LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2009
Liverpool Contributions Plan 2008 - Edmondson Park
Liverpool Contributions Plan 2014 – Austral and Leppington North Precincts
Liverpool Contributions Plan 2014 – East Leppington Precinct
Liverpool Contributions Plan 2018 - Liverpool City Centre
Liverpool Contributions Plan 2018 – Established Areas

Contribution Rates as at December 2023 Quarter

The current contribution rates for this quarter are shown on the attached summary sheets. For rates on development other than those shown on the sheet please refer to the contributions plan.

When calculating contributions for a particular development, other than in an industrial zone, Edmondson Park, Austral and Leppington North, East Leppington, Liverpool City Centre and Non Residential development in the Established Areas, a contribution credit equivalent of one lot is given for each lot, which exists prior to subdivision or development. Where an existing dwelling is located over two or more small lots, these will be considered as one conventional lot.

The contribution rates shown have been updated on those shown in the relevant contributions plan. Contribution rates on a consent will be further updated in accordance with the following formulae.

Capital Works (except Whitlam Centre extensions & Liverpool Central Library), Administration, Professional and Legal Fees:

Contribution at time of payment = $\frac{C_2 \times CPI_3}{CPI_2}$ where:

C_2 = Contributions as shown on the consent
CPI_3 = Latest "CPI: All Groups Index Number" for Sydney available from the ABS at the time of payment
CPI_2 = "CPI: All Groups Index Number" for Sydney available at the time of development consent

Land

Contribution at time of payment = $\frac{C_2 \times L_3}{L_2}$ where:

C_2= Contributions as shown on the consent
L_3 = Average estimated land acquisition cost per sqm at the time of payment
L_2 = Average estimated land acquisition cost per sqm at the time of development consent

For information on the following please refer to the respective contributions plan:

- Payment of Contributions
- Credits for Land and Works In Kind
- Background Information
- Nexus
- Contribution Formulae
- Range, cost and staging of facilities

This brochure is updated when the Australian Bureau of Statistics issues the Consumer Price Index. This is usually late January, April, July and October each year. The rates shown may also be updated if there is an amendment to a contributions plan in the meantime.

Please note that verbal quotes on proposed developments cannot be given over the telephone or at the customer service counter. The contribution rates shown may in some cases be subject to the cap set by the NSW Government. The Hoxton Park, Carnes Hill and Prestons Catchment and the Middleton Grange Catchment are exempt from the Cap.

Updated contribution rates as at December 2023 Quarter

LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2009

Hoxton Park, Carnes Hill and Prestons

Purpose	Lots	Lots	Multi dwelling housing			Aged /
	> 450 sqm	< 450 sqm	3 Bed +	2 Bed	1 Bed	Disabled
Community Facilities	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
City Library Extensions	$193	$172	$172	$120	$94	$52
Powerhouse	$194	$173	$173	$121	$95	$53
District - Land	$366	$327	$327	$228	$178	$99
District - Works	$1,565	$1,396	$1,396	$973	$761	$423
Local - Works	$924	$824	$824	$574	$449	$250
Recreation	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
Whitlam Centre Extensions	$284	$253	$253	$176	$138	$77
District Recreation - Land	$4,424	$3,946	$3,946	$2,750	$2,152	$1,196
District Recreation - Works	$1,477	$1,318	$1,318	$918	$719	$399
Local Recreation - Land	$27,817	$24,810	$24,810	$17,292	$13,533	$7,518
Local Recreation - Works	$6,280	$5,601	$5,601	$3,904	$3,055	$1,697
Transport	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
District - Land	$2,833	$2,537	$2,537	$1,691	$1,395	$766
District - Works	$3,115	$2,789	$2,789	$1,860	$1,534	$842
Local (select sub catchment)						
East of Bernera Road - Land	$6,406	$5,737	$5,737	$3,825	$3,155	$1,731
East of Bernera Road - Works	$2,913	$2,609	$2,609	$1,739	$1,435	$787
West of Bernera Road - Land	$6,403	$5,734	$5,734	$3,823	$3,154	$1,731
West of Bernera Road - Works	$2,030	$1,818	$1,818	$1,212	$1,000	$549
East of Cowpasture Road - Land	$7,225	$6,470	$6,470	$4,313	$3,559	$1,953
East of Cowpasture Road - Works	$1,682	$1,506	$1,506	$1,004	$828	$455
West of Cowpasture Road - Land	$9,003	$8,062	$8,062	$5,375	$4,434	$2,433
West of Cowpasture Road - Works	$3,690	$3,305	$3,305	$2,203	$1,817	$997
Nineteenth Avenue - Land	$10,692	$9,575	$9,575	$6,384	$5,266	$2,890
Nineteenth Avenue - Works	$3,732	$3,342	$3,342	$2,228	$1,838	$1,009
Whitford Road South - Land	$6,793	$6,083	$6,083	$4,056	$3,346	$1,836
Whitford Road South - Works	$2,019	$1,808	$1,808	$1,205	$995	$546
Drainage	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm
District - Land	$14.82	$17.10	$17.10	$17.10	$17.10	$17.10
District - Works	$1.71	$1.98	$1.98	$1.98	$1.98	$1.98
Local (select sub catchment)						
Prestons Central - Land	$8.88	$10.25	$10.25	$10.25	$10.25	$10.25
Prestons Central - Works	$5.99	$6.91	$6.91	$6.91	$6.91	$6.91
Prestons West - Land	$5.39	$6.21	$6.21	$6.21	$6.21	$6.21
Prestons West - Works	$5.78	$6.67	$6.67	$6.67	$6.67	$6.67
West of Cabramatta Creek - Land	$7.20	$8.31	$8.31	$8.31	$8.31	$8.31
West of Cabramatta Creek - Works	$5.58	$6.44	$6.44	$6.44	$6.44	$6.44
Other	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
Streetscape - Land	$866	$772	$772	$538	$421	$234
Streetscape - Works	$167	$149	$149	$104	$81	$45
Administration	$397	$354	$354	$247	$193	$107
Professional and Legal Fees	$356	$317	$317	$221	$173	$96

