



ATTACHMENTS

**Under Separate Cover
Ordinary Council Meeting**

6.00pm Tuesday 26 May 2020

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10.4 Development Contributions

<i>Policy Title:</i>	<i>Development Contributions</i>
<i>Date adopted:</i>	<i>22/9/05</i>
<i>Date Revised:</i>	<i>23/7/09 (amended); 27/4/11; 24/5/16</i>
<i>Minute Book Reference:</i>	<i>Council Minutes</i>
	<i>22/09/05 Item 4.10.1(e), page 17 (refer Audit & Finance Committee Minutes 8/9/05, item 4.5, page 48)</i>
	<i>23/7/09 Item 4.7.1, page 28 (amendment – refer In Camera Minutes 23/7/09, item 2.1, pages 4-6)</i>
	<i>27/4/11 Item 4.9.1(a), page 53 (refer Audit & Finance Committee Minutes 12/4/11, item 4.1, page 6)</i>
	<i>24/5/16 Item 4.4.1, pages 24-26</i>
<i>Next Revision Due:</i>	<i>May 2020</i>

PURPOSE

To ensure that new developments in the Shire contribute to the establishment, maintenance and improvement of social and physical infrastructure within the local community where the development occurs.

POLICY

It is Council policy that:

1. In addition to public open space requirements, a requirement for a minimum cash contribution of \$4,500 per lot in Bannockburn and \$1,500 per lot throughout the rest of the Shire will be applied to each request to rezone land for residential development. The amount negotiated will not be less than \$4,500 in Bannockburn and \$1,500 throughout the rest of the Shire, and may be more in areas where it is determined that the development will create a higher demand for social and physical infrastructure;
2. At Council's discretion, requests to rezone land for other purposes may attract a contribution requirement where the outcome of the amendment will place additional load or usage on social and physical infrastructure in the local community where the development is proposed;
3. Council officers will enter into negotiations for development contributions with applicants wishing to develop land zoned residential. At Council's discretion, a contribution to this scenario may be made in forms other than cash contributions;
4. A request to rezone land for residential purposes shall not be considered until such time as the applicant/ owner/ developer has entered into an agreement to contribute the prescribed amount per lot;
5. An agreement for the developer to make contributions will usually be ratified through the use of a Section 173 Agreement and, once finalised, will be applied to the land (via the title) proposed to be developed at the developer's expense;
6. A trigger for the payment of the development contribution may be negotiated, but it will usually be paid upon the settlement of each allotment; and
7. All funds received will be deposited into an account specifically for development contributions and maintained as part of the discretionary component of Retained Earnings.

10.4 Development Contributions

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	<i>24/5/16 Item 4.4.1, pages 24-26</i>
	<i>26/05/20 Item XXXX, pages XXX</i>
<i>Next Revision Due:</i>	<i>May 2024</i>

PURPOSE

To ensure that new developments in the Shire contribute to the establishment, maintenance and improvement of social and physical infrastructure within the local community where the development occurs.

POLICY

It is Council policy that:

1. In addition to public open space requirements, a requirement for a minimum cash contribution of \$4,500 per lot throughout the Shire will be applied to each application for a planning permit to subdivide land and each request to rezone land for residential development. The amount negotiated for rezoning applications will not be less than \$4,500 throughout the Shire, and may be more in areas where it is determined that the development will create a higher demand for social and physical infrastructure;
2. At Council's discretion, requests to rezone land for other purposes may attract a contribution requirement where the outcome of the amendment will place additional load or usage on social and physical infrastructure in the local community where the development is proposed;
3. Council officers will enter into negotiations for development contributions with applicants wishing to develop land zoned residential. At Council's discretion, a contribution to this scenario may be made in forms other than cash contributions;
4. A request to rezone land for residential purposes shall not be considered until such time as the applicant/ owner/ developer has entered into an agreement to contribute the prescribed amount per lot;
5. An agreement for the developer to make contributions will usually be ratified through the use of a Section 173 Agreement and, once finalised, will be applied to the land (via the title) proposed to be developed at the developer's expense;
6. A trigger for the payment of the development contribution may be negotiated, but it will usually be paid upon the settlement of each allotment for rezoning applications, and prior to Statement of Compliance for subdivision permits; and
7. All funds received will be deposited into an account specifically for development contributions and maintained as part of the discretionary component of Retained Earnings.