

Planning & Environment

DEVELOPMENT CONTRIBUTION PLANS - RATES

Campbelltown Local Infrastructure Contributions Plan (Amendment 1) 2018

Consumer Price Index 143.9 Sept 2025

Section 7.11 Rate

Rateable Unit	Open Space & Recreation Facilities	Community Facilities	Traffic, Transport & Access Facilities	Cycleways	Town Centre Public Domain Facilities	Plan Management & Administration	Total
Per Resident (a)	\$4,399.65	\$1,486.68	\$2,286.72	\$455.65	\$290.34	\$133.52	\$9,052.56
Secondary Dwellings or Senior Living Dwelling	\$7,128.24	\$2,408.58	\$3,704.52	\$738.57	\$469.42	\$217.23	\$14,666.56
Studio or 1 Bed dwelling	\$7,128.24	\$2,408.58	\$3,704.52	\$738.57	\$469.42	\$217.23	\$14,666.56
2 Bed Dwelling	\$8,404.06	\$2,839.85	\$4,367.86	\$871.03	\$554.20	\$255.37	\$17,292.37
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	\$20,000.00

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

Campbelltown Local Infrastructure Contributions Plan 2018

Consumer Price Index 143.9 Sept 2025

Section 7.11 Rate

Rateable Unit	Open Space & Recreation Facilities	Community Facilities	Traffic, Transport & Access Facilities	Cycleways	Town Centre Public Domain Facilities	Plan Management & Administration	Total
Per Resident (a)	\$4,830.39	\$1,387.79	\$1,364.05	\$469.67	\$292.30	\$122.41	\$8,466.61
Secondary Dwellings or Senior Living Dwelling	\$7,824.56	\$2,248.44	\$2,210.96	\$761.97	\$473.42	\$197.36	\$13,716.71
Studio or 1 Bed dwelling	\$7,824.56	\$2,248.44	\$2,210.96	\$761.97	\$473.42	\$197.36	\$13,716.71
2 Bed Dwelling	\$9,224.84	\$2,650.66	\$2,605.69	\$898.13	\$558.36	\$233.59	\$16,171.27
3 or More Bed dwelling(b)	\$11,409.00	\$3,278.00	\$3,223.00	\$1,111.00	\$691.00	\$288.00	\$20,000.00

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- (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	140.9	Mar 2025
Development Contribution for Public Car-Parking Facilities		Car Space
Development located within Campbelltown Business Centre		\$23,955.49
Development located at Ingleburn Business Centre		\$44,753.91

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.*

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DEVELOPMENT CONTRIBUTION PLANS – RATES

MENANGLE PARK CONTRIBUTIONS PLAN

Consumer Price Index 143.9 Sept 2025

Producer Price Index (Road and bridge construction NSW) 148.3 Sept 2025

Producer Price Index (Non-residential building construction NSW) 163.5 Sept 2025

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			\$40.55	\$3,036.52	\$1,742.65	\$1,430.40	\$5,875.59	\$372.35	\$4,007.74	\$183.10	\$16,688.90
Town Centre Unit	N/A	1.7	\$68.94	\$5,162.09	\$2,962.51	\$2,431.68	\$9,988.50	\$632.99	\$6,813.15	\$311.27	\$28,371.13
Small Lot Standard Lot	300-419 420-599	2.4	\$97.33	\$7,287.66	\$4,182.37	\$3,432.96	\$14,101.41	\$893.63	\$9,618.57	\$439.44	\$40,053.37
Standard Lot Traditional Lot	600-949 950-1999	3.5	\$141.93	\$10,627.83	\$6,099.29	\$5,006.39	\$20,564.56	\$1,303.21	\$14,027.07	\$640.85	\$58,411.13
Large Lot	2000+										
One Bedroom Dwelling		1.7	\$68.94	\$5,162.09	\$2,962.51	\$2,431.68	\$9,988.50	\$632.99	\$6,813.15	\$311.27	\$28,371.13
Two Bedroom Dwelling		2.4	\$97.33	\$7,287.66	\$4,182.37	\$3,432.96	\$14,101.41	\$893.63	\$9,618.57	\$439.44	\$40,053.37
Three and More Bedroom Dwelling		3.5	\$141.93	\$10,627.83	\$6,099.29	\$5,006.39	\$20,564.56	\$1,303.21	\$14,027.07	\$640.85	\$58,411.13
Retail/Commercial per 100m2 GFA						\$425.19	\$1,747.51	\$4,543.11	\$48,907.66	\$54.07	\$55,677.54

Note: Secondary dwellings are charged under the Campbelltown Local Infrastructure Contributions Plan (Amendment 1) 2018 for any Development Applications or Complying Development Certificates applied for on or after 27 November 2023 in Menangle Park

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

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

Consumer Price Index 143.9 Sept 2025
Residex Land Index No longer Applied

Rateable Unit	Open Space - Land	Open Space - Works	Community Facilities - Works	Road & Transport - Land	Road & Transport - Works	Drainage - Works	Administration	Total
Person	\$13,725.87	\$653.95	\$589.32	\$946.48	\$2,974.66	\$2,536.46	\$1,715.90	\$23,142.64
Lot/Dwelling (Detached/Semi Detached) a)	\$45,707.15	\$2,177.65	\$1,962.43	\$3,151.78	\$9,905.63	\$8,446.42	\$5,713.96	\$77,065.02
Multi Unit Dwellings (eg.Terrace House/Flats/ Units/Apartments) b)	\$34,314.67	\$1,634.88	\$1,473.29	\$2,366.20	\$7,436.66	\$6,341.16	\$4,289.76	\$57,856.62

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 or 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.

Planning & Environment Indexations

Year	Indexation Quarter	CPI	Residex	PPI Rd&B(NSW)	PPI Non-Resi(NSW)
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
2023	Dec	136.4	No longer applied	141.6	149.2
2024	Mar	137.7	No longer applied	144.7	152.8
2024	June	139.1	No longer applied	145.3	155.5
2024	Sept	139.8	No longer applied	146.5	157.4
2024	Dec	139.7	No longer applied	147.7	159.1
2025	Mar	140.9	No longer applied	148.7	161.0
2025	June	141.8	No longer applied	149.1	162.4
2025	Sept	143.9	No longer applied	148.3	163.5