


Australia's property industry

Creating for Generations

27 July 2020

Kerry Robinson
Chief Executive Officer
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

Dear Mr  Robinson

Contribution Plan CP 22 Rouse Hill (File 145-187-32)

The Property Council welcomes the opportunity to provide Blacktown City Council with comments on its Contributions Plan CP22 – Rouse Hill (CP22).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes. We are pleased to provide the following comments to Council regarding the proposed contributions plan.

We note that this contributions plan was reviewed by the Independent Pricing and Regulatory Tribunal (IPART) during 2018 and its recommendations were released in December 2018. The Minister for Planning issued his advice to Council in March 2020 and that advice required Council to make 23 amendments to the plan for it to be deemed an "IPART reviewed contributions plan".

We are aware that prior to 1 July 2020 under CP22 the maximum contribution amount Council could impose was \$45,000 per dwelling. We were concerned, without any intervention by the NSW Government, from 1 July 2020 Council would have levied approximately \$97,000 per dwelling. For this reason, we have welcomed the Government's announcement of the Accelerated Infrastructure Fund (AIF) and the Minister's decision to issue the *Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2020*. Under this recent direction, local contributions will be capped at \$50,000 until at least 31 December 2020.

During the COVID-19 pandemic we have heard from several members undertaking development within Blacktown City Council's urban release precincts. The issues raised by members are concerned with barriers preventing widespread take up of two of the contributions plan's available payment methods. Members have identified dedication of land and works in kind as attractive alternative payment options but they have expressed concerns with several of the requirements attached to these mechanisms.

I would be grateful if you could nominate an appropriate council officer who could discuss these issues with our residential development members.

Should you have any questions regarding the content of this submission, do not hesitate to contact Troy Loveday, Senior Policy Advisor, on 0414 265 152 or tloveday@propertycouncil.com.au

Yours sincerely



Ross Grove
Western Sydney Regional Director
Property Council of Australia