



SIGNIFICANT REFORM TO LOCAL COUNCIL INFRASTRUCTURE CHARGES

Friday 4 June, 2010

The NSW Government today announced major sweeping changes to local council charges on new housing development.

The changes will lower the cost of new housing construction, and provide certainty, transparency and fairness to councils, landowners, developers and the community.

The **\$44 million *Comprehensive Housing Supply Strategy*** will deliver additional land releases, lower levies and faster planning decisions, including:

- A hard cap of \$20,000 a lot for council-imposed charges on new development, (these are commonly known as Section 94 contributions);
- Retaining rate pegging, but providing a more transparent process of setting the rate through an IPART determination. To do so, IPART will develop a Local Government Cost Index; and
- Tasking IPART to determine special rate variation requests by councils, including variations for essential and community infrastructure;
- As well as the \$20,000 cap, councils will need to limit contributions in their Section 94 plans to essential infrastructure that is necessary for the development to happen, such as land for open space and community facilities, road works and stormwater management.

Premier Kristina Keneally and Minister for Planning Tony Kelly announced the ***Comprehensive Housing Supply Strategy*** today at Green Square in Sydney's inner-south.

"These reforms are necessary to increase housing affordability and kick start housing construction," Ms Keneally said.

NSW has seen low levels of housing construction starts in recent years, and with Sydney's population anticipated to increase by 1.7 million in 2036, over 25,000 dwellings a year will be required to meet the needs of our growing and ageing population. That's 770,000 dwellings from 2006 to 2036.

In some areas, Section 94 contributions can be up to \$50,000 to \$60,000 a lot - which can make a good project unviable.

Bringing down Section 94 contributions is a way for State Government to bring down costs.

"The changes announced today to local government charges follow the Government's decision to slash the State Infrastructure Charges (SIC) to the current \$11,000 per lot in December 2008," Ms Keneally said.

All council infrastructure plans will be reviewed by IPART, including those within the \$20,000 cap.

Minister for Planning Tony Kelly said the changes would make a dramatic difference to local councils.

“This will provide a more transparent process for rate setting and give councils the ability to fund important local infrastructure,” Mr Kelly said.

“Councils have been telling me that their ability to provide local infrastructure has been hampered by their inability to fund it - which is why Section 94 charges have grown so disproportionately high.

“The Government is now delivering on that request.”

Councils will need to demonstrate to IPART that they are efficient and that they have managed their finances.

This will mean councils must show they have managed their finances and service delivery appropriately.

Minister for Local Government Barbara Perry said the Integrated Planning process councils undertake with their communities will be essential to demonstrate to IPART their infrastructure plans do reflect the needs and aspirations of the local community.

“The integrated planning and reporting reforms have provided local councils with an historic opportunity to plan for financial sustainability and deliver the services their community want on time and within budget,” Ms Perry said.

To assist councils to support and accelerate new housing growth, the Comprehensive Housing Supply Strategy will also deliver:

- \$35 million over two years to accelerate and improve local planning approvals;
- \$8.9 million over two years for the Department of Planning to speed up planning assessment processes in high growth areas and ensure the construction of new well designed vibrant communities close to transport hubs;

Mr Kelly said a new Land and Housing Supply Co-ordination Taskforce will be tasked to ensure new land release and development is done as efficiently as possible.

“This new Taskforce will implement the NSW Government’s housing strategy, facilitating the release of land and delivery of infrastructure,” he said.

Background notes:

- The new cap on council-imposed levies will start immediately.
- Existing s 94s will stay as they are - if they have DA approval already, otherwise they will revert to the new system.
- The taskforce will contain independent members and key chief executive officers involved in this Government priority.

The \$44 million Comprehensive Housing Supply Strategy includes:

- A Land and Housing Supply Coordination Taskforce chaired independently of government will be charged with implementation of the strategy.
- The taskforce will contain two further independent members and key chief executive officers involved in this Government priority.
- This new taskforce will implement the NSW Government’s housing strategy, removing obstructions to the release of land and delivery of infrastructure.
- It will include independent representatives as well as representatives from key Government agencies including Premiers, Treasury, Planning, Transport and Roads, and other agencies as required.
- Sydney Water will accelerate the provision of water infrastructure to selected precincts to deliver the early release of home sites to new residential lots in north west and south west Sydney.

