



Holroyd Section 94 Development Contributions Plan 2013

INDEXED AND ADJUSTED CONTRIBUTIONS RATES

June Quarter 2016 CPI

Rates Effective from CPI Release Date – 27 July 2016

The rates specified in this document are an adjustment to the rates published in Holroyd Section 94 Development Contributions Plan 2013 when it became effective on 5 August 2013. The rates have been adjusted to reflect quarterly variations in the Consumer Price Index (All Groups) for Sydney in accordance with clause 2.14 of the Contributions Plan and should be read in conjunction with the Plan and maps.

Indexation and Adjustment

Consumer Price Index (All Groups Sydney Index) for Sydney

Note: Plan commenced during June 2013 Quarter

Quarter	Year	Release Date	Index	Quarterly % Increase	Index to Published Plan	% Increase to Published Plan
June	2013	23-Jul	103.1	N/A	1.00000000	0.00000000%
September	2013	23-Oct	104.3	1.1639185%	1.011639185	1.1639185%
December	2013	23-Jan	105	0.6711409%	1.018428710	1.8428710%
March	2014	23-Apr	105.6	0.5714286%	1.024248303	2.4248303%
June	2014	23-Jul	106	0.3787879%	1.028128031	2.8128031%
September	2014	23-Oct	106.6	0.5660377%	1.033947624	3.3947624%
December	2014	28-Jan	106.8	0.1876173%	1.035887488	3.5887488%
March	2015	23-Apr	107	0.1872659%	1.037827352	3.7827352%
June	2015	23-Jul	107.7	0.6542056%	1.044616877	4.4616877%
September	2015	28-Oct	108.2	0.4642526%	1.049466537	4.9466537%
December	2015	23-Jan	108.6	0.3696858%	1.053346266	5.3346266%
March	2016	23-Apr	108.4	-0.1841621%	1.051406402	5.1406402%
June	2016	23-Jul	108.8	0.3690037%	1.055286130	5.5286130%
CURRENT INDEXATION / ADJUSTMENT					1.055286130	

Residential Contribution Rates

Table 1.2 Summary of Contribution Rates for Residential Development

See Contribution Plan Figure 2 and 5 Maps in Part 6 for contribution areas and Part 4 for calculation details

New residential dwellings													
Contribution Area (see Map)	Dwelling type / lot	City Wide Informal Parks & Recreation Land Acquisition	City Wide Informal Parks & Recreation Works	Local Informal Parks & Recreation Land Acquisition	Local Informal Parks & Recreation Works	Sporting Fields & Facilities Land Acquisition	Sporting Fields & Facilities Works	Community Facilities	Centre Roads & Transport	Public Domain Works	Drainage	Admin. & Studies	Total
Merrylands Centre (General)	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$847.16	\$678.75	\$0.00	\$92.73	\$6,342
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$1,152.13	\$923.10	\$0.00	\$126.11	\$8,625
	2-bedroom	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$1,948.46	\$1,561.12	\$0.00	\$213.27	\$14,587
	3 or more bedrooms	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$2,727.84	\$2,185.56	\$0.00	\$298.58	\$20,000
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$2,727.84	\$2,185.56	\$0.00	\$298.58	\$20,000
Merrylands Centre - Central Drainage Precinct	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$847.16	\$678.75	\$191.02	\$92.73	\$6,533
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$1,152.13	\$923.10	\$259.79	\$126.11	\$8,885
	2-bedroom	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$1,948.46	\$1,561.12	\$439.36	\$213.27	\$15,026
	3 or more bedrooms	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$2,727.84	\$2,185.56	\$615.10	\$298.58	\$20,000
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$2,727.84	\$2,185.56	\$615.10	\$298.58	\$20,000
Merrylands Centre - Neil Street Precinct	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$847.16	\$678.75	\$3,412.83	\$92.73	\$9,755
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$1,152.13	\$923.10	\$4,641.44	\$126.11	\$13,267
	2-bedroom	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$1,948.46	\$1,561.12	\$7,849.50	\$213.27	\$22,436
	3 or more bedrooms	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$2,727.84	\$2,185.56	\$10,989.30	\$298.58	\$31,410
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$2,727.84	\$2,185.56	\$10,989.30	\$298.58	\$31,410

