

14 April 2021

WHAT

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

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

An IPART-reviewed contributions plan entitles the council to levy the full contributions amount.

HOW

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

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

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

We then publish a final report on our website, and provide it to the Minister for

Planning and Public Spaces and the council.

WHY

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

WHEN

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

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

WHAT NEXT

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

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

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

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