

From: [REDACTED]
To: [REDACTED]
Subject: FW: Webform submission from: [webform_submission:source-title]
Date: Monday, 15 June 2020 10:55:15 AM
Attachments: [image001.jpg](#)

[REDACTED]
Principal Policy Officer

Infrastructure Funding and Public Space | Planning Policy | Department of Planning, Industry and Environment

T [REDACTED] | E [REDACTED]
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150

www.dpie.nsw.gov.au

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The Department of Planning, Industry and Environment acknowledges that we stand on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: [REDACTED] **On Behalf Of** DPE PS ePlanning Exhibitions Mailbox
Sent: Monday, 15 June 2020 10:53 AM
To: [REDACTED]
Subject: FW: Webform submission from: [webform_submission:source-title]

From: noreply@feedback.planningportal.nsw.gov.au
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Friday, 12 June 2020 3:35 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Subject: Webform submission from: [webform_submission:source-title]

Submitted on Fri, 12/06/2020 - 15:34

Submitted by: Anonymous

Submitted values are:

Submission Type: I am submitting on behalf of my organisation

First Name: [REDACTED]

Last Name: [REDACTED]

Name Withheld: No

Email: [REDACTED]

Suburb/Town & Postcode: Wakeley NSW 2560

Submission file: [webform_submission:values:submission_file]

Submission: Fairfield City Council supports the submission by the Western Sydney Planning Partnership of which it is a member. In addition to the issues raised, Council welcomes the opportunity to highlight the following for your consideration. Review of section 7.11 Contribution Plans – Council supports the increase to the current \$20,000 and \$30,000 thresholds in order that their value has continuously fallen in real terms for the past 10 years and their indexing in the future. Council’s contribution rates fall short of the current threshold, yet infill development to meet dwelling targets may result in increased costs in providing community infrastructure. The Department should be mindful that the cost of providing community infrastructure may vary significantly, particularly in established areas where land acquisition is a significant component of the overall project cost. Criteria to request a higher s7.12 percentage - Council appreciates the necessity for a consistent criteria and evidence to support submissions seeking to increase maximum percentage levies in specific areas. The Department should consider a maximum levy up to 2% in precincts that are upzoned to meet housing targets so that community infrastructure may be provided through increased revenue. Upzoning of established areas that are inclusive of additional open space create a significant financial liability that needs to be funded in the short term in order to ensure liveable communities as development occurs. Planning agreements – Council appreciates the requirement that planning agreements must be underpinned by proper strategic land use and infrastructure planning to meet the needs of future population, with the provision of public benefits relating in part to demand generated by the development. Council’s growth strategy is underpinned by urban design studies that identify community infrastructure required as a result of new development in established areas, and for larger development sites opportunities to provide for community benefits inclusive of open space, new roads and the like. Proposed amendments to the EP&A Regulation - Council recognises the importance of the transparent administration of a contributions system that provides reassurance of an efficient, effective and timely provision of community infrastructure needed by a growing community. Capital works funded by contributions are currently incorporated with Council’s annual Operational Plan to ensure delivery of local infrastructure. The Department should be mindful that the reporting requirements are not onerous to administer and that greater integration with existing processes, reporting frameworks etc be explored. Draft special infrastructure contributions (SIC) guidelines - Fairfield does not contain Special Contribution Areas, however may do so in a future scenario where planning decisions progress development in the Rural Area Urban Investigation Area. The Department should be mindful that strong links be established between special infrastructure contributions and local contributions plans so that community infrastructure is delivered efficiently. The above overview will be supplemented with a further submission following the recently granted extension. Yours faithfully, [REDACTED] GROUP MANAGER CITY STRATEGIC PLANNING

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/draft-planning-agreements-policy-framework>