

# Holroyd Section 94 Development Contributions Plan 2013

## **INDEXED AND ADJUSTED CONTRIBUTIONS RATES**

**September 2019 QTR CPI**

Rates Effective from CPI Release Date – 30 October 2019

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						
<b>Note: Plan commenced during June 2013 Quarter</b>						
Quarter	Year	Release Date	Index	Quarterly % Increase	Index to Published Plan	% Increase to Published Plan
June	2013	23-Jul	103.1	N/A	1.000000000	0.0000000%
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%
September	2016	26-Oct	109.8	0.9191176%	1.064985451	6.4985451%
December	2016	23-Jan	110.9	1.0018215%	1.075654704	7.5654704%
March	2017	27-Apr	111.3	0.3606853%	1.079534433	7.9534433%
June	2017	23-Jul	111.7	0.3593890%	1.083414161	8.3414161%
September	2017	23-Oct	112.5	0.7162041%	1.091173618	9.1173618%
December	2017	31-Jan	113.3	0.7111111%	1.098933075	9.8933075%
March	2018	23-Apr	113.6	0.2647838%	1.101842871	10.1842871%
June	2018	23-Jul	114	0.3521127%	1.105722599	10.5722599%
September	2018	31-Oct	114.7	0.6140351%	1.112512124	11.2512124%
December	2018	30-Jan	115.2	0.4359198%	1.117361785	11.7361785%
March	2019	24-Apr	115.2	0.0000000%	1.117361785	11.7361785%
June	2019	31-Jul	115.9	0.6076389%	1.124151309	12.4151309%
September	2019	30-Oct	116.5	0.5176877%	1.129970902	12.9970902%
CURRENT INDEXATION / ADJUSTMENT					1.129970902	

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)	Per person	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$907.11	\$726.78	\$0.00	\$99.29	\$6,791
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$1,233.67	\$988.42	\$0.00	\$135.03	\$9,236
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$2,086.36	\$1,671.60	\$0.00	\$228.36	\$15,619
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$2,920.90	\$2,340.24	\$0.00	\$319.71	\$20,000
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$2,920.90	\$2,340.24	\$0.00	\$319.71	\$20,000
Merrylands Centre - Central Drainage Precinct	Per person	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$907.11	\$726.78	\$204.54	\$99.29	\$6,995
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$1,233.67	\$988.42	\$278.18	\$135.03	\$9,514
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$2,086.36	\$1,671.60	\$470.45	\$228.36	\$16,089
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$2,920.90	\$2,340.24	\$658.63	\$319.71	\$20,000
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$2,920.90	\$2,340.24	\$658.63	\$319.71	\$20,000
Merrylands Centre - Neil Street Precinct	Per person	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$907.11	\$726.78	\$3,654.36	\$99.29	\$10,445
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$1,233.67	\$988.42	\$4,969.93	\$135.03	\$14,205
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$2,086.36	\$1,671.60	\$8,405.02	\$228.36	\$24,024
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$2,920.90	\$2,340.24	\$11,767.03	\$319.71	\$33,633
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$2,920.90	\$2,340.24	\$11,767.03	\$319.71	\$33,633
Wentworthville Centre	Per person	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$204.31	\$1,116.67	\$0.00	\$99.29	\$6,478
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$277.86	\$1,518.67	\$0.00	\$135.03	\$8,810
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$469.91	\$2,568.34	\$0.00	\$228.36	\$14,899
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$657.87	\$3,595.68	\$0.00	\$319.71	\$20,000
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$657.87	\$3,595.68	\$0.00	\$319.71	\$20,000

