

DRAFT SECTION 7.12 CITYWIDE DEVELOPMENT CONTRIBUTIONS PLAN FOR NON-RESIDENTIAL DEVELOPMENT

FACT SHEET

BACKGROUND

Council is exhibiting a Draft Development Contributions Plan for non - residential development

Penrith continues to grow, with new housing, industrial premises and a range of other developments across our City. Council is responsible for making sure local infrastructure and services, such as roads and transport infrastructure, stormwater management, open space, parks and community facilities continue to meet the needs of our community.

Development Contributions Plans are a mandatory infrastructure funding scheme that help us meet these needs.

Council's draft Section 7.12 Plan for non-residential development addresses employment related growth and ensures we can provide necessary services and infrastructure effectively and efficiently.

DRAFT S7.12 PLAN FOR NON- RESIDENTIAL DEVELOPMENT

The Plan is consistent with requirements of the *Environmental Planning & Assessment Act 1979*, Regulations and Practice Notes.

Under the Act, Council may collect money from an s7.12 Development Contributions Plan to be applied towards capital costs for the provision, extension or augmentation of public amenities and public services.

The draft s7.12 Plan ensures services, facilities and infrastructure meet the Changing needs of our growing City.

It also implements streamlined and transparent development contributions processes for non-residential development.

WHERE WILL THE PLAN APPLY?

The draft Plan will apply to all works in the Penrith Local Government Area involving non-residential development that cost over \$100,000 in value. This includes new buildings, additions and expansions, change of use and renovations.

The Plan will not apply to the Penrith City Centre, Lambridge Estate or WELL Precinct, as these locations are currently subject to existing Section 7.11 Development Contributions Plans.

WHAT WILL THE PLAN CHARGE?

The Plan will require the payment of a levy for works over a value of \$100,000. A table of levy rates is shown below.

The levy rate is set by the NSW Government.

As an example, a development costing \$150,000 will be required to pay \$750 in contributions under the Plan. A large development costing \$10 million would be required to pay \$100,000 in contributions.

Cost of Works of Development	Applicable Levy
\$0-\$100,000	0
\$100,001-\$200,000	0.5%
\$200,001	1%

WHAT INFRASTRUCTURE WILL BE DELIVERED BY THE PLAN?

The draft s7.12 Plan will fund a variety of necessary infrastructure works, including local and strategic traffic facilities, footpaths, bus shelters, floodplain risk management infrastructure, lighting, tree planting and water quality management works.

HAVE YOUR SAY

We're seeking your feedback on the draft section 7.12 Development Contribution Plan. The draft Plan is on exhibition from **Friday 1 May to Friday 29 May 2020**.

You can view the proposed amendments at **yoursaypenrith.com.au**.

If you want to comment on the draft plan, please do so in writing by 4pm on Friday 29 May 2020.

1. **By email:**
cityplanning@penrith.city
2. **By post:**
The General Manager
(Attn. City Planning)
Penrith City Council
PO Box 60
Penrith NSW 2751
3. **Online survey:**
yoursaypenrith.com.au.

Please include 'Draft Penrith Section 7.12 Plan' in the subject line.

We will send an acknowledgment in response to all submissions. If you do not receive acknowledgement within 10 working days, please contact us.

If you have any questions about the draft plan or public exhibition, please call Council's City Planning team on 4732 7777.