Updated contribution rates as at December 2023 Quarter

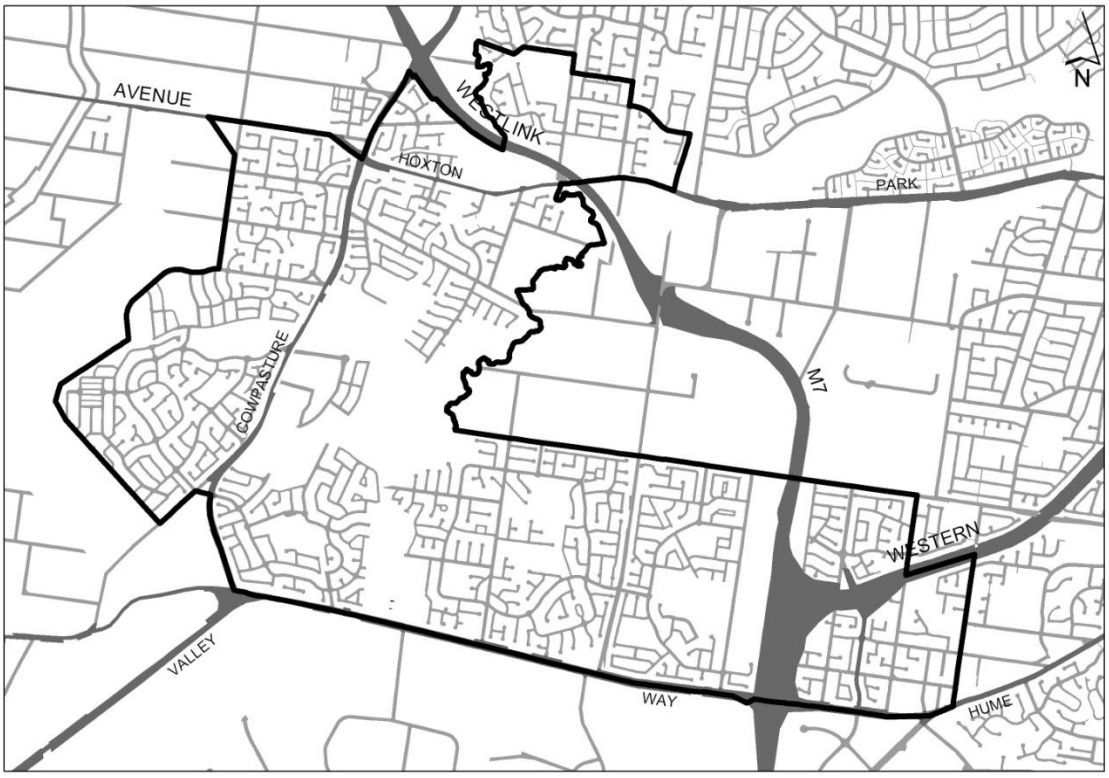
LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2009

Hoxton Park, Carnes Hill and Prestons

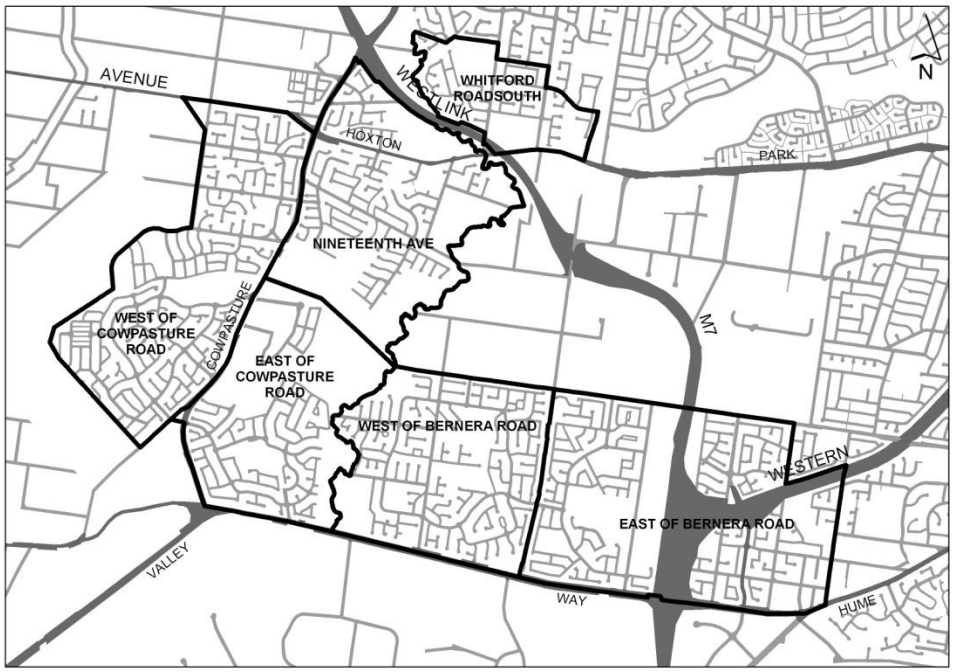
Purpose	Schools	Business & Non Res
Drainage	**Per sqm**	**Per sqm**
District - Land	$14.82	$21.66
District - Works	$1.71	$2.50
Local (select sub catchment)		
Prestons Central - Land	$8.88	$12.98
Prestons Central - Works	$5.99	$8.76
Prestons West - Land	$5.39	$7.87
Prestons West - Works	$5.78	$8.45
West of Cabramatta Creek - Land	$7.20	$10.53
West of Cabramatta Creek - Works	$5.58	$8.16
Other		
Streetscape - Land	$1.92	$1.92
Streetscape - Works	$0.37	$0.37
Administration	$0.37	$0.37
Professional and Legal Fees	$0.88	$0.88

Contributions payable per sqm are based on site area.
The Hoxton Park, Carnes Hill & Prestons Catchment includes the area shown within the heavy black line on the map below.

