

Lake Macquarie City Council Development Contributions Plan Belmont Contributions Catchment - 2017 - Feb 2021

Table E3: Summary of Contribution Rates by Development Type - Effective from 22/08/2025 until 14/11/2025

NB: The figures provided in this table are an estimate and may differ to actual contributions imposed on approvals.

Development Type	Base (per)	Occupancy Rate ^A	Sub-Catchment ^B	
			1. . Belmont Contributions Catchment excluding Catherine Hill Bay URA 1, Catherine Hill Bay URA 2, and Nords Wharf URA	Catherine Hill Bay URA 1, Catherine Hill Bay URA 2, Nords Wharf URA
Dwelling House / Lot / Exhibition Home	dwelling	3.05	\$33,451.58	\$33,451.58
Dual Occupancy	dwelling	2.17	\$23,799.97	\$23,799.97
Residential Accommodation ^C with 1 bedroom / bedsit	dwelling	1.20	\$13,161.27	\$13,161.27
Residential Accommodation ^C with 2 bedrooms	dwelling	1.73	\$18,974.18	\$18,974.18
Residential Accommodation ^C with 3 or more bedrooms	dwelling	2.54	\$27,858.04	\$27,858.04
Seniors Housing ^D	dwelling	1.37	\$15,025.79	\$15,025.79
Residential Care Facility	bed	1.00	\$609.40	\$609.40
Moveable Dwelling (Long-term)	site	1.50	\$16,451.60	\$16,451.60
Moveable Dwelling (Short-term)	site	1	\$9,946.43	\$9,946.43
Tourist and Visitor Accommodation (Small Scale)	room ^E	0.73	\$7,260.90	\$7,260.90
Tourist and Visitor Accommodation (Large Scale)	room ^E	1.55	\$15,416.97	\$15,416.97
Hostel / Boarding House / Group Home / Hospital / Educational Establishment (residential component)	bed	1	\$10,967.73	\$10,967.73
Industry (Small Scale)	100m ² GLFA	1.05	\$10.83	\$10.83
Industry (Large Scale) and warehouses or distribution centres	100m ² GLFA	0.83	\$8.56	\$8.56
Other Development	See Note G			
Road Haulage	See Note I			

Notes:

A. These are the occupancy rates for future residential development (excluding existing development) in the Contributions Catchment as forecast to 2030.

B. Refer to Section 6.1 Local Roads sub-catchments.

C. Excluding boarding houses, group homes, hostels and seniors housing.

D. Excluding residential care facilities.

E. 'Room' means a leasable room that may be occupied by paying visitors.

F. Excluding bulky goods premises and supermarkets.

G. Other development not specified in this table will be assessed in accordance with Section 1.5 of this Plan and the per person (residential), per worker (non-residential) and per PVT rates specified in Tables E1 and E2.

H. Levies specified in this Table and/or in this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contributions thresholds.

I Applies to agriculture, extractive industry, forestry, freight transport facilities, industry, mining, rural industry, transport depots, truck depots and waste or resource management facilities (see Section 4.2).

J. Figure 2 details the urban release areas.