

Media release

Monday, 14 May 2018

IPART recommends lower costs for Leppington developments

The Independent Pricing and Regulatory Tribunal (IPART) is recommending the proposed costs of developing the Leppington and Leppington North growth precincts in Camden LGA be reduced by over \$55 million before the council applies for State Government funding.

The recommendations, contained in a report to the NSW Minister for Planning, would reduce the amount of funding the council can obtain through the State Government's Local Infrastructure Growth Scheme (LIGS).

Local infrastructure contributions for the two precincts are capped at \$30,000 per lot until the council adopts a new plan, which must include any of IPART's recommended changes that are requested by the Minister.

Under the new plan, the council will be able to charge more than \$30,000 per lot. However, the maximum charge per lot will be capped at \$40,000 until 1 July 2019, then \$45,000 until 1 July 2020. After 1 July 2020, the cap will be removed entirely.

The staggered increase in the contributions cap was announced by the NSW Government last year. LIGS funding will only be available to the council until the cap is removed.

Chair of IPART's Local Government Committee, Deborah Cope, said while the Camden Growth Areas Contributions Plan meets most regulatory requirements, IPART has made recommendations to reduce costs across all infrastructure categories.

"We have found that most of the works nominated by council are essential for the new development areas and are appropriate to meet the needs generated by these new communities," Ms Cope said.

"Nevertheless, we have identified savings that can be made in stormwater works, shared pathways, landscaping and amenities that will reduce the costs to the community and, in the longer term, for those purchasing land and homes in the new development areas."

The Minister for Planning will consider IPART's recommendations and publish his advice to council on DPE's website.

A full copy of IPART's assessment is available on IPART's website: <http://www.ipart.nsw.gov.au>