

# Infrastructure Schemes Proposal Template

This infrastructure scheme proposal template has been prepared for the purposes of sections 163 and 164 of the *Planning, Development and Infrastructure Act 2016* to assist project proponents in preparing documentation for a proposals for the Minister for planning to initiate either a basic or general Infrastructure Scheme (or a combination of both).

- Basic Schemes applies for provision of basic infrastructure for a designated growth area.
- General Schemes applies for provision of essential infrastructure to facilitate significant development or urban renewal.

For more information about infrastructure schemes refer to the infrastructure scheme toolkit.

## Template

### 1. Introduction

*The introduction is a brief overview of the Project and Scheme including:*

- Any linkage to a master plan / reports/plans that have been prepared (to provide copies any attachment)*
- Is the Scheme proposed for the purpose of:*
  - Providing general infrastructure; of*
  - Funding general infrastructure; or*
  - combination of (a) and (b)?*

*What is the nature and intended scope of the general infrastructure?*

*Is there any related development proposed to be undertaken as part of the Scheme (and if so, what?)?*

*Is there a proposed designated growth area or contribution area.*

### 2. The Project

Components	Information required	Details
2.1 Proponent	Who is the proponent?	
	List all company/organisation names (including ABN/ACN) involved as well as Directors and key personnel.	
	How is the proponent interested in the provision or delivery of the infrastructure? Provide details of key consultants / personnel involved in the Project.	

Components	Information required	Details
	Provide evidence of the financial capacity of the proponent to undertake the Project.	
2.2 Stakeholders	Who are the stakeholders?	
	Has any contact / agreement with stakeholders occurred – if yes provide details (copies of emails, letters, meeting notes).	
2.3 Council	Which local government area(s) is the project located? Provide any correspondence regarding the Project with relevant Council.	
2.4 Statutory Authorities	Which statutory authorities are already or will be involved in the Project?	
	Provide any correspondence regarding the Project with relevant Council.	
2.5 Designated Growth Area or Contribution Area	<p>Provide the proposed designated growth area or contribution area and identify (on the map or by other means):</p> <ul style="list-style-type: none"> <li>• any division of land and the sale or proposed future sale of allotments; or</li> <li>• any area for rezoning to increase development potential; or</li> <li>• any area for urban infill, consolidation or renewal;</li> <li>• the area or areas which will benefit from any basic/essential infrastructure;</li> <li>• the extent which the designated growth area may overlap with a contribution area/designated growth area.</li> </ul>	

### 3. Strategic Alignment

Components	Information required	Details
3.1 Planning Policy Alignment	How does the project and proposed development align with State Planning Policies?	
	How does the project and proposed development align with Regional Plans?	
	How does the project and proposed development align with Planning and Design Code policies?	

#### 4. Details of the proposed infrastructure

Only provide details on the type of infrastructure that is to be subject to the Scheme. Estimate the rough cost and expected timing of delivery, including staging.

Types of Infrastructure	Classification	What is planned or proposed?	Estimated approximate cost	Expected timing of delivery, including staging.
4.1 Roads or causeways, bridges, culverts associated roads	Basic			
4.2 Storm water management infrastructure	Basic			
4.3 Embankments, wells, channels, drains, drainage, earthworks connected with infrastructure	Basic			
4.4 Water infrastructure	Basic & Essential			
4.5 Communications networks	Basic & Essential			
4.6 Electrical Infrastructure	Basic & Essential			
4.7 Gas Infrastructure	Basic & Essential			
4.8 Transport networks of facilities	Essential			
4.9 Testing or monitoring equipment	Essential			
4.10 Coast protection works or sand replenishment facilities	Essential			
4.11 Health, education or community facilities.	Essential			
4.12 Police, justice or emergency services facilities	Essential			

Types of Infrastructure	Classification	What is planned or proposed?	Estimated approximate cost	Expected timing of delivery, including staging.
4.13 Other infrastructure etc. defined by Regulations	Essential			
4.14 What is the total infrastructure Cost?				

The Level 3 estimates in the DPTI 'Estimating Manual' are considered an appropriate level of planning, concept design and cost estimating for infrastructure.

See: [www.dpti.sa.gov.au/ data/assets/pdf file/0003/173532/Estimating\\_Manual.pdf](http://www.dpti.sa.gov.au/data/assets/pdf_file/0003/173532/Estimating_Manual.pdf)

The Department of Treasury and Finance's 'Guidelines for Evaluation of Public Sector Initiatives' are likely to be used in the assessment of the Scheme in terms of whether the State provides funding.

See: [www.treasury.sa.gov.au/ data/assets/pdf file/0004/1768/ti17-guidelines-part-a.pdf](http://www.treasury.sa.gov.au/data/assets/pdf_file/0004/1768/ti17-guidelines-part-a.pdf)

## 5. Purpose of the infrastructure

In deciding to initiate an Infrastructure Scheme the Minister for Planning must:

- Determine that the basic infrastructure is reasonably necessary for the purposes of development in a designated growth area and/or
- The infrastructure will support, service or promote significant development within the designated growth area or facilitate development or urban renewal in a contribution area.

Application	Suggested supporting information	Details
5.1 Reasonable Necessity and facilitation	What development is proposed to be undertaken (in the growth area/contribution area)? This maybe greenfield development or urban renewal.	
	Is the development linked to rezoning that has occurred or is expected – if so is the rezoning over a significant part of the proposed development in the growth area?	
	Explain why the basic infrastructure element of the Scheme is reasonably necessary for the development.	
5.2 Support to significant development	Why is that development (including urban renewal) significant?	
	How will the basic and/or general infrastructure element of the Scheme support, service, facilitate or promote that development? If appropriate how will the infrastructure facilitate the development of urban renewal?	
5.3 Coordination	What is the relevant large scale development proposed? Is there a large amount of land owners	
	Alternatively what is the large scale of infrastructure proposed (to service developments which may not themselves be large scale)?	
	What coordination is required of the design, construction and funding of the infrastructure?	
5.4 Beneficiaries	Who will benefit from the project? Provide a plan showing area(s) that will benefit.	
5.5 Enquiry- (when a general scheme is proposed)	How will the costs of the essential infrastructure be distributed? How will the costs of the essential infrastructure be apportioned amongst those to whom it is distributed? Why will that distribution and apportionment be equitable	

Application	Suggested supporting information	Details
<p>5.6 Augmentation of Available Capital test (when a general scheme is proposed)</p>	<p>What capital is available to fund the essential infrastructure? What limits or opportunities exist for the funding? How and why will the Scheme assist in augmenting available capital?</p>	
<p>5.7 Certainty Incentive test (when a general scheme is proposed)</p>	<p>How will the Scheme provide certainty relating to the provision of the essential infrastructure? How will the certainty create an incentive to provide the infrastructure? How will the Scheme create an incentive for private sector investment?</p>	