

NOTICE OF PAYMENT - DEVELOPER CHARGES

DA : 10.2025.424.1 Stage No TOTAL - s7.11 & VPA charges

Applicants Name: Hopkins Consultants
Property Address: Carlie Jane Drive Thrumster
Lot & Dp: Lot(s):53,DP(s):1312158

Development: 88 Lot Residential Development (includes 33 Residential Lot Subdivision and 55 Integrated residential development) - s7.11 & VPA charges only



154.2025.0144.01

Note: This Notice includes contributions provided for under the Sovereign Hills Estate Planning Agreement 2025 dated 25 September 2025. Management Contribution (Line Item 8) is applicable and is to be paid as part of any future Subdivision Certificate application associated with the land, calculated based on Net Developable Area under each stage.

Local Infrastructure Contribution Plan 2025 (LICP) applies as the DA was lodged after 1 August 2025. Additional W&S headwork charges applicable as per W&S NoP.

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	Ledger No	Cashier Code	D&E Code	Units	Cost	VPA/WIK Offset	Amount Before Reduction	VPA Reduction	Amount Payable	Date Paid
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 2025	1.10410.7916.730	663	RA13	86.3	\$18,204.69 Per ET	100%	\$1,571,064.59	\$1,571,064.59	\$0.00	Refer to No
4 Open Space Contribution as provided for under the Sovereign Hills Estate Planning Agreement 2025	1.10400.7462.732	703	OSA13	86.3	\$8,272.71 Per ET	100%	\$713,934.53	\$713,934.53	\$0.00	Refer to No
5 Community, Cultural and Emergency Services Contribution as provided for under the Sovereign Hills Estate Planning Agreement 2025	1.10350.7462.734	612	CCEMST	86.3	\$7,103.39 Per ET	100%	\$613,022.54	\$613,022.54	\$0.00	Refer to No
6 Public Domain (LICP)		8923		88.0	\$51.00 Per Lot	0%	\$4,488.00	\$0.00	\$4,488.00	
7 N/A						0%				
8 Environmental Management Contribution provided for under Sovereign Hills Estate Planning Agreement 2025	1.10415.8199.735	707	A13ELM	TBD	\$16,485.67 Per Ha	0%	TBD	\$0.00	TBD	Refer to No
9 Waste Management (LICP)		8924		88.0	\$1,016.00 Per Lot	0%	\$89,408.00	\$0.00	\$89,408.00	
10 N/A										
11 N/A										
12 N/A										
13 Administration Levy as provided for under the Sovereign Hills Estate Planning Agreement 2025	1.10320.7163.670	672	Admin Gen	2.2% Contribution		0%	\$63,756.48	\$0.00	\$63,756.48	Refer to No
14 N/A										
15 Plan Administration & Management (LICP)		8925		88.0	\$760.00 Per Lot	0%	\$66,880.00	\$0.00	\$66,880.00	
16										
17										
Total Amount Payable							\$3,122,554.13	\$2,898,021.66	\$224,532.48	

IMPORTANT - THE CHARGES SHOWN ABOVE ARE VALID FOR PAYMENT FOR A PERIOD OF 90 DAYS AFTER THE ISSUE OF THIS NOTICE. AFTER THIS PERIOD THE CHARGE WILL NEED TO BE RECALCULATED.
A FEE WILL BE APPLICABLE FOR THE PREPARATION OF A NEW NOTICE OF PAYMENT

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:

23-Dec-2025

Estimate Prepared By Ben Roberts

This is an ESTIMATE ONLY - NOT for Payment Purposes

NOTICE OF PAYMENT - Water Sewer Headworks Charges

This Notice of Payment is for Water and Sewer Headworks Charges ONLY. Further s7.11/s7.12/VPA Development Contributions may apply to this Development.

DA : 10.2025.0424.01

Stage No TOTAL - W&S charges

Applicants Name: Hopkins Consultants
Property Address: Carlie Jane Drive Thrumster
Lot & Dp: Lot(s):78,DP(s):1316696
Development: 88 Lot Residential Development (includes 33 Residential Lot Subdivision and 55 Integrated residential development) - W&S charges only



PORT MACQUARIE
HASTINGS
154.2025.0142.01

Note: S7.11 and VPA charges based on Sovereign Hills Estate Planning Agreement 2025 dated 25 September 2025, is applicable in addition to the below W&S headwork charges.

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	Ledger No	Cashier Code	D&E Code	Units	Cost	Amount Payable	Date Paid
1 Water Supply - Hastings	11340.2061.738	8900	WATERH AST	77	\$7,323.00 Per ET	\$563,871.00	
2 Sewerage Scheme - Thrumster	11040.7462.740	8906	SEWERT HRUM	88	\$16,788.00 Per ET	\$1,477,344.00	
3							
4							
5							
6							
7							
8							
9							
0							
11							
12							
13							
14							
15							
Total Amount Payable						\$2,041,215.00	

IMPORTANT - THE CHARGES SHOWN ABOVE ARE VALID FOR PAYMENT FOR A PERIOD OF 90 DAYS AFTER THE ISSUE OF THIS NOTICE. AFTER THIS PERIOD THE CHARGE WILL NEED TO BE RECALCULATED.
A FEE WILL BE APPLICABLE FOR THE PREPARATION OF A NEW NOTICE OF PAYMENT

\$2,041,215.00 (s306 Charge office use only)

DATE CHARGES ARE VALID TO - 30 July 2026

NOTES: These contribution rates apply to new development and should be used as a guide only.
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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:

23-Dec-2025

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