

CUMBERLAND LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2020

Development Contribution Rates – June 2021 Quarterly CPI effective 28th July 2021

For all applications lodged after 15 January 2020

Section 7.11 rates apply to residential and mixed development. *Secondary dwelling type (granny flat) rate only applies owner-occupied development applications. All other 'secondary' dwelling applications are rated based on the number of bedrooms.

Section 7.11 rates to be applied with June Quarter 2021 CPI 0.9%

| Dwelling Type | Rate | Development Type |
|--|-------------------|---|
| Per person / per bedroom | \$6,228 | Boarding houses, hostels |
| Per secondary dwelling* or senior independent living | \$9,343 | *Owner occupied granny flats, independent senior living units |
| Per studio or 1 bedroom dwelling | \$9,965 | All remaining residential development |
| Per 2 bedroom dwelling | \$16,069 | All remaining residential development |
| Per 3 bedroom dwelling/new dwelling | \$20,000 (Capped) | All remaining residential development |

Section 7.12 levies can apply to mixed and non-residential development type. Cost of works to be accepted by Council for levy application. Section 7.12 levies to be applied

| Construction cost | Rate | Application to Development Type |
|-------------------------------|-------|---|
| Up to and including \$100,000 | NIL | Does not include residential development |
| \$100,001 - \$200,000 | 0.05% | As outlined in section 4.1 and Table 13 of the Cumberland Local Infrastructure Contributions Plan |
| \$200,001 + | 1% | As outlined in section 4.1 and Table 13 of the Cumberland Local Infrastructure Contributions Plan |

Mixed Development (Residential Flat Building Residential/Commercial)

7.11 Rates applied based on residential unit mix and 7.12 levies calculated on the total cost of works. The greater of the levies calculated are applied.

Neil Street Precinct (Merrylands) Calculation Rates - Residential

| Dwelling Type | Rate | Development Type |
|-------------------------------------|-------------|---------------------------------------|
| Per Person Rate | \$10,705 | Boarding Houses |
| Per studio or 1 bedroom dwelling | \$14,559 | All remaining residential development |
| Per 2 bedroom dwelling | \$24,622 | All remaining residential development |
| Per 3 bedroom dwelling/new dwelling | \$34,471 | All remaining residential development |
| Non Residential M2 GFA | \$312.08 | Non Residential (Gross Floor Area) |

Land within the Cumberland Local Government Area identified as the Neil Street Precinct (Merrylands). Contributions are exempt from capped contributions in accordance with the Ministerial Directions.

Pemulwuy Calculation Rates – Residential (Subdivision Development)

| Dwelling Type | Rate | Development Type |
|------------------------------------|-------------|-------------------------|
| Lakewood Estate - Per New Dwelling | \$10,129 | Residential Development |
| Nelson Ridge – Per New Dwelling | \$10,254 | Residential Development |