



## Local Infrastructure Contributions Plan FACT SHEET

Port Stephens Council is amending the Local Infrastructure Contributions Plan (LIC). We have prepared a fact sheet to provide an overview of proposed changes.

Council collects contributions from developers to provide local infrastructure and facilities under section 7.11 of the Environmental Planning and Assessment Act 1979. These funds help to deliver infrastructure, such as pathways and recreation facilities, for growing communities.

Council's Local Infrastructure Contributions Plan (LIC Plan) outlines the process for collecting and expending local infrastructure contributions.

## Proposed Changes

### Updated Work Schedule

The Works Schedule, which identifies future projects to be funded by contributions, has been updated to:

- Remove completed projects such as the amenities upgrades completed at Yulong Oval, Medowie
- Revise the estimated project cost for 29 projects to reflect indexation
- Include 10 new projects linked to growth in the [Port Stephens Housing Supply Plan](#)
- Remove 20 projects that were not linked to growth in the Port Stephens Housing Supply Plan

### Affordable Rental Housing

The LIC Plan currently applies a contributions rate of \$20,000 per dwelling for affordable rental housing. Housing for seniors and people with a disability and granny flats have a reduced rate of \$10,000 per dwelling.

The draft LIC Plan proposes to extend the \$10,000 rate to affordable rental housing delivered by a community housing provider (such as Hume Housing) to incentivise housing affordability.





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### Proposed Changes cont.

#### Tourist and Visitor Accommodation and Caravan Parks

The LIC Plan currently applies a contributions discount of 40-50% to tourist & visitor accommodation and short term caravan parks due to reduced occupancy rates.

In recent years, the tourism industry has grown with increasing occupancy rates and infrastructure impacts across the year. Therefore, the draft LIC Plan proposes to reduce the contributions discount for tourist and visitor accommodation and caravan parks to 25%.

#### Quarry Haulage

Council collects haulage from quarries and extractive industries to repair roads damaged by trucks.

The draft LIC Plan proposes to increase the haulage rate from \$0.086/tonne/km to \$0.097/tonne/km. The increase incorporates indexation and an increased allowance for administrative costs.

Council indexes the rate each year using the Consumer Price Index. The draft LIC Plan proposes to use the Producer Price Index – Road and bridge construction NSW instead as this index more accurately reflects the increasing costs to maintain roads.




#### Planning Agreements

The Department of Planning, Housing and Infrastructure Practice Notes recommend councils to provide public planning agreement policies to provide transparency and assist in negotiation.

The draft LIC Plan includes more guidance for planning agreements including voluntary planning agreements, works in kind agreements and material public benefit agreements.



#### For further information on the LIC Plan:

 [portstephens.nsw.gov.au/infrastructure-contributions](https://portstephens.nsw.gov.au/infrastructure-contributions)  
 02 4988 0255  
 [council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au)

