

14 December 2018



WHAT

IPART has commenced its assessment of Queanbeyan-Palerang Regional Council's *South Jerrabomberra Contributions Plan* (CP).

The council publicly exhibited the plan between 16 March 2018 and 13 April 2018. This plan has been in force since 15 May 2018.

This is the first time Queanbeyan-Palerang Regional Council has submitted a contributions plan for this area to IPART for assessment.



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 South Jerrabomberra CP at \$20,000 per lot or dwelling.

The council has asked the Minister for planning to increase the applicable cap to \$30,000 per lot or dwelling because South Jerrabomberra is a greenfield release area.

Regardless of which cap applies, the plan must be assessed by IPART before the council can levy contributions above the cap amount.



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 South Jerrabomberra 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.



WHERE

South Jerrabomberra CP applies to the land known as South Jerrabomberra Urban Release 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.

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.