Wentworthville Centre	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$190.81	\$1,042.86	\$0.00	\$92.73	\$6,050
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$259.50	\$1,418.29	\$0.00	\$126.11	\$8,228
	2-bedroom 3 or more bedrooms	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$438.85	\$2,398.59	\$0.00	\$213.27	\$13,914
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$614.39	\$3,358.02	\$0.00	\$298.58	\$19,480
Pendle Hill Centre	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$287.69	\$776.34	\$0.00	\$92.73	\$5,880
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$391.26	\$1,055.82	\$0.00	\$126.11	\$7,997
	2-bedroom 3 or more bedrooms	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$661.68	\$1,785.58	\$0.00	\$213.27	\$13,524
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$926.36	\$2,499.81	\$0.00	\$298.58	\$18,934
Toongabbie Centre	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$1,036.67	\$400.01	\$0.00	\$92.73	\$6,253
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$1,409.87	\$544.01	\$0.00	\$126.11	\$8,504
	2-bedroom 3 or more bedrooms	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$2,384.33	\$920.02	\$0.00	\$213.27	\$14,381
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$3,338.06	\$1,288.03	\$0.00	\$298.58	\$20,000
South Wentworthville Centre	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$765.76	\$967.71	\$0.00	\$92.73	\$6,550
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$1,041.43	\$1,316.08	\$0.00	\$126.11	\$8,907
	2-bedroom 3 or more bedrooms	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$1,761.24	\$2,225.73	\$0.00	\$213.27	\$15,064
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$2,465.73	\$3,116.02	\$0.00	\$298.58	\$20,000
Mays Hill Centre	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$159.02	\$857.98	\$0.00	\$92.73	\$5,833
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$216.27	\$1,166.86	\$0.00	\$126.11	\$7,933
	2-bedroom 3 or more bedrooms	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$365.74	\$1,973.36	\$0.00	\$213.27	\$13,416
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$512.04	\$2,762.71	\$0.00	\$298.58	\$18,783

Merrylands West Centre	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$0.00	\$854.30	\$0.00	\$92.73	\$5,670
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$0.00	\$1,161.85	\$0.00	\$126.11	\$7,712
	2-bedroom 3 or more bedrooms	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$0.00	\$1,964.90	\$0.00	\$213.27	\$13,042
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$0.00	\$2,750.86	\$0.00	\$298.58	\$18,259
Guildford Centre	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$0.00	\$1,221.27	\$0.00	\$92.73	\$6,037
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$0.00	\$1,660.92	\$0.00	\$126.11	\$8,211
	2-bedroom 3 or more bedrooms	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$0.00	\$2,808.92	\$0.00	\$213.27	\$13,886
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$0.00	\$3,932.48	\$0.00	\$298.58	\$19,440
Greystanes Centre	<i>Per person</i>	\$289.09	\$118.97	\$1,163.09	\$379.17	\$919.57	\$1,029.50	\$823.97	\$0.00	\$1,380.95	\$0.00	\$92.73	\$6,197
	1-bedroom / studio	\$393.16	\$161.79	\$1,581.80	\$515.67	\$1,250.61	\$1,400.12	\$1,120.60	\$0.00	\$1,878.09	\$0.00	\$126.11	\$8,428
	2-bedroom 3 or more bedrooms	\$664.90	\$273.62	\$2,675.10	\$872.08	\$2,115.00	\$2,367.86	\$1,895.14	\$0.00	\$3,176.17	\$0.00	\$213.27	\$14,253
	New lot	\$930.86	\$383.07	\$3,745.14	\$1,220.92	\$2,961.01	\$3,315.00	\$2,653.19	\$0.00	\$4,446.64	\$0.00	\$298.58	\$19,954
All other areas (Infill)	<i>Per person</i>	\$214.44	\$88.25	\$862.78	\$281.27	\$682.14	\$763.68	\$611.22	\$0.00	\$0.00	\$0.00	\$68.78	\$3,573
	1-bedroom / studio	\$291.64	\$120.02	\$1,173.38	\$382.52	\$927.70	\$1,038.61	\$831.26	\$0.00	\$0.00	\$0.00	\$93.55	\$4,859
	2-bedroom 3 or more bedrooms	\$493.22	\$202.97	\$1,984.39	\$646.91	\$1,568.91	\$1,756.48	\$1,405.81	\$0.00	\$0.00	\$0.00	\$158.20	\$8,217
	New lot	\$690.51	\$284.16	\$2,778.15	\$905.68	\$2,196.47	\$2,459.07	\$1,968.14	\$0.00	\$0.00	\$0.00	\$221.49	\$11,504
		\$690.51	\$284.16	\$2,778.15	\$905.68	\$2,196.47	\$2,459.07	\$1,968.14	\$0.00	\$0.00	\$0.00	\$221.49	\$11,504

NOTE: State Government Direction released 13 January 2009 imposes a maximum amount of contributions per dwelling to \$20,000. The upper limit is seen in the final column. The individual facility contribution amounts in the table may not 'sum' to the limit amount.

