

The Lake Macquarie Section 94 Contributions Plan No.1 - Citywide (2004) as amended - Belmont Catchment

Facility	Effective from: 15/05/2018 to: 31/05/2018							
	Contribution						Dedication	
	Lot	1 Bedroom Dwelling	2 Bedroom Dwelling	3 Bedroom Dwelling	4+ Bedroom Dwelling	Hectare	Lot (m2)	Hectare (m2)
Open Space and Recreation								
Open Space Acquisition	\$9,074.89	\$3,992.95	\$5,807.93	\$8,711.89	\$12,341.85	-	114.80	-
Recreation Facilities	\$6,800.50	\$2,992.22	\$4,352.32	\$6,528.48	\$9,248.68	-	-	-
Community Facilities								
East Lake Capital	\$2,697.55	\$1,186.92	\$1,726.43	\$2,589.65	\$3,668.67	-	-	-
East Lake Land	\$750.98	\$330.43	\$480.62	\$720.94	\$1,021.33	-	4.11	-
Management	\$206.22	\$90.74	\$131.98	\$197.97	\$280.46			

Lake Macquarie City Council Development Contributions Plan Toronto Contributions Catchment - 2016

Table E3: Summary of Contribution Rates by Development Type - Effective from 15/05/2018 until 14/08/2018

Development Type	PVTs	Base (per)	Occupancy Rate ^A	Sub-Catchment ^B		
				1. Other	2. Arcadia Vale URA	3. Toronto Central
Dwelling House / Lot / Exhibition Home	0.85	dwelling	3.05	\$26,373.59	\$26,373.59	\$26,486.18
Residential Accommodation ^C with 1 bedroom / bedsit	0.15	dwelling	1.20	\$10,376.50	\$10,376.50	\$10,396.37
Residential Accommodation ^C with 2 bedrooms	0.3	dwelling	1.73	\$14,959.45	\$14,959.45	\$14,999.19
Residential Accommodation ^C with 3 or more bedrooms	0.45	dwelling	2.54	\$21,963.59	\$21,963.59	\$22,023.20
Seniors Housing ^D	0.4	dwelling	1.37	\$11,846.50	\$11,846.50	\$11,899.48
Residential Care Facility	0.15	bed	1.00	\$648.71	\$648.71	\$668.58
Moveable Dwelling (Long-term)	0.4	site	1.50	\$12,970.62	\$12,970.62	\$13,023.60
Moveable Dwelling (Short-term)	0.4	site	1	\$8,148.35	\$8,148.35	\$8,201.33
Tourist and Visitor Accommodation (Small Scale)	0.34	room ^E	0.73	\$5,948.29	\$5,948.29	\$5,993.33
Tourist and Visitor Accommodation (Large Scale)	0.34	room ^E	1.55	\$12,629.94	\$12,629.94	\$12,674.98
Hostel / Boarding House / Group Home / Hospital / Educational Establishment (residential component)	0.4	bed	1	\$8,647.08	\$8,647.08	\$8,700.06
Retail Premises ^F	7.0	100m ² GLFA	4	\$81.80	\$81.80	\$1,009.02
Shops (Supermarkets only)	12.3	100m ² GLFA	2	\$40.90	\$40.90	\$1,670.16
Bulky Goods Premises	2.7	100m ² GLFA	0.44	\$9.00	\$9.00	\$366.64
Business Premises and Office Premises	1.2	100m ² GLFA	6.67	\$136.40	\$136.40	\$295.35
Industry (Small Scale)	0.78	100m ² GLFA	1.05	\$21.47	\$21.47	\$124.79
Industry (Large Scale) and warehouses or distribution centres	0.5	100m ² GLFA	0.83	\$16.97	\$16.97	\$83.20
Storage premises and depots	0.5	100m ² GLFA	0.5	\$10.23	\$10.23	\$76.46
Other Development				See Note G		
Road Haulage				See Note I		

Notes:

A. These are the occupancy rates for future residential development (excluding existing development) in the Contributions Catchment as forecast to 2030.

