

Development Contribution Plans – Rates Payable

Under the *Environmental Planning and Assessment Act 1979* (EP&A Act), where a development will (or is likely to) require the provision of or increase the demand for public amenities and public services within the area, Council may require (through conditions of development consent):

- The payment of a monetary contribution, **and/or**
- The dedication of land free of cost.

These disbursements are referred to as Development Contributions.

Council has adopted the following Section 7.11 Development Contribution Plans under the EP&A Act:

1. Section 7.11 Development Contributions Plan – Bathurst Regional Community Facilities.
2. Section 7.11 Development Contributions Plan – Bathurst Regional Open Space.
3. Section 7.11 Development Contributions Plan – Eglinton Open Space and Drainage.
4. Section 7.11 Contributions Plan – Raglan Creek Stormwater Drainage Management.
5. Section 7.11 Contribution Plan – Sawpit Creek (East) Stormwater Drainage Management.
6. Section 7.11 Contributions Plan – Jordan Creek Stormwater Drainage Management.
7. Section 7.11 Contribution Plan – Robin Hill – Road & Drainage Construction.
8. Section 7.11 Development Contributions Plan – Roadworks – New Residential Subdivisions.
9. Section 7.11 Contribution Plan – Hereford Street – Reconstruction & Replacement of Low Level Bridge.
10. Section 7.11 Development Contributions Plan – Bathurst CBD Car Parking.
11. Section 7.11 Development Contributions Plan – Bathurst Regional Rural Roadworks.
12. Section 7.11 Development Contributions Plan – Bathurst Regional Traffic Generating Development.

The Plans contain the relevant rates and formulas to be used for determining the development contributions required for different categories of infrastructure and the development contributions payable for different types of development.

Methodology for adjusting the contribution rate payable

Each plan outlines the methodology for adjusting the contributions payable to reflect inflation (indexation).

Except as may be provided for below, the contribution rate applicable will be indexed for inflation at the time of consent and again at the time of payment in accordance with **annual** movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics (ABS).

1. Section 7.11 Development Contributions Plan – Bathurst Regional Community Facilities.
2. Section 7.11 Development Contributions Plan – Bathurst Regional Open Space.
3. Section 7.11 Development Contributions Plan – Eglinton Open Space and Drainage.
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Consents Issued Post 1 January 2025

For consents issued after 1 January 2025 under the following plans, the contribution rate applicable is indexed for inflation at the time of consent and again at the time of payment in accordance with **quarterly** movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics (ABS).

1. Section 7.11 Development Contributions Plan – Eglinton Open Space and Drainage.
2. Section 7.11 Contribution Plan – Sawpit Creek (East) Stormwater Drainage Management.
3. Section 7.11 Contributions Plan – Jordan Creek Stormwater Drainage Management.
4. Section 7.11 Contribution Plan – Robin Hill – Road & Drainage Construction.
5. Section 7.11 Contribution Plan – Hereford Street – Reconstruction & Replacement of Low Level Bridge.
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The latest annual and quarterly indexed contribution rates are published below. Enquiries should be directed to Council's Environmental Planning and Building Services Department to determine the current rate payable in relation to a current development approval.

<p style="text-align: center;"><u>Bathurst Regional Council</u></p> <p style="text-align: center;">Section 7.11 Contribution Rates</p>				
	Applied to Consents issued pre 1 January 2025		Applied to Consents issued post 1 January 2025	
	2024/2025	2025/2026	1/4/2025 – 30/6/2025	1/7/2025 – 30/9/2025
Administration Fee for request to defer a Sec 7.11 Payment	\$436.80	\$446.95	\$438.68	\$442.45
Bathurst CBD Car Parking				
Off Street Car Parking - per space - <u>pre</u> <u>19/11/2014</u>	\$11,693.00	\$11,964.73		
Off Street Car Parking - per space - <u>post</u> <u>19/11/2014</u>	\$21,334.80	\$21,830.60	\$21,426.82	\$21,610.88
Bathurst Regional Community Facilities - <u>Pre 19/11/2014</u>				
<u>Subdivision per lot</u>				
Macquarie Plains (3.8 persons)	\$3,437.40	\$3,517.28		
Windradyne/Llanarth/Kelso (3.8 persons)	\$3,437.40	\$3,517.28		
Bathurst General (3.6 persons)	\$3,256.60	\$3,332.28		
Eglinton (3.7 persons)	\$2,942.80	\$3,011.19		
Raglan (3.7 persons)	\$3,346.00	\$3,423.76		
Perthville (3.7 persons)	\$3,355.10	\$3,433.07		
Bathurst Regional Community Facilities - <u>Post 19/11/2014</u>	\$7,325.00	\$7,495.22	\$7,356.60	\$7,419.79
Raglan Creek Stormwater Drainage Management				
Low Density Subdivisions per residential lot	\$1,776.50	\$1,817.78	\$1,784.16	\$1,799.49
Medium Density Housing per hectare of additional impervious area	\$13,262.70	\$13,570.91	\$13,319.91	\$13,434.32
Commercial & Industrial Development per hectare of additional impervious area	\$26,522.30	\$27,138.65	\$26,636.70	\$26,865.50
Hereford Street - Reconstruction & Replacement of Low Level Bridge				
Per lot on all subdivisions within the area, subject to the Hereford Street Section 7.11 Contribution Plan	\$1,151.50	\$1,178.26	\$1,156.47	\$1,166.40
Dual Occupancy and Medium Density Development				
Council will require contributions from dual occupancy developments (only where they occur on vacant land) and medium density residential development on the basis per dwelling. An occupancy rate of 3.8 persons will be used to determine the contribution rate for 1 bedroom unit (1.5 persons), 2 bedroom unit (2.2 persons), and 3 bedroom unit (3.3 persons).	\$1,151.50	\$1,178.26	\$1,156.47	\$1,166.40
A credit equivalent to the current contribution per lot will be granted where development takes place on a vacant lot.				
Jordan Creek Stormwater Drainage Management				
Industrial, Commercial Special Use Developments (of additional impervious area per sqm)	\$13.60	\$13.92	\$13.66	\$13.78
Residential Lot	\$4,381.60	\$4,483.42	\$4,400.50	\$4,438.30

