

**LIVERPOOL CONTRIBUTIONS PLAN 2018 -  
ESTABLISHED AREAS**

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# Liverpool Contributions Plan 2018 – Established Areas

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## 1. Introduction

This Plan has been prepared to authorise the imposition of development contributions on:

- Residential development in the Established Areas of Liverpool under Section 7.11 of the *Environmental Planning and Assessment Act 1979*; and
- Non-residential development in the Established Areas of Liverpool under Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Section 7.11 of the *EP&A Act* allows a consent authority responsible for determining a development application to grant consent to the proposed development subject to a condition requiring the payment of a monetary contribution, or the dedication of land free of cost, or a combination of them, towards the provision of public amenities and public services to meet the development.

Where the consent authority is a council or an accredited certifier, such a contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

Section 7.12 of the *EP&A Act* gives Council the power to impose a levy on developers for public services and public amenities based on a percentage of the cost of the development. Council cannot impose, as a condition of the same development consent, a condition under this section as well as a condition under Section 7.11.

Money required to be paid by a condition imposed under S7.12 is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan. A condition imposed under S7.12 is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.

This Plan has been prepared:

- in accordance with the *EP&A Act* and *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation); and
- having regard to the latest Practice Notes issued by the NSW Department of Planning and Environment.

## 2. Schedule of Contribution Rates

As a condition of development consent, Council will require payment of money as a contribution to the cost of the provision of infrastructure required to enable the development in the Established Areas of Liverpool.

Council, when it adopted this contributions plan, resolved that proposed increases in contributions on development in the Established Areas over those formerly contained in the Liverpool Contributions Plan 2009 be phased in over a 2 year period.

Table 1 provides a summary of contribution rates for residential development from 9 January 2019 to 9 January 2020 at the June 2018 Quarter, subject to Indexation as specified in Section 3.8. Table 2 provides a summary of contribution rates for residential development from 10 January 2020 at the June 2018 Quarter, subject to Indexation as specified in Section 3.8.

Please note that development determined in the period from 9 January 2019 to 9 January 2020 will not pay the rates shown in Table 2 even if paid after 9 January 2020.

**Table 1 Contribution rates for residential development from 9 January 2019 to 9 January 2020**

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 Bedroom	1 Bedroom	
<b>Community Facilities</b>						
District - Works	\$709	\$686	\$686	\$509	\$399	\$192
<b>Recreation</b>						
District Sporting Fields - works	\$2,422	\$2,346	\$2,346	\$1,741	\$1,362	\$655
District Passive Open Space - works	\$1,255	\$1,216	\$1,216	\$902	\$706	\$339
Local Passive Open Space - works	\$3,412	\$3,305	\$3,305	\$2,452	\$1,919	\$922
<b>District</b>						
Transport - works	\$1,118	\$1,008	\$1,001	\$672	\$551	\$334
<b>District</b>						
Drainage - works	\$245	\$201	\$201	\$201	\$201	\$66
<b>Other</b>						
Administration	\$135	\$131	\$131	\$97	\$77	\$38

Non-residential development will be levied under S7.12 of the Environmental Planning and Assessment Act 1979. In the period from 9 January 2019 to 9 January 2020, contributions will be levied at half of the maximum amount permitted under Cl 25K of the EP&A Regulation, subject to Indexation as specified in Section 3.8. In the period from 9 January 2020, contributions will be levied at the maximum amount permitted under Cl 25K of the EP&A Regulation, subject to Indexation as specified in Section 3.8.

Please note that development determined in the period from 9 January 2019 to 9 January 2020 will not pay the maximum amount permitted under Cl 25K of the EP&A Regulation even if paid after 9 January 2020.

