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Submission: Hawkesbury City Council's Vineyard Precinct Section 7.11 Draft Contributions Plan applying to Vineyard Stage 1
We support the IPART proposed cost reduction in the developer's contribution per allotment for future development.
IPART's revised rate is still much higher than the other Council's maximum rate of \$30,000 per allotment. This fact disadvantages Hawkesbury Council against Blacktown and Baulkham Hills Councils when it comes to developing the NW Sector area.

Council must try to keep this (Cost/Allotment) as low as possible for its own benefit in the long term. For example where there is more development the result in more rate revenue in the long term.

Developers have and still are currently keeping away from developing in Hawkesbury City Council area, as this area has the additional cost of \$25,436/allotment. This does not assist them when it comes to making the project profitable.

This is the first Precinct in Hawkesbury City Council area and the (Cost/Allotment) should in this case be subsidised to assist with the future growth of Hawkesbury City Council. A proposed reduction in cost of \$20,000/allotment or there about would greatly assist with the future investing in this area.

Why is Hawkesbury City Council paying for the upgrade of Boundary Road? This road also services Baulkham Hills Council. Could the cost of Boundary Rd be financed by the State Government to compensate?