

**Liverpool Contributions Plan 2009
 Liverpool Contributions Plan 2008 - Edmondson Park
 Liverpool Contributions Plan 2021 – Austral and Leppington North Precincts
 Liverpool Contributions Plan 2021 – East Leppington Precinct
 Liverpool Contributions Plan 2018 - Liverpool City Centre
 Liverpool Contributions Plan 2018 – Established Areas**

Contribution Rates as at March 2026 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 = $\frac{C_2 \times C P I_3}{C P I_2}$ where:

- C₂ =** Contributions as shown on the consent
- C P I₃ =** Latest "CPI: All Groups Index Number" for Sydney available from the ABS at the time of payment
- C P I₂ =** "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:

- C₂=** Contributions as shown on the consent
- L₃ =** Average estimated land acquisition cost per sqm at the time of payment
- L₂ =** 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 March 2026 Quarter

Liverpool Contributions Plan 2009

Hoxton Park, Carnes Hill and Prestons

Purpose	Lots		Multi dwelling housing			Aged /
	> 450 sqm	< 450 sqm	3 Bed +	2 Bed	1 Bed	Disabled
	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
Community Facilities						
City Library Extensions	\$193	\$172	\$172	\$120	\$94	\$52
Powerhouse	\$209	\$186	\$186	\$130	\$102	\$56
District - Land	\$396	\$353	\$353	\$246	\$193	\$107
District - Works	\$1,683	\$1,501	\$1,501	\$1,046	\$819	\$455
Local - Works	\$993	\$886	\$886	\$617	\$483	\$268
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	\$4,786	\$4,268	\$4,268	\$2,975	\$2,328	\$1,293
District Recreation - Works	\$1,588	\$1,417	\$1,417	\$987	\$773	\$429
Local Recreation - Land	\$30,088	\$26,835	\$26,835	\$18,703	\$14,637	\$8,132
Local Recreation - Works	\$6,751	\$6,021	\$6,021	\$4,197	\$3,284	\$1,825
Transport	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
District - Land	\$3,064	\$2,744	\$2,744	\$1,829	\$1,509	\$828
District - Works	\$3,349	\$2,999	\$2,999	\$1,999	\$1,649	\$905
Local (select sub catchment)						
East of Bernera Road - Land	\$6,929	\$6,205	\$6,205	\$4,137	\$3,413	\$1,873
East of Bernera Road - Works	\$3,132	\$2,805	\$2,805	\$1,870	\$1,543	\$847
West of Bernera Road - Land	\$6,926	\$6,202	\$6,202	\$4,135	\$3,411	\$1,872
West of Bernera Road - Works	\$2,182	\$1,954	\$1,954	\$1,303	\$1,075	\$590
East of Cowpasture Road - Land	\$7,815	\$6,998	\$6,998	\$4,666	\$3,849	\$2,112
East of Cowpasture Road - Works	\$1,808	\$1,619	\$1,619	\$1,079	\$891	\$489
West of Cowpasture Road - Land	\$9,738	\$8,720	\$8,720	\$5,814	\$4,796	\$2,632
West of Cowpasture Road - Works	\$3,967	\$3,553	\$3,553	\$2,368	\$1,954	\$1,072
Nineteenth Avenue - Land	\$11,565	\$10,357	\$10,357	\$6,905	\$5,696	\$3,126
Nineteenth Avenue - Works	\$4,012	\$3,593	\$3,593	\$2,395	\$1,976	\$1,084
Whitford Road South - Land	\$7,348	\$6,580	\$6,580	\$4,387	\$3,619	\$1,986
Whitford Road South - Works	\$2,171	\$1,944	\$1,944	\$1,296	\$1,069	\$587
Drainage	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm
District - Land	\$16.03	\$18.49	\$18.49	\$18.49	\$18.49	\$18.49
District - Works	\$1.84	\$2.13	\$2.13	\$2.13	\$2.13	\$2.13
Local (select sub catchment)						
Prestons Central - Land	\$9.61	\$11.09	\$11.09	\$11.09	\$11.09	\$11.09
Prestons Central - Works	\$6.44	\$7.43	\$7.43	\$7.43	\$7.43	\$7.43
Prestons West - Land	\$5.82	\$6.72	\$6.72	\$6.72	\$6.72	\$6.72
Prestons West - Works	\$6.21	\$7.17	\$7.17	\$7.17	\$7.17	\$7.17
West of Cabramatta Creek - Land	\$7.79	\$8.99	\$8.99	\$8.99	\$8.99	\$8.99
West of Cabramatta Creek - Works	\$6.00	\$6.92	\$6.92	\$6.92	\$6.92	\$6.92
Other	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
Streetscape - Land	\$937	\$835	\$835	\$582	\$456	\$253
Streetscape - Works	\$179	\$160	\$160	\$111	\$87	\$48
Administration	\$427	\$381	\$381	\$265	\$208	\$115
Professional and Legal Fees	\$382	\$341	\$341	\$238	\$186	\$103

