

**ITEM A LORD MAYORAL MINUTE - INFRASTRUCTURE CONTRIBUTION REFORMS**

The NSW Government introduced the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021 into Parliament on 22 June 2021. The local government sector is concerned about a lack of detail on the reforms and that amendments to infrastructure contributions could leave councils and communities exposed to expending ratepayer funds on new infrastructure made necessary by new development. This is currently the responsibility of developers.

Councils support efforts to reduce complexity, cut red tape and improve transparency and equity. However, implementation of the reforms could have far reaching financial implications for our council and community that are unknown at this stage. There is concern that we may be worse off under the reforms.

Councils are also concerned about linking the reform of the rate peg to cater for population growth to infrastructure contributions. Reform of the rate peg is required independent of changes to contributions. This presents a concerning cost shift from developers onto local government and ratepayers.

### RECOMMENDATION

Wollongong City Council -

- 1 Note that the local government sector is concerned that proposed changes to the infrastructure contribution scheme may limit Council's ability to deliver infrastructure and open spaces for the community.
- 2 Call on the NSW Government to formally withdraw the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021 pending consultation on detailed supporting documents including modelling, regulations and guidelines.
- 3 Ask that staff review any supporting documents released by the NSW Government on proposed changes to the infrastructure contributions framework and brief Council on potential impacts on the long-term financial sustainability of Council and delivery of community infrastructure.
- 4 Call on the NSW Government to de-couple the Independent Pricing and Regulatory Tribunal led review of the rate peg to include population growth from future infrastructure contributions reforms.
- 5 Write to the local State Members, the Premier the Hon Dominic Perrottet MP, Treasurer the Hon Matt Kean MP, Minister for Planning and Public Spaces the Hon Rob Stokes MP and Minister for Local Government the Hon Shelley Hancock MP to highlight concerns about the lack of detail on proposed changes to infrastructure contributions.

### ATTACHMENTS

There are no attachments for this report.