

Contribution rates

City of Sydney Development Contributions Plan 2015

Contribution rates in each precinct and the relevant applicable Consumer Price Index (CPI) are listed below.

The consent authority will determine the contribution required for a development by determining the net population increase (residents, workers and overnight visitors) resulting from the development and then multiplying this by the indexed contribution rate (per resident, worker or visitor). The consent authority will determine the net population increase using the occupancy rates in section 2.1 of the City of Sydney Development Contributions Plan 2015.

The consent authority will index the contribution rates at the time of consent and again at the time of payment using the Consumer Price Index (CPI) for Sydney, in accordance with section 2.2 of the City of Sydney Development Contributions Plan 2015. Contribution rates in each precinct for the specified CPI value are shown below.

Consumer price index (All Groups Index) for Sydney

CPI quarter	SEPT 2024
CPI value	139.8
Release date	30 October 2024
Release date for next CPI	29 January 2025

Contribution rates indexed using the CPI value above

	East	South	West
Per worker	\$3,284	\$5,735	\$2,294
Per visitor	\$8,069	\$13,266	\$9,052
Per resident	\$11,899	\$15,217	\$11,988
Per 1-bed dwelling	\$15,469	\$19,782	\$15,585
Per 2-bed dwelling	\$20,000	\$20,000	\$20,000
Per 3+bed dwelling	\$20,000	\$20,000	\$20,000

Contribution estimator

While the consent authority is responsible for determining the development contribution required for a development, the development contributions page of the City's website contains an estimator to assist applicants with estimating the contribution for their development.

Paying the contribution

Applicants must pay their contribution before obtaining a construction certificate or commencing complying development works. When applicants are ready to pay their contribution, they must email planningsystemsadmin@cityofsydney.nsw.gov.au to request a letter confirming the indexed contribution amount payable. Applicants can then present the letter and pay their contribution at any of the City's neighbourhood service centres.