<b>Pendle Hill Centre</b>	<i>Per person</i>	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$308.05	\$831.28	\$0.00	\$99.29	<b>\$6,296</b>
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$418.95	\$1,130.54	\$0.00	\$135.03	<b>\$8,563</b>
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$708.51	\$1,911.95	\$0.00	\$228.36	<b>\$14,481</b>
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$991.92	\$2,676.73	\$0.00	\$319.71	<b>\$20,000</b>
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$991.92	\$2,676.73	\$0.00	\$319.71	<b>\$20,000</b>
<b>Toongabbie Centre</b>	<i>Per person</i>	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$1,110.03	\$428.32	\$0.00	\$99.29	<b>\$6,695</b>
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$1,509.64	\$582.51	\$0.00	\$135.03	<b>\$9,106</b>
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$2,553.08	\$985.13	\$0.00	\$228.36	<b>\$15,399</b>
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$3,574.31	\$1,379.19	\$0.00	\$319.71	<b>\$20,000</b>
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$3,574.31	\$1,379.19	\$0.00	\$319.71	<b>\$20,000</b>
<b>South Wentworthville Centre</b>	<i>Per person</i>	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$819.95	\$1,036.19	\$0.00	\$99.29	<b>\$7,013</b>
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$1,115.13	\$1,409.23	\$0.00	\$135.03	<b>\$9,538</b>
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$1,885.88	\$2,383.25	\$0.00	\$228.36	<b>\$16,130</b>
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$2,640.24	\$3,336.55	\$0.00	\$319.71	<b>\$20,000</b>
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$2,640.24	\$3,336.55	\$0.00	\$319.71	<b>\$20,000</b>
<b>Mays Hill Centre</b>	<i>Per person</i>	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$170.27	\$918.71	\$0.00	\$99.29	<b>\$6,246</b>
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$231.57	\$1,249.44	\$0.00	\$135.03	<b>\$8,494</b>
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$391.63	\$2,113.02	\$0.00	\$228.36	<b>\$14,366</b>
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$548.28	\$2,958.23	\$0.00	\$319.71	<b>\$20,000</b>
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$548.28	\$2,958.23	\$0.00	\$319.71	<b>\$20,000</b>
<b>Merrylands West Centre</b>	<i>Per person</i>	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$0.00	\$914.76	\$0.00	\$99.29	<b>\$6,072</b>
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$0.00	\$1,244.08	\$0.00	\$135.03	<b>\$8,257</b>
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$0.00	\$2,103.96	\$0.00	\$228.36	<b>\$13,965</b>
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$0.00	\$2,945.54	\$0.00	\$319.71	<b>\$19,551</b>
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$0.00	\$2,945.54	\$0.00	\$319.71	<b>\$19,551</b>

Guildford Centre	Per person	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$0.00	\$1,307.70	\$0.00	\$99.29	\$6,465
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$0.00	\$1,778.47	\$0.00	\$135.03	\$8,792
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$0.00	\$3,007.71	\$0.00	\$228.36	\$14,869
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$0.00	\$4,210.79	\$0.00	\$319.71	\$20,000
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$0.00	\$4,210.79	\$0.00	\$319.71	\$20,000
Greystanes Centre	Per person	\$309.54	\$127.39	\$1,245.40	\$406.00	\$984.65	\$1,102.36	\$882.29	\$0.00	\$1,478.68	\$0.00	\$99.29	\$6,636
	1-bedroom / studio	\$420.98	\$173.24	\$1,693.75	\$552.16	\$1,339.12	\$1,499.21	\$1,199.91	\$0.00	\$2,011.00	\$0.00	\$135.03	\$9,024
	2-bedroom	\$711.95	\$292.99	\$2,864.42	\$933.80	\$2,264.69	\$2,535.43	\$2,029.26	\$0.00	\$3,400.96	\$0.00	\$228.36	\$15,262
	3 or more bedrooms	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$0.00	\$4,761.34	\$0.00	\$319.71	\$20,000
	New lot	\$996.73	\$410.18	\$4,010.19	\$1,307.33	\$3,170.56	\$3,549.61	\$2,840.97	\$0.00	\$4,761.34	\$0.00	\$319.71	\$20,000
All other areas (Infill)	Per person	\$229.62	\$94.49	\$923.84	\$301.17	\$730.41	\$817.73	\$654.48	\$0.00	\$0.00	\$0.00	\$73.65	\$3,825
	1-bedroom / studio	\$312.28	\$128.51	\$1,256.42	\$409.59	\$993.36	\$1,112.12	\$890.09	\$0.00	\$0.00	\$0.00	\$100.17	\$5,203
	2-bedroom	\$528.13	\$217.34	\$2,124.83	\$692.70	\$1,679.95	\$1,880.78	\$1,505.31	\$0.00	\$0.00	\$0.00	\$169.40	\$8,798
	3 or more bedrooms	\$739.38	\$304.27	\$2,974.76	\$969.77	\$2,351.92	\$2,633.10	\$2,107.43	\$0.00	\$0.00	\$0.00	\$237.16	\$12,318
	New lot	\$739.38	\$304.27	\$2,974.76	\$969.77	\$2,351.92	\$2,633.10	\$2,107.43	\$0.00	\$0.00	\$0.00	\$237.16	\$12,318

