

## POTENTIAL SAVINGS IN ROCKDALE CONTRIBUTIONS PLAN 2016 – URBAN RENEWAL AREA

**20 December 2016**

The Independent Pricing and Regulatory Tribunal (IPART) has today released its assessment of Bayside Council's Rockdale Contributions Plan 2016 which applies to the Rockdale Urban Renewal Area (RURA) around Wolli Creek.

The assessment recommends significant savings in the order of 26% to the plan's proposed \$256 million investment in infrastructure to meet the demand from new residents and workers in the RURA.

The costs are met by Section 94 contributions levied by councils on new developments, which are capped at \$20,000 per lot. Bayside Council can apply to the NSW Government to meet the shortfall between the capped amount and reasonable infrastructure requirements.

Chairperson of IPART's Local Government Committee, Catherine Jones, said most of the infrastructure proposed in the plan is reasonable in terms of need and cost, but some cost savings have been found.

"We have recommended removing some items from the plan as they are not considered to be essential works, or the council has yet to demonstrate how the need for those items is related to the new development," Ms Jones said.

"However, some costs are likely to be put back in the plan when Bayside Council does further work to establish the need for certain stormwater infrastructure in Wolli Creek to reduce flood risk."

Ms Jones said other recommendations include requiring the council to revise costs for construction and contingencies, and placing a high priority on the provision of open space and the proposed community facility in the short term.

The Rockdale Contributions Plan 2016 indicates that the Rockdale Urban Renewal Area is expected to be home to around 17,500 residents and provide for more than 1,250 jobs by 2030. The council has already approved 4,924 out of an expected total of 7,822 dwellings across the urban renewal area.

IPART has reviewed this plan because the cost estimates in the plan resulted in maximum contribution rates for residential development above the NSW Government's cap of \$20,000, and the council indicated that it intends to apply for funding through the Local Infrastructure Growth Scheme (LIGS).

A full copy of IPART's assessment is available at [ipart.nsw.gov.au](http://ipart.nsw.gov.au). The Minister for Planning will consider IPART's recommendations and may ask council to amend the plan.

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