

WHAT IS SECTION 94A?

Section 94A is a part of the Environmental Planning and Assessment Act 1979 that allows Council to impose as a condition of development consent, a requirement that an applicant pay a levy of the percentage of the proposed cost of carrying out the development.



WHAT IS THE LEVY FOR?

The levy will be used to help provide public infrastructure, amenities and services. A works schedule is attached within the Contributions Plan. The works schedule details the exact nature of the facilities, their cost and when they will be provided. The list of infrastructure, facilities and amenities to which the levy will be applied is determined each year through public consultation as part of the adoption of the Corporate Plan.

TO WHAT DEVELOPMENT DOES THE LEVY APPLY?

The levy applies to all residential, commercial, retail and industrial development applications and complying development certificates.

ARE THERE ANY EXEMPTIONS TO THE LEVY?

The levy does not apply to any development with a value of less than \$100,000 throughout the remainder of the LGA. There are other developments which may be considered for full or partial exemptions from the levy and these are detailed within the Contributions Plan.

WHEN IS THE LEVY PAID?

The levy is required to be paid to Council at the time specified in the Condition of Consent. Generally this is prior to the release of the construction certificate or complying development certificate.

HOW MUCH DO I PAY?

The levy is 0.5% for developments with a value of between \$100,000 and \$200,000 and 1% of the proposed cost of carrying out the development, where developments have a value over \$200,000.

Within the Wollongong City Centre Commercial Core a 2% levy applies.

When the works proposed have a construction cost greater than \$10,000,000, a cost estimate report must be provided by a registered Quantity Surveyor (Member of the Australian Institute of Quantity Surveyors). This cost estimate report must refer to the requirements in Schedule 3 of the Contributions Plan.

The date that consent is issued may vary from the time a contribution payment is made. In these instances, the contribution will be indexed against Consumer Price Index published by the Australian Bureau of Statistics. This is clearly spelled out in the Condition of Consent and you can either determine the required contribution amount using the information provided or call Council before you are required to make the payment to receive an up-to-date figure for your development proposal.

WORKS SCHEDULE

The works listed in the works schedules may be funded from a mix of sources, including contributions collected from the S94A Contributions Plan.