

FACT SHEET

– Section 94A Contributions



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1. What are Section 94A development contributions?

Wollondilly Council charges Section 94A contributions on non-residential developments.

The contribution under Section 94A must be a monetary contribution and must be authorised by a Section 94A Contributions Plan prepared by Council.

Unlike Section 94 contributions a Section 94A contribution is simply a levy on development. Matters such as nexus and apportionment do not apply to Section 94A contributions.

2. What does Council spend the money on?

Council uses the Section 94A contributions to help provide public infrastructure, amenities and services. A works schedule detailing the works that Section 94A contributions are to be spent on is included in Council's Developer Contributions Plan.

3. How much is the contribution?

The amount of the Section 94A Contribution is specified by the legislation. It is a percentage of the cost of the development as shown below:

Development Cost	Section 94A levy payable
• \$0 - \$100,000	Nil
• \$100,000 - \$200,000	0.5%
• More than \$200,000	1%

4. How is the cost of development calculated for the purpose of determining the Section 94A contribution?

Clause 25J of the Environmental and Assessment Regulation 2000 outlines the matters to be considered in determining the cost of development for the purposes of determining the Section 94A contributions. This clause also outlines matters not to be included in the cost assessment.

5. Are any developments exempt from paying the Section 94A Contribution?

Some developments have been specifically exempt from paying the Section 94A contribution by the Minister for Planning. For example, developments for the following purposes are exempt:

- for the sole purpose of affordable housing;
- for the purpose of disabled access;
- for the purpose of reducing the consumption of mains supplied potable water or reducing the energy consumption of a building

Consult the Section 94A plan for a full list of developments excluded by a Ministerial Direction.

Other types of developments may also be exempt by Council. These are clearly specified in the Contributions Plan.