

**DEVELOPMENT CONTRIBUTION RATES
UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 (AS AMENDED)**

Under the EP&A Act Council now collects Section 7.11 Contributions and Section 7.12 Levies as a means of funding local infrastructure

Current section 7.11 rates

Below development contribution rates are calculated in advance and fixed for the financial year:

| Civic Improvement Plan (commenced 01 December 2008) | Calculation Basis | Payment Date July - Sept 2023 | Payment Date Oct - Dec 2023 | Payment Date Jan - Mar 2024 | Payment Date Apr - Jun 2024 |
|---|-------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| Multiple Dwelling | per dwelling | \$11,120 | \$11,221 | \$11,322 | \$11,424 |
| Seniors Living | per dwelling | \$6,950 | \$7,014 | \$7,077 | \$7,139 |
| Commercial Office use | per sq.m GFA | \$213 | \$216 | \$218 | \$220 |
| Retail Use | per sq.m GFA | \$122 | \$123 | \$125 | \$126 |
| Industrial Warehouse Use | per sq.m GFA | \$85 | \$85 | \$87 | \$87 |
| Car parking contribution for commercial development if not provided on-site | per car space | \$25,250 | \$25,480 | \$25,709 | \$25,938 |
| Plan Administration | | 1% of other Contributions | 1% of other Contributions | 1% of other Contributions | 1% of other Contributions |

| Claremont Meadows - Development Contributions Plan (commenced 21 December 2004) | Rate Category | Payment Date July - Sept 2023 | Payment Date Oct - Dec 2023 | Payment Date Jan - Mar 2024 | Payment Date Apr - Jun 2024 |
|---|---------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| All Stages | | | | | |
| Roadworks | per Hectare | \$29,746 | \$30,016 | \$30,286 | \$30,556 |
| Community Facilities | per Hectare | \$16,229 | \$16,376 | \$16,524 | \$16,671 |
| Open space (embellishment) | per Hectare | \$40,980 | \$41,352 | \$41,724 | \$42,097 |
| Open space (land) | per Hectare | \$160,413 | \$160,413 | \$160,413 | \$160,413 |
| Conservation (embellishment) | per Hectare | \$22,456 | \$22,659 | \$22,863 | \$23,067 |
| Conservation (land) | per Hectare | \$195,950 | \$195,950 | \$195,950 | \$195,950 |
| Street trees | per lot | \$261 | \$264 | \$266 | \$269 |
| Administration (including Stage 2) | | 1% of other Contributions | 1% of other Contributions | 1% of other Contributions | 1% of other Contributions |
| Additional for Stage 2 Precincts | | | | | |
| Eastern Precinct - Drainage (works) | per Hectare | \$48,091 | \$48,527 | \$48,964 | \$49,401 |
| SW Prec West - Drainage (works) | per Hectare | \$44,829 | \$45,237 | \$45,644 | \$46,051 |
| SW Prec East - Drainage (works) | per Hectare | \$105,032 | \$105,986 | \$106,939 | \$107,893 |
| SW Prec East - Drainage (land) | per Hectare | \$200,436 | \$200,436 | \$200,436 | \$200,436 |

**DEVELOPMENT CONTRIBUTION RATES
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| Lakes Environs (Waterside Green) - Development Contributions Plan (commenced 15 March 2005) | Rate Category | Payment Date July - Sept 2023 | Payment Date Oct - Dec 2023 | Payment Date Jan - Mar 2024 | Payment Date Apr - Jun 2024 |
|--|----------------------|--|--|--|--|
| Roads & Traffic Management | per Hectare | \$90,268 | \$91,088 | \$91,908 | \$92,728 |
| Open Space | per Hectare | \$71,895 | \$72,548 | \$73,201 | \$73,854 |
| Administration | | \$1,761 | \$1,777 | \$1,793 | \$1,809 |