**Table 2 Contribution rates for residential development from 10 January 2020**

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 Bedroom	1 Bedroom	
<b>Community Facilities</b>						
District - Works	\$1,187	\$1,150	\$1,150	\$853	\$668	\$371
<b>Recreation</b>						
District Sporting Fields - works	\$3,992	\$3,867	\$3,867	\$2,869	\$2,246	\$1,248
District Passive Open Space - works	\$2,495	\$2,417	\$2,417	\$1,793	\$1,403	\$780
Local Passive Open Space - works	\$3,493	\$3,384	\$3,384	\$2,511	\$1,965	\$1,092
<b>District</b>						
Transport - works	\$2,223	\$1,991	\$1,991	\$1,327	\$1,095	\$664
<b>District</b>						
Drainage - works	\$488	\$400	\$400	\$400	\$400	\$400
<b>Other</b>						
Administration	\$208	\$198	\$198	\$146	\$117	\$68

Non-residential development will be levied under S7.12 of the Environmental Planning and Assessment Act 1979. In the period from 10 January 2020, contributions will be levied at the full amount of the 1% contributions levy, subject to Indexation as specified in Section 3.8.

## 3. Administration

### 3.1 Name of Plan

This plan is called *Liverpool Contributions Plan 2018 – Established Areas*.

This Contributions Plan has been prepared in accordance with the provisions of Sections S7.11 and 7.12 of the *EP&A Act 1979* and the provisions of the *EP&A Regulation 2000*.

### 3.2 Applies to

This Contributions Plan applies to development lodged after 12 December 2018 on land shown on the Catchment Map, a separate document that can be viewed at a large scale and shows the precise boundaries of where this plan applies.

### 3.3 Definitions and abbreviations used in this Plan

Except where indicated in this clause, the definitions of terms used in this Plan are the definitions included in the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000* are adopted by this Plan.

In this clause, 'existing' means at the date on which this Plan came into effect.

In this Plan, the following words and phrases have the following meanings:

*Bank Guarantee* means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by an Australian bank, non-bank financial institution, or insurance company subject to prudential supervision by the Australian Prudential Regulatory Authority and has a credit rating of 'A' or above (as assessed by Standard and Poors) or 'A2' or above (as assessed by Moody's Investors Service) or 'A' or above (as assessed by Fitch Ratings).

*Catchment Map* means a map showing the area to which this plan applies, the District and Local Catchments referred to in this plan.

*Council* means Liverpool City Council.

*CPI* means the Consumer Price Index (All Groups - Sydney) published by the Australia Statistician.

*EP&A Act* means the Environmental Planning and Assessment Act 1979.

*EP&A Regulation* means the Environmental Planning and Assessment Regulation 2000.

*GPT* means Gross Pollutant Trap.

*Infrastructure Map* means a map, separate to this document, entitled Established Areas Contributions Infrastructure Map showing the location of proposed and possible infrastructure referred to in this plan.

*LGA* means Local Government Area.

*Planning Agreement* means a Planning Agreement referred to in S7.4 of the EP&A Act.

*Residential accommodation* has the same meaning as in the Standard Instrument.

*Works In Kind* means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan as a means of either fully or partly satisfying a condition of consent requiring development contributions to be made.

*Works Schedule* means the schedule of the specific public amenities and public services for which contributions may be required as set out in Parts 5 and 6 of this Plan.

### 3.4 Purpose of Plan

The purpose of the Contributions Plan is to:

- (a) Provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- (b) Ensure that adequate public facilities are provided for as part of any new development;
- (c) Authorise the Council to impose conditions under S7.11 and S7.12 of the EP&A Act 1979 when granting consent to development on land to which this plan applies;
- (d) Provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis;
- (e) Ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- (f) Enable the Council to be both publicly and financially accountable in its assessment and administration of the contributions plan.

### 3.5 Adoption of Contributions Plan

Council adopted the plan on 12 December 2018. The plan originally came into force on 9 January 2019. The value of works is at the June 2018 Quarter. The CPI for this quarter was 114.0.

This plan applies to development lodged after 12 December 2018 and determined after the date on which the plan came into effect.

Amendment 1 applies to any application determined after the date on which the amendment came into effect.

#### Amendments to Contributions Plan

*Liverpool Contributions Plan 2018 – Established Areas* has been amended as follows:

<u>No</u>	<u>Adoption date</u>	<u>Amendment date</u>	<u>Description of Amendment</u>
1	10 June 2020	10 June 2020	Enacted Council resolution of 11 December 2019 regarding instalment payment for secondary dwellings and clarified relationship between CDC and contributions and Council resolution of 29 April 2020 regarding Covid-19 response.

