

Media Release

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Developer contributions for Bella Vista and Kellyville station precincts

Today IPART released its draft report on the contributions that The Hills Shire Council can levy on developers in the Bella Vista and Kellyville station precincts. The council will use the contributions it collects to fund the infrastructure and open space needed to support new development.

Over the next 25 years, the Bella Vista and Kellyville station precincts are expected to accommodate almost 13,900 new residents and about 177,000 square metres of new retail and commercial space.

The Hills Shire Council proposes to levy around \$150 million in contributions, or just under \$24,000 for a 2-bedroom dwelling. Over half the contributions are to cover the cost of acquiring land. The remainder will predominantly cover new recreational facilities and transport works.

"We found that the majority of the infrastructure and costs in the plan are reasonable. We have identified changes that would reduce the contributions by around \$3 million.

"These include savings of \$1.2 million by removing the land acquisition allowance, \$0.45 million for reduced shared pathway costs, and \$0.4 million for the Caddies Creek Sporting Complex", said Tribunal member Deborah Cope.

We have also made draft recommendations that affect how some of the costs are apportioned between residential and non-residential development.

"Using the council's assumptions, the maximum contributions equate to \$23,962 for a 2-bedroom residential dwelling. Under IPART's draft recommendations, these costs would be reduced to \$22,525, a decrease of \$1,437 or 6%.", said Ms Cope.

IPART is seeking feedback on the Draft Report until 15 October 2021. The Draft Report is available at www.ipart.nsw.gov.au.

IPART will present a Final Report to the Minister for Planning and Public Spaces in December 2021.

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