

IPART starts assessment of Blacktown City Council's Contributions Plan 22 for Rouse Hill

24 May 2018



WHAT

IPART has commenced its assessment of Blacktown City Council's Contributions Plan 22 for Rouse Hill (CP22). CP22 comprises two parts:

- ▼ CP22L - *Rouse Hill (Land)* includes only land for local infrastructure, and
- ▼ CP22W - *Rouse Hill (Works)* includes local infrastructure works and administration costs.

The council publicly exhibited the plan during December 2017 and January 2018. It has been in force since March 2018.



WHY

The Minister for Planning's *Local Infrastructure Contributions Direction 2012*, as amended in February 2018, caps the local infrastructure contributions for residential development that the council can levy under CP22.

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

CP22 applies to two precincts in Sydney's North West Growth Area: Area 20 and Riverstone East.



WHAT NEXT

We invite interested parties to make a submission to IPART about CP22. 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 **Friday 22 June 2018**. We prefer to receive submissions electronically via: <https://www.ipart.nsw.gov.au/Home/Contact-Us/Make-a-Submission>