#### Previous Contributions Plans

*Liverpool Contributions Plan 2018 – Established Areas* replaces Chapter 6 in *Liverpool Contributions Plan 2009*.



### **3.6 Relationship to other Plans**

The land to which this contributions plan applies is also subject to the following plans:

- *Liverpool Local Environmental Plan 2008;*
- *Liverpool Development Control 2008;* and
- *Various Planning Agreements.*

### **3.7 Types of development to be levied**

Except as provided for by this clause, this Plan applies to:

- Residential accommodation, insofar as the Plan authorises the imposition of a requirement for a development contribution for the types of public amenities and public services described in this Plan; and
- All development, other than residential accommodation insofar as the Plan authorises the imposition of a requirement for a development contribution for the types of public amenities and public services described in this Plan.

This plan does not apply to development:

- for the purposes of public infrastructure provided by or on behalf of State Government or the Council;
- for the purposes of public amenities or public services under this Plan or another contributions plan prepared under section 7.13 of the EP&A Act;
- for works to be carried out by Sydney Water, Endeavour Energy, Telstra or equivalent water, sewer, energy or telecommunications provider; or
- that in the opinion of Council does not increase the demand for the categories of public amenities or public services addressed by this Plan.

There may be Planning Agreements made under the EP&A Act that will apply to land in the Established Areas. In some instances the Planning Agreement may require the provision of infrastructure instead of payment of contributions under this Contributions Plan. This would normally be in the case of a major development, which would provide infrastructure on site, which would be consistent with the scope of contributions payable under this Contributions Plan.

The Minister for Planning and Environment may from time to time exempt certain forms of development from being subject to contributions.

### **3.8 Payment of Contributions**

#### **Levying of Contributions for residential accommodation under S7.11 of EP&A Act**

Council will require, as a condition of development consent (on a development application or complying development certificate), the payment of a monetary contribution for the provision of public facilities specified in this Contributions Plan, from residential accommodation and subdivisions designed for residential accommodation, which it considers will contribute to the need for those facilities. The Contributions Plan applies to applications determined after the plan comes into force.

Contributions for subdivisions will be calculated according to the number of dwellings proposed on the allotment.

Should the ultimate number of dwellings proposed on that allotment increase, post subdivision development consent, then contributions for additional dwellings must be paid to Council.

### **Levying of Contributions for non-residential accommodation development under S7.12 of EP&A Act**

Council will require, as a condition of development consent, the payment of a monetary contribution for the provision of public facilities specified in this Contributions Plan, from development other than residential accommodation, which it considers will contribute to the need for those facilities.

This plan authorises Council to grant consent to development to which this plan applies subject to a condition requiring the applicant to pay to the Council a levy in accordance with Table 3:

**Table 3**

<b>Estimated cost of development</b>	<b>Value of Levy</b>
Up to \$100,000	Nil
\$100,001–\$200,000	0.5% of the cost of the development
More than \$200,000	1.0% of the cost of the development

The proposed cost of carrying out the development will be determined in accordance with clause 25J of the *EP&A Regulation*. The procedures set out in Appendix 1 to this plan must be followed to enable Council to determine the amount of the levy to be paid.

The value of the works must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

### **Method of Payment**

A monetary contribution is the most common method of payment of a levy. However, Council may consider the provision of works in kind, but only as detailed in the schedule of facilities in this Contributions Plan. If applicable, and only if acceptable to Council, such a transfer or works in kind may be an offset to the monetary contribution otherwise applicable to the development under this plan.

The value of the offset will be as agreed with Council in accordance with the value of the works identified in the Contributions Plan. Applicants will be required to provide details of the works to be undertaken, financial guarantees, bank guarantees and administration.

Where works and / or land identified in the contributions plan are proposed to be provided in conjunction with the development, Council will reimburse the developer for the cost of the works in accordance with Council's Development Contributions Land Dedication and Works in Kind Policy.