Table 1.2 Contribution Rates for Secondary Dwellings

Secondary dwellings (granny flats) flat rate - all areas	\$3,482
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Table 1.4 Contribution Rates for Non-Dwelling Residential Development

Non-dwelling residential (e.g. boarding house)	per person rate per every room
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Merrylands Centre Car parking (per space) \$29,816

Pemulwuy Contributions Plan (Plan adopted 17 March 2015 CPI 106.8)

Nelson's Ridge Estate \$9,020
Lakewood Estate \$8,910

Non-Residential Contribution Rates

Table 1.6 Summary of Contribution Rates for Non-residential Development

Contribution Area (See Map)	Centre Roads & Transport	Public Domain Works	Drainage	Admin. & Studies	Total (per m² gross floor area)
Merrylands Centre (General)	\$178.61	\$17.17	\$0.00	\$2.35	\$198
Merrylands Centre - Central Drainage Precinct	\$178.61	\$17.17	\$4.83	\$2.35	\$203
Merrylands Centre - Neil Street Precinct	\$178.61	\$17.17	\$86.34	\$2.35	\$284
Wentworthville Centre	\$0.00	\$26.38	\$0.00	\$2.35	\$29
Pendle Hill Centre	\$0.00	\$19.64	\$0.00	\$2.35	\$22
Toongabbie Centre	\$0.00	\$10.12	\$0.00	\$2.35	\$12
South Wentworthville Centre	\$0.00	\$24.48	\$0.00	\$2.35	\$27
Mays Hill Centre	\$0.00	\$21.71	\$0.00	\$2.35	\$24
Merrylands West Centre	\$0.00	\$21.61	\$0.00	\$2.35	\$24
Guildford Centre	\$0.00	\$30.90	\$0.00	\$2.35	\$33
Greystanes Centre	\$0.00	\$34.94	\$0.00	\$2.35	\$37

Table 1.5 Contribution Rates - Common Forms of Complying Development

Complying Development rates (small lot housing - see Part 2.11)				
Contribution area (see Map)	Dwelling type / lot	Per dwelling where 1 of 2 lots that contained 1 existing dwelling	Per dwelling where 1 of 3 lots that contained 1 existing dwelling	Per dwelling where 1 of 4 lots that contained 1 existing dwelling
	Credit	0.5	0.33333333	0.25
Merrylands Centre (general)	1-bedroom / studio	\$4,313	\$5,750	\$6,469
	2-bedroom	\$7,293	\$9,724	\$10,940
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Merrylands Centre - Central Drainage Precinct	1-bedroom / studio	\$4,442	\$5,923	\$6,664
	2-bedroom	\$7,513	\$10,017	\$11,269
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Merrylands Centre - Neil Street Precinct	1-bedroom / studio	\$6,633	\$8,844	\$9,950
	2-bedroom	\$11,218	\$14,957	\$16,827
	3 or more bedrooms	\$15,705	\$20,940	\$23,558
Wentworthville Centre	1-bedroom / studio	\$4,114	\$5,485	\$6,171
	2-bedroom	\$6,957	\$9,276	\$10,436
	3 or more bedrooms	\$9,740	\$12,987	\$14,610
Pendle Hill Centre	1-bedroom / studio	\$3,998	\$5,331	\$5,998
	2-bedroom	\$6,762	\$9,016	\$10,143
	3 or more bedrooms	\$9,467	\$12,623	\$14,200
Toongabbie Centre	1-bedroom / studio	\$4,252	\$5,669	\$6,378
	2-bedroom	\$7,191	\$9,588	\$10,786
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
South Wentworthville Centre	1-bedroom / studio	\$4,454	\$5,938	\$6,681
	2-bedroom	\$7,532	\$10,043	\$11,298
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Mays Hill Centre	1-bedroom / studio	\$3,966	\$5,289	\$5,950
	2-bedroom	\$6,708	\$8,944	\$10,062
	3 or more bedrooms	\$9,391	\$12,522	\$14,087
Merrylands West Centre	1-bedroom / studio	\$3,856	\$5,141	\$5,784
	2-bedroom	\$6,521	\$8,695	\$9,781
	3 or more bedrooms	\$9,129	\$12,172	\$13,694
Guildford Centre	1-bedroom / studio	\$4,105	\$5,474	\$6,158
	2-bedroom	\$6,943	\$9,257	\$10,414
	3 or more bedrooms	\$9,720	\$12,960	\$14,580
Greystanes Centre	1-bedroom / studio	\$4,214	\$5,619	\$6,321
	2-bedroom	\$7,127	\$9,502	\$10,690
	3 or more bedrooms	\$9,977	\$13,303	\$14,966
All other areas (Infill)	1-bedroom / studio	\$2,429	\$3,239	\$3,644
	2-bedroom	\$4,108	\$5,478	\$6,163
	3 or more bedrooms	\$5,752	\$7,669	\$8,628

