

**Table 1 Development types and the contributions types that apply**

Development	Contribution type that applies
<b>Residential</b>	
Residential subdivision	Section 7.11 contribution, see <b>Table 3</b>
Apartments, shop top housing	Section 7.11 contribution, see <b>Table 3</b>
Dual occupancies, manor houses, multi dwelling housing	Section 7.11 contribution, see <b>Table 3</b>
Secondary dwellings	Section 7.11 contribution, see <b>Table 3</b>
Boarding houses, group homes, hostels	Section 7.11 contribution, see <b>Table 3</b>
Seniors living housing (self-contained dwellings)	Section 7.11 contribution, see <b>Table 3</b>
Seniors living housing (integrated facilities and residential care facilities)	Section 7.12 levy <sup>(1)</sup> , see <b>Table 4</b>
Dwelling houses (including alterations and additions to the principal or secondary dwelling) on land that was not the subject of a section 7.11 contribution on the initial subdivision / dual occupancy / secondary dwelling	Section 7.12 levy <sup>(1)</sup> , see <b>Table 4</b>
<b>Non residential</b>	
Industrial and business park development	Section 7.12 levy <sup>(1)</sup> , see <b>Table 4</b>
Retail shops, business premises, commercial premises, offices, etc.	Section 7.12 levy <sup>(1)</sup> , see <b>Table 4</b>
Educational establishments	Section 7.12 levy <sup>(1)</sup> , see <b>Table 4</b>
Tourist and visitor accommodation	Section 7.12 levy <sup>(1)</sup> , see <b>Table 4</b>
Change from one non residential use to another with or without fitout	Section 7.12 levy <sup>(1)(2)</sup> , see <b>Table 4</b>
Mixed use development where the development would result in a net increase in dwellings	Section 7.11 contribution or section 7.12 levy <sup>(3)</sup>
Parking-deficient non residential development in the CBD and town centres	Council may negotiate a voluntary planning agreement for the developer to provide contributions that satisfactorily address the parking shortfall
All other development	Section 7.12 levy <sup>(1)</sup> , see <b>Table 4</b>

(1) Development with a cost exceeding \$100,000 only

(2) Only required where development involves an enlargement, expansion or intensification of a current use of land, as required under 25J(3)(g) of the EP&A Regulation

(3) The contribution type used will be the type that yields the highest contribution amount, refer to Section 2.8.1 of the plan for details

Refer to **Section 2.8** of this plan for the rates that apply to different development types.

Type of Local Infrastructure	Total cost of works	Cost attributable to new development*
Community facilities		
Recoupment of completed works	\$148,724,475	\$12,330,806
Active transport and public domain	\$31,775,028	\$3,997,338
<b>Total</b>	<b>\$339,032,992</b>	<b>\$85,165,636</b>

\* This is the anticipated total amount expected from section 7.11 contributions levied on residential development under the plan. Additional monies from section 7.12 levies levied on non residential development will increase the overall pool of development contributions.

## 2.8 What are the contribution rates required for Local Infrastructure?

### 2.8.1 Development subject to a section 7.11 contribution

**Table 3** contains the rates for developments that are subject to a section 7.11 contribution under this plan.

In the case of mixed use developments that comprise both residential and non residential components:

- if application of a section 7.12 levy to the whole development yields a higher contribution amount than application of a section 7.11 contribution, then a section 7.12 levy shall be imposed on the whole development; or
- if application of a section 7.12 levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution, then a section 7.11 contribution shall be imposed only on the component of the development that comprises Residential Accommodation.

**Table 3 Section 7.11 contribution rates**

		Per resident*	Per secondary dwelling or seniors living dwelling	Per bedsit, studio or 1 bed dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling / Per Lot
Recoupment - open space and recreation	Works	\$58.78	\$88.52	\$88.52	\$124.58	\$160.29
Recoupment - community facilities	Works	\$1,105.51	\$1,665.00	\$1,665.00	\$2,343.15	\$3,014.84
Open space and recreation facilities	Land & works	\$5,748.33	\$8,657.55	\$8,657.55	\$12,183.73	\$15,676.35
Active transport and public domain facilities	Works	\$312.77	\$471.06	\$471.06	\$662.92	\$852.95
Plan administration		\$108.38	\$163.23	\$163.23	\$229.72	\$295.57
<b>Total</b>		<b>\$7,333.75</b>	<b>\$11,045.37</b>	<b>\$11,045.37</b>	<b>\$15,544.09</b>	<b>\$20,000.00</b>

\* the per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels

Important Note: At the time this plan was prepared, consent authorities could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling. This restriction is due to a direction made by the Minister for Planning on 17 July 2017. **The consent authority therefore shall not impose a total monetary contribution under this plan that exceeds \$20,000 for each dwelling approved in the development.**

## 2.8.2 Developments subject to a section 7.12 fixed development consent levy

There are two contribution catchments that apply to developments that are subject to section 7.12 levies under this plan. Different levy rates apply, as per **Table 4**, depending on whether the development is located within or outside of the Chatswood CBD area.

A map showing the Chatswood CBD area is shown in **Figure 1**.

**Table 4** contains the rates for developments that are subject to a section 7.12 fixed development consent levy under this plan.

**Table 4 Section 7.12 levy rates**

Development type	Levy rate for developments WITHIN the Chatswood CBD area	Levy rate for developments OUTSIDE of the Chatswood CBD area
Development that has a proposed cost of carrying out the development:		
• up to and including \$100,000	Nil	Nil
• more than \$100,000 and up to and including \$200,000	0.5% of that cost	0.5% of that cost
• more than \$200,000 and up to and including \$250,000	1% of that cost	1% of that cost
• more than \$250,000	3% of that cost	1% of that cost