

## 4. Definitions

### 4.1 The following terminology is used to convey key concepts:

- 4.1.1 "Development application" has the same meaning as in the EP&A Act
- 4.1.2 "Development consent" has the same meaning as in the EP&A Act
- 4.1.3 "Planning Proposal" has the same meaning as in the EP&A Act
- 4.1.4 "Public benefit" is the benefit enjoyed by the public as a consequence of a development contribution
- 4.1.5 "Public facilities" means public infrastructure, amenities and services.

**4.2 Certifying Authority** – Leeton Shire Council employs registered certifiers who are authorised to carry out the certification work under Section 31 of the *Building and Development Certifiers Act 2018* and clauses 27 to 31 of the Building and Development Certifiers Regulation 2020.

**4.2 Contributions** – contributions as calculated in accordance with clause 7.2 of this policy.

**4.3 CPI** – Consumer Price Index is a comprehensive measure for estimation of price changes.

**4.4 Private Certifiers** - is a building professional who can act as a Certifying Authority and is responsible for inspecting and approving building work to ensure it is in accordance with approved plans and state legislative requirements.

## 5. & 6. Supporting Documents/Legislation

*Environmental Planning & Assessment Act 1979*

*Environmental Planning & Assessment Regulation 2021*

## 7. Policy Procedure

### 7.1 When is the development contribution payable?

A development contribution authorised by this Plan and required by a condition of a development consent (not including a Complying Development Certificate) must be paid to the Council at the time specified in the condition. If no time is specified, the contribution must be paid prior to the first certificate issued in respect of the development under Part 6 of the *EP&A Act*. This includes a Subdivision Certificate.

A development contribution authorised by this Plan and required by a condition of a Complying Development Certificate must be paid to the Council prior to the commencement of work, as required by the Regulation.

### 7.2 How will development contributions be calculated?

The development contribution will be calculated as follows:

Development contribution = A x B where:

- |          |  |
|----------|--|
| <b>A</b> | <ul style="list-style-type: none"><li>i. If the cost of works is ≤ \$100,000 is 0 (zero)</li><li>ii. If the cost of works is &gt;\$100,001 but ≤ \$200,000 is 0.5% (half a percent)</li><li>iii. If the cost of works is &gt;\$200,001 is 1% (one percent)</li></ul> |
| <b>B</b> | is the cost of the development*  |

\* The cost of the development is determined in accordance with clause 208 of the *Environmental Planning and Assessment Regulation 2021*, which is included at Schedule 2 (as at the date of this Plan).

In the absence of errors, the development contribution amount will be calculated based on the cost of works information relied upon at the time of determination.