

INNER WEST



**FORMER LEICHHARDT
LOCAL GOVERNMENT AREA
SECTION 7.12**
Development Contributions Plan 2020

Engagement outcomes report: Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020

Summary

The draft section 7.12 plan for the former Leichhardt Area was publicly exhibited to gain the community's views on the purpose and content of this draft fixed rate levies development contributions plan, which seeks to harmonise the use of section 7.12 levies, in an equitable manner, across all of the Inner West. Seven (7) members of the public responded to this engagement. Most of the respondents supported the implementation of the plan with some suggested amendments. Of those persons that objected to the plan, the potential negative impacts on development, during the pandemic, were their key concern. These views will be considered during the preparation of the final form of the plan, that will be presented to Councillors, for their determination, soon.

Background

The Inner West Council predominantly obtains funds towards the provision of public infrastructure through two key sections of the Environmental Planning and Assessment Act - "*the Act*" (and its associated *Regulations*):

- *section 7.11* (area specific/tailored contribution amounts - formerly known as section 94); and
- *section 7.12* (fixed flat rate percentage levy amounts set by the NSW State Government via the *Regulations* – formerly known as section 94A.)

Section 7.11 and 7.12 funds are used to service any expected future population and employment increase in the Local Government Area (LGA).

Following the amalgamation of the former Ashfield, Leichhardt, and Marrickville Local Government Areas into a single Council area in 2016, the new Inner West Council inherited a development contributions framework comprising of seven (7) different plans. The former Leichhardt area is the only part of the Inner West that currently does not have a section 7.12 plan, in place, because its plans predated the widespread use of this section of the Act. This is a harmonisation project which ensures that, section 7.12 levies can be applied uniformly and equitably across the Inner West LGA, whilst Council staff prepare a single Inner West consolidated contributions plan.

The Environmental Planning and Assessment Regulation, historically, has sought/required that development control plans be publicly exhibited for (28) twenty-eight days to allow interested respondents sufficient time to understand and contribute to the development of these draft planning documents. Given the similarity of development contributions plans to development control plans, a similar exhibition time frame was adopted for these draft contributions plan.

The purpose of the engagement was to obtain the views of the community on the development and purpose of this plan, having regard to the existence of similar legacy section 7.12 plans from former Ashfield and former Marrickville. These views are considered important in preparing the final form of the plan which will be presented to Council for its consideration.

Engagement Methods

Feedback was collected online on Your Say Inner West from 4 May – 31 May 2020. Participants could access the draft Plan and were also provided with a summary of the project and a feedback form. There were telephone and email exchanges with some of the respondents, who telephoned or emailed the project leader directly with their questions and comments - (3) instances.

Promotion

The engagement was promoted via:

- Online on Your Say Inner West
- Inner West Council website
- Inner West Council Facebook, LinkedIn and Twitter.

Engagement outcomes

Who did we hear from?

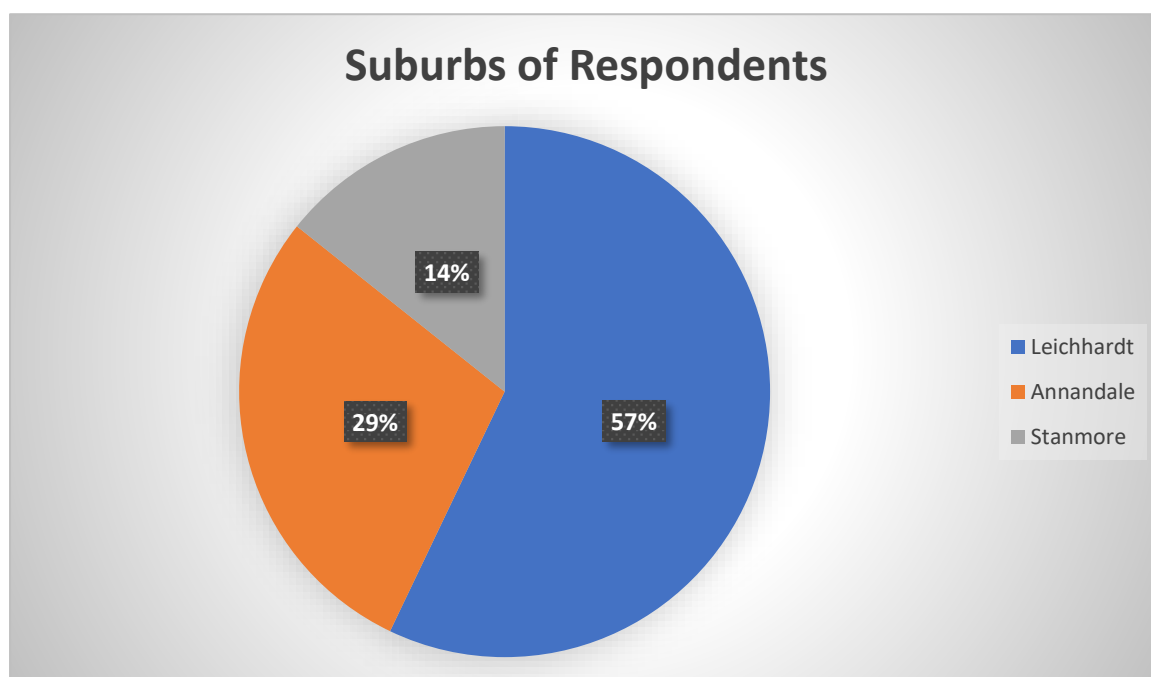


Figure 1 Suburbs of respondents

Most of the total of seven (7) respondents, came from the suburb of *Leichhardt*, followed by the suburb of *Annandale*; and finally, from outside the plan area, but still within the Inner West – Stanmore.