- **\$35 million over two years to accelerate and improve local planning approvals, including:**
 - \$10 million for a Local Environmental Plan (LEP) Acceleration Fund to deliver local plans which provide the ground rules for the assessment of new housing proposals – priority areas will be Sydney, the Lower Hunter and the Illawarra;
 - \$20 million for a Building Approval Advancement Fund will reward councils that exceed their average residential building approvals;
 - \$5 million to fast-track local development contribution plans which will then be assessed by the Independent Pricing and Regulatory Tribunal.
- **\$8.9 million to the Department of Planning over two years including:**
 - \$2 million to review and update both land release sequencing in Sydney's growth centres and the existing criteria used when deciding on government support for major new land release outside the growth centres.
 - \$2.9 million to assist in the delivery of council-wide LEPs, accelerate spot rezonings and review existing planning controls to identify and remove inappropriate housing restrictions;
 - \$2 million to assist high-growth councils process development applications – this is expected to help process approximately 1,000 dwellings a year without compromising the quality of community outcomes;
 - \$2 million to deliver a Transit Orientated State environmental planning policy which will help create new well-designed, vibrant communities around public transport with additional housing and jobs.
- ***New \$20,000 cap on local government infrastructure levies***
 - The NSW Government will make the current \$20,000 threshold a legal cap on all local development contributions and put in place mechanisms to allow councils to fund legitimate infrastructure costs that cannot be recovered under the cap.
 - In the event of any council seeking an increase above that cap, IPART will now review that application.
 - If IPART determines an increase is warranted, the council will then take responsibility for funding the difference, meaning developers will not pay any more than the cap.
 - This will provide consistency for the housing industry, and allow councils to take control for funding the needs of their growing communities.
 - Future ordinary rate increases will also be determined and set by IPART and not the Government under new criteria to be finalised with the Local Government Association (LGA).
 - These measures follow the delivery of some \$179 million in interest-free loans earlier this year to 33 local councils across NSW to build new road and water infrastructure to accelerate housing and employment land supply.

PLANNING SYSTEM

Development Contributions

Circular	PS 10-014
Issued	4 June 2010
Related	supersedes PS09-001 supersedes "only that part of PS08-017 which is inconsistent with PS10 -014"

Local Development Contributions

The purpose of this circular is to advise councils and the public of changes relating to local development contributions as a result of a revised mechanism for setting these contributions and council rates.

Introduction

On 4 June 2010, the Premier, the Hon. Kristina Keneally MP, announced a revised approach for setting local development contributions and local council rates. It includes:

- a \$20,000 per residential lot or dwelling limit on local development contributions
- allowing councils to apply for special rate variations for legitimate council costs arising from development.

These changes aim to increase housing supply by lowering development charges for infrastructure to stimulate housing construction.

This forms part of a comprehensive strategy to improve housing supply across NSW.

\$20,000 limit to local development contributions

Section 94E Direction

Attached to this circular is a Direction issued by the Minister for Planning under section 94E of the *Environmental Planning and Assessment Act 1979* (the EP&A Act).

The Direction applies to monetary contributions required by conditions of development consent imposed by councils under section 94 of the EP&A Act.

Effect of the Direction

The Direction provides that a council must not impose a condition requiring a development contribution under section 94 of the EP&A Act that requires the payment of a monetary contribution of more than \$20,000 for each residential dwelling or for the purposes of residential subdivision, no more than \$20,000 for each lot.

This Direction also revokes:

- the previous Direction under section 94E, dated 13 January 2009
- the previous Directions (dated 31 May 2009 and 10 July 2009) to individual councils

Development to which the Direction applies

The Direction applies to consents granted, and applications for complying development determined on or after 7 June 2010.

The Direction does not apply to:

- section 94 contribution conditions imposed before 7 June 2010
- voluntary planning agreements
- monetary contributions required under section 94A (fixed percentage levies) of the EP&A Act
- section 94F (affordable housing contributions) of the EP&A Act
- conditions requiring the dedication of land free of cost (section 94(1)(a)).

This Direction does not affect the ability of councils to accept the dedication of land or provision of material public benefits in lieu of monetary contributions (section 94(5)).

Complying Development

As a result of changes to the EP&A Act that took effect on 17 July 2009 accredited certifiers will now need to take into account directions issued by the Minister for Planning.

