

**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 2022	Payment Date Oct - Dec 2022	Payment Date Jan - Mar 2023	Payment Date Apr - Jun 2023
Multiple Dwelling	per dwelling	\$10,295	\$10,371	\$10,447	\$10,523
Seniors Living	per dwelling	\$6,434	\$6,482	\$6,529	\$6,577
Commercial Office use	per sq.m GFA	\$198	\$199	\$201	\$202
Retail Use	per sq.m GFA	\$114	\$114	\$115	\$116
Industrial Warehouse Use	per sq.m GFA	\$79	\$79	\$80	\$81
Car parking contribution for commercial development if not provided on-site	per car space	\$23,376	\$23,548	\$23,721	\$23,894
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 2022	Payment Date Oct - Dec 2022	Payment Date Jan - Mar 2023	Payment Date Apr - Jun 2023
All Stages					
Roadworks	per Hectare	\$27,537	\$27,741	\$27,944	\$28,148
Community Facilities	per Hectare	\$15,024	\$15,135	\$15,246	\$15,357
Open space (embellishment)	per Hectare	\$37,938	\$38,218	\$38,498	\$38,779
Open space (land)	per Hectare	\$176,193	\$184,083	\$191,973	\$199,863
Conservation (embellishment)	per Hectare	\$20,788	\$20,942	\$21,096	\$21,249
Conservation (land)	per Hectare	\$215,226	\$224,864	\$234,502	\$244,140
Street trees	per lot	\$242	\$244	\$246	\$247
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	\$44,520	\$44,849	\$45,178	\$45,507
SW Prec West - Drainage (works)	per Hectare	\$41,501	\$41,808	\$42,115	\$42,421
SW Prec East - Drainage (works)	per Hectare	\$97,234	\$97,953	\$98,671	\$99,390
SW Prec East - Drainage (land)	per Hectare	\$220,153	\$230,012	\$239,870	\$249,729

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Lakes Environs (Waterside Green) - Development Contributions Plan (commenced 15 March 2005)	Rate Category	Payment Date July - Sept 2022	Payment Date Oct - Dec 2022	Payment Date Jan - Mar 2023	Payment Date Apr - Jun 2023
Roads & Traffic Management	per Hectare	\$83,567	\$84,184	\$84,802	\$85,419
Open Space	per Hectare	\$66,557	\$67,049	\$67,541	\$68,033
Administration		\$1,630	\$1,642	\$1,654	\$1,666

Lambridge Industrial Estate North Penrith - Development Contributions Plan (commenced 21 December 2004)	Rate Category	Payment Date July - Sept 2022	Payment Date Oct - Dec 2022	Payment Date Jan - Mar 2023	Payment Date Apr - Jun 2023
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	\$5,478	\$5,519	\$5,559	\$5,600

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)	\$329,951
Roads & traffic management (land)	\$54,394
Drainage and water quality	\$218,459

Penrith City District Open Space - Development Contributions Plan (commenced 18 December 2007)	Rate Category	Payment Date July - Sept 2022	Payment Date Oct - Dec 2022	Payment Date Jan - Mar 2023	Payment Date Apr - Jun 2023
Multi-unit and shop top housing	per dwelling	\$4,137	\$4,168	\$4,199	\$4,229
Dual occupancies and subdivision	per dwelling / lot	\$6,413	\$6,460	\$6,508	\$6,555
Housing for older people	per dwelling	\$3,103	\$3,126	\$3,149	\$3,172
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 2022	Payment Date Oct - Dec 2022	Payment Date Jan - Mar 2023	Payment Date Apr - Jun 2023
Multi-unit and shop top housing	per dwelling	\$1,497	\$1,508	\$1,519	\$1,530
Dual occupancies and subdivision	per dwelling / lot	\$2,320	\$2,337	\$2,355	\$2,372
Housing for older people	per dwelling	\$1,123	\$1,131	\$1,139	\$1,148
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 2022	Payment Date Oct - Dec 2022	Payment Date Jan - Mar 2023	Payment Date Apr - Jun 2023
Multi-unit and shop top housing	per dwelling	\$485	\$491	\$498	\$504
Dual occupancies and subdivision	per dwelling / lot	\$606	\$614	\$622	\$630
Housing for older people	per dwelling	\$303	\$307	\$311	\$315

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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 December 2022 index rate
Carparking (b)	per space	\$12,748

Mamre Road Precinct Development Contributions Plan 2022	Rate Category	Rate as at December 2022 index rate
Open space land acquisition		\$175,475
Open space works		\$31,386
Transport land acquisition	per hectare of net developable land	\$229,637
Transport works		\$195,742
Plan administration		\$3,406

Werrington Enterprise Living and Learning Precinct - Development Contributions Plan (commenced 1 July 2008)		
Residential Development		
Capped Contribution	Rate Category	Rate as at December 2022 index rate
All Sub-precinct	Per Lot/ Dwelling	\$30,000

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Non Residential Development	Rate as at December 2022 index rate
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Werrington Mixed Use	Rate Category	Rate as at December 2022 index rate
Transport management facilities (land)	per hectare of net developable land	\$53,465
Transport management facilities (works)		\$61,816
Administration (works)		\$486

UWS North Werrington (Werrington Creek)	Rate Category	Rate as at December 2022 index rate
Open space and recreation facilities (land)		\$34,396
Open space and recreation facilities (works)		\$15,213
Transport management facilities (land)	per hectare of net developable land	\$123,279
Transport management facilities (works)		\$85,510
Administration (works)		\$825
Administration (land)		\$344

South Werrington Urban Village	Rate Category	Rate as at December 2022 index rate
Transport management facilities (land)	per hectare of net developable land	\$129,959
Transport management facilities (works)		\$88,523
Administration (works)		\$697

UWS & TAFE South Werrington (Werrington Creek)	Rate Category	Rate as at December 2022 index rate
Open space and recreation facilities (land)		\$34,396
Open space and recreation facilities (works)		\$15,213
Transport management facilities (land)	per hectare of net developable land	\$0
Transport management facilities (works)		\$45,420
Administration (works)		\$508
Administration (land)		\$344

South Werrington Private Lands (Werrington Creek)	Rate Category	Rate as at December 2022 index rate
Transport management facilities (land)		\$0
Transport management facilities (works)	per hectare of net developable land	\$28,003
Administration (works)		\$218

Precinct Centre	Rate Category	Rate as at December 2022 index rate
Transport management facilities (land)		\$0
Transport management facilities (works)	per hectare of net developable land	\$2,076
Administration (works)		\$262,752

UWS Kingswood	Rate Category	Rate as at December 2022 index rate
Transport management facilities (land)		\$0
Transport management facilities (works)	per hectare of net developable land	\$26,835
Administration (works)		\$209

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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.