

STRATHFIELD COUNCIL

STRATHFIELD  
COUNCIL VALUE  
SHARING  
CONTRIBUTIONS  
POLICY  
June 2021

<b>RESPONSIBILITY</b>	Deputy CEO, General Manager Planning, Environment & Urban Services		
<b>DATE ADOPTED</b>	6 April 2021	<b>MINUTE</b>	67/21
<b>REVISED</b>	June 2021	<b>REVIEW</b>	June 2023
<b>ECM NO.</b>			
<b>ASSOCIATED POLICIES</b>	Strathfield Local Environmental Plan 2012		
<b>ASSOCIATED LEGISLATION</b>	Environmental Planning & Assessment Act 1979		
<b>ASSOCIATED DOCUMENTS</b>			

## Introduction

### 1.0 Background

Council resolved on 1 August 2017 to implement a Value Sharing Policy to capture 30% of the difference between 1) the highest and best use value of the site permitted by the controls set out under the Strathfield Local Environment Plan (SLEP) 2012 and 2) the value of the site as a result of the approved development on the site derived from a Planning Proposal or a proposal to increase the development potential of a site above the permitted under the SLEP 2012.

## Policy Statement

This Policy is known as the Strathfield Value Sharing Contributions Policy (Policy).

This Policy applies to all land and development within the Local Government Area (LGA) of Strathfield.

When a development proponent considers submitting a Planning Proposal or a proposal to increase the development potential of a site above that permitted in the SLEP 2012, they should take into account the monetary quantum that will be required by Council under the Policy.

## 2.0 Calculation Method: Planning Proposals

The method for calculating the monetary quantum a development proponent will be required to contribute under this Policy is 30% of the difference in the land value between 1) the highest and best use value of the site permitted by the controls set out under the SLEP 2012 and 2) the highest and best use value of the site resulting from a Planning Proposal.

## 2.1 Calculation Method: Increases in Development Potential Above 2012

Where a proposal is to increase the development potential of a site above that permitted under SLEP 2012, the method for calculating the monetary quantum a development proponent will be required to contribute under this Policy is 30% of the difference between 1) the land value between the highest and best use land value of the site permitted by the controls set out under the SLEP 2012 and 2) the highest and best use value of the site with the increased development potential above that permitted under the SLEP 2012.

## 2.2 Implementation

The Policy will apply to all development proposals where there is an increase in floor area above that permitted under the SLEP 2012 with the exception of a single dwelling houses or dual occupancies. It also applies to applications to vary principal standards relating to Floor Space Ratio under clause 4.6 of the SLEP 2012 but only to that portion in excess of 10% above the FSR.

## 2.3 The Application and Use of Contributions Received

75% of the monetary quantum collected under this Policy will be used to acquire Council owned and managed affordable rental housing and the balance of 25% will be used for the accelerated acquisition and embellishment of public reserves and open space in the Strathfield LGA.

## 3.0 Policy Review

It is intended that this Policy will be periodically reviewed and, depending on the outcome of any review, may be updated from time to time. The updates may cover additional matters or provide more detailed information or guidance on specific matters covered in this Policy.

## Document History

Date	Details	Council Meeting Date
6 April 2021	Policy adopted	67/21
June 2021	Policy Review	CEO/Mayor