



## FACT SHEET—DEVELOPER CONTRIBUTIONS

Development contributions are payments made during the course of the development application process to enable local government (Councils) to provide public facilities and services required as a consequence of new development. There are two (2) types of payments:

- Section 94 contributions; and
- Headworks contributions.

This Fact Sheet explains how and why these two types of development contributions are levied.

### SECTION 94A CONTRIBUTIONS

*What are section 94A contributions?*

Section 94A of the *Environmental Planning & Assessment Act 1979* applies state-wide and enables certain contributions to be levied by councils in order to provide public facilities and services required as a consequence of new development. Some examples may include libraries, parks, cycleways or recreation facilities. A *section 94A contributions plan* determines and identifies Council's policy for the assessment, collection, expenditure and administration of section 94A levies. A copy of this plan is available for download from the Liverpool Plains Shire Council (LPSC) website: [www.lpsc.nsw.gov.au](http://www.lpsc.nsw.gov.au).

*Who pays section 94 contributions?*

Section 94A contributions apply to all development within the shire that has a value of \$100,000 or more. Payment of these contributions is the responsibility of the developer or proponent. Generally, s94A contributions must be paid prior to the release of the Construction Certificate (CC) or the Complying Development Certificate (CDC).

*How much do I need to pay?*

Contributions payable are based on a percentage (%) of the estimated cost of the development. The percentages have been established in legislation by the NSW state government, as follows:

Proposed Cost of Development	Percentage (%) Contribution
Up to \$100,000	Nil
\$100,001—\$200,000	0.5%
More than \$200,000	1.0%

*How do I find out how much I need to pay?*

Council staff can prepare a quotation for contributions payable for your development. Contact Council's friendly Environmental Services Team on (02) 6746 1755 or email [lpssc@lpsc.nsw.gov.au](mailto:lpssc@lpsc.nsw.gov.au) for a quote ...*(please remember to have details on the estimated cost of work to hand)*.



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## FACT SHEET—DEVELOPER CONTRIBUTIONS ... *cont.*

### HEADWORKS (DEVELOPER) CHARGES

*What are headworks charges?*

Like Section 94A contributions, headworks charges are levied to ensure that new development equitably contributes towards the expansion of infrastructure. Council operates a range of water and sewer schemes that vary in their condition and state of repair. The service demands for new development are sometimes beyond the capacity of this infrastructure to maintain current service levels. Headworks charges are considered integral to maintaining infrastructure standards within the community.

*What is headworks infrastructure?*

Council has adopted a Development Servicing Plan (DSP) which outlines the water supply and sewerage developer charges to be levied on developer areas utilizing a water utility's water supply and/or sewerage infrastructure. This DSP covers water supply and sewerage developer charges in regard to the urban development areas that have or will have water and sewerage facilities provided by Liverpool Plains Shire Council.

The DSP has been prepared in accordance with the *Local Government Act 1993* and the *Water Management Act 2000*. Copies of the DSP are available from Council's Engineering (Works) Department upon request.

*Who pays headworks charges?*

Headworks charges are payable for a range of development including, for example, subdivisions and multiunit residential development. Payment of the headworks charges is determined on a per equivalent tenement (ET) basis. By applying the ET approach, the actual demand of each development is determined equitably and consistently in accordance with available industry best practice guidelines.

*How much do I need to pay?*

An incremental approach has been adopted to the staged implementation of headworks charges under the Development Servicing Plan, as follows:

DSP Item	2016-2017 Fees & Charges Schedule
Sewer Headworks	\$3,019 per ET
Water Headworks	\$11,986 per ET

Headworks charges are generally payable prior to the release of the Compliance Certificate or the Subdivision Certificate (i.e. prior to the release of the linen plan of subdivision). Some developments may also need to financially contribute towards actual works that the development may need, such as a mains extension. These works are additional to the headworks charges. Most developments will also be charged a Standard Connection Fee at the time of connection to individual mains in accordance with Council's adopted Fees and Charges Schedule.

*How do I find out how much I need to pay?*

Council staff can prepare a quotation for headworks payable for your development. Contact Council's friendly Environmental Services Team on (02) 6746 1755 or email [lpsc@lpsc.nsw.gov.au](mailto:lpsc@lpsc.nsw.gov.au) for a quote.

Further information on the technical aspects of the DSP is also available from Council's Works Department (Water Services Division) on (02) 6746 1755.



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