

**DEVELOPER CONTRIBUTIONS RATES SCHEDULE - from :  
For Wingecarribee Shire Council**

**01-November-2024**

**to 31-January-2025**



**S94 Contribution Plans**

These Contributions are levied in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and Council's Section 94 Contributions Plans.

OPEN SPACE, RECREATION, COMMUNITY & CULTURAL FACILITIES 2013 to 2036 <sup>(6)</sup>	Contribution Catchment	SHIREWIDE
District (Shirewide) Residential	\$ per ET	\$2,961
CENTRAL LIBRARY (Shirewide)	Contribution Catchment	SHIREWIDE
District (Shirewide) Residential	\$ per ET	\$521
BUNDANOON COMMUNITY CENTRE	Contribution Catchment	BUNDANOON
Bundanoon (Local) Residential	\$ per ET	\$1,757
<b>Note: Refer to map in Contributions Plan to identify particular properties are within Bundanoon Contributions Catchment</b>		
RESOURCE RECOVERY CENTRE 2009 (Shirewide)	Contribution Catchment	SHIREWIDE
District (Shirewide) Residential	\$ per ET	\$309

ROADS & TRAFFIC FACILITIES 2012 to 2031 <sup>(6)</sup>	Contribution Catchment	SHIREWIDE	MITTAGONG	MOSS VALE	BUNDANOON /EXETER	ROBERTSON	NORTHERN VILLAGES	NORTHERN GATEWAY
District (Shirewide) Residential	\$ per ET	\$3,424	\$3,424	\$3,424	\$3,424	\$3,424	\$3,424	
Local Residential	\$ per ET		\$810	\$2,518	\$1,461	\$457	\$530	
Local Industrial	\$ per NDHA							\$24,916
<b>Note: Refer to maps in Contributions Plan to identify which catchment/s apply to particular properties</b>								

SECTION 94 CONTRIBUTIONS PLAN for S94 ADMINISTRATION 2011 to 2031 <sup>(6)</sup>	Contribution Catchment	SHIREWIDE	NORTHERN GATEWAY (See Plan for Details)
Industrial (Local Catchment)	\$ per NDHA		\$2,267
Residential (Shirewide Catchment)	\$ per ET	\$590	
<b>Note: Refer to maps in Contributions Plan to identify which catchment/s apply to particular properties</b>			

SECTION 94 CONTRIBUTIONS for MOSS VALE ENTERPRISE CORRIDOR 2013 to 2050 <sup>(7)</sup>	Contribution Catchment	MVEC Infrastructure and Property Acquisition	MVEC Administration
MVEC Industrial (Local Catchment)	\$ per NDHA	\$182,592	\$1,627
<b>Note: Refer to maps in Contributions Plan to identify which properties the Plan applies to.</b>			

**S64 Development Servicing Plans**

Water, Sewerage and Stormwater Headworks Levies are applicable under Section 64 of the Local Government Act & Section 306 of the Water Management Act 2000.

WATER SUPPLY DSP <sup>(1)</sup>	\$ per ET	\$13,362	<b>Note: These charges apply to all development where Water and/or Sewer connection to Council's mains is available.</b>
WASTEWATER - SEWERAGE DSP <sup>(2)</sup>	\$ per ET	\$12,954	

STORMWATER DSP <sup>(4)</sup>	AGGLOMERATED AREA	BOWRAL (A)	MITTAGONG (A)	EXETER (B)	MOSS VALE WINGECARRIBEE (C)	BUNDANOON (D)	ROBERTSON (E)	MOSS VALE WHITES CREEK (F)	BERRIMA (G)	MOSS VALE ENTERPRISE ZONE (H)	COLO VALE (I)	NORTHERN GATEWAY (J)	BURRAWANG (K)	HILLTOP (L)
	\$ per ET	\$4,374	\$4,374	\$3,805	\$3,220	\$3,044	\$2,016	\$1,858	\$1,545	\$1,514	\$1,179	\$315	\$161	\$90.00
<b>Note: Refer to maps in Contributions Plan to identify which catchment applies to particular properties</b>														

- Note 1:** Water Supply - A new Development Servicing Plan (DSP) for Water Supply commenced 15 September 2017. No Charge is applicable in Areas where there are no water services.
- Note 2:** Sewerage Services - A new DSP for Sewer Supply commenced 15 September 2017. No charge is applicable in Areas where there are no sewer services.
- Note 3:** On 12 May 2010 Council adopted a Section 94A Contributions Plan. The S94A Plan commenced 1 July 2010. The S94A Plan applies to Commercial and Industrial zones as adopted in the WLEP 2010, except the Enterprise Corridor. The Section 94A Plan contains maps describing where it applies. Where the S94A Plan applies all other S94 Plans charges are excluded from applying. It does not exclude S64 Plans from applying. Refer to S94A Plan to calculate contribution levies under that Plan.
- Note 4:** Stormwater DSP was adopted by Council on 9 November 2010 and became effective on 8 December 2010. Refer to Stormwater DSP to calculate ETs for Multi-Unit Residential, Commercial and Industrial Development (General Rule: 1 ET = 1 Residential Housing Lot or 400m<sup>2</sup> of impervious surface area.) Also refer to Stormwater DSP for clarification of DSP Agglomerated Areas.
- Note 5:** Section 94 Developer Contributions Plan for Section 94 Administration 2011 to 2031 was adopted by Council on 8 November 2011 and commenced on 23 November 2011. Does not apply to Moss Vale Enterprise Corridor Contribution Catchment.
- Note 6:** Section 94 Developer Contributions Plan for Roads and Traffic Facilities 2012 to 2031 was adopted by Council on 8 August 2012 and commenced on 15 August 2012. Does not apply to Moss Vale Enterprise Corridor Contribution Catchment.
- Note 7:** Section 94 Developer Contributions Plan for Moss Vale Enterprise Corridor 2013 to 2050 was adopted by Council on 14 August 2013 and commenced on 28 August 2013
- Note 8:** Section 94 Developer Contributions Plan for Open Space, Recreation, Community and Cultural Facilities 2013 to 2036 was adopted by Council 12 March 2014 and commenced on March 2014

**Understanding an ET:**  
**1 ET = 1-residential allotment;** or a dwelling of 3-bedrooms or greater, whether it is attached or detached to another dwelling (Other than Resource Recovery Centre Plan 2009).  
**For Multi-Unit Dwellings** that are part of a cluster housing, dual occupancy, villa, etc, residential development (Other than Resource Recovery Centre Plan 2009):  
 For 2-bedroom dwellings, multiply the ET rate by 67%  
 For 1-bedroom dwellings, multiply the ET rate by 50%  
 Refer to Wingecarribee Shire Council Assessment Policy for Section 94/94A Developer Contributions and Section 64 Development Servicing Plans for further details regarding the calculation of ETs Rates for different types of Development.  
**Exempt Dual Occupancy:** Secondary dwellings with a single bedroom and floor area less than 60m<sup>2</sup> (Granny Flats) are exempt from s94 contributions.

**CPI and PPI Adjustment: IMPORTANT** The rates shown above are only valid for the period described in the heading. The above rates are adjusted quarterly in accordance with seasonal upward movements in the Consumer Price Index (All Groups, Sydney) and Producer Price Index Road and Bridge Construction (NSW) as Published by the Australian Bureau of Statistics, www.abs.gov.au. Refer to each Plan for details.

**Disclaimer:** Please note all values above \$100.00 are rounded to the nearest whole dollar and rates below \$100.00 are rounded to the nearest \$0.05 cents. Therefore these rates may vary slightly from the rates printed in a final development consent.