

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	Payment Date	Payment Date	Payment Date
		July – Sept 2024	Oct – Dec 2024	Jan – Mar 2025	Apr – Jun 2025
Multiple Dwelling	per dwelling	\$11,650	\$11,786	\$11,924	\$12,060
Seniors Living	per dwelling	\$7,281	\$7,366	\$7,452	\$7,537
Commercial Office use	per sq.m GFA	\$224	\$226	\$229	\$231
Retail Use	per sq.m GFA	\$128	\$130	\$132	\$133
Industrial Warehouse Use	per sq.m GFA	\$89	\$90	\$91	\$92
Car parking contribution for commercial development if not provided on-site	per car space	\$26,453	\$26,763	\$27,073	\$27,383
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	Payment Date	Payment Date	Payment Date
		July – Sept 2024	Oct – Dec 2024	Jan – Mar 2025	Apr – Jun 2025
All Stages					
Roadworks	per hectare	\$31,163	\$31,528	\$31,893	\$32,259
Community Facilities	per hectare	\$17,002	\$17,201	\$17,401	\$17,600
Open space (embellishment)	per hectare	\$42,933	\$43,436	\$43,939	\$44,442
Open space (land)	per hectare	\$162,947	\$164,215	\$165,482	\$166,749
Conservation (embellishment)	per hectare	\$23,525	\$23,801	\$24,077	\$24,352
Conservation (land)	per hectare	\$199,046	\$200,594	\$202,142	\$203,690
Street trees	per lot	\$274	\$277	\$280	\$283
Administration (including Stage 2)		1% of other	1% of other	1% of other	1% of other
		Contributions	Contributions	Contributions	Contributions
Additional for Stage 2 Precincts					
Eastern Precinct – Drainage (works)	per hectare	\$50,382	\$50,972	\$51,563	\$52,153
SW Prec West – Drainage (works)	per hectare	\$46,965	\$47,516	\$48,066	\$48,616
SW Prec East – Drainage (works)	per hectare	\$110,036	\$111,325	\$112,615	\$113,904
SW Prec East – Drainage (land)	per hectare	\$203,603	\$205,187	\$206,770	\$208,354

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UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 (AS AMENDED)

Lakes Environs (Waterside Green) - Development Contributions Plan (commenced 15 March 2005)	Rate Category	Payment Date July - Sept 2024	Payment Date Oct - Dec 2024	Payment Date Jan - Mar 2025	Payment Date Apr - Jun 2025
Roads & Traffic Management	per hectare	\$94,569	\$95,677	\$96,786	\$97,894
Open Space	per hectare	\$75,320	\$76,203	\$77,086	\$77,968
Administration		\$1,845	\$1,866	\$1,888	\$1,910

Lambridge Industrial Estate North Penrith - Development Contributions Plan (commenced 21 December 2004)	Rate Category	Payment Date July - Sept 2024	Payment Date Oct - Dec 2024	Payment Date Jan - Mar 2025	Payment Date Apr - Jun 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	\$6,200	\$6,272	\$6,345	\$6,418
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 - Sept 2024	Payment Date Oct - Dec 2024	Payment Date Jan - Mar 2025	Payment Date Apr - Jun 2025
Multi-unit and shop top housing	per dwelling	\$4,682	\$4,737	\$4,792	\$4,847
Dual occupancies and subdivision	per dwelling/lot	\$7,257	\$7,342	\$7,427	\$7,512
Housing for older people	per dwelling	\$3,512	\$3,553	\$3,594	\$3,635
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 2024	Payment Date Oct - Dec 2024	Payment Date Jan - Mar 2025	Payment Date Apr - Jun 2025
Multi-unit and shop top housing	per dwelling	\$1,694	\$1,714	\$1,734	\$1,754
Dual occupancies and subdivision	per dwelling/lot	\$2,626	\$2,657	\$2,687	\$2,718
Housing for older people	per dwelling	\$1,271	\$1,285	\$1,300	\$1,315
Plan Administration		1% of other Contributions	1% of other Contributions	1% of other Contributions	1% of other Contributions

Cultural Facilities - Development Contributions Plan (commenced 05 August 2003)	Rate Category	Payment Date July - Sept 2024	Payment Date Oct - Dec 2024	Payment Date Jan - Mar 2025	Payment Date Apr - Jun 2025
Multi-unit and shop top housing	per dwelling	\$544	\$551	\$559	\$567
Dual occupancies and subdivision	per dwelling/lot	\$680	\$689	\$699	\$709
Housing for older people	per dwelling	\$340	\$345	\$349	\$354

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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	per hectare	\$185,610
Trunk Drainage	per hectare	\$11,349
Biodiversity Corridor Works	per hectare	\$87,672
Open Space	per hectare	\$394,802
Community Facilities		See Note 1
Plan Administration		1% of other Contributions
Western Precinct		
Roadworks	per hectare	\$107,986
Trunk Drainage	per hectare	\$2,665
Biodiversity Corridor Works	per hectare	\$42,428
Open Space	per hectare	\$229,691
Community Facilities		See Note 1
Plan Administration		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 2024 was \$21,244 for Surveyors Creek and \$12,361 for Western Precinct.		

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 dwelling/lot	\$30,000

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

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

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)	developable land	\$95,286
Administration (works)		\$750

UWS & TAFE South 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	\$0
Transport management facilities (works)	developable land	\$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)	developable land	\$30,142
Administration (works)		\$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)	developable land	\$2,234
Administration (works)		\$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)	developable land	\$28,885
Administration (works)		\$225

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Orchard Hills North Development Contributions Plan (commenced 20/05/2025)	Rate Category	Rates as at Mar 2025 index rate
Residential Development		
Roads and transport (land)	per dwelling/lot	\$28,423
Roads and transport (works)	per dwelling/lot	\$22,855
Open space, recreation and shared paths (land)	per dwelling/lot	\$35,170
Open space, recreation and shared paths (works)	per dwelling/lot	\$19,021
Water cycle management (land)	per dwelling/lot	\$16,198
Water cycle management (works)	per dwelling/lot	\$15,622
District Open Space (Gipps St facility)	per dwelling/lot	\$1,009
Plan Administration (1.5% of works)	per dwelling/lot	\$634
Just Terms Acquisition (5% of Land costs)	per dwelling/lot	\$3,990
Non-Residential Development		
Transport management facilities (land)		\$450,836
Transport management facilities (works)		\$362,511
Stormwater Drainage (land)	per hectare of net	\$256,924
Stormwater Drainage (works)	developable land	\$247,799
Plan Administration (1.5% of works)		\$6,971
Just Terms Acquisition (5% of Land costs)		\$155,707

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.

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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.