

Disclaimer: This Fact Sheet is for general information purposes only and was believed to be correct at the date of its publication.

WHAT ARE DEVELOPMENT CONTRIBUTIONS?

Development contributions are funds collected from developers to help fund infrastructure that is required as a direct or indirect result of development. The *Environmental Planning and Assessment Act 1979* (the Act) establishes various mechanisms through which a Council can collect development contributions. These include:

- Section 7.11 Contributions (previously Section 94) including Works in Kind;
- Section 7.12 Contributions (previously Section 94A);
- Planning Agreements (also known as VPA's)

GENERAL INFORMATION

The contribution payable is based on the type and/or cost of development and is levied through Development Applications (DA's) and Complying Development Certificates (CDC's) (including CDC's issued by Accredited (Private) Certifiers).

The contribution amount may be subject to indexation until the date of payment. The contribution is payable at the time specified in the consent which for a DA is generally before the issue of a Construction or Subdivision Certificate; for a CDC before any work authorised by the Certificate commences.

A request for a full or partial exemption will be considered for certain development in accordance with the relevant Plan.

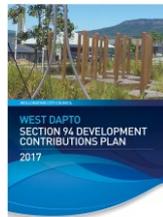
Contributions are allocated to capital projects in accordance with the works schedule in the Contributions Plan or VPA.

WEST DAPTO SECTION 94 CONTRIBUTIONS PLAN

This Contributions Plan (2017) applies to land in the West Dapto Urban Release Area (as shown at Figure 1 of the Plan).

The cost of providing infrastructure to service the future population is distributed based on growth projections.

The current indexed contribution rates are:



Residential development	Rate per lot/dwelling*
Subdivision, Dual Occupancy etc	\$49,332.69
Multi-unit housing 4+ bedrooms	\$44,707.74
Multi-unit housing 3 bedrooms	\$38,541.16
Multi-unit housing 2 bedrooms	\$33,916.21
Multi-unit housing 1 bedrooms	\$26,207.99
Industrial/Commercial development	Rate per hectare**
Subdivision or other development	\$453,001.82

* The State Government has issued a Direction under s7.17 of the Act which limits (or 'caps') residential contributions. This is subject incremental increase until the Cap is removed:

- To 31 December 2017 \$30,000
- 1 January 2018 to 30 June 2018 \$35,000
- **1 July 2018 to 30 June 2019 \$40,000**
- 1 July 2019 to 20 June 2020 \$45,000
- On and from 1 July 2020 Cap removed

Where the per lot/dwelling contribution rate at date of determination exceeds the cap, the difference will be funded through the Local Infrastructure Growth Scheme (LIGS).

** The contribution rate levied to industrial development will also be subject to the 29 October 2018 Council Resolution.

Note: Residential subdivision development may also be subject to a Special Infrastructure Contribution (SIC).

WORKS IN KIND

Where an infrastructure item in the West Dapto Section 94 Plan is located on or adjacent to a development site, the developer may propose to dedicate land and/or construct the item. This is known as Works in Kind (WIK) and can satisfy, in part or full, the otherwise payable monetary contribution.

CITY-WIDE CONTRIBUTIONS PLAN

This Plan levies under Section 7.12 of the Act and applies to the majority of the Local Government Area (where the West Dapto Section 94 Plan does not apply).

Contributions are collected and allocated to new and/or upgraded infrastructure.

The contribution is based on the proposed cost of carrying out the development as shown in the tables:



Proposed cost of the Development*	Contribution %
Up to and including \$100,000	Nil
More than \$100,000 up to and including \$200,000	0.5%
More than \$200,000	1%

Development in the Wollongong City Centre B3 Land Zone:

Proposed cost of the Development*	Contribution %
Up to and including \$250,000	Nil
More than \$250,000	2%

* See Clause 25J of the *Environmental Planning and Assessment Regulations 2000*.

Note: Where a contribution under Section 7.11 (previously Section 94) was paid at subdivision and the proposed development does not increase demand (for example construction of a single dwelling on a lot) a contribution under Section 7.12 (previously Section 94A) cannot be levied.

PLANNING AGREEMENTS (VPA'S)

This is an alternative mechanism of providing development contributions. Some developments may seek to enter into a Planning Agreement to provide contributions instead of, or in addition to, Section 7.11 or Section 7.12. Refer to Council's Planning Agreement Policy for more information.

ACCREDITED (PRIVATE) CERTIFIERS

Accredited (Private) Certifiers have the same obligations as Council when issuing certificates. They are required to impose a requirement (condition) to pay contributions on Complying Development Certificates and to ensure that contributions have been paid before issuing Construction Certificates.

NEED MORE INFORMATION?

Further information including copies of the Contributions Plans and Policies is available:

- On our website www.wollongong.nsw.gov.au Planning & Development → Development Contributions
- Contact Council's Customer Services on 4227 7111
- Email records@wollongong.nsw.gov.au.

NOTE: The Act was updated on 1 March 2018. Section 94 became Section 7.11 and Section 94A became Section 7.12.