

Port Macquarie-Hastings Council



Development Contributions Rates⁽¹⁾ Summary by Locality⁽²⁾

From 01-Feb-2025 to 30-Apr-2025

Residential Lots > 450m ² & < 2000m ²	Localities ⁽²⁾ (Contribution Plan Catchment Areas)										
	Port Macquarie	Innes Peninsula	Thrumster - Area 13	Sancrox	Wauchope	King Creek	Lake Cathie / Bonny Hills (excl. Area 14)	Lake Cathie / Bonny Hills -Area 14	Camden Haven (excl. Area 15)	Camden Haven - Area 15	Rural (Plan applies if not included in other localities)
S94 Open Space⁽¹⁰⁾	\$ 6,783	\$ 7,588	\$ 8,032	\$ 5,836	\$ 6,311	\$ 5,836	\$ 8,123	\$ 8,123	\$ 7,236	\$ 7,236	\$ 5,836
S94 Roads	\$ 9,207	\$ 11,342	\$ 16,603	\$ 9,778	\$ 8,604	\$ 6,953	\$ 7,081	\$ 15,972	\$ 10,183	\$ 19,248	\$ 6,953
S94 Local Works						\$ 11,310					
S94 Community Services	\$ 5,570	\$ 5,570	\$ 6,287	\$ 6,287	\$ 5,705	\$ 5,705	\$ 6,342	\$ 6,342	\$ 5,363	\$ 5,363	\$ 5,363
S94 Bush Fire⁽⁶⁾	\$ 608	\$ 608	\$ 608	\$ 608	\$ 608	\$ 608	\$ 608	\$ 608	\$ 608	\$ 608	\$ 608
S94 Admin Building	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,096
S94 Admin Levy	\$ 511	\$ 576	\$ 717	\$ 519	\$ 491	\$ 693	\$ 511	\$ 707	\$ 538	\$ 738	\$ 436
Residential Multi-Unit Development (1-2 storeys) (Flats, Units, Town Houses, Dual Occupancies, Integrated Housing on Residential Lots <450m²)											
1 bedroom	\$19,131	\$20,633	\$23,915	\$19,305	\$18,651	\$21,014	\$19,124	\$23,667	\$19,755	\$24,388	\$15,059
2 bedroom	\$26,794	\$28,807	\$33,205	\$27,028	\$26,151	\$28,944	\$26,785	\$32,873	\$27,631	\$33,838	\$20,965
3 bedroom	\$35,884	\$38,588	\$44,495	\$36,198	\$35,020	\$38,807	\$35,871	\$44,050	\$37,008	\$45,347	\$28,089
4 bedroom	\$38,261	\$41,266	\$47,829	\$38,610	\$37,301	\$42,027	\$38,247	\$47,334	\$39,510	\$48,775	\$30,118
Residential Multi-Unit Development (3 or more storeys) (High Density)											
1 bedroom	\$18,271	N/A	\$23,055	\$18,445	\$17,791	N/A	\$18,264	\$22,807	\$18,895	\$23,528	N/A
2 bedroom	\$25,566	N/A	\$31,976	\$25,800	\$24,923	N/A	\$25,556	\$31,645	\$26,403	\$32,610	N/A
3 bedroom	\$34,287	N/A	\$42,898	\$34,601	\$33,423	N/A	\$34,275	\$42,453	\$35,411	\$43,750	N/A
4 bedroom	\$36,665	N/A	\$46,233	\$37,014	\$35,705	N/A	\$36,651	\$45,738	\$37,914	\$47,179	N/A

A new Development Servicing Plan (DSP) was adopted at the February 2025 Council Meeting. Updated Water and Sewerage Headworks rates apply. Please see below table. These rates are valid from 20 February 2025 to 30 April 2025.

	DSP Area	DSP Service Area	Developer Charge (\$2024 per ET)	Cross-subsidy: resulting increase in the Typical Residential Bill
Water Supply	A	Long Flat	6,979	\$0.80 (0.1%)
	A	Comboyne	6,979	
	A	Telegraph Point	6,979	
	A	Hastings	6,979	
Sewerage	A	Bonny Hills	15,998	\$0.90 (0.1%)
	A	Camden Haven	15,998	
	A	Thrumster	15,998	
	B	Wauchope	8,336	
	C	Long Flat	5,330	
	C	Comboyne	5,330	
	C	Telegraph Point	5,330	
	C	Port Macquarie	5,330	

Notes:

1. The contributions rates apply to new development and should be used as a guide only. Contributions will be determined in conjunction with a development application and will be subject to the contributions plans in force at the time of issue of the development consent. Contributions rates are adjusted quarterly in line with the CPI.
2. Localities are as shown in the relevant contributions plan.
3. Contributions are calculated on a percentage of an Equivalent Tenement (ET) basis. Refer to Council's Development Contribution Assessment Policy.
4. New Development Servicing Plans for Water Supply were adopted 17 September 2014. No charge is applicable in Rural Areas where there are no water services.
5. New Development Servicing Plans for Sewerage were adopted on 17 September 2014. No charge is applicable in Rural Areas where there are no sewerage services.
6. Contributions apply outside the NSW Fire Brigade boundaries as shown in the Community, Cultural and Emergency Services Development Contributions Plan.
7. Other local area specific contributions may apply.
8. New s.94 Settlement City Precinct Roads Contributions Plan commenced on 11 April 2014.
9. New s.94 Local Roads Contributions Plan Areas 13 Thrumster, 14 Lake Cathie/Bonny Hills & 15 Camden Haven commenced on 13 June 2014.
10. New Open Space Contributions Plan commenced on 31 July 2018. The plan does not apply to parts of Yippin Creek and Wauchope.
11. Development Contributions (excludes Water and Sewer Contributions) are limited to a maximum of \$20,000 per dwelling/lot for consents approved from 30 April 2009 pursuant to a Direction from the NSW Minister for Planning (excludes King Creek, Innes Peninsula and Area 13 Thrumster, Area 14 Lake Cathie/ Bonny Hills & Area 15 Camden Haven where a \$30,000 maximum applies).