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## IPART's Draft Report on Vineyard CP released for comment

The Independent Pricing and Regulatory Tribunal (IPART) is seeking comment on recommendations to reduce the amount Hawkesbury City Council can charge developers in Stage 1 of the Vineyard Precinct.

Council proposed developers pay \$70,789 for each standard residential block to cover the costs of providing local infrastructure for new residential development in the precinct.

IPART is proposing the amount be lowered to \$55,436, as a result of removing some works, and reducing the estimated cost of some of the works remaining in the plan, as well as land with constraints on development.

The draft recommendations result in a net reduction estimated at \$35.48 million, or 21.5% of total costs in the plan, and are detailed in IPART's Draft Report on the assessment of Hawkesbury City Council's *Vineyard Precinct Section 7.11 Draft Contributions Plan*.

Chair of IPART's Local Government Committee, Deborah Cope, said this is the first time a plan from Hawkesbury City Council has been reviewed, and it will not be subject to a cap on developer contributions when finalised.

"Until July 2020, NSW Government policy imposes contributions caps which limit the amount some neighbouring councils can levy on residential development in certain precincts. These limits do not apply to development in the Vineyard precinct and so local infrastructure would be entirely funded by developers: similar to the way other councils would be funding plans after caps are phased out entirely in July 2020," Ms Cope said.

"Our assessment of the Vineyard Contributions Plan identified that the council has not yet acquired any land nor commenced any works. It appears the scope of works required, and their costs, are based on quite high-level assumptions. A recommended review after three years would allow the council to refine its forecasts and reduce uncertainties.

"Regular reviews would also allow contributions collected under the plan to match as closely as possible the reasonable cost to the council of providing essential local infrastructure for new development in the Vineyard Precinct."

Submissions can be made until 28 June 2019. The full report and information about making a submission can be found at [www.ipart.nsw.gov.au](http://www.ipart.nsw.gov.au). All submissions will be considered before a final report is provided to the Minister, noting that the application of caps is NSW Government policy and outside the scope of this review.

Once the council has made any changes requested by the Minister, the Vineyard Contributions Plan will become an 'IPART-reviewed plan' and the council can levy contributions in accordance with the adopted plan and start to approve development applications (DAs) for the Vineyard Precinct.