



DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

13th November 2007

DSDS4	DRAFT SOUTH WEST ROCKS SECTION 94A DEVELOPER CONTRIBUTION PLAN FILE: 556 RBP COPY MRB (NRN) {Folio No. *}
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SUMMARY:

Reporting that the Section 94A Development Contributions Plan for South West Rocks town centre area has been exhibited and is presented for Council's adoption

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BACKGROUND:

Council resolved at its Ordinary Meeting of 11th September 2007 to exhibit a developer contribution plan for the town centre of South West Rocks.

The Section 94A Plan allows Council to authorise the imposition of a flat rate contribution levy on new development within identified precincts. As prescribed by legislation, the plan provides for a flat rate contribution of 0.5% of the capital value of projects between \$100,001 and \$200,000 and 1% for projects valued at over \$200,000. No contributions are payable for developments with a capital value of less than \$100,000. (See Directors Comments).

Public Exhibition

The draft Contributions Plan was placed on public exhibition for a period of 28 days and no submissions were received.

Possible Changes to Section 94

Although referred to in media reports, no details of proposed changes to the current system for levying contributions for public services and infrastructure has been released, including the timing of and review. It is understood that a Discussion Paper on planning reforms will be released in February 2008 which may include changes to the developer contributions system. Under current legislation, Council is entitled to prepare contributions plans to levy charges towards the future cost of providing services and facilities to meet the expected needs of the community.

REPORT IMPLICATIONS:

- ***Environmental***

Nil

- *Social*

The contributions obtained under the Plan will provide enhanced community infrastructure and facilities at South West Rocks.

- *Economic (Financial)*

S94A developer contributions allow Council to secure contributions from developers within South West Rocks village to fund specific needs due to increasing demand for public facilities.

- *Policy or Statutory*

The draft Plan was released for public exhibition. The Plan is represented to Council following the public exhibition.

- *Director's Comments*

Council should be aware that the plan is likely to encourage the change of use of existing commercial premises to restaurants and other traffic generating developments with a capital value of less than \$100,000 as contributions for carparking would no longer apply.

It is intended to levy contributions for carparking under the proposed Draft South West Rocks Section 94 Developer Contribution Plan on new residential and tourist development throughout the township which is expected to yield over \$1.7million over the life of the plan and on new development with a value in excess of \$100,001.

RECOMMENDATION:

That Council approve the South West Rocks Section 94A Contributions Plan as exhibited and notice to that effect be made in the Argus newspaper.

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R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES

