





Developer Contribution Fee Listing 2022/23

ADOPTED: 29 JUNE 2022 | RESOLUTION: 1.06/22E

Developer Contribution and Servicing Plans

Contribution Plans and Servicing Plans are a means of sharing the costs of providing the community with the infrastructure that satisfies its economic and social needs.

The *Environmental Planning and Assessment Act 1979* and *Local Government Act 1993* provides NSW councils with a formal legal framework for levying developers for the provision of infrastructure, services and amenities where the development increases demand upon Council's services and facilities.

These contributions are designed to ensure that existing ratepayers are not required to meet the cost of providing for new roads, community centres, libraries, open space and recreation facilities, the need for which arises from incoming populations occupying new residential developments.

The following Contribution Plans and Servicing Plans are in place at Gunnedah Shire Council and the contribution payable is indexed in accordance with the respective Plan.

- Gunnedah Shire Council Section 64 Developer Services Plan Stormwater April 2013
- Gunnedah Shire Council Section 64 Development Servicing Plan Sewerage December 2011 (Amended July 2014)
- Gunnedah Shire Council Section 64 Development Servicing Plan Water Supply June 2016
- Gunnedah Shire Council Section 64 Development Servicing Plan Water Supply and Sewerage August 2020
- Gunnedah Shire Council Section 94 Contributions Plan Extractive Industries November 2013
- Gunnedah Shire Council Section 94 Contributions Plan January 2013

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Name	Unit	Pricing Category	GST	Year 22/23 Fee (incl. GST)
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Developer Contributions

Gunnedah Shire Council Section 64 Development Services Plan - Stormwater - April 2013

North Gunnedah	per ET	G	N	\$10,890.00
South Gunnedah	per ET	G	N	\$2,747.00

Gunnedah Shire Council Section 64 Development Servicing Plan - Sewerage - December 2011 (Amended July 2014)

Curlewis	per ET	G	N	\$8,011.00
Gunnedah	per ET	G	N	\$8,011.00
Western Servicing Area (ET – equivalent tenements)	per ET	G	N	\$3,834.00

Gunnedah Shire Council Section 64 Development Servicing Plan - Water Supply - June 2016

Gunnedah	per ET	G	N	\$9,619.00
Curlewis	per ET	G	N	\$9,619.00

Gunnedah Shire Council Section 64 Development Servicing Plan - Water Supply and Sewerage - August 2020

Water

Curlewis	per ET	G	N	\$7,981.00
Gunnedah	per ET	G	N	\$7,981.00
Mullaley	per ET	G	N	\$513.00
Tambar Springs	per ET	G	N	\$513.00

Sewerage

Curlewis	per ET	G	N	\$12,206.00
Gunnedah	per ET	G	N	\$12,206.00
Western Service Area	per ET	G	N	\$12,206.00

Gunnedah Shire Council Contributions and Development Services Plan - November 2001 (Amended January 2007)

Section 94 Contributions

Embellishment of car parking areas

Per car parking space	per car park	G	N	\$1,397.00
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Name Unit Pricing Category Community Facilities Per Additional Dwelling/Lot Per Additional Unit Per Add					
Per Additional Dwelling/Lot per dwelling/ lot per unit G N \$235.00 Rural road (non-sealed) construction and maintenance Contribution Rate per km per annum G N \$7.116.00 Section 64 Contributions Stormwater drainage Ashfords Watercourse Area 1 per ET G N \$2.508.00 Ashfords Watercourse Area 2 per ET G N \$1.675.00 Lincoln Street Catchment Area 2 per ET G N \$3.244.00 Lincoln Street Catchment Area 3 per ET G N \$1.93,733.00 Lincoln Street Catchment Area 4 per ET G N \$1.238.00 Osric Street Catchment Area 1 per ET G N \$1.238.00 Osric Street Catchment Area 2 per ET G N \$1.238.00 Osric Street Catchment Area 3 per ET G N \$3.240.00 Osric Street Catchment Area 4 per ET G N \$1.238.00 Osric Street Catchment Area 3 per ET G N \$7.029.00 Osric Street Catchment Area 3 per ET G N \$3.517.00 Osric Street Catchment Area 3 per ET G N \$3.320.00 Water supply Per Additional Dwelling/Lot per dwelling/ lot G N \$6.384.00 Gunnedah Shire Council Section 94 Contributions Plan - Extractive Industries - November 2013	Name	Unit		GST	Fee
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Gunnedah Shire Council Section 94 Contributions Plan - Extractive Industries - November 2013	Sewerage services				
Industries - November 2013	Per Additional Dwelling/Lot		G	N	\$2,986.00
Extractive Industries per tonne G N \$0.89		tributions		extractive	
	Extractive Industries	per tonne	G	N	\$0.89