



From the Office of the Mayor
Councillor Bill Saravinovski



Our Ref: F10/9
Contact: Stephen Kerr - 9562 1737

12 October 2010

The Hon Tony Kelly MLC
Minister for Planning
Level 34 Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

Dear Minister

TONY,

Re: Major Project Application MP10 0003 - Concept Plan for Mixed Use Development

I am writing to express Rockdale City Council's extreme concern at the proposition put by Australand and Landcom that \$16,944,493 of section 94 contributions required for the balance of the Discovery Point site should be waived.

The balance of the Discovery Point site comprises almost 1,500 dwellings and 10,000m² of retail and commercial floorspace. It will represent around one-fifth of the new suburb of Wolli Creek when developed. Wolli Creek is an urban renewal precinct with significant infrastructure requirements.

Council has made a lengthy submission (attached) on the Major Project Application addressing the section 94 issue in detail. However there are some points that I would like to highlight:

- The capital investment value of the proposed development is \$406,940,480 and the total contribution calculated in accordance with the Rockdale Section 94 Contributions Plan 2004 (as amended) is \$17,547,417.
- The contribution equates to \$10,144 per dwelling, well below the \$20,000 cap determined by Cabinet.
- Other development in Wolli Creek, including the first 3 stages of the Discovery Point site, has paid section 94 contributions in good faith and strictly in accordance with the Rockdale Section 94 Contributions Plan 2004.
- Australand and Landcom argue that the infrastructure and amenities to be provided within the development site (communal open spaces, roads, drainage) are sufficient to meet the needs of future residents. Even on the most superficial level this argument is not plausible. The Council's submission clearly sets out the infrastructure that is required to support the redevelopment of Wolli Creek. Without each party paying its fair share towards this infrastructure, renewal of Wolli Creek will not be possible.

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I would like to meet with you to discuss this matter further, and to impress upon you the effect on Rockdale Council and the community of any decision to depart from Council's lawful Section 94 Plan. My concern is not just that Australand and Landcom are successful in having 96% of the contributions waived, as they have sought, but that the Department might be tempted to look for some middle ground. There is no middle ground. The Section 94 Plan has been prepared strictly in accordance with the law and with the various Directions issued by the Minister for Planning and as such provides for only the bare infrastructure needs of the future residents of Wolli Creek.

If you require further information, please contact Council's Director City Planning & Development, Stephen Kerr, on 9562 1737.

Yours faithfully



Councillor Bill Saravinovski
Mayor