

IPART commences assessment of draft Castle Hill North Contributions Plan

7 May 2019



WHAT

IPART has commenced its assessment of The Hills Shire Council's draft *Contributions Plan No.17 – Castle Hill North (CP17)*.

The council publicly exhibited the plan on two occasions, most recently from December 2018 to February 2019. This plan has not yet been adopted by the council.

This is the first time the council has submitted CP17 to IPART for assessment.



WHY

The Minister for Planning's *Local Infrastructure Contributions Direction 2012*, as amended in December 2018, caps the local infrastructure contributions for residential development that the council can levy under CP17 at \$20,000 per lot or dwelling.

Once the plan meets the conditions for being an IPART-reviewed plan under the Ministerial Direction, the council can levy the full contribution amounts.



HOW

We will assess whether the contributions plan meets the following criteria, as set out in the Department of Planning and Environment's Practice Note (January 2019):

- ▼ Are all items of infrastructure on the essential works list?

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

We will publish a Draft Report on our assessment findings and associated recommendations.

For a period of four weeks after publishing our Draft Report, we will accept submissions related to the assessment criteria from any interested parties. We may also conduct targeted consultation earlier in the assessment process.



WHERE

CP17 applies to the Castle Hill North Precinct of The Hills Shire LGA in Sydney's North West.



WHAT NEXT

We generally aim to complete our assessment of a contributions plan within six months. However, we have not yet confirmed the timetable for this particular review. In the coming weeks, we will update the timetable on our website: <https://www.ipart.nsw.gov.au>.

If you would like us to send you updates, please email:

localgovernment@ipart.nsw.gov.au.