



## DRAFT REPORT RELEASED

IPART has published a Draft Report on our assessment of The Hills Shire Council’s draft revised *Contributions Plan No. 13 – North Kellyville Precinct* (CP13 (2018)).

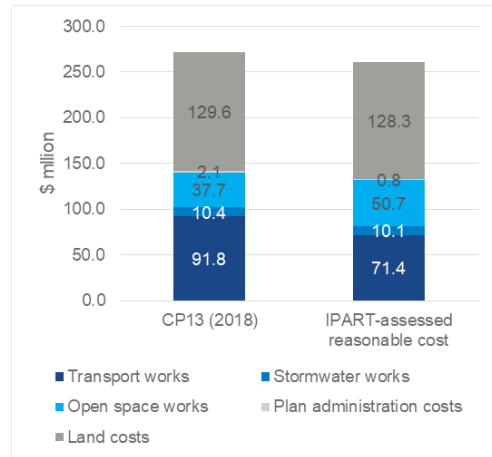
The council seeks to levy the full contributions amount in CP13 (2018) on developers from 1 July 2020.

For a typical dwelling in the precinct, contributions would fall



We recommend the council reduce costs in the plan by \$10.29 million (or 3.8%). This would result in a greater reduction in contributions to be levied, because the council has already collected developer contributions and state government funding for a substantial portion of the development, based on higher cost estimates in earlier versions of the plan.

The council provided extensive new information during our assessment. We invite stakeholders to respond to this in a submission to our Draft Report.



## KEY RECOMMENDATIONS



### Transport works

1. Reduce the cost of sub-arterial road upgrades by \$11.85 million, to reflect updated actual costs and more recent site-specific estimates.



### Open space works

2. Update the plan to include additional open space embellishment for the major sporting facilities, increasing the cost of open space embellishment by \$16.45 million.



Submissions are due 12 June 2020. We'll consider all submissions before making our final recommendations in July 2020.



### IPART website