Updated contribution rates as at March 2026 Quarter

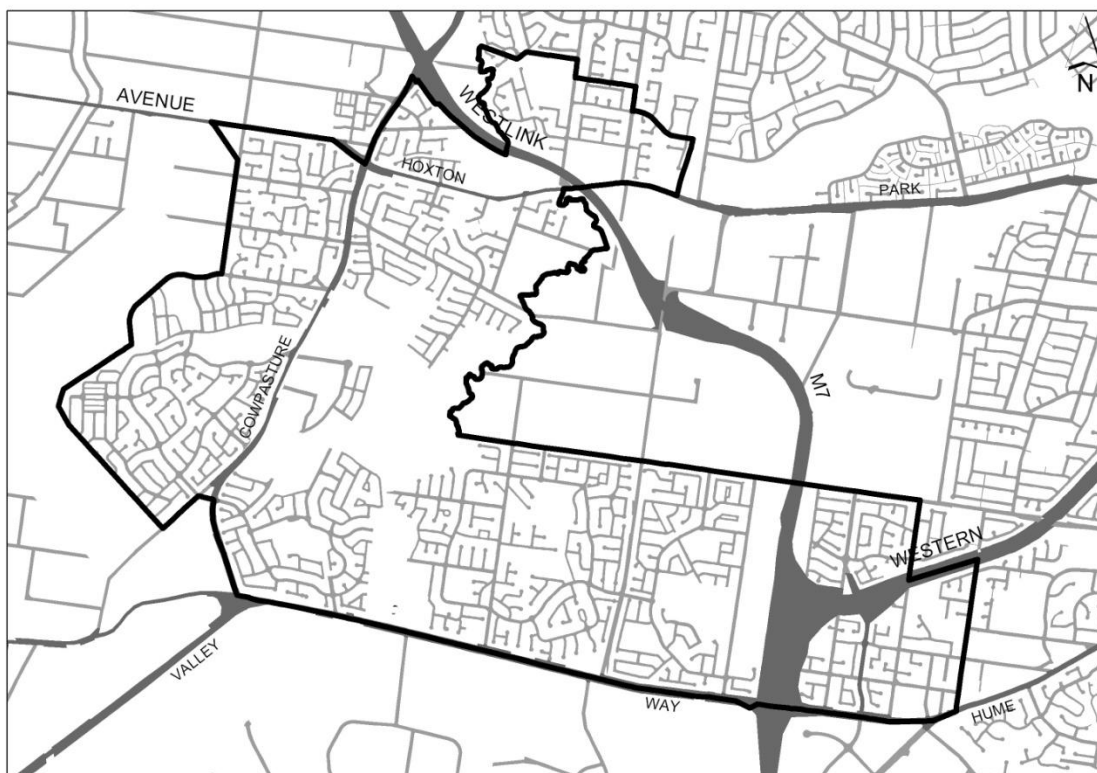
Liverpool Contributions Plan 2009

Hoxton Park, Carnes Hill and Prestons

Purpose	Schools Per sqm	Business & Non Res Per sqm
Drainage		
District - Land	\$16.03	\$23.42
District - Works	\$1.84	\$2.69
Local (select sub catchment)		
Prestons Central - Land	\$9.61	\$14.04
Prestons Central - Works	\$6.44	\$9.41
Prestons West - Land	\$5.82	\$8.51
Prestons West - Works	\$6.21	\$9.08
West of Cabramatta Creek - Land	\$7.79	\$11.39
West of Cabramatta Creek - Works	\$6.00	\$8.77
Other		
Streetscape - Land	\$2.08	\$2.08
Streetscape - Works	\$0.40	\$0.40
Administration	\$0.40	\$0.40
Professional and Legal Fees	\$0.95	\$0.95

Contributions payable per sqm are based on site area.

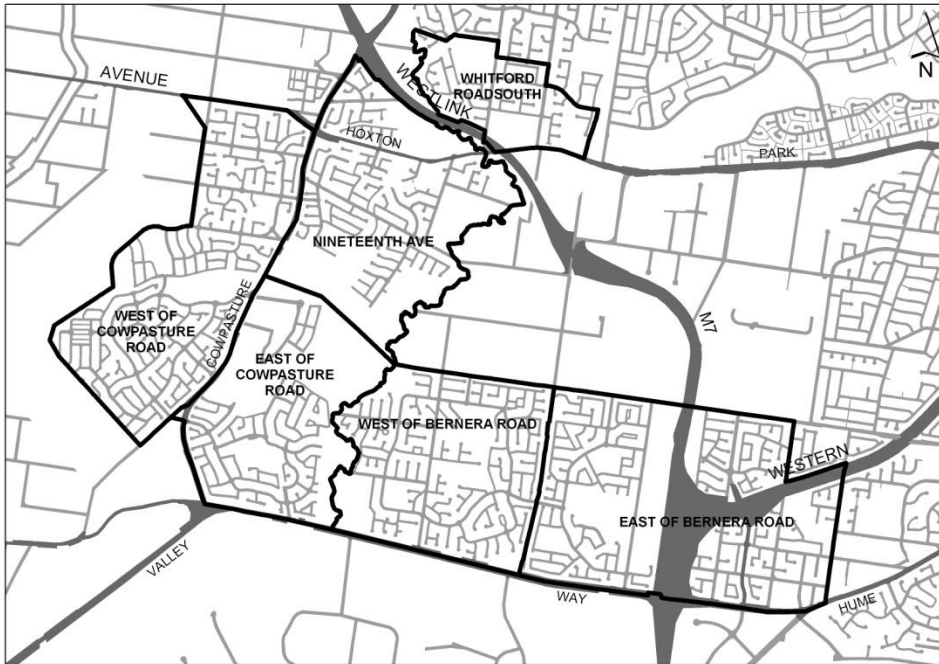
The Hoxton Park, Carnes Hill & Prestons Catchment includes the area shown within the heavy black line on the map below.