Implementation of Part 5B of the EP&A Act

The Department of Planning is finalising the introduction of the new Part 5B of the EP&A Act. It is expected that this will commence on 1 July 2010.

The changes outlined in this circular will be continued under the Part 5B provisions.

Guidelines

In the coming months, the Government will release guidelines to assist councils in preparing development contributions plans under the new provisions.

Reporting requirements

Commencing in the 2010/11 financial year, councils will be asked to report on development contribution activity to the Department of Planning. A template will be prepared and distributed to councils by 30 June 2010.

More formal reporting arrangements will be investigated for implementation from July 2011.

Further information

If you have queries about the Direction and this Planning Circular please contact the Department's Information Centre 02 9228 6333 or email information@planning.nsw.gov.au

If you have queries about changes to council rates contact NSW Treasury.

Note: This and other Department of Planning circulars are published on the web at www.planning.nsw.gov.au/circulars

Authorised by:

Sam Haddad
Director-General
NSW Department of Planning

Important note: This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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Direction Section 94E

under the
Environmental Planning and Assessment Act 1979

I, the Minister for Planning, in pursuance of section 94E of the *Environmental Planning and Assessment Act 1979* (the Act) direct councils as consent authorities to comply with the requirements set out in this Direction.

This Direction revokes the previous Directions issued under section 94E of the Act as set out in the Schedule to this Direction.

 - 4 JUN 2010

TONY KELLY, M.L.C.,
Minister for Planning

Requirements of this Direction

- (1) A council as a consent authority must not impose a condition of development consent under section 94(1) or 94(3) of the Act requiring the payment of a monetary contribution exceeding \$20,000 for each dwelling authorised by the consent or in the case of a development consent that authorises the subdivision of land into residential lots, exceeding \$20,000 for each lot authorised by the consent.

Date this Direction takes effect

- (2) This Direction takes effect on and from 7 June 2010.

Definitions

- (3) Words and expressions in this Direction have the same meaning as they have in the Act unless otherwise defined.
- (4) In this Direction:
 - (a) **Dwelling** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile,
 - (b) **Residential lot** means a lot created by the subdivision of land (as defined in section 4B of the Act) for the purpose of a dwelling not being a lot, which in the opinion of the council, is to be further subdivided for the purpose of creating lots to be used for dwellings.
- (5) Notes do not form part of this Direction.

Notes

Section 94EC(1A) of the Act provides as follows:

The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E(1)(a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.

Schedule

(1) The following directions are revoked by this Direction:

- (a) The Direction, dated 13 January 2009, to councils exercising functions as a consent authority,
- (b) The Directions, dated 31 May 2009, to Blacktown City Council, Camden Council, City of Sydney Council, Ku-ring-gai Council, Lake Macquarie City Council, Liverpool City Council, Maitland City Council, Penrith City Council and Wyong Shire Council,
- (c) The Directions, dated 10 July 2009, to Campbelltown City Council, Holroyd City Council, Leichhardt Municipal Council, Palerang Council, Pittwater Council, Shoalhaven City Council, The Hills Shire Council, Tweed Shire Council, Wollondilly Shire Council and Yass Valley Council.



Planning

<EMAIL – all NSW COUNCILS>

10/17302

Dear General Manager

As you are aware, the NSW Government has recently announced changes to the development contributions reforms announced as part of the 2010-11 NSW Budget. These changes resulted from extensive consultation with councils and the development industry.

Two of the most important changes are:

1. While the \$20,000 per residential lot/dwelling cap will continue to apply to established areas, the cap in Greenfield areas will be \$30,000; and
2. If development applications have been lodged for more than 25 per cent of the dwelling potential of an area (as at 31 August 2010), the development contribution in that area will not be subject to a cap or the new list of works that councils are able to charge for.

These changes will be implemented shortly via Ministerial direction. For this to occur, the Minister will need to specifically identify those areas to which the Greenfield cap and 25 per cent commencement measure apply.

The purpose of this letter is to ask you to identify which areas within your local government area you believe these two changes will apply to. The Department of Planning will review your nominated areas and make recommendations to the Minister. If a council does not nominate an area as complying with either of these two policies, then it will be subject to the existing \$20,000 a residential lot/dwelling cap.

If your council intends on nominating a specific area, then council needs to provide the following information to the Department of Planning for each specific area.

