

Section 94A Development Contributions

What are Section 94A development contributions?

Development contributions are payments made by developers to enable Council to provide public facilities and services required as a consequence of new development. Section 94A of the Environmental Planning and Assessment Act 1979 is the principal legislation enabling Council to levy these contributions.

What is a Section 94A Contributions plan?

A contributions plan is a public document prepared by Council which displays the Council's policy for the assessment, collection, expenditure and administration of Section 94A contributions.

Who pays S94A development contributions?

Council's Section 94A Contributions plan applies to all development within the LGA for any purpose **other than** residential development eg. Dwellings, extensions, swimming pools, garages and sheds. The S94A levy is generally applied to commercial and industrial developments.

How are S94A development contributions calculated?

Contributions payable in conjunction with new development are based on a percentage of the estimated cost of development. The percentages have been set by the Minister for Planning and are shown below:

Proposed cost of development	Percentage for contribution
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
More than \$200,000	1.0%

What can development contributions fund?

Under the current legislation, contributions can only be applied to the capital funding of facilities and cannot be used to fund maintenance or reoccurring expenses. Facilities to be funded are listed in the works schedule attached to the plan and include roads, footpaths, park and playground enhancements.

Why does the amount payable vary from the amount shown on my development consent?

In order to reduce the eroding effect on the value of works by inflation all outstanding contributions are indexed quarterly in accordance with the consumer price index.

How do I find out how much my Section 94 development contributions are?

The table above provides details on the contribution rates applicable. A copy of the S94A Contributions Plan may be viewed at:

<http://www.maitland.nsw.gov.au/UserFiles/File/S94A%20Plan%20Revision%20C%20Final%20260613.pdf>

Further information may be obtained by calling Council's Development Contributions Administrator on 4934 9861.