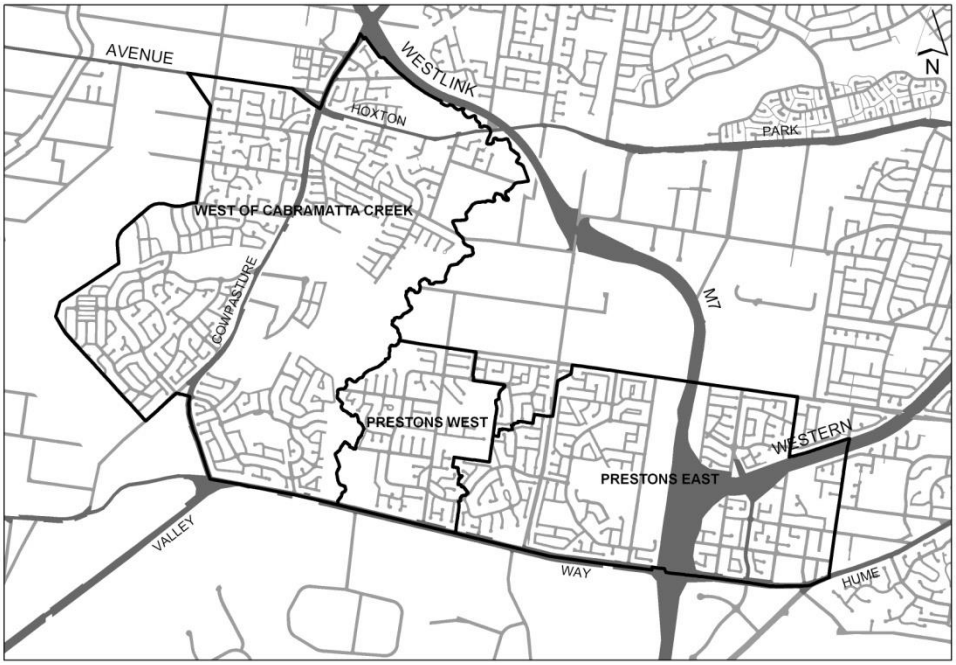


Updated contribution rates as at December 2023 Quarter

There are several sub catchments within the Hoxton Park, Carnes Hill and Prestons Release Areas. These are shown in the figures below.



Transport Sub Catchments



Drainage Sub Catchments

Updated contribution rates as at December 2023 Quarter

Prestons Industrial – Subdivision

Purpose	Per Sqm
Transport	
Local (select sub catchment)	
East of M7 - Works	$1.36
West of M7 - Land	$5.38
West of M7 - Works	$1.03
West of M7 & Road A2 East of Bernera Road - Land	$33.38
West of M7 & Road A2 East of Bernera Road - Works	$4.16
West of M7 & Road B East of Bernera Road - Land	$52.88
West of M7 & Road B East of Bernera Road - Works	$6.37
West of M7 & Road C West of Kookaburra Road - Land	$214.56
West of M7 & Road C West of Kookaburra Road - Works	$27.97
West of M7 & Road D East of Kookaburra Road - Land	$208.88
West of M7 & Road D East of Kookaburra Road - Works	$22.35
Drainage	
Local (select sub catchment)	
East of M7 - Land	$9.81
East of M7 - Works	$8.99
West of M7 - Land	$12.13
West of M7 - Works	$8.97
North of M7 - Land	$57.00

Contributions payable per sqm are based on site area.

Prestons Industrial – Buildings

Purpose	Per Sqm
Transport	
District - Land	$4.15
District - Works	$4.56
Drainage	
District - Land	$21.64
District - Works	$2.51
Other	
Landscape - Buffer Land	$5.69
Landscape - Buffer Works	$0.11
Administration	$0.38
Professional and Legal Fees	$0.79

Contributions payable per sqm are based on site area.

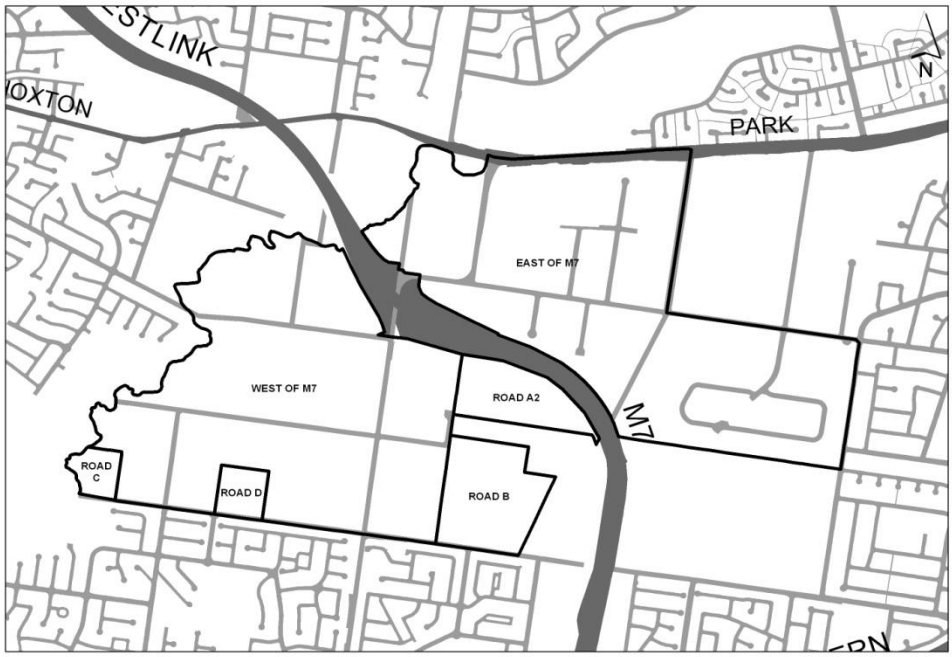
Prestons Industrial – Buildings (Where contribution for subdivision has not been paid)