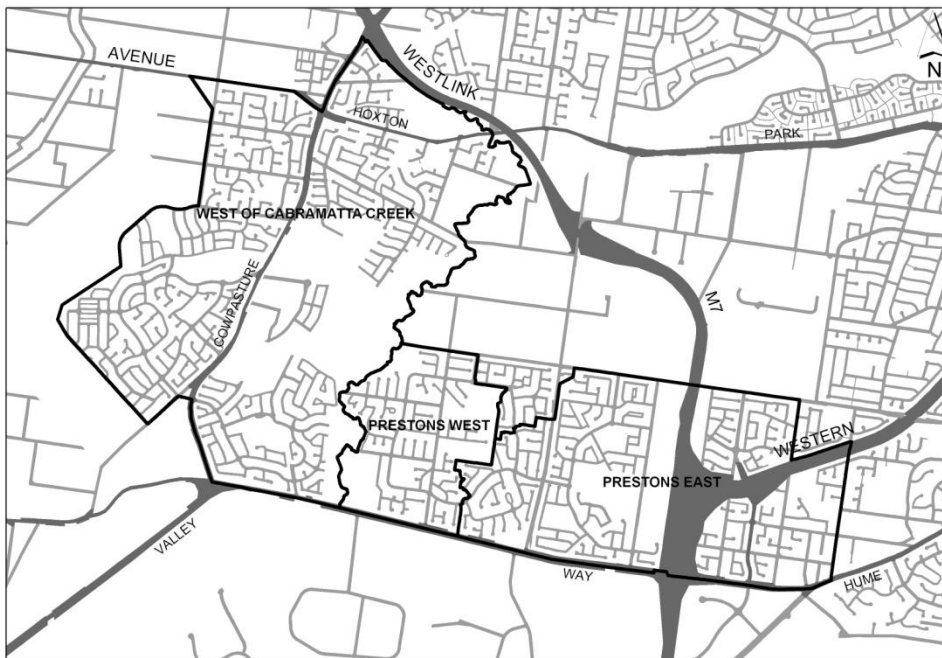
Updated contribution rates as at March 2026 Quarter

Liverpool Contributions Plan 2009

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 March 2026 Quarter

Liverpool Contributions Plan 2009

Prestons Industrial – Subdivision

Purpose	Per Sqm
Transport	
Local (select sub catchment)	
East of M7 - Works	\$1.46
West of M7 - Land	\$5.38
West of M7 - Works	\$1.11
West of M7 & Road A2 East of Bernera Road - Land	\$33.38
West of M7 & Road A2 East of Bernera Road - Works	\$4.48
West of M7 & Road B East of Bernera Road - Land	\$52.88
West of M7 & Road B East of Bernera Road - Works	\$6.85
West of M7 & Road C West of Kookaburra Road - Land	\$214.56
West of M7 & Road C West of Kookaburra Road - Works	\$30.07
West of M7 & Road D East of Kookaburra Road - Land	\$208.88
West of M7 & Road D East of Kookaburra Road - Works	\$24.03
Drainage	
Local (select sub catchment)	
East of M7 - Land	\$9.81
East of M7 - Works	\$9.67
West of M7 - Land	\$12.13
West of M7 - Works	\$9.64
North of M7 - Land	\$57.00

Contributions payable per sqm are based on site area.

Prestons Industrial – Buildings

Purpose	Per Sqm
Transport	
District - Land	\$4.49
District - Works	\$4.90
Drainage	
District - Land	\$23.41
District - Works	\$2.70
Other	
Landscape - Buffer Land	\$5.69
Landscape - Buffer Works	\$0.12
Administration	\$0.41
Professional and Legal Fees	\$0.85

Contributions payable per sqm are based on site area.

