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## Fact Sheet – Section 94A Development Contributions Plan

On 12 May 2010 Council adopted a Section 94A Development Contributions Plan (S94A Plan), and resolved that it would **become effective on 1 July 2010**.

The S94A Plan applies to all development applications located within the catchments identified in Figures 1 to 8 in Part F of the Plan. Section 4.5 of the S94A Plan lists developments that are exempted from the Plan.

The S94A Plan raises funds by applying a levy on the estimated cost of the proposed development. The levy is scaled relative to the cost of the proposed development in accordance with the following table, which is Table 2 in the S94A Plan:

Proposed cost of carrying out the development as determined in accordance with this Plan	Levy
Where the proposed cost of carrying out the development is up to and including \$100,000	NIL
Where the proposed cost of carrying out the development is more than \$100,000 and up to and including \$200,000	0.5% of the cost of the development
Where the proposed cost of carrying out the development is more than \$200,000	1% of the cost of the development

Thus the contribution applicable to a development estimated at:

### Examples:

- \$150,000 would be \$750
- \$250,000 would be \$2,500
- \$3,000,000 would be \$30,000

### **NOTE:**

- All consents approved by Council up to and including 30 June 2010, in the catchments identified in the Section 94A Plan will be subject to Council's Section 94 Contributions Plans for Roads, Storm Water and Administration.
- From the 1 July 2010 all consents approved by Council will be subject to the Section 94A Contributions Plan only, as the S94A Plan excludes the other Section 94 Plans, mention in the point above, from being applied were it applies.
- The S94A Plan **does not exclude** Council's Section 64 Development Servicing Plans for Water and Sewer charges from applying to development consents.
- From the 1 July 2010 all proposed development within the S94A catchments will need to lodge either a Cost Summary Report or Registered Quantity Surveyors Report with their respective Development Applications. Sample Reports are contained in Section 10.2 of the S94A Plan.

If you require further information please contact Council's Contributions/Strategic Planner. Mr David Matthews on (02) 4868 0773 or email [david.matthews@wsc.nsw.gov.au](mailto:david.matthews@wsc.nsw.gov.au).