Purpose	Per Sqm
Transport	
District - Land	$4.15
District - Works	$4.56
Local (select sub catchment)	
East of M7 - Works	$1.36
West of M7 - Land	$5.38
West of M7 - Works	$1.03
West of M7 & Road A2 East of Bernera Road - Land	$33.38
West of M7 & Road A2 East of Bernera Road - Works	$4.16
West of M7 & Road B East of Bernera Road - Land	$52.88
West of M7 & Road B East of Bernera Road - Works	$6.37
West of M7 & Road C West of Kookaburra Road - Land	$214.56
West of M7 & Road C West of Kookaburra Road - Works	$27.97
West of M7 & Road D East of Kookaburra Road - Land	$208.88
West of M7 & Road D East of Kookaburra Road - Works	$22.35
Drainage	
District - Land	$21.64
District - Works	$2.51
Local (select sub catchment)	
East of M7 - Land	$9.81
East of M7 - Works	$8.99
West of M7 - Land	$12.13
West of M7 - Works	$8.97
North of M7 - Land	$57.00
Other	
Landscape - Buffer Land	$5.69
Landscape - Buffer Works	$0.11
Administration	$0.38
Professional and Legal Fees	$0.79

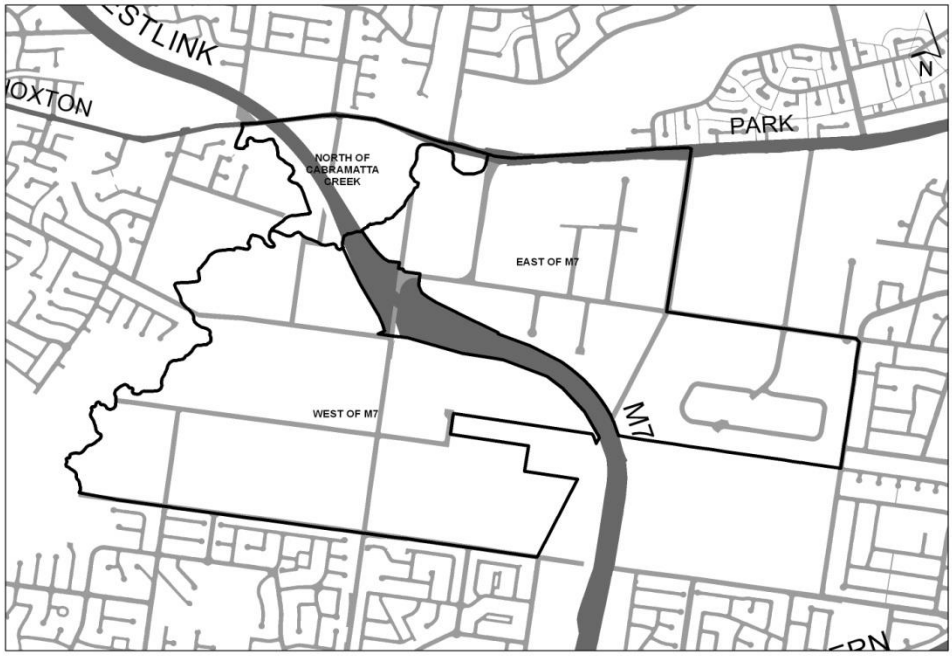
Contributions payable per sqm are based on site area.

The Prestons Industrial Catchment includes the areas shown within the heavy black line on the map below.

The Prestons Industrial area has several sub catchments, these areas are shown within the heavy black line on the maps below.



Transport Sub Catchments



Drainage Sub Catchments

Updated contribution rates as at December 2023 Quarter

Pleasure Point East

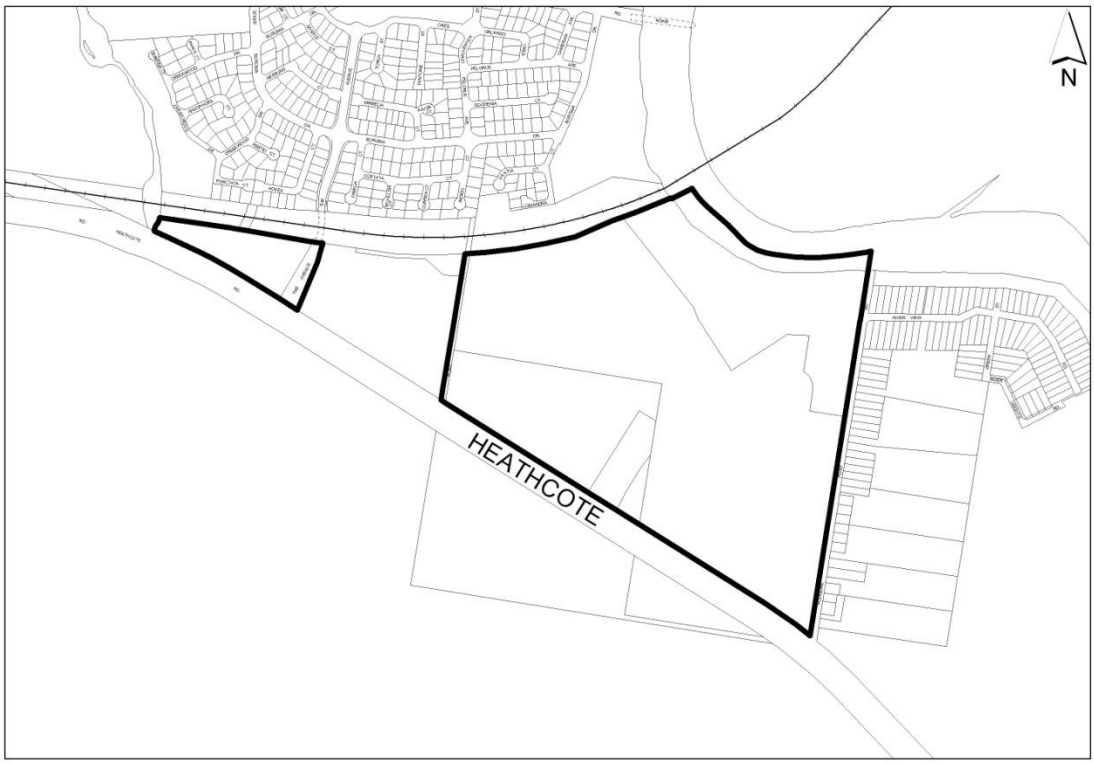
Purpose	Dwellings in River Heights Rd Per dwelling	Dwellings in River View Rd Per dwelling	Dwellings in Green St Per dwelling	Dwellings in Pleasure Point Rd Per dwelling
Community Facilities				
City Library Extensions	$167	$167	$167	$167
Powerhouse	$168	$168	$168	$168
Recreation				
Whitlam Centre Extensions	$245	$245	$245	$245
Transport				
Local Streets	$20,938	$4,632	$3,847	
Drainage				
Inter-allotment Drainage	$3,715	$3,715	$3,715	$3,715
Other				
Administration	$90	$90	$90	$90
Professional & Legal Fees	$323	$323	$323	$323
Plan Establishment Costs	$556	$556	$556	$556
Total	**$26,202**	**$9,896**	**$9,111**	**$5,264**

The Pleasure Point East Catchment includes the areas shown within the heavy black line on the map below.