Liverpool Contributions Plan 2009

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

Purpose	Per Sqm
Transport	
District - Land	\$4.49
District - Works	\$4.90
Local (select sub catchment)	
East of M7 - Works	\$1.46
West of M7 - Land	\$5.38
West of M7 - Works	\$1.11
West of M7 & Road A2 East of Bernera Road - Land	\$33.38
West of M7 & Road A2 East of Bernera Road - Works	\$4.48
West of M7 & Road B East of Bernera Road - Land	\$52.88
West of M7 & Road B East of Bernera Road - Works	\$6.85
West of M7 & Road C West of Kookaburra Road - Land	\$214.56
West of M7 & Road C West of Kookaburra Road - Works	\$30.07
West of M7 & Road D East of Kookaburra Road - Land	\$208.88
West of M7 & Road D East of Kookaburra Road - Works	\$24.03
Drainage	
District - Land	\$23.41
District - Works	\$2.70
Local (select sub catchment)	
East of M7 - Land	\$9.81
East of M7 - Works	\$9.67
West of M7 - Land	\$12.13
West of M7 - Works	\$9.64
North of M7 - Land	\$57.00
Other	
Landscape - Buffer Land	\$5.69
Landscape - Buffer Works	\$0.12
Administration	\$0.41
Professional and Legal Fees	\$0.85

Contributions payable per sqm are based on site area.

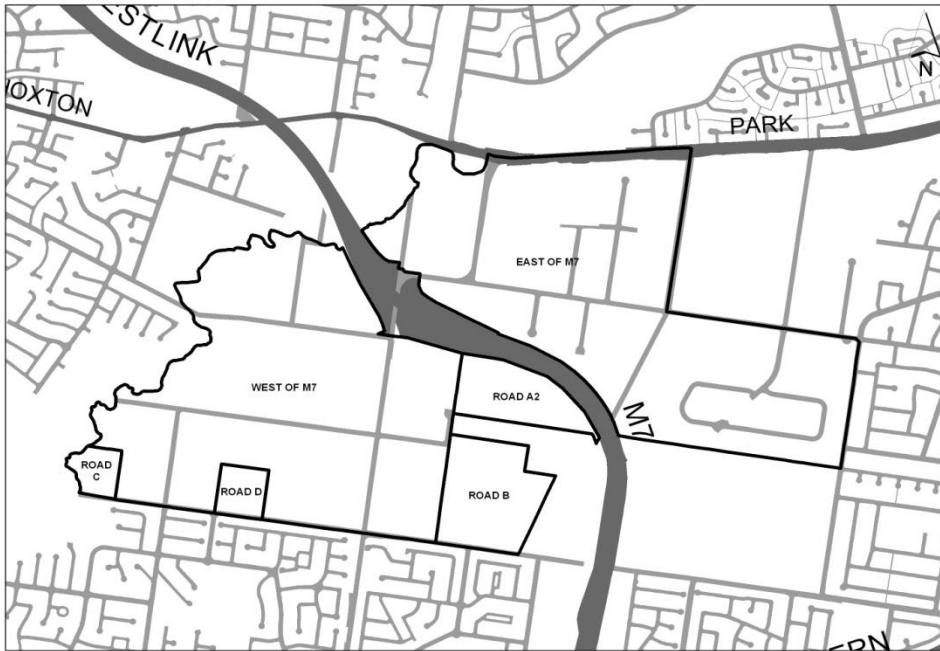
Liverpool Contributions Plan 2009

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



Liverpool Contributions Plan 2009

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 March 2026 Quarter

Liverpool Contributions Plan 2009

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	\$181	\$181	\$181	\$181
Recreation				
Whitlam Centre Extensions	\$245	\$245	\$245	\$245
Transport				
Local Streets	\$22,509	\$4,979	\$4,135	
Drainage				
Inter-allotment Drainage	\$3,994	\$3,994	\$3,994	\$3,994
Other				
Administration	\$97	\$97	\$97	\$97
Professional & Legal Fees	\$347	\$347	\$347	\$347
Plan Establishment Costs	\$597	\$597	\$597	\$597
Total	\$28,137	\$10,608	\$9,764	\$5,628

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



Updated contribution rates as at March 2026 Quarter

Liverpool Contributions Plan 2009

Pleasure Point

Purpose	Lots	
	> 450 sqm Per dwelling	< 450 sqm Per dwelling
Community Facilities		
City Library Extensions	\$193	\$172
Powerhouse	\$209	\$186
District	\$285	\$276
Recreation		
Whitlam Centre Extensions	\$284	\$253
Local - Land	\$4,955	\$4,420
Local - Works	\$2,897	\$2,584
Transport		
Local - Land	\$35,627	\$31,904
Local - Works	\$7,471	\$6,690
Other		
Administration	\$622	\$555
Total	\$52,542	\$47,040