Twenty five per cent commencement

1. The name/location of the development area within your LGA you consider may be covered by these arrangements;
2. The full title of the contributions plan/s that apply to the area;
3. The expected total lot yield for the development areas;
4. The total number of residential lots/dwellings for which a development application has been lodged for the area as of 31 August 2010.
5. A map/s identifying the area.

\$30,000 Greenfield cap

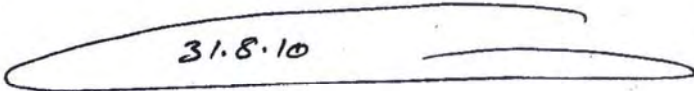
1. The name/location of the Greenfield development area;
2. The full title of the contributions plan/s that apply to the area; and
3. A map/s identifying the areas.

If you do not consider that these provisions apply to your local government area, then no further action is required. However, if you consider that areas within your council comply with these provisions, you will need to provide the Department of Planning with the necessary details by **COB Monday 6 September 2010**. Submissions are to be emailed to contributions.reform@planning.nsw.gov.au.

If council does not nominate an area, then the \$20,000 cap will continue to apply to that area.

Should you have any further enquiries about this matter, please contact Julia Kaul on telephone number (02) 4224 9472 or at email Julia.kaul@planning.nsw.gov.au or Lucinda Rigby on telephone number (02) 9228 6380 or at email lucinda.rigby@planning.nsw.gov.au.

Yours sincerely


31.8.10

Ian Reynolds
Deputy Director General, Strategies and Land Release



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

31 August, 2010

Government fine tunes development contributions system to boost housing

The Keneally Government has established a \$50 million fund for priority infrastructure projects to assist local councils in approving housing developments in growth centres across NSW.

Planning Minister Tony Kelly said a number of new measures would be introduced following extensive consultation with stakeholders on ways to accelerate housing construction and keep downward pressure on house prices.

“Today’s announcement recognises that councils in greenfield areas face higher costs in creating well-planned communities.

“While the cap remains at \$20,000 for established areas, the Government recognises the particular issues facing growth councils and will increase the development contributions cap to \$30,000 in greenfield sites.”

Other key measures approved by the Government today are:

- ‘Grandfathering’ of existing contribution plans so areas with more than 25% of DA’s lodged with a council will not be subject to the relevant cap - recognising existing commitments that both councils and developers have made in those areas;
- Establishing a \$50 million Priority Infrastructure Fund over two years to help fund infrastructure in development areas;
- Addressing State agency requirements for contributions plans as well as investigation other options to reduce Councils’ land acquisition costs;
- Exempting councils with plans under the relevant cap from reviewing their contribution plans;
- Allowing developers to pay above the relevant cap if they agree to do so

IPART will examine special rate variation requests from councils which have plans to fund legitimate infrastructure costs above the cap.

“In light of recent consultations with local MP’s, developers, growth area councils and the Local Government and Shires Associations, we have fine-tuned a number of the policies to ensure councils have greater confidence to approve developments and get housing stock flowing again,” Mr Kelly said.

“A vast majority of councils will be unaffected by the new arrangements.

“This will allow the Government to focus attention and resources on assisting those remaining councils still affected by the caps.

“The changes come into affect now – and councils have advised that this should see development approvals begin to be issued swiftly.



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

Mr Kelly said NSW Government stood by these important reforms to the development contributions system - which still ensure that homebuyers are not forced to pay for excessive and unwarranted infrastructure contribution costs.

"These new measures reflect a better balance and ensure there is a fairer share between the costs paid by new and existing homebuyers for infrastructure, Mr Kelly said."

"Today's announcement provides clarity and certainty for developers and councils alike, so that they can get on with the job of building new houses.

Mr Kelly said the \$20 million Building Advancement Fund would now be used for the Priority Infrastructure Fund along with an additional \$30 million over the next two years.

"The fund will build on the \$179 million Local Infrastructure Fund (LIF), announced earlier this year, which is currently helping deliver 37 council road and stormwater projects required for urban growth in 33 local government areas," Mr Kelly said.

"The Government will also investigate longer term, sustainable solutions to the funding of critical infrastructure in growth areas.

Mr Kelly said the Department of Planning would write to local councils today asking them to nominate greenfields areas within their boundaries, along with areas subject to the grandfathering provisions. Councils below the relevant cap will be required to seek approval from the Planning Minister for any increase to a contribution plan.