B. All figures exclude Warners Bay Town Centre Car Parking. Refer to Section 6.1 Local Roads sub-catchments.

C. Excluding boarding houses, group homes, hostels and seniors housing.

D. Excluding residential care facilities.

E. 'Room' means a leasable room that may be occupied by paying visitors.

F. Excluding bulky goods premises and supermarkets.

G. Other development not specified in this table will be assessed in accordance with Section 15 of this Plan and the per person (residential), per worker (non-residential) and per

H. Levies specified in this Table and/or in this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contributions thresholds.

I. Applies to agriculture, extractive industry, forestry, freight transport facilities, industry, mining, rural industry, transport depots, truck depots and waste or resource management

J. Figure 2 details the urban release areas.

Lake Macquarie City Council Development Contributions Plan 2012 - Morisset Contributions Catchment

Table E3: Summary of Contribution Rates by Development Type - Effective from 15/05/2018 until 14/08/2018

Development Type	Base (per)	Residential Occupancy Rate ^A	Sub-Catchment							
			1. Cooranbong (excluding North Cooranbong & Highland Avenue URA)	3. Highland Avenue URA	4. Bonnells Bay & 13. Morisset Peninsula	5. Dora Creek 6. Coorumbung Road URA 7. Martinsville, 8. Mandalong, 14. Wye & 15. Wye Point	9A. & 9B. Morisset	10. Morisset South (excluding Employ't)	11. Morisset Employ't North Sector	12. Morisset Employ't South Sector
Dwelling House / Lot / Exhibition Home	dwelling	3.07	\$ 17,085.77	\$ 32,827.35	\$ 16,451.73	\$ 15,173.59	\$ 22,846.97	\$ 15,621.47	\$ 15,173.59	\$ 17,307.39
Residential Accommodation ^B with 1 bedroom / bedsit	dwelling	1.29	\$ 7,379.74	\$ 15,713.52	\$ 7,044.07	\$ 6,367.40	\$ 10,429.78	\$ 6,604.52	\$ 6,367.40	\$ 7,497.06
Residential Accommodation ^B with 2 bedrooms	dwelling	1.72	\$ 9,487.39	\$ 17,821.17	\$ 9,151.72	\$ 8,475.05	\$ 12,537.43	\$ 8,712.17	\$ 8,475.05	\$ 9,604.71
Residential Accommodation ^B with 3 or more bedrooms	dwelling	2.62	\$ 14,244.74	\$ 24,893.45	\$ 13,815.82	\$ 12,951.20	\$ 18,142.01	\$ 13,254.18	\$ 12,951.20	\$ 14,394.65
Seniors Housing ^C	dwelling	1.37	\$ 7,099.16	\$ 9,877.08	\$ 6,987.27	\$ 6,761.71	\$ 8,115.84	\$ 6,840.75	\$ 6,761.71	\$ 7,138.27
Residential Care Facility	bed	1.00	\$ 540.07	\$ 3,317.99	\$ 428.18	\$ 202.62	\$ 1,556.75	\$ 281.66	\$ 202.62	\$ 579.18
Moveable Dwelling (Long-term)	site	1.50	\$ 8,303.19	\$ 15,710.99	\$ 8,004.81	\$ 7,403.34	\$ 11,014.34	\$ 7,614.10	\$ 7,403.34	\$ 8,407.48
Moveable Dwelling (Short-term)	site	1	\$ 4,549.53	\$ 11,957.33	\$ 4,251.15	\$ 3,649.68	\$ 7,260.68	\$ 3,860.44	\$ 3,649.68	\$ 4,653.82
Tourist and Visitor Accommodation (Small Scale)	room ^D	0.73	\$ 3,564.12	\$ 10,971.92	\$ 3,265.74	\$ 2,664.26	\$ 6,275.27	\$ 2,875.03	\$ 2,664.26	\$ 3,668.41
Tourist and Visitor Accommodation (Large Scale)	room ^D	1.55	\$ 6,556.85	\$ 13,964.65	\$ 6,258.48	\$ 5,657.00	\$ 9,268.00	\$ 5,867.77	\$ 5,657.00	\$ 6,661.14
Hostel / Boarding House / Group Home / Hospital / Educational Establishment (residential component) /	bed	1	\$ 5,835.41	\$ 13,243.21	\$ 5,537.03	\$ 4,935.56	\$ 8,546.56	\$ 5,146.32	\$ 4,935.56	\$ 5,939.70
Retail Premises ^E	100m ² GFA	-	\$ 16,245.69	\$ 145,882.23	\$ 11,024.12	\$ 498.27	\$ 16,245.69	\$ 4,186.68	\$ 498.27	\$ 18,070.76
Shops (Supermarkets only)	100m ² GFA	-	\$ 33,318.71	See Note F	\$ 22,353.41	\$ 249.14	\$ 33,318.71	\$ 7,994.78	\$ 249.14	\$ 37,151.36
Bulky Goods Premises	100m ² GFA	-	\$ 6,579.29	See Note F	\$ 4,416.07	\$ 55.36	\$ 6,579.29	\$ 1,583.42	\$ 55.36	\$ 7,335.39
Business Premises and Office Premises	100m ² GFA	-	\$ 5,329.72	See Note F	\$ 3,837.84	\$ 830.46	\$ 5,329.72	\$ 1,884.29	\$ 830.46	\$ 5,851.17
Industry – Small Factory Units	100m ² GFA	-	\$ 2,380.76	See Note F	\$ 1,634.82	\$ 131.12	\$ 2,380.76	\$ 658.04	\$ 131.12	\$ 2,641.48
Industry – Warehousing/Manufacturing	100m ² GFA	-	\$ 1,228.62	See Note F	\$ 855.65	\$ 103.81	\$ 1,228.62	\$ 367.26	\$ 103.81	\$ 1,358.98
Industry – Storage	100m ² GFA	-	\$ 1,187.10	See Note F	\$ 814.13	\$ 62.28	\$ 1,187.10	\$ 325.74	\$ 62.28	\$ 1,317.46
Other Development			See Note F							