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



Updated contribution rates as at March 2026 Quarter

Liverpool Contributions Plan 2009

Middleton Grange

Purpose	Lots		Multi dwelling housing			Aged /
	> 450 sqm	< 450 sqm	3 Bed +	2 Bed	1 Bed	Disabled
	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
Community Facilities						
City Library Extensions	\$193	\$172	\$172	\$120	\$94	\$52
Powerhouse	\$209	\$186	\$186	\$130	\$102	\$56
District - Land	\$396	\$353	\$353	\$246	\$193	\$107
District - Works	\$1,683	\$1,501	\$1,501	\$1,046	\$819	\$455
Local - Land	\$201	\$180	\$180	\$125	\$98	\$54
Local - Works	\$1,072	\$956	\$956	\$666	\$522	\$290
Recreation						
Whitlam Centre Extensions	\$284	\$253	\$253	\$176	\$138	\$77
District - Land	\$4,786	\$4,268	\$4,268	\$2,975	\$2,328	\$1,293
District - Works	\$1,588	\$1,417	\$1,417	\$987	\$773	\$429
Local Recreation - Land	\$28,563	\$25,475	\$25,475	\$17,755	\$13,895	\$7,720
Local Recreation - Works	\$3,384	\$3,018	\$3,018	\$2,104	\$1,646	\$915
Transport						
District - Land	\$3,064	\$2,744	\$2,744	\$1,829	\$1,509	\$828
District - Works	\$3,349	\$2,999	\$2,999	\$1,999	\$1,649	\$905
Local - Land	\$5,495	\$4,921	\$4,921	\$3,281	\$2,707	\$1,485
Local - Works	\$5,711	\$5,114	\$5,114	\$3,410	\$2,813	\$1,544
Drainage (see below)						
Other						
Administration	\$386	\$386	\$386	\$386	\$386	\$104
Professional services	\$182	\$182	\$182	\$182	\$182	\$49
Implementation	\$1,833	\$1,833	\$1,833	\$1,833	\$1,833	\$495
Total	\$62,379	\$55,959	\$55,959	\$39,251	\$31,686	\$16,859

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	\$41.73	\$61.01	\$61.01	\$48.19
Drainage - Works	\$7.29	\$10.65	\$10.65	\$8.40

Contributions payable per sqm are based on site area.

Purpose	Schools	Business & Non Res
	Per sqm	Per sqm
Drainage		
Local - Land	\$41.73	\$60.99
Local - Works	\$7.29	\$10.66
Other		
Administration	\$0.86	\$0.86
Professional services	\$0.40	\$0.40
Implementation	\$4.07	\$4.07

Contributions payable per sqm are based on site area.

Updated contribution rates as at March 2026 Quarter

Liverpool Contributions Plan 2009

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



Updated contribution rates as at March 2026 Quarter

Liverpool Contributions Plan 2009

Cecil Hills

Purpose	Lots		Multi dwelling housing			Aged /
	> 450 sqm Per Lot	< 450 sqm Per Lot	3 Bed + Per Dwelling	2 Bed Per Dwelling	1 Bed Per Dwelling	Disabled Per person
Community Facilities						
City Library Extensions	\$193	\$172	\$172	\$120	\$94	\$52
Powerhouse	\$209	\$186	\$186	\$130	\$102	\$56
District - Land	\$396	\$353	\$353	\$246	\$193	\$107
District - Works	\$1,683	\$1,501	\$1,501	\$1,046	\$819	\$455
Local - Works	\$1,072	\$956	\$956	\$666	\$522	\$290
Recreation						
Whitlam Centre Extensions	\$284	\$253	\$253	\$176	\$138	\$77
District - Land	\$4,786	\$4,268	\$4,268	\$2,975	\$2,328	\$1,293
District - Works	\$1,588	\$1,417	\$1,417	\$987	\$773	\$429
Local - Works	\$4,230	\$4,098	\$4,098	\$3,040	\$1,586	\$1,143
Drainage	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm
District - Land	\$16.03	\$18.49	\$18.49	\$18.49	\$18.49	\$18.49
District - Works	\$1.84	\$2.13	\$2.13	\$2.13	\$2.13	\$2.13
Other	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
Administration	\$427	\$381	\$381	\$265	\$208	\$208

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 March 2026 Quarter

Liverpool Contributions Plan 2009

Elizabeth Hills

Purpose	Lots		Multi dwelling housing			Aged / Disabled Per person
	> 450 sqm Per Lot	< 450 sqm Per Lot	3 Bed + Per Dwelling	2 Bed Per Dwelling	1 Bed Per Dwelling	
Community Facilities						
City Library Extensions	\$193	\$172	\$172	\$120	\$94	\$52
Powerhouse	\$209	\$186	\$186	\$130	\$102	\$56
District - Land	\$396	\$353	\$353	\$246	\$193	\$107
District - Works	\$1,683	\$1,501	\$1,501	\$1,046	\$819	\$455
Local - Works	\$1,072	\$956	\$956	\$666	\$522	\$290
Recreation						
Whitlam Centre Extensions	\$284	\$253	\$253	\$176	\$138	\$77
District - Land	\$4,786	\$4,268	\$4,268	\$2,975	\$2,328	\$1,293
District - Works	\$1,588	\$1,417	\$1,417	\$987	\$773	\$429
Other						
Administration	\$427	\$381	\$381	\$265	\$208	\$115
Total	\$10,637	\$9,487	\$9,487	\$6,612	\$5,175	\$2,875