### **Timing of payment of the contributions**

Monetary contributions are required to be paid to Council:

- a) for development approved as a development application, prior to the issuing of the Construction Certificate; or
- b) for development approved as a complying development certificate, prior to the commencement of works,

whether by Council or a Private Certifier.

If a secondary dwelling is approved by Council as a development application, the payment of contributions may be made in the following instalments:

- a) 50% prior to the issue of approval of a CC; and
- b) 50% prior to the issue of an occupation certificate

### **CDC, CC and the obligation of accredited certifiers**

In accordance with CI 146 of the *EP&A Regulation 2000*, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of levies has been satisfied.

In accordance with CI 136L of the *EP&A Regulation 2000*, a certifying authority must not issue a complying development certificate for work unless it has included a condition requiring payment of contributions prior to commencement of work.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with CI142(2) of the *EP&A Regulation 2000*. Failure to follow this procedure may render such a certificate invalid. The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council.

In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

### **Covid-19 Response**

For Development Applications lodged or approved between 16 April 2020 and 31 December 2020 and for Section 4.55 modifications lodged in the same period which seek to modify the relevant contributions condition of a development consent for which any contributions have not yet been paid, 50% of the contribution can be paid prior to the issue of a construction certificate with the remaining 50% payable prior to the issue of the first occupation certificate. Any applications during this period that include subdivision must have all contributions paid prior to the issue of the Subdivision Certificate.

For such applications, Council will waive the requirement to have an unconditional bank guarantee in place for the duration of the deferral.

## Deferred Payments

Council will allow payment of contributions to be deferred in the following cases only:

- Where the applicant has the intention and ability to provide a material public benefit in part or to full satisfaction of a condition imposed by development consent; or
- In other circumstances, to be outlined in writing by the applicant and determined formally by Council on the merits of the case.

Deferred payments as outlined above are acceptable only where an unconditional bank guarantee is provided for the amount deferred. Bank guarantees will be accepted on the following conditions:

- The bank guarantee must carry specific wording, for example, a description of the development, address, development application number and staging where applicable;
- The bank guarantee will be for the contribution amount plus the estimated amount of compound interest foregone by Council for the anticipated period of deferral (Refer to the formula below).
- Council may call up the bank guarantee at any time without reference to the applicant, however, the guarantee will generally be called up only when cash payment has not been received, and land is not dedicated or material public benefit not provided by the end of the period of deferral;
- The period of deferral must be for a limited time only as agreed where land is to be dedicated or a material public benefit is to be provided. In merit cases, the period of deferral will be as approved by Council. The period of deferral may be extended subject to providing a renewed bank guarantee, which includes anticipated future interest; and
- Council will discharge the bank guarantee when payment is made in full by cash payment, land transfer or by completion of works in kind.

The following formula to be applied to all bank guarantees for contributions is:

Guarantee Amount =  $P + P (C \times Y)$ , where:

P = Contribution due.

CI = Compound interest rate comprised of Council's estimate over the period plus 3 percent (allowance for fluctuations).

Y = Period of deferral (years).

For Development Applications lodged or approved between 16 April 2020 and 31 December 2020 and for Section 4.55 modifications lodged in the same period which seek to modify the relevant contributions condition of a development consent for which any contributions have not yet been paid, a bank guarantee for the deferred amount is not required.

## Indexation of Monetary Contribution

As the date of the consent may vary to the actual time of payment of the contribution, Clause 32(3) of the *EP&A Regulation* allows Council to adjust the contribution to reflect increased costs between the date of the consent and the time of payment. Contributions required as a condition of consent under the provisions of this plan will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Bureau of Statistics.

The following formula for indexing contributions is to be used:

**Contribution at time of development consent**

$$C_2 = \frac{C_1 \times C P I_2}{C P I_1}$$

**Contribution at time of payment**

$$C_3 = \frac{C_2 \times C P I_3}{C P I_2}$$

where:

$C_1$  = Monetary contribution as shown in this contributions plan.

$C_2$  = Monetary contribution imposed on the development consent.

$C_3$  = Monetary contribution at the time that the contribution is to be paid.

