CONTRIBUTION RATES - Applicable to 31 March 2017 (indexed and capped)					
DEVELOPMENT TYPE	**BASE UNIT**	**OCCUPANCY RATE (A)**	**LOCALITY (B)(F)**		
			North	**Central**	**South**
Dwelling House / New Lot	Per dwelling	3.02	$20,000.00	$20,000.00	$20,000.00
Residential Accommodation (C)	Per dwelling	2.30	$20,000.00	$20,000.00	$20,000.00
Secondary dwelling (Granny Flat)	Per dwelling	1.24	$10,640.64	$10,741.35	$10,694.39
Residential Flat Building and Shop Top Housing with 1 bedroom/bedsit	Per dwelling	1.24	$10,116.94	$10,164.77	$10,142.47
Residential Flat Building and Shop Top Housing with 2 bedroom/bedsit	Per dwelling	2.02	$16,182.75	$16,230.59	$16,208.28
Residential Flat Building and Shop Top Housing with 3 or more bedroom/bedsit	Per dwelling	2.70	$20,000.00	$20,000.00	$20,000.00
Seniors Housing	Per dwelling	1.58	$13,284.71	$13,385.43	$13,338.46
Retail Premises	Per 100m2 GFA	4.00	$17,486.31	$19,248.78	$18,426.94
Business Premises and Office Premises	Per 100m2 GFA	6.67	$4,039.41	$4,442.26	$4,254.42
Car parking (Hornsby Town Centre)	per space		$28,233.77		
Other Development	See Note E				

Notes:
(A) These are the occupancy rates for future residential development (excluding existing development) as forecast to 2024.
(B) All figures exclude Hornsby Town Centre Car Parking and Road Haulage.
(C) Excluding boarding houses, dwelling houses, group homes, hostels, residential flat buildings, shop top housing, seniors housing and secondary dwellings (granny flats).
(D) Excluding residential care facilities.
(E) Other development not specified in this table will be assessed in accordance with Section 1.5 of this Plan and the per person (residential),
   per worker (non-residential) and per PVT rates specified in Table E1.
(F) Levies specified in this Table and/or in this Plan will be applied to the extent permitted by prevailing Ministerial Directions
   relating to contributions thresholds.
(G) Peak Vehicle trips adopted for this plan based on RMS Guidelines and Technical Direction (2013/04a).