

Developer Charges - Estimate

Applicants Name: RTS Super Pty Ltd & Stacks Super Pty & TJS Super Pty Ltd c/- King & Campbell Pty Ltd
Property Address: Forest Parkway, Lake Cathie
Lot & Dp: Lot(s):8 & 1, DP(s):1210904 & 1185458
Development: Staged Residential Subdivision (151 residential lots and reserve)



Note: This Notice includes contributions amounts referred to in the Sydmart Area 14 Stage 1A Planning Agreement dated 23 December 2011.
 Water and Sewerage Headworks Levies are levied under S64 of the LGA Act & S306 of the Water Management Act 2000.
 Other contributions are levied under Section 94 of the Environmental Planning and Assessment Act and Council's S94 Contribution Plans.

Levy Area	Units	Cost	Estimate
1 Water Supply	153.2	\$9,612.00 Per ET	\$1,472,558.40
2 Sewerage Scheme Lake Cathie/Bonny Hills	150	\$3,647.00 Per ET	\$547,050.00
3 Since 1.7.04 - Major Roads - Lake Cathie/Bonny Hills - Per ET	150	\$5,443.00 Per ET	\$816,450.00
4 Open Space Contribution provided for in the Sydmart Area 14 Stage 1A Planning Agreement	150	\$7,231.90 Per ET	\$1,084,785.00
5 Commenced 3 April 2006 - Com, Cul and Em Services CP - Lake Cathie / Bonny Hills	150	\$4,965.00 Per ET	\$744,750.00
6 Com 1.3.07 - Administration Building - All areas	150	\$859.00 Per ET	\$128,850.00
7 Commenced 3 April 2006 - Com, Cul and Em Services CP - Bushfire	150	\$477.00 Per ET	\$71,550.00
8 Since 13.6.14 - Local Roads Contributions Plan - Area 14 - Per ET	150	\$7,057.40 Per ET	\$1,058,610.00
9 N/A			
10 N/A			
11 N/A			
12 N/A			
13 N/A			
14 N/A			
15 Admin General Levy - Applicable to Consents approved after 11/2/03		2.2% S94 Contribution	\$85,909.80
16			
17			
18			
Total Amount of Estimate (Not for Payment Purposes)			\$6,010,513.20

Not for Payment Purposes

NOTES: These contribution rates apply to new development and should be used as a guide only.
 Contributions will be determined in conjunction with a Development Application (DA) or Complying Development Application (CDA).
 DAs will be subject to the contributions plans in force at the time of issue of the Consent and for CDCs at time of lodgement.
 Contribution Rates are adjusted quarterly in line with the CPI.

DATE OF ESTIMATE:

3-Aug-2016

Estimate Prepared By V Penfold

This is an ESTIMATE ONLY - NOT for Payment Purposes