

# IPART commences assessment of revised North Kellyville Precinct Contributions Plan

13 November 2018

## WHAT

IPART has commenced its assessment of The Hills Shire Council's revised *Contributions Plan No. 13 – North Kellyville Precinct (CP13)*.

The council publicly exhibited the plan between 1 May 2018 and 1 June 2018. This plan has not yet been adopted by the council.

The original CP13 was first adopted by the council in 2010 and assessed by IPART in 2011.

## WHY

The Minister for Planning's *Local Infrastructure Contributions Direction 2012*, as amended in February 2018, currently caps the local infrastructure contributions for residential development that the council can levy under CP13 at \$40,000 per lot or dwelling.

The council has submitted the plan to IPART for assessment because it intends to seek Local Infrastructure Growth Scheme (LIGS) funding for the amount of any contribution which is above the cap.

## 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:

- ▼ 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?

**IPART is trialling a formal public consultation period for this assessment.** For a period of four weeks, we will accept submissions related to the assessment criteria from any interested parties. We may also conduct targeted consultation on a draft of our assessment report.

## WHERE

CP13 applies to the North Kellyville Precinct of the Hills Shire LGA in Sydney's North West Growth Area.

## WHAT NEXT

We invite interested parties to make a submission to IPART about CP13. Submissions should be relevant to the assessment criteria listed above.

The council has already provided IPART with a copy of submissions made during its statutory consultation period. We will review these, and the council's response, as part of our assessment.

The deadline for making submissions to IPART is **12 December 2018**. We prefer to receive submissions electronically via: <https://www.ipart.nsw.gov.au/Home/Contact-Us/Make-a-Submission>