Pleasure Point

Purpose	Lots > 450 sqm	Lots < 450 sqm
Community Facilities	Per dwelling	Per dwelling
City Library Extensions	$193	$172
Powerhouse	$194	$173
District	$265	$257
Recreation		
Whitlam Centre Extensions	$284	$253
Local - Land	$4,601	$4,104
Local - Works	$2,695	$2,403
Transport		
Local - Land	$32,980	$29,535
Local - Works	$6,949	$6,223
Other		
Administration	$577	$514
Total	**$48,738**	**$43,634**

The Pleasure Point Catchment includes the areas shown within the heavy black line on the map below.



LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2009

Middleton Grange

Purpose	Lots	Lots	Multi dwelling housing			Aged /
	> 450 sqm	< 450 sqm	3 Bed +	2 Bed	1 Bed	Disabled
Community Facilities	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
City Library Extensions	$193	$172	$172	$120	$94	$52
Powerhouse	$194	$173	$173	$121	$95	$53
District - Land	$366	$327	$327	$228	$178	$99
District - Works	$1,565	$1,396	$1,396	$973	$761	$423
Local - Land	$186	$166	$166	$116	$90	$50
Local - Works	$997	$889	$889	$620	$485	$270
Recreation						
Whitlam Centre Extensions	$284	$253	$253	$176	$138	$77
District - Land	$4,424	$3,946	$3,946	$2,750	$2,152	$1,196
District - Works	$1,477	$1,318	$1,318	$918	$719	$399
Local Recreation - Land	$26,381	$23,529	$23,529	$16,399	$12,834	$7,130
Local Recreation - Works	$3,148	$2,808	$2,808	$1,957	$1,531	$851
Transport						
District - Land	$2,833	$2,537	$2,537	$1,691	$1,395	$766
District - Works	$3,115	$2,789	$2,789	$1,860	$1,534	$842
Local - Land	$5,075	$4,545	$4,545	$3,030	$2,500	$1,372
Local - Works	$5,312	$4,757	$4,757	$3,172	$2,617	$1,436
Drainage (see below)						
Other						
Administration	$359	$359	$359	$359	$359	$97
Professional services	$169	$169	$169	$169	$169	$46
Implementation	$1,705	$1,705	$1,705	$1,705	$1,705	$461
Total	**$57,786**	**$51,839**	**$51,839**	**$36,364**	**$29,358**	**$15,618**

Drainage	Land in 15 Dw / Ha	Land in 23 Dw / Ha	Land in 30 Dw / Ha	Aged Persons per sqm
	Per sqm	Per sqm	Per sqm	Per sqm
Drainage - Land	$38.55	$56.35	$56.35	$44.51
Drainage - Works	$6.78	$9.91	$9.91	$7.81

Contributions payable per sqm are based on site area.

Purpose	Schools	Business & Non Res
Drainage	Per sqm	Per sqm
Local - Land	$38.55	$56.34
Local - Works	$6.78	$9.92
Other		
Administration	$0.80	$0.80
Professional services	$0.38	$0.38
Implementation	$3.79	$3.79

Contributions payable per sqm are based on site area.

The Middleton Grange Release Area Catchment includes the areas shown within the heavy black line on the map below.

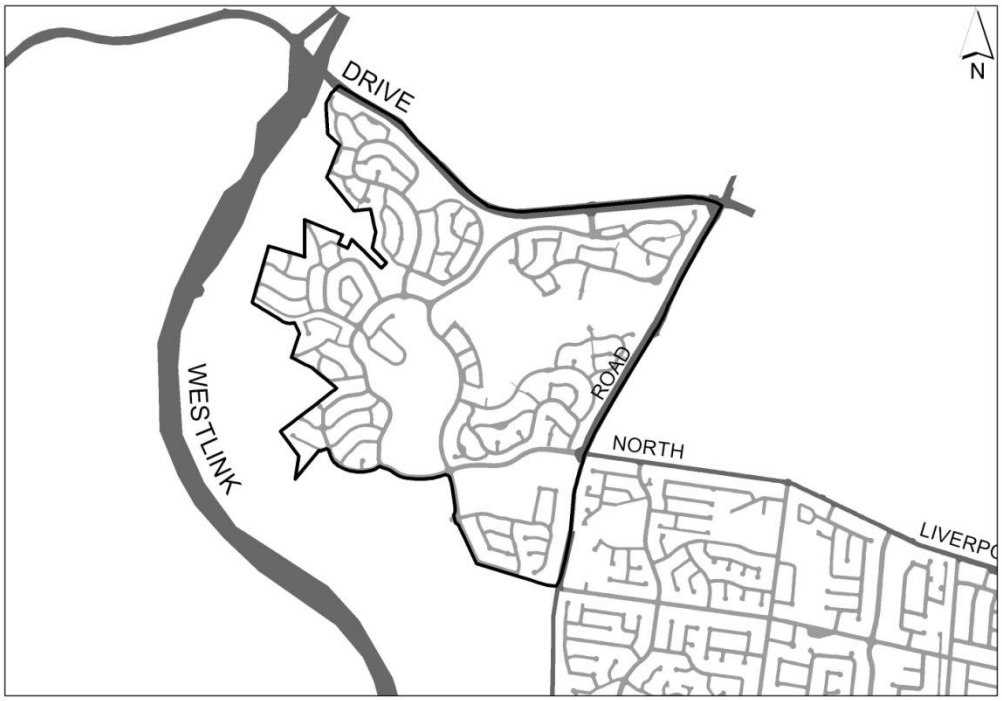
LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2009