Notes:

A. These are the occupancy rates for future residential development (excluding existing development) in the Contributions Catchment as forecast to 2025.

B. Excluding boarding houses, dwelling houses, group homes, hostels and seniors housing.

C. Excluding residential care facilities.

D. 'Room' means a leasable room that may be occupied by paying visitors.

E. Excluding bulky goods premises and supermarkets.

F. Other development not specified in this table will be assessed in accordance with Section 15 of this Plan and the per person (residential), per worker (non-residential) and per PVT rates specified in Tables E1 and E2.

G. Levies specified in this Table and/or in this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contributions thresholds.

Lake Macquarie City Council Development Contributions Plan Charlestown Contributions Catchment - 2015

Table E3: Summary of Contribution Rates by Development Type - Effective from 15/05/2018 until 14/08/2018

Development Type	Base (per)	Occupancy Rate	Sub-Catchment			
			Charlestown	Mount Hutton/ Windale	Langdon Way	All other areas
Dwelling House / Lot / Exhibition Home	Per dwelling	2.86	\$22,057.18	\$25,255.51	\$27,782.88	\$21,435.32
Residential Accommodation ^B with 1 bedroom / bedsit	Per dwelling	1.27	\$9,856.03	\$11,549.26	\$12,887.28	\$9,526.81
Residential Accommodation ^B with 2 bedrooms	Per dwelling	1.68	\$12,952.24	\$14,645.47	\$15,983.49	\$12,623.02
Residential Accommodation ^B with 3 or more bedrooms	Per dwelling	2.58	\$19,791.85	\$21,955.42	\$23,665.11	\$19,371.18
Seniors Housing ^C	Per dwelling	1.37	\$10,378.90	\$10,943.31	\$11,389.32	\$10,269.16
Residential Care Facility	Per bed	1.00	\$383.36	\$947.77	\$1,393.77	\$273.62
Moveable Dwelling (Long-term)	Per site	1.50	\$11,536.25	\$13,041.34	\$14,230.69	\$11,243.61
Moveable Dwelling (Short-term)	Per site	1.00	\$6,621.49	\$8,126.59	\$9,315.94	\$6,328.85
Tourist and Visitor Accommodation (Small Scale)	per room	0.73	\$4,912.70	\$6,417.80	\$7,607.15	\$4,620.06
Tourist and Visitor Accommodation (Large Scale)	per room	1.55	\$10,102.36	\$11,607.45	\$12,796.81	\$9,809.72
Hostel / Boarding House / Group Home / Hospital / Educational Establishment (residential component) /	Per bed	1.00	\$7,788.38	\$9,293.47	\$10,482.82	\$7,495.74
Retail Premises ^E	Per 100m ² GLFA	4.00	\$5,344.50	\$31,683.63	\$52,497.28	\$223.25
Shops (Supermarkets only)	Per 100m ² GLFA	2.00	\$10,866.25	\$66,178.42	\$109,887.10	\$111.63
Bulky Goods Premises	Per 100m ² GLFA	0.44	\$2,146.47	\$13,058.39	\$21,681.19	\$24.81
Business Premises and Office Premises	Per 100m ² GLFA	6.67	\$1,835.30	\$9,360.76	\$15,307.52	\$372.09
Industry – Small Factory Units	Per 100m ² GLFA	1.05	\$790.36	\$4,553.09	\$7,526.47	\$58.75
Industry – Warehousing/Manufacturing	Per 100m ² GLFA	0.83	\$412.31	\$2,293.68	\$3,780.37	\$46.51
Industry – Storage	Per 100m ² GLFA	0.50	\$393.71	\$2,275.08	\$3,761.77	\$27.91
Other Development			See Note F			
Notes:						
A. These are the occupancy rates for future residential development (excluding existing development) in the Contributions Catchment as forecast to 2025.						
B. Excluding boarding houses, dwelling houses, group homes, hostels and seniors housing.						
C. Excluding residential care facilities.						
D. 'Room' means a leasable room that may be occupied by paying visitors.						
