

# INFRASTRUCTURE CONTRIBUTIONS BILL 2021 CHANGES TO DEVELOPER CONTRIBUTIONS

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Rural District Forum  
4 August 2021



# THE BILL

- Developer contributions are used by Council to fund local infrastructure (i.e. parks, roads, drainage, open space, etc.)
- Council's Contributions Plans (CPs) identify the cost of providing these infrastructure and the cost to developers
- This Bill is part of DPIE's roll-out of reforms targeting local infrastructure funding and proposes amendments to the EP&A Act
- This will affect how Council funds local infrastructure and may require Council to revise its Contributions Plans

# COUNCIL'S RESPONSE

- An Upper House Committee has been tasked with reviewing the Bill as a result of Local Government NSW (LGNSW) advocating on behalf of Councils.
- Council has put in a submission to the Upper House Committee recommending NO DECISION be made on the Bill until additional information is provided and considered by all stakeholders. This recommendation is based on:
  - The lack of detail on the proposed changes.
  - The lack of clear and sufficient timeframes to respond and adapt to the reforms.
  - Council also provided a list of key questions.

# LAND VALUE CONTRIBUTIONS

## WHAT WE KNOW

- Bill includes the introduction of land value contribution
- Distributes cost between developer and current land owner
- The contribution amount is proportional to the amount of land required for public infrastructure
- These do not apply to land that has already been rezoned (e.g. Aerotropolis, Austral)

## OUR QUESTIONS

- As Council already uses developer contributions to fund land acquisition for public infrastructure, how does this actually differ from Council's current contributions framework?

# TIMING

## WHAT WE KNOW

- DPIE have expressed a target date of July 2022 for this Bill to be adopted.
- Council will need to undergo the process of reviewing and updating its contributions plans before any of these changes affect developers.

## OUR QUESTIONS

- Will Council have a chance to review the detail of the proposed changes and to provide a submission?
- Will implementation start immediately in July 22, or will this be a tiered rollout?
- How do these changes relate to other reforms DPIE has rolled out? (There is some contradiction between the different elements.)