

## *CITY DEVELOPMENT DIVISION*

### DEVELOPMENT CONTRIBUTION PLANS - RATES

Campbelltown Local Infrastructure Contributions Plan (Amendment 1) 2018

Consumer Price Index            137.7            Mar 2024

#### Section 7.11 Rate

<b>Rateable Unit</b>	<b>Open Space &amp; Recreation Facilities</b>	<b>Community Facilities</b>	<b>Traffic, Transport &amp; Access Facilities</b>	<b>Cycleways</b>	<b>Town Centre Public Domain Facilities</b>	<b>Plan Management &amp; Administration</b>	<b>Total</b>
Per Resident (a)	\$4,210.09	\$1,422.63	\$2,188.19	\$436.02	\$277.83	\$127.76	<b>\$8,662.52</b>
Secondary Dwellings or Senior Living Dwelling	\$6,821.12	\$2,304.80	\$3,544.92	\$706.75	\$449.20	\$207.87	<b>\$14,034.66</b>
Studio or 1 Bed dwelling	\$6,821.12	\$2,304.80	\$3,544.92	\$706.75	\$449.20	\$207.87	<b>\$14,034.66</b>
2 Bed Dwelling	\$8,041.96	\$2,717.50	\$4,179.67	\$833.50	\$530.32	\$244.37	<b>\$16,547.32</b>
3 or More Bed dwelling or Residential Lot (b)	\$9,721.00	\$3,284.00	\$5,052.00	\$1,007.00	\$640.00	\$296.00	<b>\$20,000.00</b>

Campbelltown Local Infrastructure Contributions Plan (Amendment 1) 2018, effective from 27 November 2023.

Campbelltown Local Infrastructure Contributions Plan 2018

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#### Section 7.11 Rate

<b>Rateable Unit</b>	<b>Open Space &amp; Recreation Facilities</b>	<b>Community Facilities</b>	<b>Traffic, Transport &amp; Access Facilities</b>	<b>Cycleways</b>	<b>Town Centre Public Domain Facilities</b>	<b>Plan Management &amp; Administration</b>	<b>Total</b>
Per Resident (a)	\$4,622.27	\$1,327.99	\$1,305.28	\$449.44	\$279.70	\$117.14	<b>\$8,101.82</b>
Secondary Dwellings or Senior Living Dwelling	\$7,487.44	\$2,151.57	\$2,115.70	\$729.14	\$453.02	\$188.86	<b>\$13,125.73</b>
Studio or 1 Bed dwelling	\$7,487.44	\$2,151.56	\$2,115.70	\$729.14	\$453.02	\$188.86	<b>\$13,125.72</b>
2 Bed Dwelling	\$8,827.38	\$2,536.45	\$2,493.42	\$859.43	\$534.30	\$223.52	<b>\$15,474.50</b>
3 or More Bed dwelling(b)	\$11,409.00	\$3,278.00	\$3,223.00	\$1,111.00	\$691.00	\$288.00	<b>\$20,000.00</b>

## ***CITY DEVELOPMENT DIVISION***

### **DEVELOPMENT CONTRIBUTION PLANS - RATES**

- (a) The per resident rate is relevant to calculating the contributions for boarding houses, group homes and hostels
- (b) The component contribution rates for the different infrastructure types have been adjusted to reflect the \$20,000 cap

*The Campbelltown Local Infrastructure Contributions Plan 2018 rates are indexed quarterly using CPI, obtained from ABS Table 1 and 2.; Index Numbers ; All groups CPI; Sydney.*

#### **Section 7.12 Levies**

#### **Development Type**

Development that has a proposed cost of carrying out the development

- Up to and including \$100,000 Nil
- More than \$100,000 and up to and including \$200,000 0.5%of that cost
- More than \$200,000 1% of that cost

Campbelltown Local Infrastructure Contributions Plan 2018, adopted by Council 11 December 2018, effective from 19 December 2018.

Campbelltown Local Infrastructure Contributions Plan (Amendment 1) 2018, effective from 27 November 2023.