E. Excluding bulky goods premises and supermarkets.						
F. Other development not specified in this table will be assessed in accordance with Section 1.5 of this Plan and the per person (residential), per worker (non-residential) and per PVT rates						
G. Levies specified in this Table and/or in this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contributions thresholds.						

Lake Macquarie City Council Development Contributions Plan Glendale Contributions Catchment - 2015

Table E3: Summary of Contribution Rates by Development Type - Effective from 15/05/2018 until 14/03/2018

Development Type	Base (per)	Occupancy Rate	Sub-Catchment						
			1. Glendale West & Glendale West URA	2. Glendale Central & Glendale Central URA	3. Glendale East & Glendale East URA	4. Cardiff Heights	5. Warners Bay & Warners Bay URA	Warners Bay Dress Circle	Warners Bay - Residual
			Total	Total					Total
Dwelling House / Lot / Exhibition Home	Dwelling	3.10	\$20,627.55	\$23,152.61	\$21,551.88	\$22,049.61	\$21,862.76	\$21,862.76	\$21,862.76
Residential Accommodation C with 1 bedroom / bedsit	Dwelling	1.20	\$7,984.86	\$8,430.46	\$8,147.98	\$8,235.81	\$8,202.84	\$8,202.84	\$8,202.84
Residential Accommodation C with 2 bedrooms	Dwelling	1.73	\$11,511.51	\$12,402.71	\$11,837.75	\$12,013.41	\$11,947.47	\$11,947.47	\$11,947.47
Residential Accommodation C with 3 or more bedrooms	Dwelling	2.54	\$16,901.29	\$18,238.09	\$17,390.64	\$17,654.15	\$17,555.23	\$17,555.23	\$17,555.23
Seniors Housing D	Dwelling	1.37	\$9,116.04	\$10,304.31	\$9,551.02	\$9,785.24	\$9,697.31	\$9,697.31	\$9,697.31
Residential Care Facility	Bed	1.00	\$259.17	\$704.77	\$422.29	\$510.12	\$477.15	\$477.15	\$477.15
Moveable Dwelling (Long-term)	Site	1.50	\$9,981.08	\$11,169.35	\$10,416.06	\$10,650.28	\$10,562.35	\$10,562.35	\$10,562.35
Moveable Dwelling (Short-term)	Site	1.00	\$5,393.36	\$6,581.63	\$5,828.34	\$6,062.56	\$5,974.63	\$5,974.63	\$5,974.63
Tourist and Visitor Accommodation (Small Scale)	Room ^E	0.73	\$3,937.15	\$4,947.17	\$4,306.88	\$4,505.97	\$4,431.23	\$4,431.23	\$4,431.23
Tourist and Visitor Accommodation (Large Scale)	Room ^E	1.55	\$8,359.71	\$9,369.73	\$8,729.44	\$8,928.53	\$8,853.79	\$8,853.79	\$8,853.79
Hostel / Boarding House / Group Home / Hospital / Educational Establishment (residential component)	Bed	1.00	\$6,654.05	\$7,842.32	\$7,089.03	\$7,323.25	\$7,235.32	\$7,235.32	\$7,235.32
Retail Premises ^F	Per 100m ² GLFA	4.00	\$241.08	\$21035.70	\$7,853.23	\$11,952.15	\$10,413.41	\$10,413.41	\$10,413.41
Shops (Supermarkets only)	Per 100m ² GLFA	2.00	\$120.54	\$36,659.66	\$13,496.18	\$20,698.56	\$17,994.78	\$17,994.78	\$17,994.78
Bulky Goods Premises	Per 100m ² GLFA	0.44	\$26.52	\$8,047.30	\$2,962.63	\$4,543.65	\$3,950.13	\$3,950.13	\$3,950.13
Business Premises and Office Premises	Per 100m ² GLFA	6.67	\$402.00	\$3,966.79	\$1,706.94	\$2,409.61	\$2,145.83	\$2,145.83	\$2,145.83
Industry (Small Scale)	Per 100m ² GLFA	1.05	\$63.28	\$2,380.40	\$911.49	\$1,368.23	\$1,196.77	\$1,196.77	\$1,196.77
Industry (Large Scale) and warehouses or distribution centres	Per 100m ² GLFA	0.83	\$50.02	\$1,535.35	\$593.75	\$886.53	\$776.62	\$776.62	\$776.62
Storage premises and depots	Per 100m ² GLFA	0.50	\$30.14	\$1,515.47	\$573.86	\$866.64	\$756.73	\$756.73	\$756.73
Other Development						See Note G			
Road Haulage						See Note I			

