

10 December 2021

Independent Pricing and Regulatory Tribunal

PO BOX K35

Haymarket Post Shop, Sydney. NSW 1240

By online submission.

To Whom It May Concern,

City of Canada Bay submission to the Review of the essential works list, nexus, efficient design and benchmark

This submission contains the City of Canada Bay Council's (CCB) response to the *review of the essential works list* and associated provisions.

Under the current local infrastructure contributions system, the City of Canada Bay's 7.11 Contribution Plan charges up to \$20,000 and is not subject to the Essential Works List (EWL).

IPART and the NSW Government are seeking to mandate the EWL to all 7.11 Plans and require all works in a contribution plan to be development contingent.

CCB **does not support** the proposed Essential Works List. Currently, CCB's Section 7.11 Plan contains infrastructural items which are not included in the proposed EWL categories. These works include:

1. Community facilities
2. Foreshore embellishment and sea walls
3. Landscaping and public art

In addition to the above, a range of works are often required as direct consequence new development. These include the widening of existing roads, upgrades to the public domain due to increased population and the planting of trees as required by the Sydney Region Plan, Eastern City District Plan and Local Strategic Planning Statements. CCB **seeks clarification** that the following works are included as essential:

- Road widening as a subset of the 'New local road' category.
- Landscaping of verges / public domain as a subset of 'New local road' category.
- Street trees as a subset of 'New local road' category.

It is requested that IPART update the EWL to confirm that these works are essential.

CCB **does not support** the use of base-cost benchmark costs for infrastructure items. CCB's public domain has consistently been embellished with quality finishes, in keeping with existing streetscapes and high-density renewal areas, where significant increases in population are expected.

It is requested that IPART respond to the issues raised in this submission before finalising recommendations to the NSW Government.

If you require additional information, please contact Tina Kao, Coordinator Strategic Planning, [REDACTED] or phone [REDACTED].

Yours sincerely,



Monica Cologna
Director, Community and Environmental Planning