Reforms to local development contributions

The purpose of this fact sheet is to advise councils, industry and the public of changes relating to local development contributions.

A Ministerial Direction giving effect to these changes and the supporting Planning Circular will be issued shortly once input from councils has been assessed.

INTRODUCTION

On 4 June 2010, the NSW Government announced a revised approach for setting local development contributions and local council rates, including:

- a \$20,000 per residential lot or per dwelling limit on local development contributions
- allowing councils to apply for special rate variations for legitimate council costs arising from development.

Following this announcement, further extensive consultation with stakeholders has been undertaken. As a result, a number of new measures will be introduced to accelerate housing and keep downward pressure on prices.

WHAT FURTHER CHANGES WILL BE MADE TO LOCAL DEVELOPMENT CONTRIBUTIONS?

- the \$20,000 cap per dwelling or per residential lot in existing areas will be retained
- the cap will be \$30,000 per dwelling or per residential lot in new release (greenfield) areas to recognise the higher costs of creating well-planned communities in these areas
- development areas where applications for more than 25 per cent of the expected dwelling yield have been lodged will be exempted from the relevant cap
- a list of essential infrastructure that will apply to contributions plans over the relevant caps will be set
- a \$50 million Priority Infrastructure Fund for projects on the essential works list above the cap will be established

HOW WILL THESE CHANGES AFFECT SECTION 94 CONTRIBUTIONS PLANS?

The revised requirements relating to the cap and the essential infrastructure list will apply as soon as the relevant Ministerial Directions are issued.

The way in which they will affect Section 94 contribution plans is summarised in Table 1.

WHICH CAP APPLIES?

Established area / infill development

A cap of \$20,000 per dwelling or lot will apply to all residential development.

Greenfield development / Release areas

A \$30,000 cap per dwelling or residential lot will apply.

This is to recognise the higher costs of creating well-planned communities in new release areas.

Areas with more than 25 per cent of DAs lodged

Areas where development applications have been lodged (including determined applications) and remain valid, as of 31 August 2010, for more than 25% of the expected yield from the development area will be exempt from the relevant cap.

Local councils may have invested in significant infrastructure in these areas and the level of development indicates that the current contribution rates have not been a barrier to development. Maintaining the current charges in these areas should provide greater certainty to councils and not impact on development.

WHAT IS CONSIDERED GREENFIELD DEVELOPMENT?

The assessment of what is a Greenfield area will be predominantly based on the current use of a site. Greenfield areas typically do not have an existing urban

use. This compares with development in established areas which usually involves a change from one form of urban land use, such as industrial, to another form such as residential. When making its assessment, the Department will also consider the classification of areas under the relevant development programs when determining Greenfield areas.

IMPLEMENTATION OF THE CAPS

Councils will have to identify and justify those areas they consider should be considered for the above variations to the \$20,000 cap.

A letter has been sent to all NSW Councils requesting the identification of areas and/or contributions plans that council considers these changes will apply to. The final list of areas will be confirmed by Ministerial direction to provide certainty to councils and the development industry.

ESSENTIAL WORKS LIST

Councils which currently have plans below the relevant infill (\$20,000 per dwelling) or greenfield (\$30,000 per dwelling) caps will not have to update their plans to cover only essential infrastructure.

However, areas:

- with a development contribution plan which exceeds the relevant infill or greenfield cap and;
- which are not covered by the 25 per cent provisions;

will need to have the plan reviewed within 18 months to ensure it contains only infrastructure essential for development to proceed.

Description	Component	Essential works
Open Space	Land*	✓
	Facilities	X
Community services	Land	✓
	Facilities	X
Emergency services	Land	X
	Facilities	X
Transport E.g. Road works, traffic management, pedestrian & cycle facilities	Land	✓
	Facilities	✓
	Car parks	X
Stormwater	Land	✓
	Facilities	✓

* Land for open space can include base level embellishment

The approved list of works that Councils can levy for will apply to all contributions plans above the relevant cap.

This list is to be implemented shortly by way of Ministerial direction under section 94E of the EP&A Act.

WHAT IF A DEVELOPER AGREES TO MAKE A CONTRIBUTION OVER THE CAP?

A developer may, on application to Minister, choose to pay a contribution (or provide works-in-kind), identified in a contributions plan, that is greater than the cap. Such an arrangement must, however, be voluntary in nature and should not influence the determination of a development application.

