

Port Macquarie-Hastings Council



Development Contributions Rates⁽¹⁾ Summary by Locality⁽²⁾

From 01-Nov-2016 to 31-Jan-2017

Residential Lots > 450m ² & < 2000m ²	Localities ⁽²⁾ (Contribution Plan Catchment Areas)										
	Port Macquarie	Innes Peninsula	Thrumster - Area 13	Sancrox	Wauchope	King Creek	Lake Cathie / Bonny Hills (excl. Area 14)	Lake Cathie / Bonny Hills -Area 14	Camden Haven (excl. Area 15)	Camden Haven - Area 15	Rural (Plan applies if not included in other localities)
Water⁽⁴⁾	\$ 9,711	\$ 9,711	\$ 9,711	\$ 9,711	\$ 9,711	\$ 9,711	\$ 9,711	\$ 9,711	\$ 9,711	\$ 9,711	\$ 9,711
Sewer⁽⁵⁾	\$ 3,684	\$ 3,684	\$ 3,684	\$ 3,684	\$ 3,684		\$ 3,684	\$ 3,684	\$ 3,684	\$ 3,684	
S94 Open Space	\$ 5,702	\$ 5,901	\$ 6,544	\$ 6,544	\$ 4,755	\$ 4,339	\$ 6,133	\$ 6,133	\$ 6,065	\$ 6,065	\$ 4,339
S94 Roads	\$ 7,283	\$ 8,971	\$ 13,128	\$ 7,733	\$ 6,806	\$ 5,499	\$ 5,601	\$ 12,629	\$ 8,054	\$ 15,219	\$ 5,499
S94 Local Works						\$ 8,946					
S94 Community Services	\$ 4,405	\$ 4,405	\$ 4,973	\$ 4,973	\$ 4,513	\$ 4,513	\$ 5,016	\$ 5,016	\$ 4,242	\$ 4,242	\$ 4,242
S94 Bush Fire⁽⁶⁾	\$ 481	\$ 481	\$ 481	\$ 481	\$ 481	\$ 481	\$ 481	\$ 481	\$ 481	\$ 481	\$ 481
S94 Admin Building	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868
S94 Admin Levy	\$ 412	\$ 453	\$ 571	\$ 453	\$ 383	\$ 542	\$ 398	\$ 552	\$ 433	\$ 591	\$ 339
Total⁽⁷⁾⁽⁸⁾⁽⁹⁾⁽¹⁰⁾	\$ 32,546	\$ 34,474	\$ 39,960	\$ 34,447	\$ 31,201	\$ 34,899	\$ 31,892	\$ 39,074	\$ 33,538	\$ 40,861	\$ 25,479
Residential Multi-Unit Development (1-2 storeys) (Flats, Units, Town Houses, Dual Occupancies, Integrated Housing on Residential Lots <450m²)											
1 bedroom	\$15,302	\$16,266	\$19,009	\$16,252	\$14,629	\$16,478	\$14,975	\$18,566	\$15,798	\$19,459	\$11,768
2 bedroom	\$21,421	\$22,713	\$26,388	\$22,694	\$20,520	\$22,703	\$20,983	\$25,795	\$22,085	\$26,992	\$16,391
3 bedroom	\$28,689	\$30,424	\$35,361	\$30,400	\$27,478	\$30,438	\$28,100	\$34,564	\$29,582	\$36,172	\$21,960
4 bedroom	\$30,604	\$32,532	\$38,018	\$32,505	\$29,259	\$32,957	\$29,950	\$37,132	\$31,596	\$38,918	\$23,537
Residential Multi-Unit Development (3 or more storeys) (High Density)											
1 bedroom	\$14,622	N/A	\$18,329	\$15,573	\$13,950	N/A	\$14,295	\$17,886	\$15,118	\$18,779	N/A
2 bedroom	\$20,450	N/A	\$25,417	\$21,723	\$19,549	N/A	\$20,011	\$24,824	\$21,114	\$26,020	N/A
3 bedroom	\$27,426	N/A	\$34,099	\$29,137	\$26,216	N/A	\$26,838	\$33,302	\$28,319	\$34,909	N/A
4 bedroom	\$29,341	N/A	\$36,755	\$31,242	\$27,996	N/A	\$28,687	\$35,870	\$30,333	\$37,656	N/A

Notes:

1. The contributions rates apply to new development and should be used as a guide only. Contributions will be determined in conjunction with a development application and will be subject to the contributions plans in force at the time of issue of the development consent. Contributions rates are adjusted quarterly in line with the CPI.
2. Localities are as shown in the relevant contributions plan.
3. Contributions are calculated on a percentage of an Equivalent Tenement (ET) basis. Refer to Council's Development Contribution Assessment Policy.
4. New Development Servicing Plans for Water Supply were adopted 17 September 2014. No charge is applicable in Rural Areas where there are no water services.
5. New Development Servicing Plans for Sewerage were adopted on 17 September 2014. No charge is applicable in Rural Areas where there are no sewerage services.
6. Contributions apply outside the NSW Fire Brigade boundaries as shown in the Community, Cultural and Emergency Services Development Contributions Plan.
7. Other local area specific contributions may apply.
8. New s.94 Settlement City Precinct Roads Contributions Plan commenced on 11 April 2014.
9. New s.94 Local Roads Contributions Plan Areas 13 Thrumster, 14 Lake Cathie/Bonny Hills & 15 Camden Haven commenced on 13 June 2014.
10. Section 94 Development Contributions (excludes Water and Sewer Contributions) are limited to a maximum of \$20,000 per dwelling/lot for consents approved from 30 April 2009 pursuant to a Direction from the NSW Minister for Planning (excludes King Creek, Innes Peninsula and Area 13 Thrumster, Area 14 Lake Cathie/ Bonny Hills & Area 15 Camden Haven)