

30 January 2014

Request to waive Contribution Fee: Response to DWS 3234377

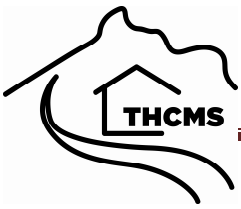
The Tweed Heads Community Men's Shed (THCMS), a not-for-profit organisation and a registered charity, is being asked by the council to make a substantial contribution towards S94 and S64 contributions.

Our aim is to enhance the well-being, health and quality of life of men by providing a fully equipped workshop and activities, projects and hobbies. Grant funding has been successfully sought from various funding organisations to achieve these aims. These contributions will put a significant hole in our ambitions/budget.

The TRCP provides that: "Eligible Business Enterprises may be excluded from the need to make TRCP payments"

Current council policy states that: "Eligible Business Enterprises are defined as retail, commercial and light industrial, change of use, activities to be established in rented premises with a gross floor area of less than 1,000m<sup>2</sup>."

While the THCMS will not occupy rented premises, the nature of the lease with council is that to all intents and purposes tenure may be likened to a rental property. Council is offering a five year lease to the THCMS, at the expiry of which the Shed building will revert to council. Whilst the THCMS is confident of renewal of the lease at the end of that period, it does mean the THCMS is investing considerable community resources in the project with no definite long-term security.



## **Tweed Heads Community Men's Shed Inc.**

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The proposed development is designed to meet a specific community need. It does not constitute urban growth. In respect of traffic implications, the proposed development will meet critical social needs of urban growth (in terms of a growing and ageing population). The proposed development does not contribute to an increased demand for transportation systems: the trip generation for residential development for the purposes of the S94 Plan must include the trip generation for this proposed development.

On this basis we seek your support for an exemption, as opposed to a loan or lease spread over a number of years, for the proposed development from S94 and S64. Our resources have already been stretched beyond breaking point by the imposition of tough acoustic control measures that require engineering modifications to the Shed design at substantial cost. To ask for additional contributions at this stage may mean the difference between the project going forward or being indefinitely delayed.

Yours sincerely,

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John Pitt / president

Martin Kinross / co-ordinator

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