What did they say?

Report on the data from the method/s you used such as:

- **Online via yoursay.innerwest.nsw.gov.au**

Responses to the key questions on this website page are provided below:

**Do you support the draft section 7.12 Development Contributions plan for the former
Leichhardt Area?**

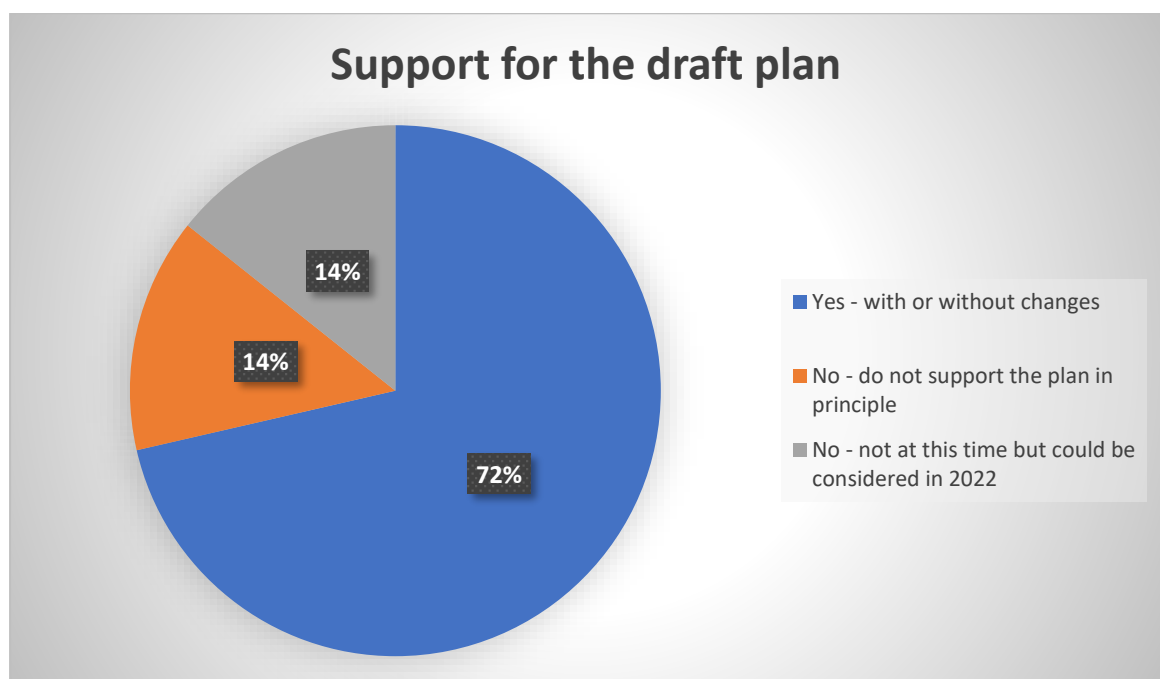


Figure 2 Support for the draft plan

Most of the respondents (this includes those persons that contacted the project leader directly, which is detailed in the next section of this report) supported the implementation of the draft plan. Of these persons, the majority also sought changes to the plan, which are discussed below. Those persons that did not support the plan, cited potential adverse economic impacts on the construction industry, associated with the implementation of the draft plan, as their key concern.

Shared comments on the draft section 7.12 Development Contributions plan for the former Leichhardt area:

Summary of key objections to the draft plan:

- A. The proposed plan will discourage people from investing in development in Leichhardt when the economy is being so heavily impacted by the Coronavirus.

- B. Assisting the economy is more important, currently, than a uniform plan on contributions across all council areas.
- C. It is unreasonable for the plan to apply to developments where the number of occupants will remain unchanged after the building event.

Summary of key amendments sought to the draft plan:

- D. The schedule of works is heavily weighted towards construction and do not appear to include projects that mitigate against climate change.
- E. The threshold for applying the plan should be lowered to developments less than \$50,000 not \$100,000.
- F. Given the relatively low cost of the levies in the plan, there should be no provision for *deferred payments*. Realistically, Inner West Council would spend more money in the administration of the *deferral* than the value of the money that is being *deferred*.
- G. The funds collected under the plan should be used within the area that they are collected.
- H. The plan includes very few projects for Annandale compared to other suburbs. It is requested that the list of works is more evenly spread across the former LGA. E.g. Acquiring all of the land and implementing the proposed path along Johnstons Creek between Chester Street and Parramatta Road. There are missing links and some of the land owned by Inner West Council is currently in a poor state. The recent purchase of No.3 Cahill Street, Annandale, is an example of this. Another small area of park which could easily be brought up to a reasonable standard is the western end of Chester Street East in Annandale.
- I. Improvements to playing fields anywhere would be welcome. Items include: Improved parking and traffic flow at King George Pak/Manning Street, Rozelle and amenities/canteen/storage improvements at the Balmain Road field.
- J. The Leichhardt bike plan and related expenditure in this plan should be revised given changes that have occurred since that plan was completed, in particular the following matters need to be revised:
 - A shared bike path along Johnstons Creek between Chester Street and Booth Streets (with extension to Parramatta Road proposed) and the slow traffic section of Taylor Street; and
 - The bike boulevard shown for Nelson Street is redundant, as well as apparently greatly reducing parking in a dense urban area.

Points of Support:

- K. The logic of trying to make the collection of s.712 funds uniform across all the Inner West, on equity grounds, is supported.
- **Other responses from individuals**
Respondents who contacted the project leader directly, were generally supportive of the implementation of the s.712 plan. A portion of those respondents sought amendments to the plan as detailed above.