LOCAL CONTRIBUTIONS REVIEW PROCESS

Councils that took part in the Local Contributions Review process will be required to address any recommendations made by the Review Panel with regard to contributions plans upon the next review of these plans.

THE ROLE OF IPART

Under the new regime, the Independent Pricing and Regulatory Tribunal (IPART) will be involved for the first time in the implementation of development contributions system.

IPART's role will include reviewing councils' development contributions plans above the relevant cap for those councils' seeking a special rate variation or Priority Infrastructure Funding.

In addition, IPART will be responsible for determining the rate peg for council rates and reviewing councils' applications for special variations under the *Local Government Act 1993*.

HOW WILL THE DEPARTMENT ASSIST COUNCILS TO IMPLEMENT THESE CHANGES?

The Department recognises that these changes may impact on the operations of local government. To assist the smooth transition to the new development contributions regime the following support will be provided by:

Local Development Contributions Guidelines

The provision of detailed guidelines for the development and implementation of local contributions plans including the new procedures relating to the review of plans by IPART;

Priority Infrastructure Fund

The introduction of a \$50M Priority Infrastructure Fund for projects on the essential works list in areas above the cap.

Detailed information, including the application process and assessment criteria for the Priority Infrastructure Fund will be made available to councils shortly.

Local Contributions Facilitation Fund

As announced in the 2010/11 Budget, a \$5 million fund was established to assist in councils in the preparation of contributions plans that comply with Part 5B.

Detailed information, including the application process and assessment criteria for the local contributions facilitation fund will be made available to councils.

HOW WILL THESE CHANGES EFFECT SECTION 94A CONTRIBUTIONS PLANS?

The changes relating to the application of the caps and essential infrastructure list will not apply to Section 94A contributions plans at this stage.

FURTHER INFORMATION

A Planning Circular, accompanied by Ministerial directions, will be issued shortly to formalise these changes and to outline reporting requirements for contributions.

This Fact Sheet is part of a series of information providing advice on the development contributions system in NSW. Further information is available on the Department of Planning website.

If you have further questions regarding the changes to the contributions system write to:

Infrastructure Planning and Co-ordination
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Or email: contributions.reform@planning.nsw.gov.au

Alternatively you can contact the Department's Information Centre on (02) 9228 6111.

Authorised by:

Sam Haddad
Director-General
NSW Department of Planning

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Table 1: Summary of Scenarios

AREA	CONTRIBUTION RATE	INFRASTRUCTURE TYPES	PROCESS
Existing Contributions – All Areas			
Any area: In-fill / established area or Greenfield	Contribution rate under the relevant cap	Essential works list does not apply	Contribution plan does not require review by IPART.
Area with Development Applications lodged for over 25% of the capacity of the area (as at 31 August 2010)	Cap does not apply (Exemption to be provided by Ministerial Direction)	Essential works list does not apply.	Councils will need to demonstrate to the Department that DAs lodged exceed 25% to continue levying under the existing contributions plan.
Existing Contributions Plans – Infill/Established Areas			
In-fill / established area	Contribution rate over \$20,000	Contribution limited to \$20,000 per residential lot/dwelling Essential works list applies if seeking a special rate variation.	Contribution plan to be reviewed by IPART for consistency with essential works list if seeking a special rate variation or Priority Infrastructure Funding.
Existing Contributions Plans – Greenfield Areas			
Greenfield	Contribution rate over \$30,000	Contribution limited to \$30,000 per residential lot/dwelling Essential works list applies if seeking a special rate variation.	Contribution plan to be reviewed by IPART for consistency with essential works list if seeking a special rate variation or Priority Infrastructure Funding.
Adding new infrastructure to existing contributions plans			
Any area: In-fill / established area or Greenfield	Relevant cap applies	Essential works list applies if contribution plan includes contribution rates over relevant cap.	Contribution plan over the relevant cap to be reviewed by IPART for consistency with essential works list. Before council publicly notifies a draft contributions plans, the council must advise the Department of Planning and seek approval to advertise the plan.
New contributions plans			
Any area: In-fill / established area or Greenfield	Relevant cap applies	Essential works list applies if contribution plan includes contribution rates over relevant cap.	Contribution plan over the relevant cap to be reviewed by IPART for consistency with essential works list. Before council publicly notifies a draft contributions plans, the council must advise the Department of Planning and seek approval to advertise the plan.