| Lambridge Industrial Estate North Penrith - Development Contributions Plan (commenced 21 December 2004) | Rate Category | Payment Date July - Sept 2023 | Payment Date Oct - Dec 2023 | Payment Date Jan - Mar 2024 | Payment Date Apr - Jun 2024 |
|--|----------------------|---|--|--|--|
| Roads & traffic management (works) | per Hectare | See Note and contact council to receive updated contribution rate | | | |
| Roads & traffic management (land) | per Hectare | See Note and contact council to receive updated contribution rate | | | |
| Drainage and water quality | per Hectare | See Note and contact council to receive updated contribution rate | | | |
| Plan administration | per Hectare | \$5,918 | \$5,972 | \$6,025 | \$6,079 |

Note : Facility has been forward funded through loans, and contribution rates are based on the formula for loan funding as detailed in the plan. The contribution rate as at 1 January of the current year are stated below:

| | |
|------------------------------------|-----------|
| Roads & traffic management (works) | \$347,089 |
| Roads & traffic management (land) | \$57,220 |
| Drainage and water quality | \$229,806 |

| Penrith City District Open Space - Development Contributions Plan (commenced 18 December 2007) | Rate Category | Payment Date July - Sept 2023 | Payment Date Oct - Dec 2023 | Payment Date Jan - Mar 2024 | Payment Date Apr - Jun 2024 |
|---|----------------------|--|--|--|--|
| Multi-unit and shop top housing | per dwelling | \$4,469 | \$4,510 | \$4,550 | \$4,591 |
| Dual occupancies and subdivision | per dwelling / lot | \$6,927 | \$6,990 | \$7,053 | \$7,116 |
| Housing for older people | per dwelling | \$3,352 | \$3,382 | \$3,413 | \$3,443 |
| Plan Administration | | 1% of other Contributions | 1% of other Contributions | 1% of other Contributions | 1% of other Contributions |

| Penrith City Local Open Space - Development Contributions Plan (commenced 26 June 2007) | Rate Category | Payment Date July - Sept 2023 | Payment Date Oct - Dec 2023 | Payment Date Jan - Mar 2024 | Payment Date Apr - Jun 2024 |
|--|----------------------|--|--|--|--|
| Multi-unit and shop top housing | per dwelling | \$1,617 | \$1,632 | \$1,646 | \$1,661 |
| Dual occupancies and subdivision | per dwelling / lot | \$2,506 | \$2,529 | \$2,552 | \$2,575 |
| Housing for older people | per dwelling | \$1,213 | \$1,224 | \$1,235 | \$1,246 |
| Plan Administration | | 1% of other Contributions | 1% of other Contributions | 1% of other Contributions | 1% of other Contributions |

| Cultural Facilities - Development Contributions Plan (commenced 5 August 2003) | Rate Category | Payment Date July - Sept 2023 | Payment Date Oct - Dec 2023 | Payment Date Jan - Mar 2024 | Payment Date Apr - Jun 2024 |
|---|----------------------|--|--|--|--|
| Multi-unit and shop top housing | per dwelling | \$514 | \$521 | \$529 | \$536 |
| Dual occupancies and subdivision | per dwelling / lot | \$643 | \$652 | \$661 | \$670 |
| Housing for older people | per dwelling | \$322 | \$326 | \$330 | \$335 |

**DEVELOPMENT CONTRIBUTION RATES
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Below contribution rates are calculated using quarterly Consumer Price Index (All Groups - Sydney) and/or Established House Price Index (Sydney) in conjunction with formulae outlined in each Plan.

| St Marys Town Centre (from 14 July 1993) | Rate Category | Rate as at March 2024 index rate |
|--|---------------|----------------------------------|
| Carparking (b) | per space | \$13,411 |

| Mamre Road Precinct Development Contributions Plan 2022 | Rate Category | Rate as at March 2024 index rate |
|---|-------------------------------------|----------------------------------|
| Open space land acquisition | | \$188,503 |
| Open space works | | \$33,016 |
| Transport land acquisition | per hectare of net developable land | \$246,686 |
| Transport works | | \$205,911 |
| Plan administration | | \$3,583 |

| Werrington Enterprise Living and Learning Precinct - Development Contributions Plan (commenced 1 July 2008) | | |
|---|-------------------|----------------------------------|
| Residential Development | | |
| Capped Contribution | Rate Category | Rate as at March 2024 index rate |
| All Sub-precinct | Per Lot/ Dwelling | \$30,000 |