#### **Contributions Plan for Public Car Parking Facilities**

PUBLIC CAR PARKING FACILITIES IN CAMPBELLTOWN AND INGLEBURN BUSINESS CENTRES		
Consumer Price Index	137.7	Mar 2024
Development Contribution for Public Car-Parking Facilities		Car Space
Development located within Campbelltown Business Centre		\$23,411.44
Development located at Ingleburn Business Centre		\$43,737.50

# Public Car Parking Facilities in Campbelltown and Ingleburn Business Centres (C Plan) adopted 31 August 2004

\*Car Parking rates are indexed annually using CPI, obtained from ABS *Table 1 and 2: Index Numbers ; All groups CPI; Sydney.*

## CITY DEVELOPMENT DIVISION

### DEVELOPMENT CONTRIBUTION PLANS – RATES

#### MENANGLE PARK CONTRIBUTIONS PLAN

Consumer Price Index	137.7	Mar 2024
Producer Price Index (Road and bridge construction NSW)	144.7	Mar 2024
Producer Price Index (Non-residential building construction NSW)	152.8	Mar 2024

Facility	Lot Area (m2)	Occupancy Rate per dwelling	Community Land	Open Space & Recreation Land	Open Space & Recreation Works	Trunk Drainage & Water Quality Land	Trunk Drainage & Water Quality Works	Traffic & Transport Land	Traffic & Transport Works	Plan Preparation	Total
Rates per Person			\$38.81	\$2,905.69	\$1,628.61	\$1,368.77	\$5,732.96	\$356.30	\$3,910.45	\$175.21	\$16,116.80
Town Centre Unit	N/A	1.7	\$65.97	\$4,939.68	\$2,768.64	\$2,326.91	\$9,746.03	\$605.72	\$6,647.76	\$297.86	\$27,398.57
Small Lot Standard Lot	300-419 420-599	2.4	\$93.13	\$6,973.66	\$3,908.66	\$3,285.04	\$13,759.10	\$855.13	\$9,385.07	\$420.51	\$38,680.30
Standard Lot Traditional Lot	600-949 950-1999	3.5	\$135.82	\$10,169.93	\$5,700.13	\$4,790.69	\$20,065.35	\$1,247.06	\$13,686.57	\$613.24	\$56,408.79
Large Lot	2000+										
One Bedroom Dwelling		1.7	\$65.97	\$4,939.68	\$2,768.64	\$2,326.91	\$9,746.03	\$605.72	\$6,647.76	\$297.86	\$27,398.57
Two Bedroom Dwelling		2.4	\$93.13	\$6,973.66	\$3,908.66	\$3,285.04	\$13,759.10	\$855.13	\$9,385.07	\$420.51	\$38,680.30
Three and More Bedroom Dwelling		3.5	\$135.82	\$10,169.93	\$5,700.13	\$4,790.69	\$20,065.35	\$1,247.06	\$13,686.57	\$613.24	\$56,408.79
Retail/Commercial per 100m2 GFA						\$406.87	\$1,705.09	\$4,347.37	\$47,720.42	\$51.74	\$54,231.49

Menangle Park Contributions Plan, effective 24 June 2020, (previous version adopted by Council 10 April 2018, effective from 24 April 2018)

Indexations obtained quarterly from ABS

- Traffic & Transport and Trunk Drainage & Water Quality management works costs by the Producer Price Index (Road and bridge construction NSW) Table 17; and
- Open Space & Recreation works costs by the Producer Price Index (Non-residential building construction NSW) Table 17.
- Land by indexed by the Consumer Price Index (All Groups Index) for Sydney.
- Plan preparation 1.5% works cost indexed by the Consumer Price Index (All Groups Index) for Sydney

## **CITY DEVELOPMENT DIVISION**

### **SECTION 94 DEVELOPMENT CONTRIBUTIONS PLAN - GLENFIELD ROAD URBAN RELEASE AREA (May 2007)**

Consumer Price Index                      137.7                      Mar 2024  
 Residex Land Index    No longer Applied

