

CONTRIBUTIONS FOR DUAL OCCUPANCIES, SEMI-DETACHED DWELLINGS, SINGLE LOT SUBDIVISIONS INTO TWO & SECONDARY DWELLINGS

DECEMBER 2024 CPI INDEXATION

Figures are Valid from 29 January 2025 to 30 April 2025

Table 1: Rates For Secondary Dwellings (Granny Flats)

A secondary dwelling, or granny flat, is a self-contained dwelling located within, attached to, or separate from another dwelling on the same site and is no more than 60m² . For anything greater than 60m ² , please use Table 2.			
Bedrooms	1	2	3
Oran Park & Cobbitty (As per 2.5 of the CP)*	Please refer to Table 4 as Section 7.12 Applies to 1 Bedroom	\$14,885.00	\$19,842.00
Leppington Precinct		\$34,202.00	\$44,724.00
Leppington North Precinct		\$38,021.00	\$49,719.00
Rates below are based off the bedroom count and are not limited to 60m ² internal floor area.			
Bedrooms	1	2	3
Lowes Creek Maryland	\$29,706.00	\$37,456.00	\$41,330.00
Spring Farm Release Area and Elderslie Release Area	\$11,070.00	\$22,141.00	\$33,211.00

Table 2: Rates For Single Lot Subdivision into Two, Dual Occupancies & Semi-Detached Dwellings Oran Park Turner Road Contributions Plan & Camden Growth Area Contribution Plan

Area of development	Rate
Oran Park & Cobbitty (As per 2.5 of the CP)*	\$27,284.00
Leppington Precinct	\$44,724.00
Leppington North Precinct	\$49,719.00
Lowes Creek Maryland	\$41,330.00

Table 3: Rates For Single Lot Subdivision into Two, Dual Occupancies & Semi-Detached Dwellings Camden Contribution Plan 2011 (Amendment 1) Spring Farm & Elderslie Release Areas

Release Area	Dual Occupancies & Multi-Dwelling** (non-subdivision)	Subdivision
Elderslie Release Area	\$59,424.00	\$92,109.00
Spring Farm Release Area	\$57,356.00	\$88,902.00

Table 4: For anything not identified above please calculate using the below:

Estimated development cost: \$7.12	\$7.12 contribution rate
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

Please note these are estimates, Council can provide a formal quote based on your development using our online enquiry form.	Please click here to submit an online enquiry form.
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Notes :

The actual contributions applicable to the proposed development will be set out within the conditions of consent issued. The actual contributions applicable may vary from the figures provided above.
*Dual Occupancies are 2 homes built on 1 lot of land. The homes are either attached or detached. A dual occupancy does not include a secondary dwelling, such as a 'granny flat' because they must be on the lot as the principal (main) dwelling.
**Rates provided assume that contributions have been levied for Roads, Drainage and Plane Administration (The NDA based contributions)
If a granny flat/ Fonzie flat is to be subdivided into its own lot, it is no longer considered a secondary dwelling. Please contact Council to confirm the contribution rates.
Council provides new rates each quarter in accordance with indices published by the Australian Bureau of Statistics . Next quarterly changes will take place on : 30 Apr 2025 & 30 Jul 2025.
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.

Date Document Updated : 30 January 2025

