

Title:	Developer Contribution Plans
Policy No:	040
Adopted By:	Council
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Responsibility:	General Manager City Operations
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Version	Decision Number	Adoption Date	History
1	20\2501	23/02/10	Adopted
2	21\4475	31/05/16	Revised and adopted – all contribution plans removed from the policy

1 Policy Summary

This policy sets out the City of Darwin position regarding development contributions (contribution plans) for the provision of infrastructure in new and established areas of the Municipality.

2 Policy Objectives

The objectives of this policy are –

- to promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development;
- to ensure that development contributions are necessary and relevant to the development to be permitted and are charged equitably among those benefiting from the infrastructure and facilities to be provided;
- to ensure consistency and transparency in the system for apportioning, collecting and spending development contributions;
- to ensure the social well-being of communities arising from, or affected by, development.

3 Background

The City of Darwin plans ahead to ensure that:

- infrastructure needed by the community is provided when and where it is needed, and;
- funds are available to provide the infrastructure.

Public infrastructure is funded through various sources including Australian and Territory Governments, Council and developer contributions.

When an area is experiencing pressure on existing infrastructure where new or upgraded infrastructure is required and there is development occurring that is contributing to the requirement for works, Council is able to develop Contribution

Plans to ensure that developers contribute equitably to the infrastructure they are impacting on.

Contribution Plans ensure that City of Darwin is able to receive an equitable contribution from the Developer when land is developed towards the provision of infrastructure that is proportionate to the anticipated future use of the infrastructure that is attributable to the development of that land. This is designed to minimise the cost of infrastructure that is required to be funded from existing revenue.

4 Policy Statement

Council may identify the need for a contribution plan to be developed prior to significant development occurring, or as a result of a proposed development in order to ensure infrastructure funding is provided.

Council will consider delivery of associated infrastructure works in line of a financial contributions only where prior approval of Council has been granted.

Development contributions may be sought for, but not limited to:

- a new item of infrastructure;
- an upgrade in the standard of provision of an existing item of infrastructure;
- an extension to existing infrastructure.

Council will consider the following principles when developing a contribution plan:

- need and nexus;
- transparency;
- equity;
- certainty;
- efficiency;
- consistency;
- consultation;
- accountability

The contributions are for the initial capital requirements only and not for ongoing maintenance and for operating costs of the infrastructure.

5 Legislation, terminology and references

Legislation –Northern Territory Planning Act.

Definitions – as provided within the Northern Territory Planning Act and each Contribution Plan.