



WHAT

IPART has finalised its assessment of the Camden Growth Areas Contributions Plan (CGA-CP) 2017 for the Leppington North and Leppington Precincts.

The precincts, in Sydney's South West Growth Area, are expected to accommodate around 30,800 new residents and 13,000 new jobs.

Cost of infrastructure

The total cost of land, works and administration in the plan is \$671.72 million (\$Dec 2016).

We recommend that before it applies for Local Infrastructure Growth Scheme (LIGS) funding, the council reduce the costs in the plan by \$55.51 million (8.3%). This comprises:

- ▼ \$47.07 million for works
- ▼ \$7.58 million for land, and
- ▼ \$0.71 million for administration.

We have also recommended a second stage of changes that may result in the council reinstating some costs once it has revisited its costing approach and infrastructure delivery strategies.

Contribution rates

The plan allows the council to increase the contributions rates:

- ▼ for works, by changes in the CPI, and
- ▼ for land, by changes in a land value index (LVI) for each precinct.

We have recommended that the council provide more information about the LVI and publish it on its website.



WHY

IPART assesses contributions plans from councils that propose to levy or seek funding from the NSW Government for local infrastructure contributions above \$30,000 per lot or dwelling in identified greenfield areas and \$20,000 per dwelling in other areas.

The maximum contributions in the CGA-CP exceed the \$30,000 threshold that applies to the plan.



HOW

We have assessed CGA-CP against the criteria in DPE's *Local Infrastructure Contributions Practice Note* (January 2018). We have based our assessment on information in the plan, and further information provided by Council. We also sought advice from a consultant on the reasonable cost of transport works in the plan.



WHAT NEXT

For the council to levy contributions amounts above \$30,000 per lot or dwelling it will need to amend the plan in accordance with advice from the Minister for Planning. The maximum charge per lot will be capped at \$40,000 until 1 July 2019, then \$45,000 until 1 July 2020 after which the cap will be removed entirely.

The Minister's advice will respond to the recommendations in our report. The report is available on IPART's website: <http://www.ipart.nsw.gov.au>