

**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
		Jul – Sep 2025	Oct – Dec 2025	Jan – Mar 2026	Apr – Jun 2026
Multiple Dwelling	per dwelling	\$12,096	\$12,211	\$12,326	\$12,439
Seniors Living	per dwelling	\$7,561	\$7,633	\$7,704	\$7,775
Commercial Office use	per sqm GFA	\$232	\$234	\$236	\$238
Retail Use	per sqm GFA	\$133	\$135	\$136	\$138
Industrial Warehouse Use	per sqm GFA	\$92	\$93	\$95	\$95
Car parking contribution for commercial	per car space	\$27,466	\$27,726	\$27,987	\$28,247
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
		Jul – Sep 2025	Oct – Dec 2025	Jan – Mar 2026	Apr – Jun 2026
All Stages					
Roadworks	per hectare	\$32,356	\$32,663	\$32,969	\$33,276
Community Facilities	per hectare	\$17,653	\$17,820	\$17,988	\$18,155
Open space (embellishment)	per hectare	\$44,576	\$44,999	\$45,421	\$45,843
Open space (land)	per hectare	\$168,144	\$169,544	\$170,945	\$172,346
Conservation (embellishment)	per hectare	\$24,426	\$24,658	\$24,889	\$25,120
Conservation (land)	per hectare	\$205,394	\$207,105	\$208,816	\$210,527
Street trees	per lot	\$284	\$287	\$290	\$292
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	\$52,311	\$52,806	\$53,302	\$53,797
SW Prec West – Drainage (works)	per hectare	\$48,763	\$49,225	\$49,687	\$50,149
SW Prec East – Drainage (works)	per hectare	\$114,249	\$115,331	\$116,413	\$117,496
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	Payment date	Payment date	Payment date
		Jul – Sep 2025	Oct – Dec 2025	Jan – Mar 2026	Apr – Jun 2026
Roads & Traffic Management	per hectare	\$98,190	\$99,120	\$100,050	\$100,980
Open Space	per hectare	\$78,204	\$78,945	\$79,686	\$80,426
Administration		\$1,915	\$1,934	\$1,952	\$1,970

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Lambridge Industrial Estate North Penrith - Development Contributions Plan (commenced 21 December 2004)	Rate category	Payment date Jul - Sep 2025	Payment date Oct - Dec 2025	Payment date Jan - Mar 2026	Payment date Apr - Jun 2026
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	\$6,498	\$6,559	\$6,620
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 31 December 2025 of the current year are stated below:					
Roads & traffic management (works)	\$383,955				
Roads & traffic management (land)	\$63,297				
Drainage and water quality	\$254,215				

Penrith City District Open Space - Development Contributions Plan (commenced 18 December 2007)	Rate category	Payment date Jul - Sep 2025	Payment date Oct - Dec 2025	Payment date Jan - Mar 2026	Payment date Apr - Jun 2026
Multi-unit and shop top housing	per dwelling	\$4,861	\$4,907	\$4,954	\$5,000
Dual occupancy and subdivision	per dwelling/lot	\$7,535	\$7,607	\$7,678	\$7,749
Housing for older people/secondary dwelling	per dwelling	\$3,646	\$3,681	\$3,715	\$3,750
Boarding house/co-living housing	per bedroom	\$3,257	\$3,288	\$3,319	\$3,350
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 Jul - Sep 2025	Payment date Oct - Dec 2025	Payment date Jan - Mar 2026	Payment date Apr - Jun 2026
Multi-unit and shop top housing	per dwelling	\$1,759	\$1,776	\$1,792	\$1,809
Dual occupancy and subdivision	per dwelling/lot	\$2,726	\$2,752	\$2,778	\$2,804
Housing for older people/secondary dwelling	per dwelling	\$1,319	\$1,332	\$1,344	\$1,357
Boarding house/co-living housing	per bedroom	\$1,178	\$1,190	\$1,201	\$1,212
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 Jul - Sep 2025	Payment date Oct - Dec 2025	Payment date Jan - Mar 2026	Payment date Apr - Jun 2026
Multi-unit and shop top housing	per dwelling	\$574	\$582	\$590	\$598
Dual occupancy and subdivision	per dwelling/lot	\$718	\$728	\$737	\$748
Housing for older people/secondary dwelling	per dwelling	\$359	\$364	\$369	\$374
Boarding house/co-living housing	per bedroom	\$321	\$325	\$329	\$334

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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 2026 index rates
Surveyors Creek Precinct		
Roadworks (f)	per hectare	\$193,119
Trunk Drainage (f)	per hectare	\$11,808
Biodiversity Corridor Works (f)	per hectare	\$91,219
Open Space (f)	per hectare	\$410,774
Community Facilities (f)		See Note 1
Plan Administration (j)		1% of other Contributions
Western Precinct		
Roadworks (f)		\$112,354
Trunk Drainage (f)		\$2,773
Biodiversity Corridor Works (f)		\$44,144
Open Space (f)		\$238,983
Community Facilities (f)		See Note 1
Plan Administration (j)		1% of other Contributions
<p>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 2026 was \$23,195 for Surveyors Creek and \$13,496 for Western Precinct.</p>		

