



CAMPBELLTOWN
CITY COUNCIL

SUPPLEMENTARY BUSINESS PAPER

14 SEPTEMBER 2021

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
BPB	Buildings Professionals Board
CLEP 2002	Campbelltown Local Environmental Plan 2002
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of Environment and Heritage
OLG	Office of Local Government, Department of Premier and Cabinet
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PN	Penalty Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
REP	Regional Environment Plan
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE	- A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



Supplementary Items

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5. MAYORAL MINUTE

5.1 Infrastructure Contributions - Sydney Metropolitan Councils

Recommendation

1. That Council calls on the NSW Government to withdraw the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021 (the EPA Amendment Bill) from the NSW Parliament.
2. That Council calls on the NSW Government to undertake further consultation with the local government sector on any proposed reforms to the infrastructure contributions system.
3. That Council support the placement of a joint Sydney Metropolitan Councils full-page advertisement in relevant publications outlining the estimated financial impact of the EPA Amendment Bill (as detailed in Attachment 1) including a financial contribution towards the cost of the advertising and the Mayors signature and Council logo within the advertisement.

Councillors were briefed on 6 July 2021 on the NSW Government's Review of Infrastructure Contributions in NSW and the potential loss of \$7.7 million annually from developer contributions or \$116 million over the life of Council's 15 year Infrastructure Plan.

Following strong advocacy from LGNSW and others, the Bill was referred to the Upper House Committee (Portfolio Committee 7 - Planning and Environment) for inquiry. Council made a submission to the Inquiry prior to the close of submissions on Sunday 11 July 2021. A letter was also provided to the Member for Campbelltown, Mr Greg Warren MP and the Member for Macquarie Fields, Mr Anoulack Chanthivong MP detailing the financial implications of the proposed reforms to the Campbelltown Community.

The report of Portfolio Committee No.7 - Planning and Environment, entitled '*Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021*' was tabled with the Clerk of the Parliaments on 10 August 2021 which recommended that:

That the *Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021* not proceed, until the draft regulations have been developed and released for consultation and the reviews into the rate pegging system, benchmarking and the essential works list have been published by the Independent Pricing and Regulatory Tribunal.

Following this, a Mayoral Roundtable meeting was held on Friday 6 and Wednesday 11 August to discuss the EPA Amendment Bill and to organise a collaborative response to the associated review of the Essential Works list by the Independent Pricing and Regulatory Tribunal (IPART). It was agreed that the City of Sydney would collate key information on the potential impacts of these changes and to place a full page full-page advertisements in relevant publications.

Accordingly, it is recommended that Council support a co-contribution towards the cost of advertising with the content of the advertisement informed by the supply of a survey response provided in Attachment 1.

Attachments

1. Infrastructure Contributions - Sydney Metropolitan Council Feedback (contained within this report) [↓](#)

Infrastructure Contributions - Sydney Metropolitan Council Feedback

Question	Response
Council Name	Campbelltown City Council
Contact details for the most appropriate person at your Council	Jim Baldwin, Director City Development
How much do you anticipate you will lose over the life of your 10-year financial plan if your Developer Contributions were reduced by 50 per cent?	It is conservatively estimated that the changes to the essential criteria list would result in a 10 year loss of \$59.73 million
What percentage increase to rates would be required to recover the amount given in the above question?	A 5.97 per cent increase per person would be required to compensate for the loss of works that would be removed from the existing Campbelltown Local Infrastructure Plan 2018
Provide a list of the critical infrastructure you would not be able to provide if your development contributions were halved.	<p>The changes would require Council to remove the following quantum of works from the existing Contributions Plan Works Schedule:</p> <p>Open Space & Recreation - \$131,900,000 Community Facilities - \$101,564,607</p> <p>Based on the apportioned cost arising from population growth, this would result in council being unable to collect \$89.6 million or 52 per cent of the value of works over the Plan period of 15 years.</p>
Any other brief comments on the proposal?	<p>Recommendation 4.7 – IPART review of contributions plans be ‘by exception’ and based on efficient costs</p> <p>Recommendation 4.7 is a substantial departure from DPIE’s own adopted policy detailed in the “<i>Improving the review of local infrastructure contributions plans – Discussion Paper April 2020</i>”. The Discussion Paper sought to increase the value threshold that would trigger an IPART review. Part of the problem with the arbitrary cap was it was never indexed and as noted in the Discussion Paper, results in a 25 per cent discrepancy between indexed infrastructure costs adjusted for inflation versus the threshold not indexed to adjust for inflation (by 2019).</p> <p>Campbelltown Council, like many other Councils, has introduced a contributions plan which remains below the \$20,000 per lot/dwelling threshold to enable contributions to fund what we deem to be essential infrastructure, namely community facility buildings, indoor recreational</p>

	<p>facilities and augmentation of existing aquatic facilities.</p> <p>The DPIE approach to raise the threshold is significantly better in terms of providing a mechanism by which contributions can continue to fund one of the core tenets of section 94, being to fund facilities needed as a consequence of the development, ie community facility buildings.</p> <p>Recommendation 4.7 completely abandons this option.</p> <p>Council is concerned that the proposed development contribution framework would abandon the funding of community facilities via developer contributions which cannot be met via the current population growth factor rate peg proposal.</p>
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