

1 Policy History

Revision No.	Council Meeting Date	Minute No.	Adoption Date
1	08/07/2014	0216	08/07/2014
2	13/04/2018	18/084	13/04/2018

2 Policy Objective

To encourage additional economic activity and jobs growth in the development and construction sectors.

3 Policy Statement

3.1 Purpose

The purpose of the Griffith Local Economic Development Assistance Program is to further stimulate activity in the construction and development sectors by removing the disincentive that section 94A monetary contributions might create.

3.2 Background

In recent years, Griffith City Council has taken a number of initiatives (at various stages of completion) to reduce the burden on development in the City. These include:

- a) introduction of pre lodgement procedures
- b) permitting applicants to review draft conditions of consent for certain types of development prior to determination
- c) deferral of payment of contributions until time of occupation or point of sale of new lots
- d) staged introduction of increased section 64 charges
- e) negotiation with proponents on the deployment of contributions to infrastructure required by the development
- f) adoption and gazettal of a new LEP that allows for growth in residential and employment generating development and includes some innovative provisions to facilitate new development (eg. special industrial areas; lot size averaging)
- g) sustained fast turn-around times for assessment of Development Applications
- h) a new policy on the use of farm dams for commercial aquaculture

- i) a new policy on sealing of car park and manoeuvring areas
- j) a new Development Control Plan that captures contemporary planning issues across the City

The Griffith Local Economic Assistance Program complements these initiatives by granting a rebate of section 94A contributions to new development proposals, and a partial rebate for developments that have a development application determined but have not yet reached completion, should completion be achieved before 30 June 2018.

This package of measures is expected to stimulate the planning, development, construction and services sectors and drive investment growth, and it will enable Griffith to be promoted as a place to invest and relocate.

Given some industries cross local government boundaries, it is expected that this initiative will provide some regional benefits.

3.3 Scope

The Griffith Local Economic Assistance Program is available to all existing and new development applications within the Griffith Local Government Area that have not yet received final approval for occupation or other certificate of completion for the development.

3.4 References

Griffith City Council Section 94A Contributions Plan

3.5 Delegation of Function

The General Manager, Director Sustainable Development, Director Business, Cultural and Financial Services, Planning and Environment Manager, Coordinator Land Use Planning and Compliance, Building Certification Coordinator and Finance Manager are authorised to approve rebates defined under this Policy.

3.6 Policy

- a) Development applications will continue to have a condition of consent to make a section 94A contribution in accordance with Council's Contributions Plan.
- b) Developments receive the following rebate of the value of section 94A contributions specified in the conditions of consent for the development as follows:
 - i. 30% of the value of section 94A contributions for development applications approved and either commenced or not yet commenced but have not been issued with a final occupation certificate or other certificate of completion; or

- ii. 60% of the value of section 94A contributions for development applications lodged and not yet determined; or
 - iii. 100% for new development applications made after commencement of the Griffith Local Economic Development Assistance Program.
- c) The rebate is available only to developments which receive final approval for occupation or other certificate of completion by close of business 30 June 2018. Council will require full compliance with all relevant standards as part of this process.
- d) If a new Development Application is lodged over a particular property that is the same or similar to a Development Application already approved for the same property, the new Development Application will be ineligible for a rebate.
- e) The rebate will be made to the entity that holds the benefit of the consent at the time of occupation or completion.

4 Definitions

None

5 Exceptions

None

6 Legislation

None

7 Related Documents

None

8 Directorate

Sustainable Development