



Gunnedah Shire Council Developer Contribution Fee Listing 2024/25

ADOPTED: 19 JUNE 2024 | RESOLUTION: 5.6/24



Gunnedah
Shire Council
Open New Horizons

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. This need 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 Developer 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 94A Contributions Plan – January 2013
- Gunnedah CBD Parking Developer Contributions Plan 2023 – April 2024

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Name	Unit	Pricing Category	GST	Year 23/24 Fee (incl. GST)	Year 24/25 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	\$11,722.00	\$12,214.00
South Gunnedah	per ET	G	N	\$2,957.00	\$3,081.00

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

Curlewis	per ET	G	N	\$8,623.00	\$8,985.00
Gunnedah	per ET	G	N	\$8,623.00	\$8,985.00
Western Servicing Area (ET – equivalent tenements)	per ET	G	N	\$4,127.00	\$4,300.00

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

Gunnedah	per ET	G	N	\$10,354.00	\$10,789.00
Curlewis	per ET	G	N	\$10,354.00	\$10,789.00

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

Water

Curlewis	per ET	G	N	\$8,591.00	\$8,951.00
Gunnedah	per ET	G	N	\$8,591.00	\$8,951.00
Mullaley	per ET	G	N	\$552.00	\$575.00
Tambar Springs	per ET	G	N	\$552.00	\$575.00

Sewerage

Curlewis	per ET	G	N	\$13,139.00	\$13,691.00
Gunnedah	per ET	G	N	\$13,139.00	\$13,691.00
Western Service Area	per ET	G	N	\$13,139.00	\$13,691.00

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	\$1,503.00	\$1,566.00
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Community Facilities

Per Additional Dwelling/Lot	per dwelling/lot	G	N	\$252.00	\$262.00
Per Additional Unit	per unit	G	N	\$148.00	\$154.00

Name	Unit	Pricing Category	GST	Year 23/24 Fee (incl. GST)	Year 24/25 Fee (incl. GST)
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Rural road (non-sealed) construction and maintenance

Contribution Rate	per km per annum	G	N	\$7,660.00	\$7,981.00
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Section 64 Contributions

Stormwater drainage

Ashfords Watercourse Area 1	per ET	G	N	\$2,699.00	\$2,812.00
Ashfords Watercourse Area 2	per ET	G	N	\$1,803.00	\$1,878.00
Lincoln Street Catchment Area 1	per ET	G	N	\$841.00	\$876.00
Lincoln Street Catchment Area 2	per ET	G	N	\$3,492.00	\$3,638.00
Lincoln Street Catchment Area 3	per ET	G	N	\$208,549.00	\$217,311.00
Lincoln Street Catchment Area 4	per ET	G	N	\$1,332.00	\$1,387.00
Osric Street Catchment Area 1	per ET	G	N	\$7,566.00	\$7,883.00
Osric Street Catchment Area 2	per ET	G	N	\$3,785.00	\$3,944.00
Osric Street Catchment Area 3	per ET	G	N	\$3,573.00	\$3,723.00

Water supply

Per Additional Dwelling/Lot	per dwelling/lot	G	N	\$6,872.00	\$7,160.00
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Sewerage services

Per Additional Dwelling/Lot	per dwelling/lot	G	N	\$3,214.00	\$3,349.00
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Gunnedah Shire Council Section 94 Contributions Plan - Extractive Industries - November 2013

Extractive Industries	per tonne	G	N	\$0.94	\$0.98
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Gunnedah Shire Council Section 94A Contributions Plan - January 2013

Proposed cost of the development

\$100,000 or less	Levy (%)	G	N	Nil
\$100,001 - \$200,000	Levy (%)	G	N	0.50%
More than \$200,000	Levy (%)	G	N	1.00%

Gunnedah CBD Parking Development Plan 2023

Car parking	per parking space	G	N	\$2,595.00	\$2,595.00
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