

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

**Organisation:** Wollondilly Shire Council

**Date Received:** 12 July 2021

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*Our Reference: 12175*

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

[PortfolioCommittee7@parliament.nsw.gov.au](mailto:PortfolioCommittee7@parliament.nsw.gov.au)

11 July 2021

Dear Sir/Madam,

**WOLLONDILLY COUNCIL SUBMISSION TO UPPER HOUSE INQUIRY: EP&A  
AMENDMENT (INFRASTRUCTURE CONTRIBUTIONS) BILL 2021**

Thank you for the opportunity to make a submission to the Upper House inquiry into the EP&A Act Amendments – Infrastructure Contributions Bill.

We acknowledge and support the underlying notion that reform of the development contributions system is required to delivery greater transparency and upfront infrastructure before growth, however raise the following concerns:

- Disappointment there wasn't further collaboration with all of local government before the draft Bill before it was put up
- Disappointment that the detail needed (in the regulations etc) isn't available at the same time to understand the significant implications.
- Concerns and questioning for Draft Wilton Special Infrastructure Contribution (SIC) and Draft Greater Macarthur SIC (draft) noting the new regional infrastructure contributions will be significantly lower and Wilton was promised and committed to as a 'no cost to Government' precinct.
- We cannot get commitment on identified infrastructure now, let alone later. Future infrastructure delivery under the regional fund may make it a political decision rather than planning based in line with identifying all total life infrastructure upfront.
- How do we get Government commitment to its infrastructure, as the process appears to pool funds.
- Funding and support to implement significant planning reform noting we are moving digital, and the need to introduce local infrastructure certificates (the equivalent process of generating planning certificates).
- Years of work funding and resources assisted by State and local Council to get DAs up and running on the portal – what funding and resources are available to assist councils in transition.

- What are the fees, will councils get access to the planning reform fund levy which goes to the portal?
- How does the Bill and reforms interact with all other matters being considered by Government, including IPART's review of the rate peg to include population growth.

While we support the notion that reform to the Development Contributions system is required to deliver infrastructure ahead of growth and a transparent way for our community, Wollondilly Council's contention introducing legislation without prior consultation and without the necessary details for regulations and practice notes, this action will only serve to lead to more complexity and a lack transparency.

Should you wish to discuss any aspect of this submission further please contact . . . . ., Developer Contributions Planning Coordinator at . . . . . on . . . . .

Yours faithfully,

Stephen Gardiner

**Manager Sustainable Growth**