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



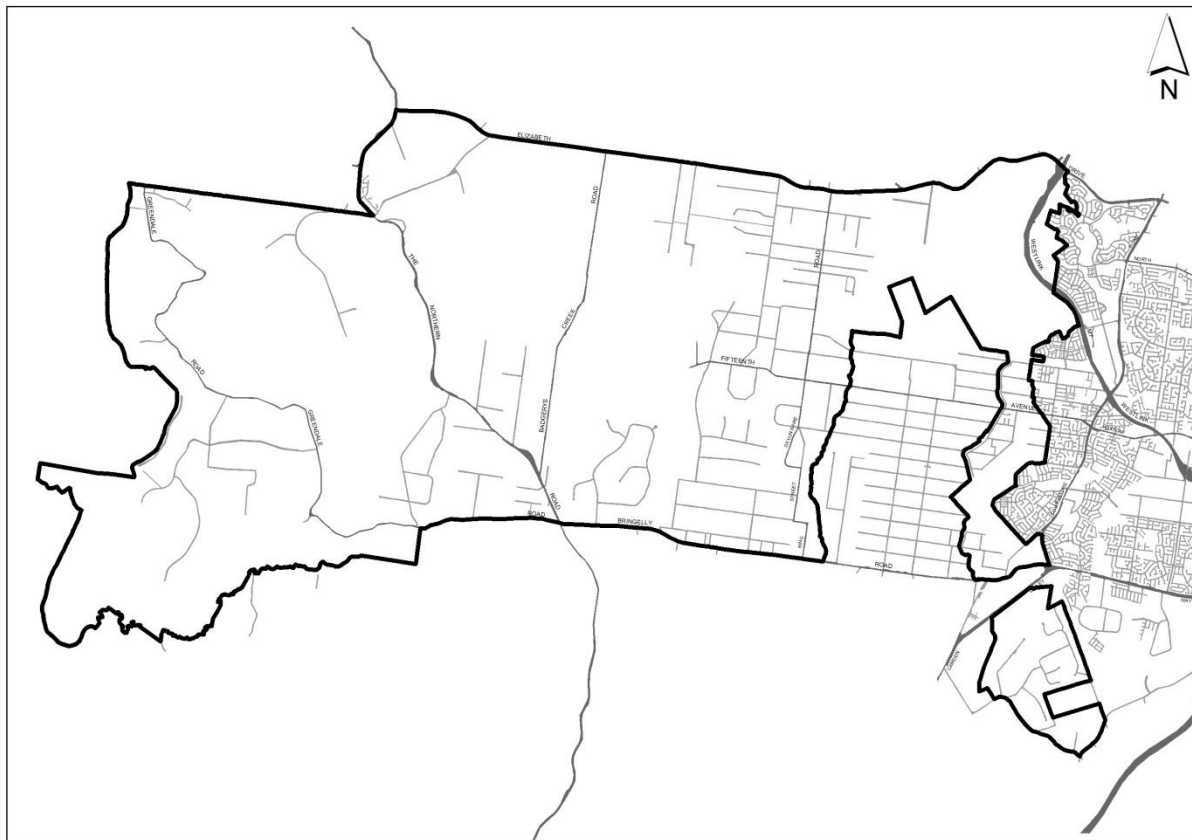
Updated contribution rates as at March 2026 Quarter

Liverpool Contributions Plan 2009

Rural Areas

Purpose	Additional lots	Dual Occupancy Dwellings		
		3 Bed + Per Dwelling	2 Bed Per Dwelling	1 Bed Per Dwelling
Community Facilities				
City Library Extensions	\$177	\$161	\$120	\$94
Powerhouse	\$192	\$175	\$130	\$102
Recreation				
Whitlam Centre Extensions	\$261	\$238	\$176	\$138
Other				
Administration	\$8	\$7	\$5	\$4
Total	\$637	\$581	\$431	\$337