Cecil Hills

Purpose	Lots	Lots	Multi dwelling housing			Aged /
	> 450 sqm	< 450 sqm	3 Bed +	2 Bed	1 Bed	Disabled
Community Facilities	**Per Lot**	**Per Lot**	**Per Dwelling**	**Per Dwelling**	**Per Dwelling**	**Per person**
City Library Extensions	$193	$172	$172	$120	$94	$52
Powerhouse	$194	$173	$173	$121	$95	$53
District - Land	$366	$327	$327	$228	$178	$99
District - Works	$1,565	$1,396	$1,396	$973	$761	$423
Local - Works	$997	$889	$889	$620	$485	$270
Recreation						
Whitlam Centre Extensions	$284	$253	$253	$176	$138	$77
District - Land	$4,424	$3,946	$3,946	$2,750	$2,152	$1,196
District - Works	$1,477	$1,318	$1,318	$918	$719	$399
Local - Works	$3,935	$3,812	$3,812	$2,828	$1,476	$1,063
Drainage	**Per sqm**	**Per sqm**	**Per sqm**	**Per sqm**	**Per sqm**	**Per sqm**
District - Land	$14.82	$17.10	$17.10	$17.10	$17.10	$17.10
District - Works	$1.71	$1.98	$1.98	$1.98	$1.98	$1.98
Other	**Per Lot**	**Per Lot**	**Per Dwelling**	**Per Dwelling**	**Per Dwelling**	**Per person**
Administration	$397	$354	$354	$247	$193	$193

Contributions payable per sqm are based on site area.
The Cecil Hills Catchment includes the areas shown within the heavy black line on the map below.



Updated contribution rates as at December 2023 Quarter

Elizabeth Hills

Purpose	Lots	Lots	Multi dwelling housing			Aged /
	> 450 sqm	< 450 sqm	3 Bed +	2 Bed	1 Bed	Disabled
Community Facilities	**Per Lot**	**Per Lot**	**Per Dwelling**	**Per Dwelling**	**Per Dwelling**	**Per person**
City Library Extensions	$193	$172	$172	$120	$94	$52
Powerhouse	$194	$173	$173	$121	$95	$53
District - Land	$366	$327	$327	$228	$178	$99
District - Works	$1,565	$1,396	$1,396	$973	$761	$423
Local - Works	$997	$889	$889	$620	$485	$270
Recreation						
Whitlam Centre Extensions	$284	$253	$253	$176	$138	$77
District - Land	$4,424	$3,946	$3,946	$2,750	$2,152	$1,196
District - Works	$1,477	$1,318	$1,318	$918	$719	$399
Other						
Administration	$397	$354	$354	$247	$193	$107
Total	**$9,898**	**$8,828**	**$8,828**	**$6,153**	**$4,815**	**$2,675**

The Elizabeth Hills Catchment includes the areas shown within the heavy black line on the map below.

Rural Areas

Purpose	Additional lots	Dual Occupancy Dwellings		
		3 Bed +	2 Bed	1 Bed
Community Facilities		Per Dwelling	Per Dwelling	Per Dwelling
City Library Extensions	$177	$161	$120	$94
Powerhouse	$179	$163	$121	$95
Recreation				
Whitlam Centre Extensions	$261	$238	$176	$138
Other				
Administration	$7	$7	$5	$4
Total	**$624**	**$569**	**$422**	**$330**

The Rural Catchment includes the areas shown within the heavy black line on the map below.

LIVERPOOL CITY COUNCIL

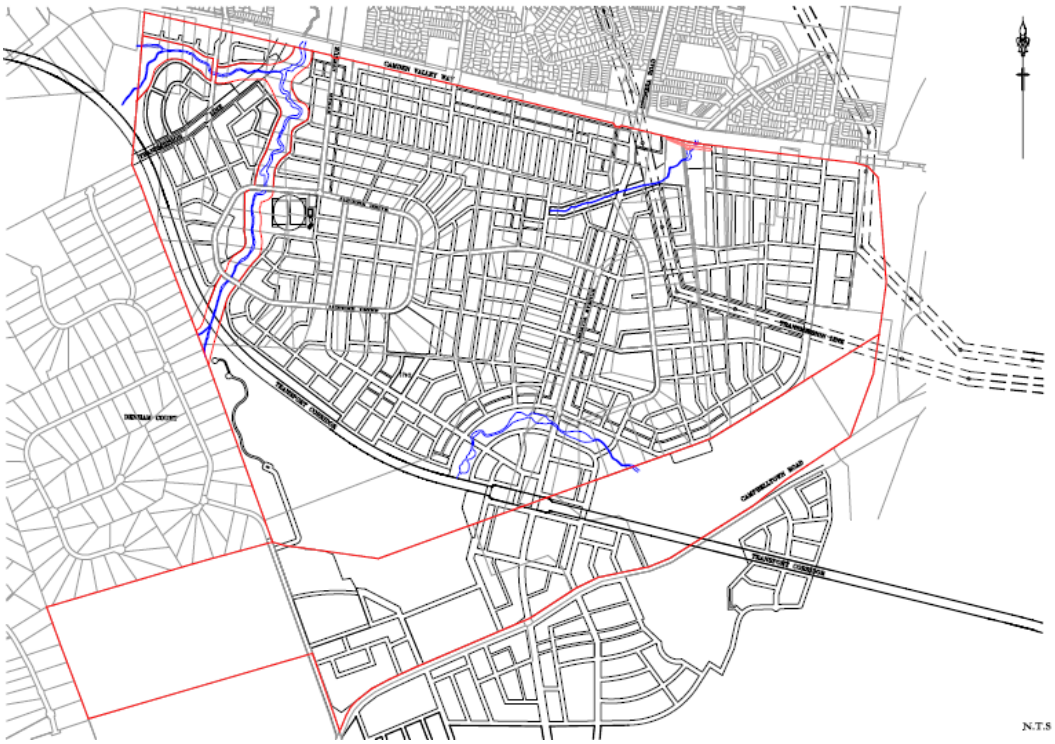
Liverpool Contributions Plan 2008 - Edmondson Park

