

BALLINA SHIRE COUNCIL CONTRIBUTIONS ADVICE

Not for payment



Ardill Payne & Partners
45 River Street
BALLINA NSW 2478

Application ID:	DA 2024/252/1
Advice number:	ICN-001218
Date of issue:	28 Jul 2025
Description	New medical centre
Land description:	1//DP522136
Property address:	12 Commercial Road, Alstonville NSW 2477
Secondary address:	Not Applicable
Application type:	Development Application
Stage name:	N/A
Related planning agreements:	Not Applicable
Notes:	
Total contributions and fees	\$156,721.54

Note to Applicant

These figures are correct at date of issue and are subject to periodic review and indexing in accordance with relevant Development Contributions Plans and/or Voluntary Planning Agreements.

Please contact Ballina Shire Council prior to payment to obtain the current outstanding amount, by telephone or email:

P: 6686 1220

E: terminal22@ballina.nsw.gov.au

This amount is current to 30 June. Any Developer Contribution that remains unpaid after this date will require reindexing. Please contact Ballina Shire Council for an updated Fee Estimate.

Breakdown of contributions and fees

Development composition

Development type	Development unit	Proposed development	Existing development	Net development
Medical centre - consulting room (Water supply and wastewater)	Item	5	0	5
Medical centre - m2 GFA (Road)	GFA (m2)	617	0	617
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	0	1	-1

Applied contribution rates and fees

Infrastructure category	Unadjusted contribution/fee rate (\$/unit) ¹	Adjusted contribution/fee rate (\$/unit) ²	Capped contribution/fee rate (\$/unit)	Applied contribution/fee rate (\$/unit)
Roads - 5208				
Medical centre - m2 GFA (Road)	\$192.74	\$228.18		\$228.18
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$12,431.54	\$14,717.68	\$12,267.38	\$12,267.38
Roads Plan Administration - 5209				
Medical centre - m2 GFA (Road)	\$2.89	\$3.42		\$3.42
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$186.47	\$220.76	\$184.01	\$184.01
Rous Bulk Water - 5001				
Medical centre - consulting room (Water supply and wastewater)	\$4,239.20	\$4,239.20		\$4,239.20
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$10,598.00	\$10,598.00		\$10,598.00
Wastewater Services - Alstonville - Wollongbar - 3007				
Medical centre - consulting room (Water supply and wastewater)	\$3,768.03	\$4,021.34		\$4,021.34
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$5,981.00	\$6,383.08		\$6,383.08
Water Supply - Alstonville - Wollongbar - 2007				
Medical centre - consulting room (Water supply and wastewater)	\$732.40	\$781.64		\$781.64

Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$1,831.00	\$1,954.09		\$1,954.09
Community Facilities Administration - 4219				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$38.27	\$43.97	\$36.65	\$36.65
Local Community Facilities - 4216				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$1,528.00	\$1,755.44	\$1,463.18	\$1,463.18
Local Open Spaces - 4311				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$3,912.00	\$4,494.30	\$3,746.06	\$3,746.06
Open Space Administration - 4219				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$77.73	\$89.30	\$74.43	\$74.43
Regional Community Facilities - 4216				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$1,034.00	\$1,187.91	\$990.14	\$990.14
Regional Open Spaces - 4311				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	\$1,293.00	\$1,485.46	\$1,238.15	\$1,238.15

¹ In accordance with the 2024 - ROUS23, WS24, WW24, RCP42, OSCF22, CP14.

² At the date of this advice, after the application of indexation.

Total contributions and fees

Infrastructure category	Unit	Development amount	Applied contribution/fee rate (\$/unit)	Total contribution/fee (\$)
Roads - 5208				
Medical centre - m2 GFA (Road)	GFA (m2)	617	\$228.18	\$140,787.06
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$12,267.38	(\$12,267.38)
Roads Plan Administration - 5209				
Medical centre - m2 GFA (Road)	GFA (m2)	617	\$3.42	\$2,110.14
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$184.01	(\$184.01)
Rous Bulk Water - 5001				

Medical centre - consulting room (Water supply and wastewater)	Item	5	\$4,239.20	\$21,196.00
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$10,598.00	(\$10,598.00)
Wastewater Services - Alstonville - Wollongbar - 3007				
Medical centre - consulting room (Water supply and wastewater)	Item	5	\$4,021.34	\$20,106.70
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$6,383.08	(\$6,383.08)
Water Supply - Alstonville - Wollongbar - 2007				
Medical centre - consulting room (Water supply and wastewater)	Item	5	\$781.64	\$3,908.20
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$1,954.09	(\$1,954.09)
Community Facilities Administration - 4219				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$36.65	(\$36.65)
Local Community Facilities - 4216				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$1,463.18	(\$1,463.18)
Local Open Spaces - 4311				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$3,746.06	(\$3,746.06)
Open Space Administration - 4219				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$74.43	(\$74.43)
Regional Community Facilities - 4216				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$990.14	(\$990.14)
Regional Open Spaces - 4311				
Subdivision - Residential (standard 450 sq.m - 2,000 sq.m)	Lot	-1	\$1,238.15	(\$1,238.15)

Applicable discounts

No discounts apply.

Other adjustments

No other adjustments apply.

Summary

Total contributions and fees (\$)	\$156,721.54
Total discounts (\$)	\$0.00
Total other adjustments (\$)	\$0.00
Total contributions and fees (\$)	\$156,721.54