

Name of policy:	Community Facilities Water and Sewer Development Charge Subsidy		
Adoption by Council:	20 March 2024	Minute No.	95/2024
Last review date:	November 2023		
Review timeframe:	Four (4) years		
Next scheduled review date:	November 2027		
Related legislation:	<i>Local Government Act 1993</i> <i>Water Management Act 2000</i>		
Associated policies/documents:	MCC Equivalent Tenement Policy		
Responsible division:	Infrastructure and Engineering Services		

Policy objective

MidCoast Council levies Water and Sewer Developer Charges (or development contributions) upon new development to recover part of the infrastructure costs incurred in servicing new development or additions and changes to existing development. Developer charges are applied to any development which creates new or increased demands upon water supply and sewerage services, including subdivisions, new dwellings or housing projects, commercial, industrial or tourism facilities. The charges are levied in accordance with section 64 of the *Local Government Act 1993* and sections 305, 306 and 307 of the *Water Management Act 2000*.

The purpose of this policy is to provide guidelines for staff completing the assessment of development applications lodged for community facilities. The policy provides the framework upon which water and sewer development contribution subsidies can be applied to these applications.

Policy statement

Council is committed to providing some financial assistance, in the form of lower Development Contributions, for the development of community facilities that rely upon external grant funding or donations to fund construction rather than revenue from operational activities.

Policy coverage

This policy applies to the development of new community facilities that:

- Are owned or operated by Council OR incorporated community associations with no more than one paid staff member, and
- On community land, and
- Have no commercial undertakings.

Strategic Plan link

Community Outcome 1:
A resilient and socially connected community.

<i>1.2 We have access to a wide range of services and activities that contribute to the wellbeing of all members of our community.</i>	<i>1.2.1: Provide accessible and safe local community spaces and facilities</i>
<i>1.4 We protect the health and safety of our communities</i>	<i>1.4.2: Provide safe and sustainable networks of water, sewer and stormwater systems to meet community needs and health and safety standards.</i>

Community Outcome 2:

An integrated and considered approach to managing our natural and built environments.

<i>2.4 We have an adequate and reliable water supply</i>	<i>2.4.1 Manage all elements of the water cycle to deliver an adequate and reliable water supply that meets community needs now and into the future.</i>
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Policy content

This policy applies to development of new community facilities owned or operated by our council or incorporated community associations without paid staff, including the expansion of existing community facilities. The policy is intended to apply to those types of community facilities that rely upon external grant funding or donations to fund construction rather than revenue from operational activities. The current version of this policy applies to development applications lodged after the date of adoption.

Water and Sewerage

The policy permits a Development Charge Subsidy equal to the Equivalent Tenement load assessed for any individual project.

To receive the subsidy, projects must incorporate best practice water management and efficiency. This means that:

- Laundry spaces and toilets must be connected to a rainwater tank, and
- Only water efficient fittings, fixtures and appliances are to be used in the design and construction of the facility.

Water efficient fittings, fixtures and appliances are deemed to be those that have a Water Efficiency Labelling and Standards Scheme (WELS) water efficiency rating as outlined below:

Description	WELS Rating
Water-using appliances	5 or higher
Kitchen taps, outdoor taps, drinking fountains	5 or higher
All other fittings	4 or higher

Please note that the WELS ratings of the installed fittings, fixtures and appliances **MUST** match the WELS ratings of the fittings, fixtures and appliances specified in the design and this needs to be signed off by the Plumbing & Infrastructure Inspector or equivalent, prior to connection to the water and/or sewer networks.

Projects which are ineligible for the subsidy, or where the WELS ratings of the *installed* fittings, fixtures and appliances **DO NOT** match the *design* WELS ratings, are required to pay development charges as assessed prior to connection to the water and/or sewer networks. Time payment options of up to three years can be considered. Plumbing inspection fees are waived on all projects to which this policy applies.

Exclusions

The policy excludes development that is not for a general community purpose or benefit, and any development which operates for a commercial gain or fee for service basis.

Definitions

- **Equivalent Tenement** – An Equivalent Tenement (ET) is considered to be the demand or loading that a development will have on MidCoast Council's infrastructure in terms of average water and/or sewage discharge for an average residential dwelling or house, based on consumption data from across MidCoast Council's catchment region or, where appropriate, state-wide averages as published by the Water Directorate (2016).
- **Development Contribution** – The amount to be levied on a development based on the ET demand multiplied by the water and/or sewer developer charge, as set out in the Fees & Charges.

Responsible officer (position)

Manager Water Planning and Assets