

Our ref: IRF24/142

Mr John Ajaka
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

28 March 2024

Subject: East Leppington local infrastructure contributions plan

Dear Mr Ajaka

I am writing in relation to the section 7.11 contributions plan '*Liverpool Contributions Plan 2021- East Leppington*', which Liverpool City Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment. IPART has completed its assessment and made one finding in relation to the plan.

As nominee for the Minister for Planning and Public Spaces, I have considered IPART's advice and have accepted it with minor amendment. Details are set out in the table in **Attachment A**. No amendments are required to the plan.

Once council has finalised the plan it will meet the requirements of an IPART reviewed contributions plan within the meaning of clause 5(3) of the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*.

If you have any questions in relation to this matter, please contact Ms Katrine O'Flaherty, Director Local Infrastructure Funding Policy at the department on 0436 679 085.

Yours sincerely,



David Gainsford
Deputy Secretary
Development Assessment and Infrastructure

Department of Planning, Housing and Infrastructure



Attachment A

Direction on East Leppington local infrastructure contributions plan

IPART findings		Minister's nominee direction	Comments
1	<p>We encourage Liverpool City Council to review all works costs in the East Leppington contributions plan.</p> <p>The review should include:</p> <ul style="list-style-type: none">a. any changes to assumptions or strategies within the plan,b. actual costs of delivering land and works within or near the precinct (where available),c. site specific estimates, recent benchmarks or other relevant sources.	Finding accepted	Council to consider IPART's advice as implementation of the Plan progresses