<b>Rateable Unit</b>	<b>Open Space - Land</b>	<b>Open Space - Works</b>	<b>Com-munity Facilities - Works</b>	<b>Road &amp; Trans-port-Land</b>	<b>Road &amp; Trans-port - Works</b>	<b>Drainage - Works</b>	<b>Administ ration</b>	<b>Total</b>
<b>Person</b>	\$13,725.87	\$625.77	\$563.93	\$946.48	\$2,846.50	\$2,427.18	\$1,641.97	\$22,777.70
<b>Lot/Dwelling (Detached/Semi Detached) a)</b>	\$45,707.15	\$2,083.83	\$1,877.87	\$3,151.78	\$9,478.84	\$8,082.50	\$5,467.77	\$75,849.74
<b>Multi Unit Dwellings (eg.Terrace House/Flats/ Units/Apartments) b)</b>	\$34,314.67	\$1,564.44	\$1,409.82	\$2,366.20	\$7,116.25	\$6,067.95	\$4,104.93	\$56,944.26

**Notes**

(a). Assumed occupancy ratio = 3.33 (b).

(b). Assumed occupancy ratio = 2.5

\*Glenfield Road Works/Administration rates are indexed quarterly using CPI, obtained from ABS rates are indexed quarterly using CPI, obtained from ABS Table 1 and 2: Index Numbers; All groups CPI; Sydney.

Glenfield Land rates were (ceased Mar 2022) indexed quarterly using Residex index

Section 94 Development Contributions Plan - Glenfield Rd Urban Rel. Area - Council adopted 18/12/07

(# Previous version of the Glenfield Road Area (C Plan) adopted by Council on the 17/12/02, reviewed 3/02/2004).

This Plan was repealed 27 November 2023 by the adoption of the Campbelltown Local infrastructure Plan 2018 (Amendment 1). This Plan however remains valid for any development applications of Complying Development Certificates applied for before 27 November 2023, and any future modifications to these applications/approvals and any approvals previously issued to development within the area to which this Plan applied.

SIGNATURE HAS BEEN REMOVED

Jim Baldwin  
 Director City Development

## *CITY DEVELOPMENT DIVISION*

### Indexations

Year	Indexation Quarter	CPI	Residex	PPI Rd&B(NSW)	PPI Non-Resi(NSW)
2013	Mar	102.7	4.7368		
2013	June	103.1	4.8807		
2013	Sept	104.3	4.7897		
2013	Dec	105	4.7976		
2014	Mar	105.6	4.7574		
2014	June	106	4.6853		
2014	Sept	106.6	4.9252		
2014	Dec	106.8	4.9025		
2015	Mar	107.3	5.1300		
2015	June	108.3	5.4314		
2015	Sept	108.6	5.9342		
2015	Dec	108.9	6.3399		
2016	Mar	108.7	6.5281		
2016	June	109.3	6.8365		
2016	Sept	110.4	7.3721		
2016	Dec	110.9	7.8489		
2017	Mar	111.3	8.3992		
2017	June	111.7	8.4902		
2017	Sept	112.5	8.6830		
2017	Dec	113.3	8.7801		
2018	Mar	113.6	8.3335		
2018	June	114	8.6972		
2018	Sept	114.7	9.1911		
2018	Dec	115.2	8.8788		
2019	Mar	115.1	8.8466		
2019	June	115.9	8.6669		
2019	Sept	116.5	8.9856		
2019	Dec	117.1	8.8878	118.3	121.5
2020	Mar	117.4	8.8481	118	120.6
2020	June	114.7	8.4322	117.5	120.4
2020	Sept	116.8	8.6322	118.6	120.7
2020	Dec	118	8.9135	119.6	119.7
2021	Mar	118.5	8.8386	118.6	119.7
2021	June	119.4	9.1186	120.9	123.7
2021	Sept	120.2	9.1653	122.2	124.2
2021	Dec	121.6	9.5313	123.4	129.3
2022	Mar	123.7	No longer applied	126.9	132.1
2022	June	125.7	No longer applied	130.2	135.7
2022	Sept	128.6	No longer applied	133.4	138.5
2022	Dec	130.9	No longer applied	136.5	140.8
2023	Mar	132.7	No longer applied	137.7	143.6
2023	June	134.0	No longer applied	137.9	145.4
2023	Sept	135.8	No longer applied	140.4	147.2

## *CITY DEVELOPMENT DIVISION*

### Indexations continued

<b>Year</b>	<b>Indexation Quarter</b>	<b>CPI</b>		<b>PPI Rd&amp;B(NSW)</b>	<b>PPI Non-Resi(NSW)</b>
2024	Mar	137.7		144.7	152.8