Notes:

A. These are the occupancy rates for future residential development (excluding existing development) in the Contributions Catchment as forecast to 2030.

B. All figures exclude Warners Bay Town Centre Car Parking. Refer to Section 6.1 Local Roads sub-catchments.

C. Excluding boarding houses, group homes, hostels and seniors housing.

D. Excluding residential care facilities.

E. 'Room' means a leasable room that may be occupied by paying visitors.

F. Excluding bulky goods premises and supermarkets.

G. Other development not specified in this table will be assessed in accordance with Section 15 of this Plan and the per person (residential), per worker (non-residential) and per PVT rates specified in Tables E1 and E2.

H. Levies specified in this Table and/or in this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contributions thresholds.

I. Applies to agriculture, extractive industry, forestry, freight transport facilities, industry, mining, rural industry, transport depots, truck depots and waste or resource management facilities (see Section 4.2).

J. Figure 2 details the urban release areas.

The Lake Macquarie Section 94 Contributions Plan No.2 - Northlakes 2004 (amended 2012)

Facility	Effective from: 15/05/2018 to: 14/08/2018								
	Contribution						Dedication		
	Per Trip	Per Person	Per 1 Bedroom Dwelling	Per 2 Bedroom Dwelling	Per 3+ Bedroom / Lot	Per Senior's Living Unit - Self Contained Dwelling	Per Hectare	Per 3+ bedroom Dwelling or Lot (m ²)	Per Hectare (m ²)
Local and District Open Space and Recreation									
Local Works	N/A	\$2,407.14	\$3,105.21	\$4,140.28	\$7,462.14	\$3,297.78	N/A	N/A	N/A
District Works	N/A	\$49.63	\$64.02	\$85.36	\$153.84	\$67.98	N/A	N/A	N/A
Land Acquisition	N/A	\$4,586.11	\$5,916.08	\$7,888.12	\$14,216.95	\$6,282.97	N/A	153.88	N/A
Total:	N/A	\$7,042.88	\$9,085.31	\$12,113.76	\$21,832.93	\$9,648.73	N/A	153.88	N/A
Community Facilities									
Community Facilities Capital		\$807.04	\$1,041.09	\$1,388.11	\$2,501.84	\$1,105.66	N/A	N/A	N/A
Community Facilities Land		\$261.96	\$337.93	\$450.57	\$812.09	\$358.89	N/A	2.26	N/A
Total:		\$1,069.00	\$1,379.02	\$1,838.68	\$3,313.93	\$1,464.55	N/A	2.26	N/A
Roadworks and Traffic Management (Catchment 1)									
Roadworks and Traffic Management Capital (Catchment 1)	\$200.60	\$200.60	\$751.28	\$1,001.72	\$1,805.41	\$797.88	N/A	N/A	N/A
