

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

Civic Improvement Plan (commenced 01 December 2008)	Calculation Basis	Payment Date - July 2025
Multiple Dwelling	per dwelling	\$12,096
Seniors Living	per dwelling	\$7,561
Commercial Office use	per sq.m GFA	\$232
Retail Use	per sq.m GFA	\$133
Industrial Warehouse Use	per sq.m GFA	\$92
Car parking contribution for commercial	per car space	\$27,466
Plan Administration		1% of other Contributions

Claremont Meadows - Development Contributions Plan (commenced 21 December 2004)	Rate Category	Payment Date - July 2025
All Stages		
Roadworks	per Hectare	\$32,356
Community Facilities	per Hectare	\$17,653
Open space (embellishment)	per Hectare	\$44,576
Conservation (embellishment)	per Hectare	\$24,426
Street trees	per lot	\$284
Administration (including Stage 2)		1% of other Contributions
Additional for Stage 2 Precincts		
Eastern Precinct - Drainage (works)	per Hectare	\$52,311
SW Prec West - Drainage (works)	per Hectare	\$48,763
SW Prec East - Drainage (works)	per Hectare	\$114,249

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

Claremont Meadows - Development Contributions Plan (commenced 21 December 2004)	Rate Category	Payment Date July - Sep 2025	Payment Date Oct - Dec 2025	Payment Date Jan - Mar 2026	Payment Date Apr - Jun 2026
All Stages					
Open space (land)	per Hectare	\$168,144	\$169,544	\$170,945	\$172,346
Conservation (land)	per Hectare	\$205,394	\$207,105	\$208,816	\$210,527
Additional for Stage 2 Precincts					
SW Prec East - Drainage (land)	per Hectare	\$210,096	\$211,846	\$213,596	\$215,347

Lakes Environs (Waterside Green) - Development Contributions Plan (commenced 15 March 2005)	Rate Category	Payment Date - July 2025
Roads & Traffic Management	per Hectare	\$98,190
Open Space	per Hectare	\$78,204
Administration		\$1,915

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Lambridge Industrial Estate North Penrith - Development Contributions Plan (commenced 21 December 2004)	Rate Category	Payment Date - July 2025
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	\$6,437
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)	\$370,825	
Roads & traffic management (land)	\$61,133	
Drainage and water quality	\$245,522	

Penrith City District Open Space - Development Contributions Plan (commenced 18 December 2007)	Rate Category	Payment Date - July 2025
Multi-unit and shop top housing	per dwelling	\$4,861
Dual occupancies and subdivision	per dwelling/lot	\$7,535
Housing for older people/dual occupancy	per dwelling	\$3,646
Boarding house/co-living	per bedroom	\$3,257
Plan Administration		1% of other Contributions

Penrith City Local Open Space - Development Contributions Plan (commenced 26 June 2007)	Rate Category	Payment Date - July 2025
Multi-unit and shop top housing	per dwelling	\$1,759
Dual occupancies and subdivision	per dwelling/lot	\$2,726
Housing for older people/secondary dwelling	per dwelling	\$1,319
Boarding house/co-living	per bedroom	\$1,178
Plan Administration		1% of other Contributions

Cultural Facilities - Development Contributions Plan (commenced 05 August 2003)	Rate Category	Payment Date - July 2025
Multi-unit and shop top housing	per dwelling	\$574
Dual occupancies and subdivision	per dwelling/lot	\$718
Housing for older people/secondary dwelling	per dwelling	\$359
Boarding house/co-living	per bedroom	\$321

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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.

Glenmore Park Stage 2 – Development Contributions Plan (commenced 09 November 2007)	Rate Category	Rates as at Mar 2025 index rate
Surveyors Creek Precinct		
Roadworks (f)	per Hectare	\$185,610
Trunk Drainage (f)	per Hectare	\$11,349
Biodiversity Corridor Works (f)	per Hectare	\$87,672
Open Space (f)	per Hectare	\$394,802
Community Facilities (f)		See Note 1
Plan Administration (j)		1% of other Contributions
Western Precinct		
Roadworks (f)		\$107,986
Trunk Drainage (f)		\$2,665
Biodiversity Corridor Works (f)		\$42,428
Open Space (f)		\$229,691
Community Facilities (f)		See Note 1
Plan Administration (j)		1% of other Contributions
Note 1: 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 2025 was \$22,401 for Surveyors Creek and \$13,035 for Western Precinct.		