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



Updated contribution rates as at March 2026 Quarter

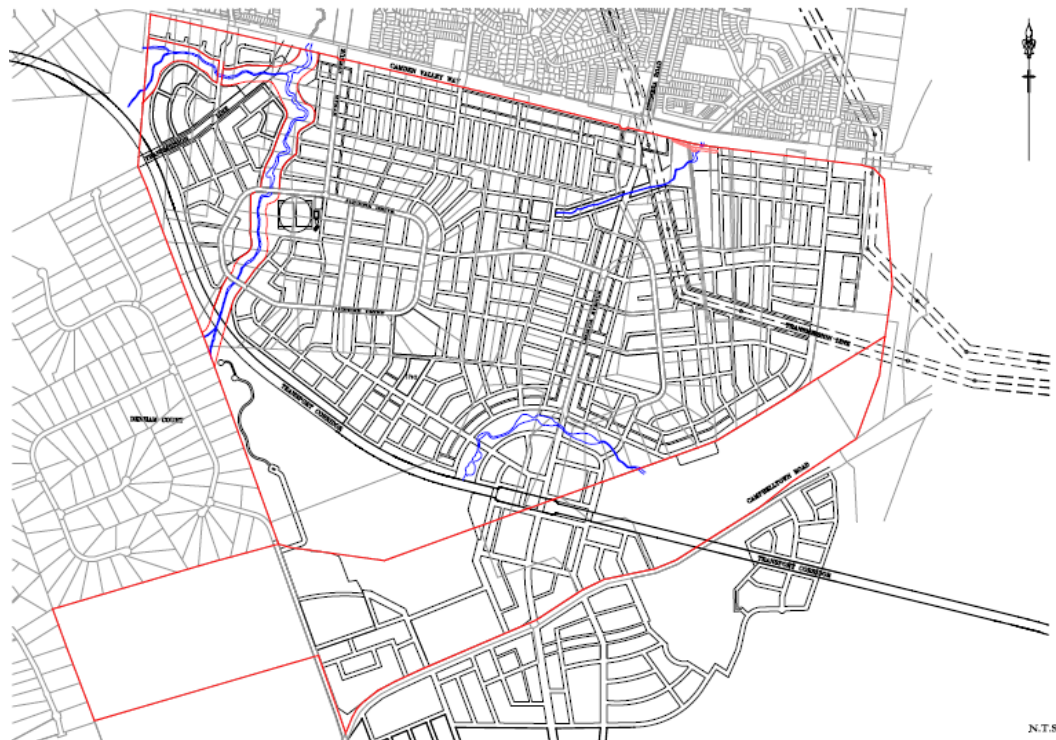
Liverpool Contributions Plan 2008 - Edmondson Park

Edmondson Park

Purpose	38	28	17	14	2	Non	B6	B2	Non
	Dwellings / Ha	Dwellings / Ha	Dwellings / Ha	Dwellings / Ha	Dwellings / Ha	Res in R1 & R3	zone	zone	Res in B2
	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm
Community Facilities									
Land	\$8.60	\$6.34	\$4.65	\$4.49	\$0.64	\$4.72	\$1.56	\$12.59	
Works	\$7.88	\$5.80	\$4.26	\$4.11	\$0.59	\$4.32	\$1.43	\$11.52	
Recreation									
Land	\$103.94	\$76.59	\$56.19	\$54.25	\$7.75	\$56.99	\$18.87	\$152.12	
Works	\$19.44	\$14.32	\$10.50	\$10.14	\$1.45	\$10.65	\$3.53	\$28.44	
Transport									
Land	\$66.91	\$49.30	\$36.17	\$34.92	\$4.99	\$36.68	\$12.15	\$97.92	
Works	\$20.12	\$14.82	\$10.87	\$10.50	\$1.50	\$11.03	\$3.65	\$29.43	
Drainage									
Land	\$2.94	\$2.94	\$2.17	\$2.01	\$0.29	\$2.48	\$2.94	\$2.94	\$2.94
Works	\$6.44	\$6.44	\$4.74	\$4.40	\$0.63	\$5.42	\$6.44	\$6.44	\$6.44
Other									
Technical Study									
Fees Recoverable	\$0.38	\$0.28	\$0.20	\$0.20	\$0.03	\$0.21	\$0.07	\$0.55	
Professional Fees	\$1.23	\$0.91	\$0.67	\$0.64	\$0.09	\$0.68	\$0.22	\$1.80	

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 March 2026 Quarter

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	\$867	\$867	\$663	\$459	\$383	
Recreation						
Land	\$37,039	\$37,039	\$28,324	\$19,609	\$16,341	
Works	\$9,820	\$9,820	\$7,510	\$5,199	\$4,333	
Transport- Residential						
Land	\$2,888	\$2,888	\$2,208	\$1,529	\$1,274	
Works	\$6,213	\$6,213	\$4,751	\$3,289	\$2,741	
Transport-Non Residential						
	Per sqm	Per sqm	Per sqm	Per sqm		Per sqm
Land	\$4.14	\$6.91	\$6.91	\$6.91	\$6.91	\$4.14
Works	\$8.91	\$14.86	\$14.86	\$14.86	\$14.86	\$8.91
Drainage						
Land	\$22.64	\$37.73	\$37.73	\$37.73	\$37.73	\$22.64
Works	\$29.55	\$49.25	\$49.25	\$49.25	\$49.25	\$29.55
Other						
Administration	\$0.77	\$1.29	\$1.29	\$1.29	\$1.29	\$0.77

