

CONTRIBUTIONS FOR DUAL OCCUPANCIES, SECONDARY DWELLINGS AND SINGLE LOT SUBDIVISIONS INTO TWO

DECEMBER 2022 CPI INDEXATION

Figures are Valid from 25 January 2023 TO 26 April 2023

Floor Area	Less than or equal to 60m ²		Larger than 60m ²
	1	2 or more	Any
Bedrooms			
Area of development			
Existing Areas such as Camden, Narellan and parts of East Leppington. <i>(If the Lot in Narellan is vacant, contact s7.11 team)</i>	\$ -	\$ 20,000	\$ 20,000
Narellan Release Area (Narellan Vale, Mount Annan, Currans Hill). <i>(If Lot is vacant, contact s7.11 team)</i>	\$ -	\$ 20,902	\$ 32,400
Elderslie Release Area (see below) *	\$ -	\$ 54,354	\$ 84,248
Spring Farm Release Area	\$ -	\$ 54,052	\$ 83,783
Rural within Existing Areas (will have Rural zoning)	\$ -	\$ 8,784	\$ 13,615
Oran Park (including Cobbitty Creek & Excluding ORAN Park South) **	\$ -	\$ 30,000	\$ 30,000
Turner Road (Gregory Hills and Gledswood Hills)	\$ -	\$ 29,830	\$ 30,000
Catherine Fields (Part) Precinct (Includes ORAN Park South) **	\$ -	\$ 24,255	\$ 30,000
Harrington Grove	\$ -	\$ -	\$ -
For the following areas and anything not included above : Harrington Park, Leppington Precinct and Leppington North Precinct	Please submit the online Section 7.11 enquiry form		

Notes :

The State Government's Environmental Planning and Assessment Act 1979 No. 203 (Act) was updated on 1 March 2018. As per the update, Section 94 became Section 7.11.

Rates are based on a standard dual occupancy or secondary dwelling development and assume all other Section 7.11 Contributions have been previously paid on the subject lot.

A bedroom is defined as a room designed or intended for use as a bedroom or any room capable of being adapted to or used as a separate bedroom.

Council provides new rates each quarter in accordance with indices published by the Australian Bureau of Statistics . Next quarterly changes will take place on : 26 Apr 2023, 26 Jul 2023, 25 Oct 2023 & 31 Jan 2024

The actual contributions applicable to the proposed development will be set out within the conditions of consent issued. Any of Council's Contributions Plans may be amended or altered before the issue of that consent.

Currently established areas are capped at \$20,000 per lot or per dwelling.

Greenfield release areas are capped at \$30,000 per lot or per dwelling.

(Narellan Release Area, Elderslie Release Area, Spring Farm Release Area, Leppington Precinct and Leppington North are excluded. For these areas, please refer to the table above).

* Elderslie Release Area: The existing part of Elderslie is classified Existing Area. The area newly released for development is Elderslie Release Area. Please contact Council to confirm the contribution rates.

** Oran Park South and Catherine Fields (Part) Precinct: Contact Council if further clarification is required.

If a granny flat/ Fonzie flat is to be subdivided into its own lot, it is not longer considered a secondary dwelling. Please contact Council to confirm the contribution rates.

Date Document Updated : 25 January 2023