

Occupancy rates

City of Sydney Development Contributions Plan 2015

The consent authority will calculate the contribution required for a development by (1) determining the net population increase from the development, and (2) multiplying this by the relevant indexed contribution rates. The consent authority will determine the net population increase using the occupancy rates in section 2.1 of the Plan. These are summarised below. The net population increase is the proposed population minus the previous population. If a previous or proposed use isn't covered by the land uses specified below, the consent authority will use the occupancy rate for the most similar use from the table, as determined by the consent authority.

Table 1: Residential accommodation

	Residents	Visitors	Workers
Dwellings*			
1-bed dwelling	1.3 residents/dwelling	0	0
2-bed dwelling	1.9 residents/dwelling	0	0
3-bed dwelling	2.7 residents/dwelling	0	0
Other residential accommodation			
Boarding houses	1 resident/room	0	0
Seniors housing	1 resident/room	0	0.4 workers/key
Student housing	1 resident/room	0	0.1 workers/key

**Including attached dwellings, dwelling houses, residential flat buildings and secondary dwellings*

Table 2: Tourist and visitor accommodation

	Residents	Visitors	Workers
Hotels - with 300 rooms or less			
1 or 2 beds per key	0	1.3 visitors/key	0.4 workers/key
3 or more beds per key	0	0.8 visitors/bed	
Hotels - with more than 300 rooms			
1 or 2 beds per key	0	1.3 visitors/key	0.5 workers/key
3 or more beds per key	0	0.8 visitors/bed	
Serviced apartments			
1 or 2 beds per key	0	1.3 visitors/key	0.1 workers/key
3 or more beds per key	0	0.8 visitors/bed	
Backpackers' accommodation			
1 or 2 beds per key	0	1.3 visitors/key	0.1 workers/bed
3 or more beds per key	0	0.8 visitors/bed	

Table 3: Commercial, industrial, infrastructure and other uses

	Residents	Visitors	Workers
Commercial premises			
Office premises – in a building up to & including 3 storeys	0	0	33 sqm/worker
Office premises – in a building with 4 or more storeys	0	0	21 sqm/worker
Business premises – incl. banks, post offices & hairdressers	0	0	35 sqm/worker
Business premises – private colleges	0	0	58 sqm/worker
Commercial premises - retail premises			
Bulky goods premises	0	0	126 sqm/worker
Shops – including neighbourhood shops, excl. supermarkets	0	0	57 sqm/worker
Shops – supermarkets/grocery stores	0	0	46 sqm/worker
Kiosks	0	0	26 sqm/worker
Food & drink premises – rest., cafes & take away premises	0	0	21 sqm/worker
Food & drink premises – including pubs, nightclubs & bars	0	0	45 sqm/worker
Food & drink premises – small bars	0	0	30 sqm/worker
Vehicle sales or hire premises	0	0	88 sqm/worker
Industry			
Light industry – including home industry & high technology	0	0	38 sqm/worker
General industry	0	0	61 sqm/worker
Heavy industry – including hazardous and offensive	0	0	106 sqm/worker
Infrastructure – community			
Educational establishment – schools	0	0	94 sqm/worker
Tertiary institution – universities	0	0	40 sqm/worker
Tertiary institution – TAFE	0	0	58 sqm/worker
Health services facility – med. centres, health cons. rooms	0	0	43 sqm/worker
Health services facility – hospitals	0	0	39 sqm/worker
Child care centres	0	0	38 sqm/worker
Other uses			
Entertainment facility – including cinemas and theatres	0	0	130 sqm/worker
Function centres	0	0	119 sqm/worker
Sex services premises – including brothels	0	0	28 sqm/worker
Registered club	0	0	132 sqm/worker