

# Developer Charges - Estimate

**Applicants Name:** Hopkins Consultants  
**Property Address:** Carlie Jane Drive Thrumster  
**Lot & Dp:** Lot(s):53,DP(s):1312158  
**Development:** 112 Lot Residential Subdivision - W&S charges only



154.2025.0199.01

s7.11 & VPA charges are applicable. Please refer "s7.11 & VPA charges only" NoP for contribution payable.

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 7.11 of the Environmental Planning and Assessment Act and Council's Contribution Plans.

| Levy Area  | Units                       | Cost               | Estimate       |
|--|-----------------------------|--------------------|----------------|
| 1 Water Supply - Hastings  | 111.6                       | \$7,141.00 Per ET  | \$796,935.60   |
| 2 Sewerage Scheme - Thrumster  | 111                         | \$16,369.00 Per ET | \$1,816,959.00 |
| 3 N/A  |                             |                    |                |
| 4 N/A  |                             |                    |                |
| 5 N/A  |                             |                    |                |
| 6 N/A  |                             |                    |                |
| 7 N/A  |                             |                    |                |
| 8 N/A  |                             |                    |                |
| 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 <b>approved after 11/2/03</b> | Contribution Not Applicable |                    |                |
| 16   |                             |                    |                |
| 17   |                             |                    |                |
| 18   |                             |                    |                |
| Total Amount of Estimate (Not for Payment Purposes)                          |                             |                    | \$2,613,894.60 |

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:

29-Jun-2025

Estimate Prepared By Ben Roberts

**This is an ESTIMATE ONLY - NOT for Payment Purposes**

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Note: This Notice includes contributions provided for under the Sovereign Hills Estate Planning Agreement and First Deed of Variation to Sovereign Hills Estate Planning Agreement dated 17 September 2012, Area 13 Environmental Land Management Planning Agreement dated 18 June 2008. Contributions associated with Item 8 to be paid as part of any future Subdivision Certificate application associated with the land.

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 7.11 of the Environmental Planning and Assessment Act and Council's Contribution Plans.

| Levy Area   | Units                 | Cost               | Estimate              |
|---|-----------------------|--------------------|-----------------------|
| 1 Please refer W&S NoP for W&S charges  |                       |                    |                       |
| 2 Please refer W&S NoP for W&S charges  |                       |                    |                       |
| 3 Roads Contribution as provided for under the Sovereign Hills Estate Planning Agreement                                      | 111                   | \$16,746.00 Per ET | \$892,226.90          |
| 4 Open Space Contribution as provided for under the Sovereign Hills Estate Planning Agreement                                 | 111                   | \$8,101.00 Per ET  | \$179,842.20          |
| 5 Community, Cultural and Emergency Services Contribution as provided for under the Sovereign Hills Estate Planning Agreement | 111                   | \$6,955.00 Per ET  | \$308,802.00          |
| 6 Com 1.3.07 - Administration Building - All areas  | 111                   | \$1,106.00 Per ET  | \$122,766.00          |
| 7 N/A   |                       |                    |                       |
| 8 Environmental Management Contribution provided for under Area 13 Environmental Land Management Planning Agreement           | TBD                   | \$16,882.00 Per Ha | TBD                   |
| 9 N/A   |                       |                    |                       |
| 10 N/A  |                       |                    |                       |
| 11 N/A  |                       |                    |                       |
| 12 N/A  |                       |                    |                       |
| 13 Administration Levy as provided for under the Sovereign Hills Estate Planning Agreement                                    | 2.2% Contribution     |                    | \$77,660.48           |
| 14 N/A  |                       |                    |                       |
| 15 Admin General Levy - Applicable to Consents approved after 11/2/03   | 2.2% S94 Contribution |                    | \$2,700.80            |
| 16  |                       |                    |                       |
| 17  |                       |                    |                       |
| 18  |                       |                    |                       |
| <b>Total Amount of Estimate (Not for Payment Purposes)</b>  |                       |                    | <b>\$1,583,998.38</b> |

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**29-Jun-2025**

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Carlie Jane Drive Thrumster, Contribution Rates are adjusted quarterly in line with the CPI..xls