Glenmore Park Stage 3 – Development Contributions Plan (commenced 04 June 2025)	Rate Category	Rates as at Mar 2025 index rate
Subdivision	per dwelling/lot	\$109,518
Medium density dwelling	per dwelling	\$85,561
Shop top housing	per dwelling	\$68,449
Studio/seniors housing/secondary dwelling	per dwelling	\$51,337
Plan Administration		1.5% of works

Orchard Hills North "Area A" – Development Contributions Plan (commenced 04 June 2025)	Rate Category	Rates as at Mar 2025 index rate
Residential Development		
Subdivision	per dwelling/lot	\$142,921
Two bedroom dwelling	per dwelling	\$95,282
Studio or 1-bedroom dwelling/seniors living/secondary dwelling	per dwelling	\$71,462
Plan Administration		1.5% of works
Non-Residential Development		
Transport management facilities (land)		\$450,836
Transport management facilities (works)	per hectare of net	\$362,511
Drainage (land)	developable land	\$256,924
Drainage (works)		\$247,799
Plan Administration		1.5% of works
Land acquisition contingency		5% of land costs

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St Marys Town Centre (from 14 July 1993)	Rate Category	Rates as at Mar 2025 index rate
Carparking (b)	per space	\$13,722

Mamre Road Precinct Development Contributions Plan 2022	Rate Category	Rates as at Mar 2025 index rate
Open space land acquisition		\$188,503
Open space works	per hectare of net	\$33,783
Transport land acquisition	developable land	\$246,686
Transport works		\$210,696
Plan administration		\$3,667

Werrington Enterprise Living and Learning Precinct – Development Contributions Plan (commenced 01 July 2008)		
Residential Development		
Capped Contribution	Rate Category	Rates as at Mar 2025 index rate
All Sub-precinct	Per Lot/Dwelling	\$30,000
Non-Residential Development		
Werrington Mixed Use	Rate Category	Rates as at Mar 2025 index rate
Transport management facilities (land)	per hectare of net	\$53,465
Transport management facilities (works)	developable land	\$66,538
Administration (works)		\$523

UWS North Werrington (Werrington Creek)	Rate Category	Rates as at Mar 2025 index rate
Open space and recreation facilities (land)		\$34,396
Open space and recreation facilities (works)		\$16,375
Transport management facilities (land)	per hectare of net	\$123,279
Transport management facilities (works)	developable land	\$92,042
Administration (works)		\$888
Administration (land)		\$344

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South Werrington Urban Village	Rate Category	Rates as at
		Mar 2025 index rate
Transport management facilities (land)	per hectare of net	\$129,959
Transport management facilities (works)		\$95,286
Administration (works)	developable land	\$750

UWS & TAFE South Werrington (Werrington Creek)	Rate Category	Rates as at
		Mar 2025 index rate
Open space and recreation facilities (land)	per hectare of net	\$34,396
Open space and recreation facilities (works)		\$16,375
Transport management facilities (land)	developable land	\$0
Transport management facilities (works)		\$48,890
Administration (works)		\$547
Administration (land)		\$344

South Werrington Private Lands (Werrington Creek)	Rate Category	Rates as at
		Mar 2025 index rate
Transport management facilities (land)	per hectare of net	\$0
Transport management facilities (works)		\$30,142
Administration (works)	developable land	\$235

Precinct Centre	Rate Category	Rates as at
		Mar 2025 index rate
Transport management facilities (land)	per hectare of net	\$0
Transport management facilities (works)		\$2,234
Administration (works)	developable land	\$282,825

UWS Kingswood	Rate Category	Rates as at
		Mar 2025 index rate
Transport management facilities (land)	per hectare of net	\$0
Transport management facilities (works)		\$28,885
Administration (works)	developable land	\$225

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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.

SECTION 7.12 PENRITH AEROTROPOLIS DEVELOPMENT CONTRIBUTIONS PLAN (Commenced 14th August 2024)

This contributions plan (the Plan) applies to development within the Agribusiness Precinct, Badgerys Creek Precinct and Northern Gateway Precinct situated within Penrith LGA as identified in Figure 1 on Page 4 of the plan, with a proposed cost of over \$200,000, subject to section 2.7 of this plan (exempted development).

Section 7.12 Levy Rates

Proposed Cost of Development	Levy Rate
Development with a proposed cost of:	
Up to and including \$200,000	Nil
More than \$200,000	5.6% 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.