

Submission
No 82

**INQUIRY INTO ENVIRONMENTAL PLANNING AND
ASSESSMENT AMENDMENT (INFRASTRUCTURE
CONTRIBUTIONS) BILL 2021**

Organisation: Bathrust Regional Council

Date Received: 9 July 2021

9 July 2021

The Director
Portfolio Committee No. 7 - Planning and Environment
Parliament House
Macquarie Street
Sydney NSW 2000

PortfolioCommittee7@parliament.nsw.gov.au

Dear Sir/Madam

Inquiry into the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021

Council appreciates the opportunity to comment on the proposed Infrastructure Contributions Bill. Council accepts that its submission will be published in full on the website.

a) Regional contributions plans should be linked to Regional Plans for all regions

The Department of Planning, Infrastructure and Environment, together with councils invest a significant amount of time and effort in developing the Regional Plans for each region. It would be prudent to leverage off these existing documents, which Government Agencies have input into, to form the basis of Regional Contributions Plans.

Council supports the ability for regional NSW councils to access the Regional Contributions Plan pathway for regional infrastructure.

b) Option to participate in the land value contribution scheme

Bathurst Regional Council supports the proposed amendment to leverage a contribution for land that is up-zoned. As a regional growth area, the demands for improved infrastructure often outweighs the ability for Council to provide it in a timely manner. The ability to leverage a contribution for up-zoned land will enable essential infrastructure to be funded as the land is developed by those landowners who are gaining the benefit from the up-zoning. Council requests that regional councils have access to the land value contribution scheme and it not be limited to selected growth areas. Council is also seeking that the additional contribution relating to the up-zoning be outside any existing cap on contributions for a development.

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c) Supports greater transparency and accessibility for Planning Agreements

Council supports the Planning Agreements pathway and improving the transparency associated with their establishment, modification and operation. Council recently adopted the Department of Planning, Industry and Environment's Planning Agreements Practice Note as its methodology for Planning Agreements in the Bathurst Region.

d) Supports incentives for Councils to fund infrastructure upfront, allowing councils to borrow and pool their funds

Regional councils often experience the release of residential allotments in smaller volumes compared to metropolitan areas. The challenges of providing water and sewer infrastructure, together with roads and amenity infrastructure such as parks and playground equipment, is a challenge in most jurisdictions largely due to the cost of the infrastructure. Council supports incentives for Council's to fund infrastructure upfront and the ability to recoup the funds via a contributions plan.

If you have any queries please contact me on

Yours faithfully

Neil Southorn
**DIRECTOR,
ENVIRONMENTAL PLANNING AND BUILDING SERVICES**

Copy to: Department of Planning, Industry and Environment
Western Region Team