Edmondson Park

Purpose	38 Dwellings / Ha Per sqm	28 Dwellings / Ha Per sqm	17 Dwellings / Ha Per sqm	14 Dwellings / Ha Per sqm	2 Dwellings / Ha Per sqm	Non Res in R1 & R3 Per sqm	B6 zone Per sqm	B2 zone Per sqm	Non Res in B2 Per sqm
Community Facilities									
Land	$7.70	$5.68	$4.16	$4.02	$0.57	$4.22	$1.40	$11.28	
Works	$7.33	$5.40	$3.96	$3.82	$0.55	$4.02	$1.33	$10.72	
Recreation									
Land	$93.11	$68.61	$50.33	$48.60	$6.94	$51.05	$16.90	$136.27	
Works	$18.08	$13.32	$9.77	$9.43	$1.35	$9.91	$3.28	$26.45	
Transport									
Land	$59.93	$44.16	$32.40	$31.28	$4.47	$32.86	$10.88	$87.71	
Works	$18.71	$13.78	$10.11	$9.76	$1.39	$10.26	$3.40	$27.38	
Drainage									
Land	$2.64	$2.64	$1.94	$1.80	$0.26	$2.22	$2.64	$2.64	$2.64
Works	$5.99	$5.99	$4.41	$4.10	$0.59	$5.04	$5.99	$5.99	$5.99
Other									
Technical Study Fees Recoverable	$0.35	$0.26	$0.19	$0.18	$0.03	$0.19	$0.06	$0.51	
Professional Fees	$1.15	$0.84	$0.62	$0.60	$0.09	$0.63	$0.21	$1.68	

Contributions payable per sqm are based on site area.

The Edmondson Park Catchment includes the area shown within the red line on the following map.



Updated contribution rates as at December 2023 Quarter

LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2021 – Austral and Leppington North Precincts

Austral Leppington North-2021

Purpose	Lot for dwelling house	Detached Dwellings, Detached Dual occupancy	Semi Detached Dwellings, Multi Dwelling Housing & Attached Dwellings	Residential Flat Building & Secondary Dwellings	Seniors Living Dwellings	Other development
	Per dwelling	Per dwelling	Per dwelling			
Community Facilities						
Land	$835	$835	$638	$442	$368	
Recreation						
Land	$35,646	$35,646	$27,259	$18,872	$15,726	
Works	$9,135	$9,135	$6,985	$4,836	$4,030	
Transport- Residential						
Land	$2,779	$2,779	$2,125	$1,471	$1,226	
Works	$5,779	$5,779	$4,420	$3,060	$2,550	
Transport-Non Residential	Per sqm	Per sqm	Per sqm	Per sqm		Per sqm
Land	$3.99	$6.65	$6.65	$6.65	$6.65	$3.99
Works	$8.29	$13.82	$13.82	$13.82	$13.82	$8.29
Drainage						
Land	$21.79	$36.31	$36.31	$36.31	$36.31	$21.79
Works	$27.49	$45.81	$45.81	$45.81	$45.81	$27.49
Other						
Administration	$0.72	$1.20	$1.20	$1.20	$1.20	$0.72

LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2021 – Austral and Leppington North Precincts

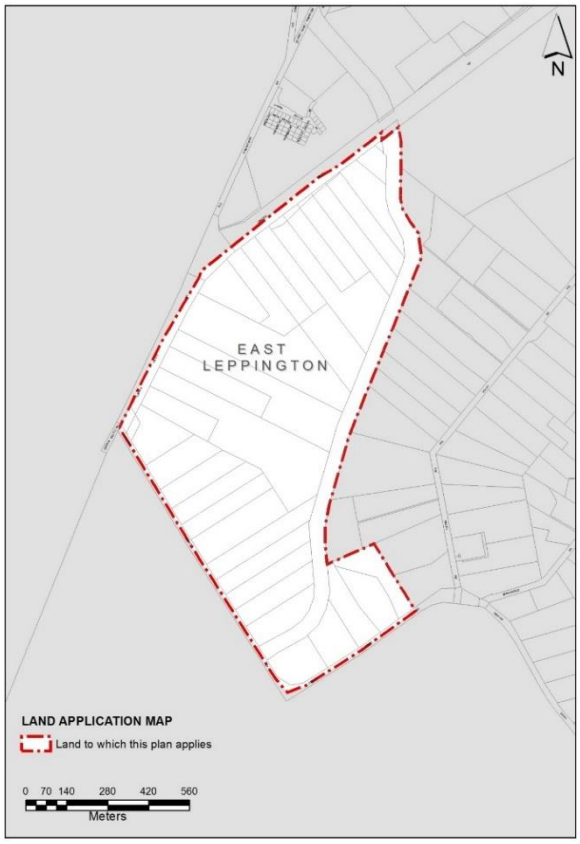
Updated contribution rates as at December 2023 Quarter

LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2018 East Leppington

East Leppington

Purpose	Lot for dwelling house	Attached dwelling, semi-attached dwellings and multi-dwelling housing	Dwelling in all other residential accommodation	Other development
	Per dwelling	Per dwelling	Per dwelling	
Recreation				
Land	$9,882	$7,557	$7,557	
Works	$6,496	$4,967	$4,967	
Transport				
Land	$1,879	$1,437	$1,437	
Works	$10,871	$8,313	$8,313	
Drainage	Per sqm	Per sqm	Per sqm	Per sqm
Land	$23.30	$23.30	$23.30	$23.30
Works	$21.30	$21.30	$21.30	$21.30
Other				
Administration	$0.71	$0.71	$0.71	$0.71



Updated contribution rates as at December 2023 Quarter

LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2018 – Established Areas

Established Areas – Residential Development

Purpose	Lots	Lots	Residential accommodation (other than boarding houses, group homes, hostels, seniors housing			Boarding houses, group homes, hostels, seniors housing
	> 450 sqm	< 450 sqm	3 Bedroom +	2 Bedrooms	1 Bedroom	
	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
Community Facilities						
District - Works	$1,420	$1,376	$1,376	$1,021	$799	$444
Recreation						
District Sporting Fields - works	$4,776	$4,627	$4,627	$3,433	$2,687	$1,493
District Passive Open Space - works	$2,985	$2,892	$2,892	$2,146	$1,679	$933
Local Passive Open Space - works	$4,179	$4,049	$4,049	$3,004	$2,351	$1,306
District						
Transport - works	$2,660	$2,382	$2,382	$1,588	$1,310	$794
District						
Drainage - works	$584	$479	$479	$479	$479	$479
Other						
Administration	$249	$237	$237	$175	$140	$82
Total	**$16,854**	**$16,042**	**$16,042**	**$11,845**	**$9,444**	**$5,530**

Note that this rate applies to development received after 12 December 2018 and determined after 9 January 2020.

