018)	June 2015
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)?	6A

What is the current maximum contribution amount (per lot or dwelling) for this plan under the Ministerial Direction?

No maximum contribution CP20 is an *IPART Reviewed Contributions Plan*.

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?

See below

Density (Dwellings Per Ha)	Occupancy (No. Persons Per Dwelling)	Indicative Contributions Per Dwelling
12.5	2.9	\$80,484
15	2.9	\$69,931
20	2.9	\$57,839
25	2.9	\$48,572
40	2.9	\$36,956
45	2.7	\$35,080

* Page 25 - Section 7.11 Contributions Plan No.20 – Riverstone & Alex Avenue Precincts

We will update a further version of CP20 with indicative contribution amounts following IPART's assessment of the basin costs.

When was the plan publicly exhibited? And, how many submissions were received during exhibition?

Not applicable – targeted review of 5 basins only. We assume IPART will publish its draft report.

Has the council adopted the plan? If so, when was it adopted and when did it come into force?

Yes, in force 23 July 2020. Council will amend and approve a new version of CP20 with the Minister's approved costs for the 5 basins only, following this assessment. This will be the only change to the plan.

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?

The Department of Planning and Environment were responsible for the precinct planning for the Riverstone & Alex Avenue precincts in consultation with Blacktown City Council.

Over what period will development in the catchment area of the plan occur?	15-20 years.
What planning instruments (SEPPs, LEPs, or DCPs) apply to land in the catchment area of the plan?	<ul style="list-style-type: none">• State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix No.7)• BCC Growth Centre Precincts DCP 2010• BCC Growth Centre Precincts DCP 2010 (Schedule 5).
Has the Minister referred this contributions plan to IPART for review? If so, provide details.	The Minister for Planning has not asked IPART to review CP20, but has requested a targeted review of the construction costs and associated soil disposal costs of specified priority stormwater detention basins.

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?
Approximately 76%
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?
Outside of the scope and terms of reference for this targeted review.



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

We have provided IPART with Quantity Surveyor cost estimates for 5 specific stormwater detention basins in CP20. We have also provided for IPART, a comparison of the itemised cost elements for the 5 basins from what IPART last approved in CP20 with our new QS costs.

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?

Refer to the Minister for Planning's letter and terms of reference to IPART requesting a targeted review.

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.

All recommendations in the Minister's letter to BCC dated 22 January 2019 were actioned with CP20 adopted as an IPART reviewed contributions plan.

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 5 basins are on the EWL.

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.

Outside of the scope and terms of reference for this targeted review.



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

Outside of the scope and terms of reference for this targeted review. However, technical reports for CP20 are listed in the back of CP20 and can be provided to IPART if required.

Stormwater land and management works

Nexus has already been established for the 5 basins in previous IPART reviews.

Open space land and works (embellishments)
N/A
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?
Outside of the scope and terms of reference for this targeted review.
11. In determining the need for infrastructure in the plan, what consideration was given to:
▼ The existing population in the catchment area
N/A
▼ Any existing or projected population outside the catchment area
N/A

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

N/A

▼ Any existing or proposed infrastructure outside the catchment area.

N/A



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

N/A

Stormwater management works

BCC engaged *Mitchell Brandtman 5D Quantity Surveyors & Construction Expert Opinions* to prepare independent costs estimates for 5 basins that are yet to be constructed.

Open space works (embellishments)

N/A

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

N/A

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

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

N/A

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*.

N/A

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

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

The contributions plan does not use NPV.

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

We have engaged a QS and provided them with the latest design and documentation to enable them to provide current costs estimates.

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

N/A



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 basins will be provided as a priority if we can establish reasonable approved costs.



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

N/A

Stormwater management land and works

N/A

Open space land and works (embellishments)
N/A
Community services land
N/A
Plan preparation and administration
N/A

N/A

Community services land
N/A
Plan preparation and administration
N/A

N/A

Plan preparation and administration
N/A

N/A



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?

No public consultation was undertaken for this targeted review. However, we assume that IPART will publish its draft assessment of the basin costs for comment.

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

N/A

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

No, but we assume that IPART will publish its draft report for comment.



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?

The scope of the assessment is only to establish reasonable construction costs for priority basins.

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

No.

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

All information is provided within the QS costs estimates.

IPART should note that it was asked to assess 7 basins. Between the time that Blacktown City Council requested this assessment, to the time IPART was requested to perform its assessment, Blacktown City Council received funding under the NSW Government's Accelerated Infrastructure Scheme (AIF) Round 2 to complete Basin 3 and Basin 7. Work has commenced on providing these basin in accordance with funding guidelines.

<https://www.planning.nsw.gov.au/Plans-for-your-area/Infrastructure-funding/Accelerated-Infrastructure-Fund/Round-2>

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 QS costs were reviewed internally by BCC staff.

5. Application checklists

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

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

Councils should also complete and provide IPART with spreadsheets that:

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

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

Checklist A – for the contributions plan

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

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Does the contributions plan:	Yes	No	Contributions plan page reference(s)
Explain how the proposed cost of works was derived (eg, quantity surveyor or other consultant advice, standard costs used by the council)	<input type="checkbox"/>	<input type="checkbox"/>	-
Explain how the proposed cost of land was derived	<input type="checkbox"/>	<input type="checkbox"/>	-
Include a works schedule that shows an estimate of the cost and the expected timing of infrastructure delivery	<input type="checkbox"/>	<input type="checkbox"/>	-
Include details of apportionment calculations	<input type="checkbox"/>	<input type="checkbox"/>	-
Explain how the contribution rates will be adjusted for inflation/ changes in costs	<input type="checkbox"/>	<input type="checkbox"/>	-
Outline the base period for costs in the plan (eg, June 2018)	<input type="checkbox"/>	<input type="checkbox"/>	-
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 type="checkbox"/>	<input type="checkbox"/>	-
▼ Show how it will satisfy each condition requiring the payment of monetary contribution	<input type="checkbox"/>	<input type="checkbox"/>	-
▼ Consider the conditions that may be imposed under section 4.17(6)(b) of the Act or section 97(1)(b) of the Local Government Act 1993.	<input type="checkbox"/>	<input type="checkbox"/>	-

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			
▼ The listed infrastructure and the evidence which supports nexus	<input type="checkbox"/>	<input type="checkbox"/>	
▼ The cost of land/infrastructure and the cost source	<input type="checkbox"/>	<input type="checkbox"/>	
Contributions plan			
Version of contributions plan incorporating any post exhibition changes	<input type="checkbox"/>	<input type="checkbox"/>	
Version of contributions plan publicly exhibited	<input type="checkbox"/>	<input type="checkbox"/>	
Version of contributions plan previously submitted to IPART for review	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public consultation			
Copy of all submissions to publicly exhibited contributions plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Summary of submissions and council’s response	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Technical studies and consultant documents			
Land valuation report/s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for stormwater management infrastructure (eg, Flooding and Water Cycle Management report)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for transport infrastructure (eg, Traffic and Transport Assessment report)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for open space infrastructure (eg, Demographic and Social Infrastructure report)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for community services (eg, Demographic and Social Infrastructure report)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maps and shape/spatial files			
Plan catchment map/s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final Indicative Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning map/s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land acquisition map/s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Constrained land map/s (flooding and transmission lines)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other documents			
VPAs	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
Council business papers or meeting minutes related to the preparation of the contributions plan	<input 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 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

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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.