

**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 2021	Payment Date Oct - Dec 2021	Payment Date Jan - Mar 2022	Payment Date Apr - Jun 2022
Multiple Dwelling	per dwelling	\$9,990	\$10,064	\$10,138	\$10,211
Seniors Living	per dwelling	\$6,244	\$6,290	\$6,336	\$6,382
Commercial Office use	per sq.m GFA	\$192	\$193	\$195	\$196
Retail Use	per sq.m GFA	\$110	\$111	\$112	\$113
Industrial Warehouse Use	per sq.m GFA	\$76	\$77	\$78	\$78
Car parking contribution for commercial development if not provided on-site	per car space	\$22,684	\$22,851	\$23,019	\$23,187
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 2021	Payment Date Oct - Dec 2021	Payment Date Jan - Mar 2022	Payment Date Apr - Jun 2022
All Stages					
Roadworks	per Hectare	\$26,722	\$26,920	\$27,117	\$27,315
Community Facilities	per Hectare	\$14,579	\$14,687	\$14,795	\$14,903
Open Space - Embellishment	per Hectare	\$36,815	\$37,087	\$37,359	\$37,631
Open Space Land (Plan ref 13.0) - Land	per Hectare	\$123,947	\$125,567	\$127,187	\$128,807
Conservation - Embellishment	per Hectare	\$20,173	\$20,322	\$20,471	\$20,620
Conservation (Plan ref 14.0) - Land	per Hectare	\$151,406	\$153,385	\$155,364	\$157,342
Street Trees	per lot	\$235	\$237	\$238	\$240
Plan 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 (Land Sth of Caddens Road) (Plan Ref 7.0) - Drainage	per Hectare	\$43,202	\$43,522	\$43,841	\$44,160
South Western (West Of Claremont Creek) (Plan ref 9.0) - Drainage	per Hectare	\$40,273	\$40,570	\$40,868	\$41,165
South Western (East Of Claremont Creek) (Plan ref 11.0) - Drainage	per Hectare	\$94,356	\$95,053	\$95,750	\$96,447
South Western (East Of Claremont Creek) (Plan ref 16.0) - Drainage Land	per Hectare	\$154,872	\$156,896	\$158,920	\$160,945

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Lakes Environs (Waterside Green) - Development Contributions Plan (commenced 15 March 2005)	Rate Category	Payment Date July - Sept 2021	Payment Date Oct - Dec 2021	Payment Date Jan - Mar 2022	Payment Date Apr - Jun 2022
Roadworks	per Hectare	\$81,093	\$81,692	\$82,291	\$82,891
Open Space	per Hectare	\$64,587	\$65,064	\$65,542	\$66,019
Plan Administration		\$1,582	\$1,594	\$1,605	\$1,617

Lambridge Industrial Estate North Penrith - Development Contributions Plan (commenced 21 December 2004)	Rate Category	Payment Date July - Sept 2021	Payment Date Oct - Dec 2021	Payment Date Jan - Mar 2022	Payment Date Apr - Jun 2022
Roadworks	per Hectare	See Note and contact council to receive updated contribution rate			
Roads & Traffic - Land	per Hectare	See Note and contact council to receive updated contribution rate			
Drainage	per Hectare	See Note and contact council to receive updated contribution rate			
Plan Administration	per Hectare	\$5,316	\$5,356	\$5,395	\$5,434

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 2021 was \$317,196 for Roadworks, \$52,291 for Roads and Traffic Land and \$210,014 for Drainage.

Penrith City District Open Space - Development Contributions Plan (commenced 18 December 2007)	Rate Category	Payment Date July - Sept 2021	Payment Date Oct - Dec 2021	Payment Date Jan - Mar 2022	Payment Date Apr - Jun 2022
Open Space	per person	\$2,028	\$2,043	\$2,058	\$2,073

Penrith City Local Open Space - Development Contributions Plan (commenced 26 June 2007)	Rate Category	Payment Date July - Sept 2021	Payment Date Oct - Dec 2021	Payment Date Jan - Mar 2022	Payment Date Apr - Jun 2022
Open Space	per person	\$733	\$739	\$744	\$749

Cultural Facilities - Development Contributions Plan (commenced 5 August 2003)	Rate Category	Payment Date July - Sept 2021	Payment Date Oct - Dec 2021	Payment Date Jan - Mar 2022	Payment Date Apr - Jun 2022
Cultural Facilities	per person	\$191	\$194	\$197	\$199

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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 21 Index rate
Carparking (b)	per space	\$8,956

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

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Non Residential Development

Werrington Mixed Use	Rate Category	Rate
Roads & Traffic Management Land	per hectare of net developable land	\$39,193
Roads & Traffic Management Works		\$55,205
Admin		\$434

UWS North Werrington (Werrington Creek)	Rate Category	Rate
Open Space Land		\$25,215
Open Space works		\$13,609
Roads & Traffic Management Land	per hectare of net developable land	\$90,371
Roads & Traffic Management Works		\$76,400
Admin		\$990

South Werrington Urban Village	Rate Category	Rate
Roads & Traffic Management Land	per hectare of net developable land	\$95,267
Roads & Traffic Management Works		\$79,096
Admin		\$623

UWS & TAFE South Werrington (Werrington Creek)	Rate Category	Rate
Open Space Land		\$25,215
Open Space works		\$13,609
Roads & Traffic Management Land	per hectare of net developable land	\$-
Roads & Traffic Management Works		\$40,537
Admin		\$706

South Werrington Private Lands (Werrington Creek)	Rate Category	Rate
Roads & Traffic Management Land		\$-
Roads & Traffic Management Works	per hectare of net developable land	\$24,956
Admin		\$195

Precinct Centre	Rate Category	Rate
Roads & Traffic Management Land		\$-
Roads & Traffic Management Works	per hectare of net developable land	\$234,957
Admin		\$1,857

UWS Kingswood	Rate Category	Rate
Roads & Traffic Management Land		\$-
Roads & Traffic Management Works	per hectare of net developable land	\$23,912
Admin		\$187

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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.