Updated contribution rates as at March 2026 Quarter

Liverpool Contributions Plan 2021 – Austral and Leppington North Precincts



Updated contribution rates as at March 2026 Quarter

Liverpool Contributions Plan 2021 East Leppington

East Leppington - 2021

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	\$16,845	\$12,882	\$12,882	
Works	\$6,692	\$5,117	\$5,117	
Transport - Residential				
Land	\$4,230	\$3,235	\$3,235	
Works	\$11,203	\$8,567	\$8,567	
Transport – Non Residential				
	Per sqm	Per sqm	Per sqm	Per sqm
Land	\$5.59	\$5.59	\$5.59	\$5.59
Works	\$14.80	\$14.80	\$14.80	\$14.80
Drainage				
Land	\$33.75	\$33.75	\$33.75	\$33.75
Works	\$55.20	\$55.20	\$55.20	\$55.20
Other				
Administration	\$1.18	\$1.18	\$1.18	\$1.18



Updated contribution rates as at March 2026 Quarter

Liverpool Contributions Plan 2018 – Established Areas

Established Areas – Residential Development

Purpose	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	\$1,527	\$1,479	\$1,479	\$1,097	\$859	\$477
Recreation						
District Sporting Fields - works	\$5,135	\$4,974	\$4,974	\$3,691	\$2,888	\$1,605
District Passive Open Space - works	\$3,209	\$3,109	\$3,109	\$2,307	\$1,805	\$1,003
Local Passive Open Space - works	\$4,493	\$4,353	\$4,353	\$3,229	\$2,527	\$1,404
District						
Transport - works	\$2,859	\$2,561	\$2,561	\$1,707	\$1,408	\$854
District						
Drainage - works	\$628	\$515	\$515	\$515	\$515	\$515
Other						
Administration	\$268	\$255	\$255	\$188	\$150	\$88
Total	\$18,119	\$17,246	\$17,246	\$12,734	\$10,153	\$5,945

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)

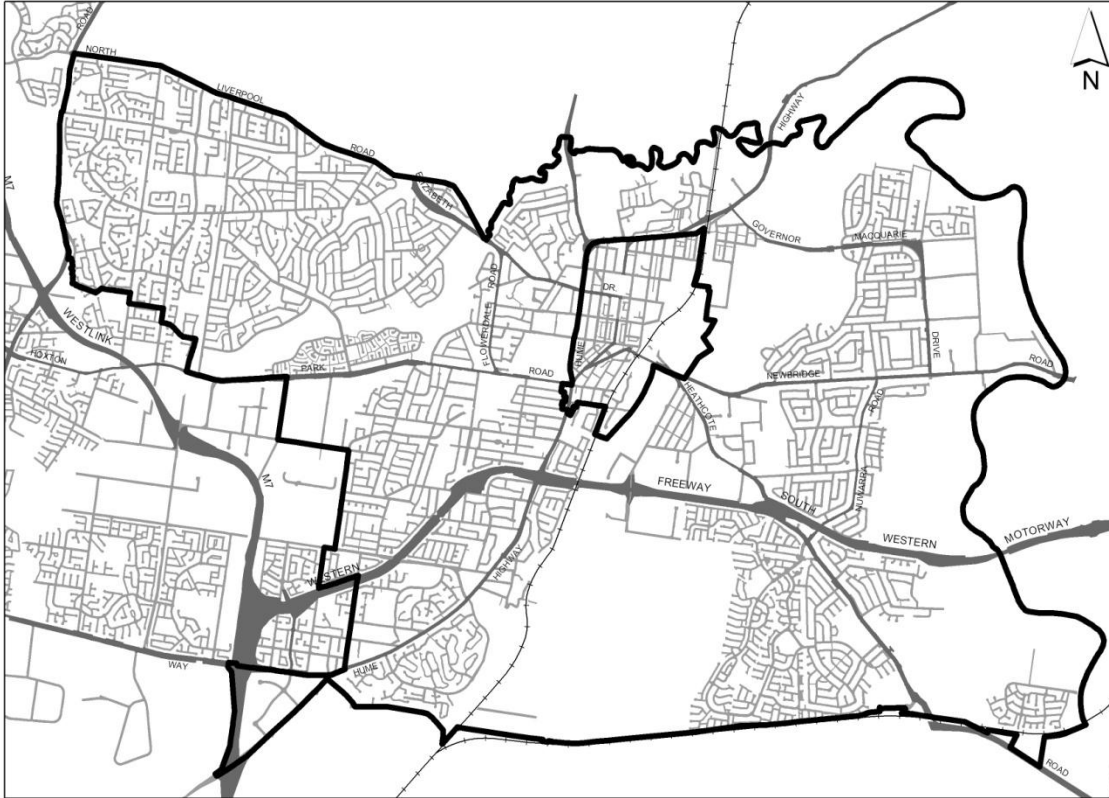
Development having a value of up to \$100,000 is not required to pay contributions.

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 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 22.



Updated contribution rates as at March 2026 Quarter

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 March 2026 Quarter

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.**