

IPART starts assessment of revised Schofields Precinct Contributions Plan (CP24)

14 December 2018



WHAT

IPART has commenced its assessment of Blacktown City Council's revised Contributions Plan 24 for Schofields. CP24 comprises 2 parts:

- ▼ *CP24L – Schofields (Land)* includes only land for local infrastructure, and
- ▼ *CP24W – Schofields (Works)* includes local infrastructure works and administration costs.

The council publicly exhibited the plan between 24 June 2018 and 24 July 2018. This plan has been in force since 10 October 2018.

The original CP24 was assessed by IPART in 2014 and adopted by the council in 2015.



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 CP24.

The council has submitted the plan to IPART for assessment because, until July 2020, it intends to seek Local Infrastructure Growth Scheme (LIGS) funding for the amount of any contribution which is above the cap.

From July 2020 onwards, the council can collect the full contribution amount from developers, as calculated in accordance with the IPART-reviewed plan.



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?

We intend to publish a Draft Report on our assessment of CP24 in June 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.



WHERE

CP24 applies to the Schofields Precinct in 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.