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	2024/2025	2025/2026	1/4/2025 – 30/6/2025	1/7/2025 – 30/9/2025
Rural Residential Lot	\$6,697.80	\$6,853.45	\$6,726.69	\$6,784.47
Sawpit Creek (East) Stormwater Drainage Management				
Residential Lot	\$1,919.30	\$1,963.90	\$1,927.58	\$1,944.14
Rural Residential Lot	\$2,876.30	\$2,943.14	\$2,888.71	\$2,913.52
Industrial, Commercial, Special Use Developments (of additional impervious area per hectare)	\$28,690.10	\$29,356.83	\$28,813.85	\$29,061.36
Robin Hill - Roads & Drainage (Note: Contribution has a \$20,000 Maximum cap)				
Robin Hill - per lot (includes drainage)				
Sub Area A	\$27,220.60	\$27,853.18	\$27,338.01	\$27,572.84
Sub Area B	\$19,304.00	\$19,752.60	\$19,387.26	\$19,553.80
Sub Area C	\$12,601.80	\$12,894.65	\$12,656.16	\$12,764.87
Sub Area D	\$3,344.40	\$3,422.12	\$3,358.83	\$3,387.68
Sub Area E	\$46,641.70	\$47,725.60	\$46,842.88	\$47,245.25
Soil Conservation - per lot (in addition to Robin Hill - Roads and Drainage charges above)				
Robin Hill	\$820.90	\$839.98	\$824.44	\$831.52
Eglinton Open Space and Drainage				
<u>Subdivision per lot</u>				
Eglinton Open space & drainage	\$4,122.90	\$4,218.71	\$4,140.68	\$4,176.25
Medium density (including Dual Occupancy)				
Eglinton Open space & drainage				
1 bedroom dwelling	\$1,649.00	\$1,687.32	\$1,656.11	\$1,670.34
2 bedroom dwelling	\$2,474.80	\$2,532.31	\$2,485.47	\$2,506.82
3 bedroom dwelling	\$3,297.50	\$3,374.13	\$3,311.72	\$3,340.17
4 or more bedroom dwelling	\$4,122.90	\$4,218.71	\$4,140.68	\$4,176.25
Road works - New Residential Subdivisions- <u>Pre 19/11/2014</u>				
Area 1 (Windradyne) per residential lot	\$2,777.90	\$2,842.46		
Area 2 (Llanarth) per residential lot	\$5,021.10	\$5,137.78		
Area 3 (Eglinton) per residential lot	\$5,503.50	\$5,631.40		
New subdivision applicable after <u>20/10/2012</u>				
Area 1 (Windradyne) per residential lot	\$3,326.60	\$3,403.91		
Area 2 (Llanarth/Abercrombie) per residential lot	\$5,420.80	\$5,546.77		
Area 3 (Eglinton) per residential lot	\$6,432.10	\$6,581.57		

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Road works - New residential subdivisions <u>Post 19/11/2014</u>				
Area 1 Windradyne	\$3,581.00	\$3,664.22		
Area 2 Llanarth/Abercrombie	\$5,671.30	\$5,803.09		
Area 3 Eglinton	\$6,941.10	\$7,102.40		
Area 4 Kelso	\$4,006.40	\$4,099.50		
Road works - New residential subdivisions <u>Post 12/12/2015</u>				
Area 1 Windradyne	\$3,579.90	\$3,663.09		
Area 2 Llanarth/Abercrombie	\$5,711.70	\$5,844.43		
Area 3 Eglinton	\$6,991.00	\$7,153.46		
Area 4 Kelso	\$4,643.10	\$4,751.00		
Road works - New residential subdivisions <u>Post 18/1/2019</u>				
Area 1 Windradyne	\$3,579.90	\$3,663.09	\$3,595.34	\$3,626.22
Area 2 Llanarth/Abercrombie	\$5,711.70	\$5,844.43	\$5,736.34	\$5,785.61
Area 3 Eglinton	\$6,991.00	\$7,153.46	\$7,021.15	\$7,081.46
Area 4 Kelso	\$4,909.60	\$5,023.69	\$4,930.78	\$4,973.13
<u>Bathurst Regional Rural Roads Pre 19/11/2014</u>	\$6,438.90	\$6,588.53		
<u>Bathurst Regional Rural Roads Post 19/11/2014</u>	\$6,464.20	\$6,614.42	\$6,492.08	\$6,547.85
Bathurst Regional Traffic Generating Development				
Bathurst Regional open space (per Lot)				
Kelso/Laffing Waters	\$2,503.10	\$2,561.27	\$2,513.90	\$2,535.49
Windradyne/Llanarth	\$2,836.50	\$2,902.42	\$2,848.73	\$2,873.20
Perthville	\$1,641.20	\$1,679.34	\$1,648.28	\$1,662.44
Gateway Enterprise Park	\$5,738.90	\$5,872.27	\$5,763.65	\$5,813.16