Established Areas – Non Residential Development

Contributions for Non Residential Development are levied in accordance with the following:

- 0.5% of proposed cost of carrying out development (where that development costs between $100,001 and $200,000)
- 1% of proposed cost of carrying out development (where that development costs more than $200,000)

Development having a value of up to $100,000 is not required to pay contributions.

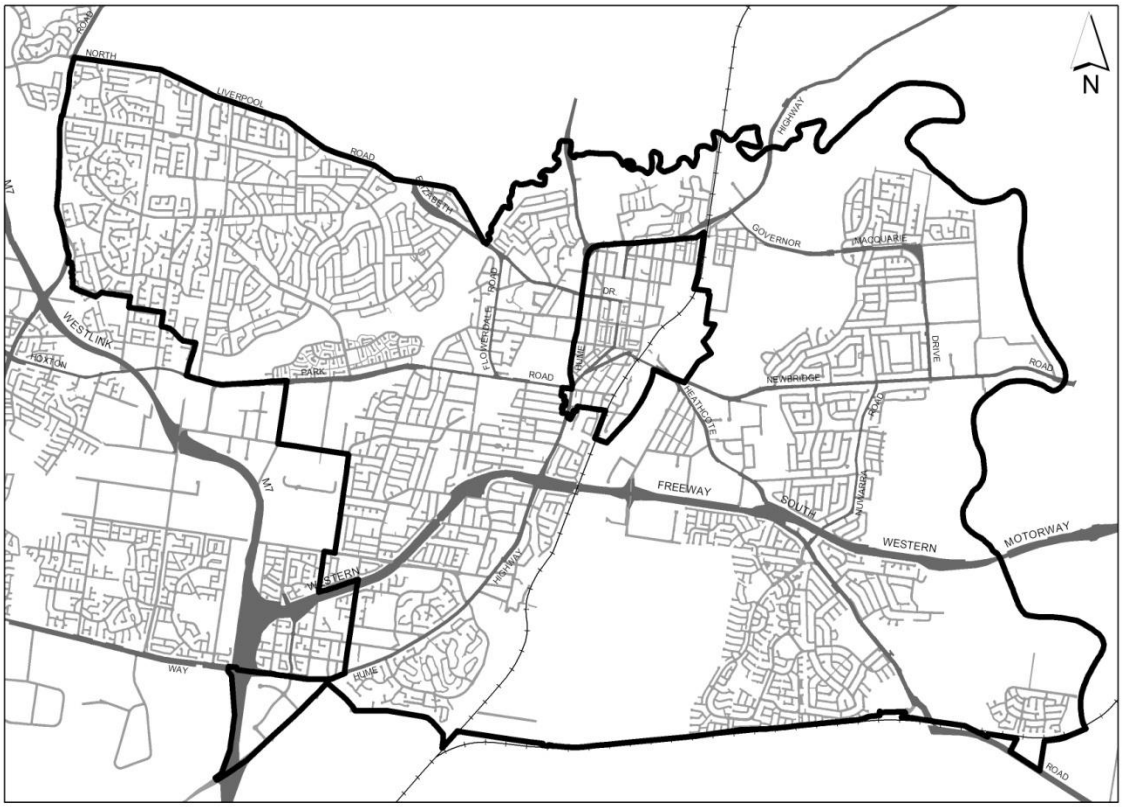
The cost of carrying out development is defined in Clause 25J of the *Environmental Planning and Assessment Regulation 2000* and shown on Page 23.

Note that these rates apply to development received after 12 December 2018 and determined after 9 January 2020.

LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2018 – Established Areas

The Established Areas includes the areas shown within the heavy black line on the map below. Liverpool City Centre is not included, refer to Page 18.



Updated contribution rates as at December 2023 Quarter

LIVERPOOL CITY COUNCIL

Liverpool Contributions Plan 2018 – Liverpool City Centre

Liverpool City Centre

Contributions in Liverpool City Centre are levied in accordance with the following:

2% of proposed cost of carrying out development (where that development costs $1,000,000 or more) in the R4 High Density Residential and IN2 Light Industrial zones,

3% of proposed cost of carrying out development (where that development costs $1,000,000 or more) in the B3 Commercial Core, B4 City Edge and B6 Enterprise Corridor zones.

Development having a value of less than $1,000,000 is not required to pay contributions.

The cost of carrying out development is defined in Clause 25J of the *Environmental Planning and Assessment Regulation 2000* and shown on Page 23.

Liverpool City Centre includes the area shown within the heavy black line on the map below.

Updated contribution rates as at December 2023 Quarter

LIVERPOOL CITY COUNCIL

Determination of Cost for S7.12 Levy for Liverpool City Centre and Established Areas

Section 7.12 levy—determination of proposed cost of development (Clause 24J Environmental Planning and Assessment Regulation 2000)

(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

(a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,

(b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,

(c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.

(2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.

(3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:

(a) the cost of the land on which the development is to be carried out,

(b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,

(c) the costs associated with marketing or financing the development (including interest on any loans),

(d) the costs associated with legal work carried out or to be carried out in connection with the development,

(e) project management costs associated with the development,

(f) the cost of building insurance in respect of the development,

(g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),

(h) the costs of commercial stock inventory,

(i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.

Updated contribution rates as at December 2023 Quarter