

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

SEPTEMBER 2024 CPI INDEXATION

Figures are Valid from 30 October 2024 to 29 January 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	\$14,889.00	\$19,849.00
Leppington Precinct		\$34,207.00	\$44,731.00
Leppington North Precinct		\$38,027.00	\$49,727.00
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	\$28,812.00	\$36,328.00	\$40,086.00
Spring Farm Release Area and Elderslie Release Area	\$10,597.00	\$21,193.00	\$31,789.00

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)*	\$27,292.00
Leppington Precinct	\$44,731.00
Leppington North Precinct	\$49,727.00
Lowes Creek Maryland	\$40,086.00

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	\$58,503.00	\$90,679.00
Spring Farm Release Area	\$56,433.00	\$87,470.00

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.
*Please refer to the Oran Park Contributions Plan (Amendment 1) Section 2.5 for area to which these rates apply to Oran Park CP
**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: 29 Jan 2025, 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 : 23 December 2024



camden
council