<b>MERRYLANDS CENTRE CAR PARK</b>					<b>\$31,926</b>	
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Table 1.2 Contribution Rates for Secondary Dwellings		
Secondary dwellings (granny flats) flat rate - all areas	\$3,729	

Table 1.4 Contribution Rates for Non-Dwelling Residential Development		
Non-dwelling residential (e.g. boarding house)	per person rate per every room	

<b>Pemulwuy Contribution Rates - SEPP 59 Lands</b>		
	<b>Nelson Ridge</b>	<b>Lakewood Estate</b>
Open Space	4,601	4,601
Community Facilities	4,513	4,513
Road & Traffic	724	602
Administration	166	166
	<b>\$ 10,004</b>	<b>\$ 9,882</b>

**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	\$4,618	\$6,157	\$6,927
	2-bedroom	\$7,809	\$10,413	\$11,714
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Merrylands Centre - Central Drainage Precinct	1-bedroom / studio	\$4,757	\$6,342	\$7,135
	2-bedroom	\$8,045	\$10,726	\$12,067
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Merrylands Centre - Neil Street Precinct	1-bedroom / studio	\$7,103	\$9,470	\$10,654
	2-bedroom	\$12,012	\$16,016	\$18,018
	3 or more bedrooms	\$16,817	\$22,422	\$25,225
Wentworthville Centre	1-bedroom / studio	\$4,405	\$5,873	\$6,607
	2-bedroom	\$7,450	\$9,933	\$11,174
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Pendle Hill Centre	1-bedroom / studio	\$4,281	\$5,709	\$6,422
	2-bedroom	\$7,241	\$9,654	\$10,861
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Toongabbie Centre	1-bedroom / studio	\$4,553	\$6,070	\$6,829
	2-bedroom	\$7,700	\$10,266	\$11,549
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
South Wentworthville Centre	1-bedroom / studio	\$4,769	\$6,359	\$7,153
	2-bedroom	\$8,065	\$10,753	\$12,098
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Mays Hill Centre	1-bedroom / studio	\$4,247	\$5,663	\$6,371
	2-bedroom	\$7,183	\$9,577	\$10,774
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Merrylands West Centre	1-bedroom / studio	\$4,129	\$5,505	\$6,193
	2-bedroom	\$6,982	\$9,310	\$10,474
	3 or more bedrooms	\$9,775	\$13,034	\$14,663
Guildford Centre	1-bedroom / studio	\$4,396	\$5,861	\$6,594
	2-bedroom	\$7,434	\$9,912	\$11,151
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
Greystanes Centre	1-bedroom / studio	\$4,512	\$6,016	\$6,768
	2-bedroom	\$7,631	\$10,175	\$11,446
	3 or more bedrooms	\$10,000	\$13,333	\$15,000
All other areas (infill)	1-bedroom / studio	\$2,601	\$3,468	\$3,902
	2-bedroom	\$4,399	\$5,866	\$6,599
	3 or more bedrooms	\$6,159	\$8,212	\$9,238

<b>Non-Residential Contribution Rates</b>					
<b>Table 1.6 Summary of Contribution Rates for Non-residential Development</b>					
<b>Contribution Area (See Map)</b>	<b>Centre Roads &amp; Transport</b>	<b>Public Domain Works</b>	<b>Drainage</b>	<b>Admin. &amp; Studies</b>	<b>Total (per m<sup>2</sup> gross floor area)</b>
Merrylands Centre (General)	\$191.25	\$18.39	\$0.00	\$2.51	\$212
Merrylands Centre - Central Drainage Precinct	\$191.25	\$18.39	\$5.17	\$2.51	\$217
Merrylands Centre - Neil Street Precinct	\$191.25	\$18.39	\$92.46	\$2.51	\$305
Wentworthville Centre	\$0.00	\$28.25	\$0.00	\$2.51	\$31
Pendle Hill Centre	\$0.00	\$21.03	\$0.00	\$2.51	\$24
Toongabbie Centre	\$0.00	\$10.84	\$0.00	\$2.51	\$13
South Wentworthville Centre	\$0.00	\$26.22	\$0.00	\$2.51	\$29
Mays Hill Centre	\$0.00	\$23.24	\$0.00	\$2.51	\$26
Merrylands West Centre	\$0.00	\$23.14	\$0.00	\$2.51	\$26
Guildford Centre	\$0.00	\$33.08	\$0.00	\$2.51	\$36
Greystanes Centre	\$0.00	\$37.41	\$0.00	\$2.51	\$40

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. There is no capped limit on Neil St Precinct.