

IPART starts assessment of draft Vineyard Contributions Plan

14 December 2018



WHAT

IPART has commenced its assessment of Hawkesbury City Council's *Vineyard Precinct Section 7.11 Draft Contributions Plan* (Vineyard CP).

The council publicly exhibited the plan between 18 May 2018 and 18 June 2018.

This is the first time Hawkesbury City Council has submitted a contributions plan to IPART for assessment.

- ▼ Are the cost estimates reasonable?
- ▼ Can the infrastructure be provided in a reasonable timeframe?
- ▼ Are costs reasonably apportioned?
- ▼ Did the council consult appropriately?

We intend to publish a Draft Report on our assessment of Vineyard CP in May 2019. 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.



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 Vineyard CP at \$30,000 per lot or dwelling. The maximum residential contributions in the draft plan exceed this amount.

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



WHERE

Vineyard CP applies to development in the Vineyard Precinct, which is within Sydney's North West Growth Area.



WHAT NEXT

We will notify any changes to the expected timing of this assessment 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.



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?

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.