



CITY DEVELOPMENT FUND POLICY

Adopted: 15 January 2021

TRIM: 344580.2020



CITY DEVELOPMENT FUND POLICY

1. CDF DEFINITION

The City Development Fund (CDF) is a special rate on all commercial use properties within the identified City Development area boundary to be spent only on projects within that boundary which improve all or any of the following aspects of the CBD: image, role, urban design, safety, recreation, public art, heritage, economic development and general amenity.

The CDF is collected each year with Council rates and is a percentage of the unimproved land value of these properties. The unimproved land value of these properties is re-evaluated every three years by the NSW Valuer-General.

2. LEGISLATIVE REQUIREMENTS

All Special Rates are derived under section 495 of the *Local Government Act 1993*.

3. PURPOSE / OBJECTIVES

The purpose of this CDF Policy is to clearly define the boundary of the City Development area (refer to Figure 1) projects on which the CDF may be spent and how the CDF will be managed and reviewed.

4. POLICY STATEMENT

4.1. Projects on which the CDF can be spent

Examples of appropriate projects may include but are not limited to:

- Streetscape upgrades
- Shopfront façade upgrades
- Improved accessibility
- Improved traffic flow
- Additional and/or improved lighting
- Improved pedestrian links
- Wayfinding directional and information signage
- Heritage interpretation
- Bicycle routes and attendant bicycle facilities
- Public art
- Improved passive recreation
- Park and riverside upgrades
- CBD marketing and promotion
- CBD Activation programs
- Overheads directly related to Macquarie Mall and Bigge Park upgrade projects
- Gateway improvements
- Shade and outdoor dining structures

These examples acknowledge that relevant additional investment may also be required to support the improvements either from Council or other agencies.

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The CDF cannot be spent on projects which are considered to be the remit of the general rate revenue, including routine maintenance or significant pieces of civic infrastructure. Examples of routine maintenance would be cleaning, repair of assets, repainting. Significant infrastructure would be trunk drainage or road re-surfacing.

4.2. Where the CDF can be spent

To ensure legal probity and to provide equity for contributors it is imperative to have certainty of where the CDF money can be levied and where it can be spent. The CDF special rate levy and expenditure must only occur within (or be directly for the benefit of) the City Development area shown in Figure 1.

The boundaries, scope and rate for the City Development area will be evaluated biannually to adequately reflect the current pattern of development in the Liverpool CBD. Any changes to the operation of the CDF will be considered by Council's Chief Executive Office in conjunction with the City Economy Unit which has responsibility for the CDF.

4.3. Management of the CDF

In order to ensure consistency in the allocation and management of funds, City development works and services will be considered in Council's existing budget process and funds allocated to the appropriate operations of Council. Council teams outside those currently responsible for this policy can work with the City Economy Unit to determine funds required to fulfil city improvement projects and services. It is to be completed as part of the budget process.

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AUTHORISED BY

Council (Chief Executive Officer – delegation for minor changes)

EFFECTIVE FROM

15 January 2021

REVIEW DATE

15 January 2023

RESPONSIBLE DIRECTORATE

Chief Executive Officer and
Chief Financial Officer (budget management)
City Economy

VERSIONS

Version	Amended by	Changes made	Date	TRIM Number
1	Council resolution	Original adoption	26 May 2015	131695.2015
2	Council resolution	Public Exhibition	26 August 2015	131695.2015-003
3	Chief Executive Office	Minor Changes approvals	3 May 2017	131695.2015-008
4	A/Senior Officer City Precinct	Minor changes	15 January 2021	344580.2020

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Figure 1