Glenmore Park Stage 3 - Development Contributions Plan Amendment 1 (commenced 01 Sep 2025)	Rate category	Rates as at Mar 2026 index rates
Residential development		
Subdivision	per dwelling/lot	\$113,340
Medium density dwelling/dual occupancy	per dwelling	\$88,546
Shop top housing	per dwelling	\$70,837
Studio/seniors housing/secondary dwelling	per dwelling	\$53,128
Plan Administration		1.5% of works
Non-residential development		
Transport & traffic management (land)		\$388,532
Transport & traffic management (works)	per hectare of net	\$303,616
Drainage (land)	developable land	\$38,688
Drainage (works)		\$166,818
Plan Administration	1.5% of works	\$7,056

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Orchard Hills North "Area A" - Development Contributions Plan (commenced 04 June 2025)	Rate category	Rates as at Mar 2026 index rates
Residential development		
Subdivision	per dwelling/lot	\$148,703
Two bedroom dwelling	per dwelling	\$99,137
Studio or 1-bedroom dwelling/seniors living/secondary dwelling	per dwelling	\$74,353
Plan Administration		1.5% of works
Non-residential development		
Transport management facilities (land)		\$469,074
Transport management facilities (works)	per hectare of net	\$377,177
Drainage (land)	developable land	\$267,318
Drainage (works)		\$257,824
Plan Administration		1.5% of works
Land acquisition contingency		5% of land costs

Mamre Road Precinct Development Contributions Plan 2022 Amendment 1 (commenced 01 Sep 2025)	Rate category	Rates as at Mar 2026 index rates
Open space land acquisition		\$198,814
Open space works	per hectare of net	\$30,873
Transport land acquisition	developable land	\$293,613
Transport works		\$218,609
Plan administration		\$3,742

Mamre Road Precinct Development Contributions Plan 2022	Rate category	Rates as at Mar 2026 index rates
Open space land acquisition		\$188,503
Open space works	per hectare of net	\$35,150
Transport land acquisition	developable land	\$246,686
Transport works		\$219,219
Plan administration		\$3,815

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Werrington Enterprise Living and Learning Precinct - Development Contributions Plan (commenced 01 July 2008)		
Residential Development		
Capped Contribution	Rate category	Rates as at Mar 2026 index rates
All Sub-precinct	per lot/dwelling	\$30,000
Non-Residential Development		
Werrington Mixed Use	Rate category	Rates as at Mar 2026 index rates
Transport management facilities (land)	per hectare of net	\$53,465
Transport management facilities (works)	developable land	\$69,230
Administration (works)		\$544

UWS North Werrington (Werrington Creek)	Rate category	Rates as at Mar 2026 index rates
Open space and recreation facilities (land)		\$34,396
Open space and recreation facilities (works)		\$17,038
Transport management facilities (land)	per hectare of net	\$123,279
Transport management facilities (works)	developable land	\$95,766
Administration (works)		\$924
Administration (land)		\$344

South Werrington Urban Village	Rate category	Rates as at Mar 2026 index rates
Transport management facilities (land)	per hectare of net	\$129,959
Transport management facilities (works)	developable land	\$99,140
Administration (works)		\$781

UWS & TAFE South Werrington (Werrington Creek)	Rate category	Rates as at Mar 2026 index rates
Open space and recreation facilities (land)		\$34,396
Open space and recreation facilities (works)		\$17,038
Transport management facilities (land)	per hectare of net	\$0
Transport management facilities (works)	developable land	\$50,867
Administration (works)		\$569
Administration (land)		\$344

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South Werrington Private Lands (Werrington Creek)	Rate category	Rates as at Mar 2026 index rates
Transport management facilities (land)	per hectare of net	\$0
Transport management facilities (works)		\$31,361
Administration (works)	developable land	\$244

Precinct Centre	Rate category	Rates as at Mar 2026 index rates
Transport management facilities (land)	per hectare of net	\$0
Transport management facilities (works)		\$2,325
Administration (works)	developable land	\$294,266

UWS Kingswood	Rate category	Rates as at Mar 2026 index rates
Transport management facilities (land)	per hectare of net	\$0
Transport management facilities (works)		\$30,054
Administration (works)	developable land	\$234

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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	0
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 a 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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ST MARYS TOWN CENTRE DEVELOPMENT CONTRIBUTION PLAN 2025 (Commenced 04 May 2026)

This contributions plan (the Plan) applies to development within the St Marys Town Centre precinct situated within Penrith LGA as identified in Figure 1 on Page 12 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	4% of that cost

Who may provide a 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.