**DEVELOPMENT CONTRIBUTION RATES
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| | |
|------------------------------------|---|
| Non Residential Development | Rate as at March 2024 index rate |
|------------------------------------|---|

| Werrington Mixed Use | Rate Category | Rate as at March 2024 index rate |
|---|-------------------------------------|---|
| Transport management facilities (land) | | \$53,465 |
| Transport management facilities (works) | per hectare of net developable land | \$65,027 |
| Administration (works) | | \$511 |

| UWS North Werrington (Werrington Creek) | Rate Category | Rate as at March 2024 index rate |
|--|-------------------------------------|---|
| Open space and recreation facilities (land) | | \$34,396 |
| Open space and recreation facilities (works) | | \$16,004 |
| Transport management facilities (land) | per hectare of net developable land | \$123,279 |
| Transport management facilities (works) | | \$89,952 |
| Administration (works) | | \$868 |
| Administration (land) | | \$344 |

| South Werrington Urban Village | Rate Category | Rate as at March 2024 index rate |
|---|-------------------------------------|---|
| Transport management facilities (land) | | \$129,959 |
| Transport management facilities (works) | per hectare of net developable land | \$93,122 |
| Administration (works) | | \$733 |

| UWS & TAFE South Werrington (Werrington Creek) | Rate Category | Rate as at March 2024 index rate |
|---|-------------------------------------|---|
| Open space and recreation facilities (land) | | \$34,396 |
| Open space and recreation facilities (works) | | \$16,004 |
| Transport management facilities (land) | per hectare of net developable land | \$0 |
| Transport management facilities (works) | | \$47,779 |
| Administration (works) | | \$534 |
| Administration (land) | | \$344 |

| South Werrington Private Lands (Werrington Creek) | Rate Category | Rate as at March 2024 index rate |
|--|-------------------------------------|---|
| Transport management facilities (land) | | \$0 |
| Transport management facilities (works) | per hectare of net developable land | \$29,457 |
| Administration (works) | | \$229 |

| Precinct Centre | Rate Category | Rate as at March 2024 index rate |
|---|-------------------------------------|---|
| Transport management facilities (land) | | \$0 |
| Transport management facilities (works) | per hectare of net developable land | \$2,184 |
| Administration (works) | | \$276,402 |

| UWS Kingswood | Rate Category | Rate as at March 2024 index rate |
|---|-------------------------------------|---|
| Transport management facilities (land) | | \$0 |
| Transport management facilities (works) | per hectare of net developable land | \$28,229 |
| Administration (works) | | \$220 |

**DEVELOPMENT CONTRIBUTION RATES
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Current section 7.12 Levies

**SECTION 7.12 CITYWIDE DEVELOPMENT CONTRIBUTIONS PLAN FOR NON-RESIDENTIAL
DEVELOPMENT (Commenced 24th August 2020)**

This contributions plan (the Plan) applies to the local infrastructure requirements for non-residential development across the City. Contributions levied under this plan are based on the proposed cost of carrying out the development.

Section 7.12 Levy Rates

| Proposed Cost of Development | Levy Rate |
|---|-------------------|
| Up to and including \$100,000 | Nil |
| More than \$100,000 and up to and including \$200,000 | 0.5% of that cost |
| More than \$200,000 | 1% of that cost |

Who may provide Cost Summary Report

- Where the applicant's estimate of the proposed cost of carrying out the development is less than \$750,000 – any building industry professional; or
- Where the proposed cost of carrying out the development is \$750,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.