

Infrastructure Schemes

General Scheme Outline Template

This infrastructure scheme – scheme outline template has been prepared for the purposes of section 164 of the *Planning, Development and Infrastructure Act 2016* to assist project proponents in preparing the scheme outline which is required once the minister for Planning had decided to initiate an infrastructure scheme after considering the scheme proposal.

Review and Attach the Scheme Proposal (parts 1 to 5)

Review the scheme proposal and provide any additional details that have been investigated, this will form the first part of the scheme outline.

6. The Project (further details)

| Components | Analysis | Informed responses |
|---|--|--------------------|
| 6.1 Identify the proposed contribution area | <p>Provide the proposed contribution area and identify (on the map or by other means):</p> <ul style="list-style-type: none"> any division of land and the sale or proposed future sale of allotments any area for rezoning to increase development potential any area for urban infill, consolidation or renewal the area or areas which will benefit from any basic infrastructure the extent which the contribution areas may overlap with a designated growth area or contribution area. <p>Describe and explain the extent to which the proposed area will provide fair and sufficient funds over time for the infrastructure.</p> | |
| 6.2 Who will be carrying out the work | <i>Identify who is carrying out the work?</i> | |
| 6.3 Transfer of infrastructure | <i>Is there any general infrastructure or other assets expected to be transferred to another entity when the Scheme has been completed?</i> | |

7 Benefit cost analysis (multi-criteria analysis)

| Components | Analysis | Informed responses |
|----------------------------|---|--------------------|
| 7.1 Needs Analysis | Refer to reasonable necessity in 5.1 | |
| 7.2 Benefit (build on 5.4) | <p>Who will benefit? How will they benefit?</p> <ul style="list-style-type: none"> • Financial benefits • Non-Financial benefits (social, economic, environmental) • Non measurable benefits <p>Include short and long term benefits</p> | |
| 7.3 Impact | <p>Who will be impacted by the project and how?</p> <ul style="list-style-type: none"> • During the project construction • Ongoing impact <p>What are the costs / effect of this impact? Financial, non-financial and non-measurable</p> | |
| 7.4 Risks | <p>What are the risks of this project?</p> <ul style="list-style-type: none"> • During construction • Ongoing <p>What are the risks of not doing this project? What mitigation strategies will be in place to reduce likelihood and consequence of these risks?</p> | |
| 7.5 Sensitivity | Is there a benefit or impact which could be subject to variation, i.e. potential cost rise? What is the potential variation? | |

8 Nature and Scope of infrastructure (Minister's considerations)

| Components | Analysis | Informed responses |
|-----------------------------|--|--------------------|
| 8.1 Fit for Purpose | How is the infrastructure proposed fit for purpose? | |
| 8.2 Adaptable | How is the infrastructure going to be capable of adaption as standards or technology change over time? | |
| 8.3 Capacity for the future | How is the infrastructure to be designed to build capacity for the future including by allowing the connections, extensions and/or augmentation by others who are able to leverage off the initial investment in the basic infrastructure? | |

| Components | Analysis | Informed responses |
|--------------------------------|---|--------------------|
| 8.4 Standard of infrastructure | How is the infrastructure to be designed and built to a standard that is appropriate? | |
| 8.5 Sensitivity | How is the infrastructure to be designed and built to a standard that is appropriate (taking into account the nature and extent of development proposed). | |
| 8.6 Timely Delivery | How is the infrastructure going to be capable of being procured and delivered in a timely manner and how will that facilitate and promote orderly and economic development? | |

9 Funding Options

If a contribution for a contribution area is proposed the Minister must take into account that it is reasonable that other sources of funding be used instead.

| Funding Source | Related Information | Details |
|---------------------------------------|---|---------|
| 9.1 ESCOSA | Is the project supplying essential services that would be regulated by ESCOSA, i.e. Water, Electricity, Gas, Rail, Port services? | |
| 9.2 Funding - In Kind | Are any works to be undertaken on an 'in-kind' basis? | |
| 9.3 Funding - External | Have any public or private source funds been identified? If yes, what?) | |
| 9.4 Funding - External | Have any public or private source funds been identified? If yes, what?) | |
| 9.5 Existing Schemes and Arrangements | Identify any schemes or arrangements already in place and provide copies | |

10 Contribution Area

| Investigations | Details |
|---|---------|
| What options have been investigated? | |
| Detail proposed timing and staging of the various elements of the Scheme. | |
| Estimate what the charge(s) might be? | |
| What is the intended trigger for the payment of the charge(s)? | |
| Identify the extent that it is reasonable that other sources of funding be used instead of a charge; and | |
| Identify any schemes or arrangements that are already in place or already planned for the provision of general infrastructure or the undertaking of works in the designated growth area. (Provide copies of the schemes or arrangements). | |
| Will indexing of the charge/contribution occur? If yes on what basis? <ul style="list-style-type: none"> • The extent to which the implementation of the Scheme will have an impact on any Council. • The extent to which the relevant infrastructure will provide a direct benefit to the development potential, capacity, use, value or amenity of the land that would be expected to be included within a contribution area, and people who might be required to make contributions | |

| Components | Checklist | Details |
|----------------------|--|---------|
| a. Contribution area | Which Councils have areas that fall within the contribution area? A map is required showing the contribution area, the constituent Councils and the properties (both rateable and non-rateable) properties and the Development Zoning areas | |
| b. | What is the valuation basis used by these Councils to set their rates? <ul style="list-style-type: none"> • Capital, • Site, or • Annual Value. | |

| Components | Checklist | Details |
|------------|--|---------|
| | If some constituent Councils use Capital Value then what proportion of the capital value of rateable land is distributed amongst the Councils? | |
| | If all constituent Councils use Site Value then what proportion of the site value of rateable land is distributed amongst the Councils? | |
| | If all constituent Councils use Annual Value, then what proportion of the annual value of rateable land is distributed amongst the Councils? | |
| | What is the proportion of the number of rateable properties situated in the area of each Council? | |
| | What is the 'Land Use' (as described in the VG Department) for each rateable property within the area? | |
| | What is the land area of each rateable property and the land area for each Council in the contribution area (rateable and non-rateable) | |
| | A copy of each constituent Council's Rating Policy outlining rebates provided needs to be provided. | |

11 Implement Scheme

Describe the proposed implementation strategy for the Project and Infrastructure.

How and when will you conduct the consultation process with stakeholders and relevant authorities?