
Policy: WATER SUPPLY AND SEWERAGE CONTRIBUTIONS FOR NON-RESIDENTIAL DEVELOPMENT IN MURRUMBATEMAN **DA-POL-21**

Division: Engineering

Responsible Officer: Water and Sewer Business Manager

1. INTRODUCTION

The current *Yass Valley 2013 Development Servicing Plans for Water Supply and Sewerage* services have some of the highest development contributions in NSW and are deemed to be anti-competitive where in relation to attracting commercial (non-residential) development. There is a need to review the Plans and adopt more competitive levels of contributions until the review is completed.

2. POLICY OBJECTIVE

This policy is designed to ensure that development contributions are not anti-competitive in relation to non-residential development in Murrumbateman.

3. POLICY SCOPE

This policy is considered to be an interim policy of Council until the new developer servicing plans for water and sewer services in Yass Valley have been developed and adopted.

This policy applies to non-residential development that is proposed to be connected to the Council water supply and sewerage systems in the RU5 Village zone at Murrumbateman.

4. POLICY PROVISIONS

4.1 Contribution Levels

Development contributions for non-residential development in the RU5 Village zone at Murrumbateman shall be levied as if the development was occurring in the town of Yass. The contributions for 2016/17 being as follows:

- Water Supply Contribution (headworks charge) - \$13,137 per ET
- Sewerage Contribution (headworks charge) - \$ 6,085 per ET

4.2. Payments

In accordance with Section 5.3.2 of the DSPs contributions must be:

- In the form of monetary payments to Council
- The rate applicable is at the time of payment
- The deferral of payment of contributions to the point of sale of each lot may be permissible on application
- The maximum timeframe granted for deferment is 24 months
- An unconditional Bank Guarantee in favour of Council is required for any deferment
- Payment of contributions in instalments is not permitted

5. REVIEW

The review of this policy will take account of relevant legislation and State Government policies, best practice guidelines and Council plans and priorities.

This policy will be reviewed following each general election of Council and the Director Engineering is responsible for arranging the completion of the review.

6. LEGISLATION AND LEGAL FRAMEWORK

This policy is to be read in conjunction with the following:

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2005*
- Yass Valley Local Environmental Plan 2013
- DSP Yass Valley Council - Water Supply – March 2013
- DSP Yass Valley Council - Sewerage – March 2013

7. DEFINITIONS

Nil

8. RESPONSIBILITIES

Development assessment staff are required to take into account the provisions of this policy in relation to any Development Applications.

9 HISTORY

<i>EMT Review Date</i>	<i>Report to Council</i>	<i>Minute No.</i>	<i>Exhibition Period</i>	<i>Adoption</i>	<i>Rescission Date</i>
	10/08/2016			10/08/2016	
14/08/2019					
11/09/2019	23/10/2019	245		23/10/2019	

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