

# 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 <b>no more than 60m<sup>2</sup></b> . For anything greater than 60m <sup>2</sup> , please use Table 2.			
Bedrooms	1	2	3
Oran Park (including Cobbitty Creek & Excluding Oran Park South)	<i>Please refer to Table 4 as</i>	\$30,000.00	\$30,000.00
Turner Road (Gregory Hills and Gledswood Hills)	<i>Section 7.12</i>	\$30,000.00	\$30,000.00
Leppington Precinct	<i>Applies to 1</i>	\$34,207.00	\$44,731.00
Leppington North Precinct	<i>Bedroom</i>	\$38,027.00	\$49,727.00
Rates below are based off the bedroom count and are not limited to 60m <sup>2</sup> internal floor area.			
Bedrooms	1	2	3
Lowes Creek Maryland	\$27,728.00	\$34,960.00	\$38,576.00
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 (including Cobbitty Creek & Excluding ORAN Park South)	\$30,000.00
Turner Road (Gregory Hills and Gledswood Hills)	\$30,000.00
Leppington Precinct	\$44,731.00
Leppington North Precinct	\$49,727.00
Lowes Creek Maryland	\$38,576.00

**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: <b>\$7.12</b>	<b>\$7.12 contribution rate</b>
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.](#)

**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 : 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 : 30 October 2024