Roadworks and Traffic Management Land (Catchment 1)	\$9.56	\$9.56	\$35.81	\$47.75	\$86.06	\$38.03	N/A	N/A	N/A
Total:	\$210.16	\$210.16	\$787.09	\$1,049.47	\$1,891.47	\$835.91	N/A	N/A	N/A
Roadworks and Traffic Management (Catchment 2)									
Roadworks and Traffic Management Capital (Catchment 2)	\$612.34	\$612.34	\$2,293.31	\$3,057.74	\$5,511.04	\$2,435.52	N/A	N/A	N/A
Roadworks and Traffic Management Land (Catchment 2)	\$102.65	\$102.65	\$384.43	\$512.58	\$923.83	\$408.28	N/A	N/A	N/A
Total:	\$714.99	\$714.99	\$2,677.74	\$3,570.32	\$6,434.87	\$2,843.80	N/A	N/A	N/A
Brush Box Creek Catchment - Drainage, Stormwater and Water Quality Control									
Brush Box Creek Catchment - Drainage, Stormwater and Water Quality Control - Capital	N/A	N/A	N/A	N/A	N/A	N/A	\$16,146.52		N/A
Brush Box Creek Catchment - Drainage, Stormwater and Water Quality Control - Land	N/A	N/A	N/A	N/A	N/A	N/A	\$5,484.95		238.20
Total:	N/A	N/A	N/A	N/A	N/A	N/A	\$21,631.47		238.20
Cocked Hat Creek Catchment 1 – Drainage, Stormwater and Water Quality Control									
Cocked Hat Creek Catchment 1 – Drainage, Stormwater and Water Quality Control - Capital	N/A	N/A	N/A	N/A	N/A	N/A	\$20,729.73	N/A	N/A
Cocked Hat Creek Catchment 1 – Drainage, Stormwater and Water Quality Control - Land	N/A	N/A	N/A	N/A	N/A	N/A	\$1,546.21	-	57.27
Total:	N/A	N/A	N/A	N/A	N/A	N/A	\$22,275.94		57.27
Management	N/A	\$118.05	\$152.29	\$203.05	\$365.96	\$161.73	N/A	N/A	

The Lake Macquarie Section 94 Contributions Plan No.5 - North Wallarah (2004)

Facility	Effective from: 15/05/2018 to: 14/08/2018				
	Contribution				Dedication
	Person	1/2 Bedroom Dwelling	3+ Bedroom Dwelling / Lot	Tourism Unit	Dwelling/Lot (m ²)
Local Recreation	\$2,515.05	\$5,030.10	\$6,287.63	\$3,269.57	-
City-wide Recreation	\$65.07	\$130.15	\$162.68	\$84.60	-
Open Space Acquisition	-	-	-	-	56.75
Community Facilities	\$1,015.03	\$2,030.06	\$2,537.58	\$1,319.54	-
Community Facilities Land	\$62.29	\$124.58	\$155.73	\$80.98	2.83
Traffic Management Facilities	\$336.49	\$672.98	\$841.22	\$437.44	-
Conservation	-	-	-	-	116.15
Management	\$83.43	\$166.85	\$208.57	\$108.46	-

The Lake Macquarie Section 94 Contributions Plan No.6 - Hillsborough Rd (2007)

Facility	Effective from: 15/05/2018 to: 14/08/2018	
	Contribution per m ² of Gross Floor Area	
	Net New Development	BB Retail
Capital Works	\$119.94	\$112.8650
Land Acquisition	\$38.60	\$38.3428
Management	\$12.87	\$12.8652
Total	\$171.40	\$164.07