$C P I_1$  = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics at the time that the contributions plan was prepared - i.e. June 2018 Quarter

$C P I_2$  = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics as at the time of granting the relevant development consent.

$C P I_3$  = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics at time that the contribution is to be paid.  
Future reviews will not affect any consent granted in accordance with this contributions plan.

This is distinct from Section 3.9, which deals with future reviews of the contributions plan. Future reviews will not affect any consent granted in accordance with this contributions plan.

## **Goods and Services Tax**

No Goods and Services Tax (GST) is applicable to the payment of contributions made under Section 7.11 or Section 7.12 of the *EP&A Act*.

## **3.9 Review of Plan and Contributions**

Council will review the contributions plan on a regular basis. The review process will canvass the following, where data is available:

- Development activity in terms of latest information on net additional dwellings and populations;
- Likely total development activity to be experienced in the future;
- Progress in the delivery of public facilities and amenities identified in the schedules of facilities
- Modification of facility concepts, changes in anticipated facility costs, facility timing and land values;

- Annual contributions received and expenditure information;
- Any other factors likely to affect the delivery of works identified in this contributions plan; and
- Changes resulting from amendments to *Liverpool DCP 2008* or *Liverpool LEP 2008*.

Any significant reviews of this contributions plan must be undertaken in accordance with the *EP&A Act* and *EP&A Regulation* and placed on public exhibition for a period of 28 days. The nature of the proposed changes and reasons for these changes would be clearly outlined as part of the exhibition.

Contributions will be adjusted, taking account of more recent information and, where relevant, the following:

- Consumer Price Index;
- Annual changes in land values;
- Actual costs of completed works;
- Reviewed costs yet to be completed works and land acquisition;
- Adjustment in projected project management and contingency costs associated with works; and
- Management and legal costs associated with land acquisition.

This section is distinct from Indexation of Monetary Contribution, which deals with future adjustment of contributions granted in accordance with the contributions plan. Future reviews under Section 3.8 will not affect any consent granted under this contributions plan.

### **3.10 Administration of contribution funds**

Council will administer money obtained from the contributions and make decisions on the funding and provision of the projects in accordance with the *EP&A Act* and *EP&A Regulation*.

The funds collected under this plan may be pooled for projects and applied progressively for those purposes, the priorities of which will be determined by the various Council Strategies for purposes and by the timing and scale of development in the Established Areas.

Council's ability to forward fund services and amenities identified in this Plan is very limited. Consequently their provision is largely contingent upon the availability of contributions funds.

To provide a strategy for the orderly delivery of the public services and amenities, this Contributions Plan authorises monetary contributions paid for different purposes in accordance with the conditions of various development consents authorised by this Plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Contributions Plan are the priorities for works as set out in the Works Schedule.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council will have to first be satisfied that such action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

## 4. Expected Development Outcomes

### 4.1 Development history

Development has taken place in Liverpool has taken place since 1810. The original area of Liverpool is largely located within the Liverpool City Centre. This area is not covered by this contributions plan.

The “Established Areas” of Liverpool are the areas surrounding the Liverpool City Centre. The initial areas consist of older subdivisions on generally rectilinear streets with widths of about 20 m. There were also semi-rural subdivisions with a rectilinear pattern, which subsequently were subdivided into conventional residential subdivisions. There was also some industrial development near Liverpool City Centre and the Georges River as well as the military area at Moorebank. Commercial development was concentrated in Liverpool City Centre and some along the Hume Highway.

In the 1950’s subdivision for residential development occurred to the west and south-west of the city centre. Some industrial development occurred in Warwick Farm and the Moorebank areas.

In the 1960’s substantial development began around Miller and at Moorebank. There was also development at Casula and Lurnea. Industrial development continued at Warwick Farm and at Moorebank. Local retail areas began to be built in the new suburbs.

In the 1970’s development occurred in Chipping Norton and Moorebank and to a lesser extent at Green Valley and Casula. There was also some urban redevelopment adjacent to Liverpool City Centre for town houses and 3 storey residential flat buildings. Industrial development also began in Prestons.

In the 1980 / 90’s development commenced Green Valley / Hinchinbrook Release Area, Casula West Release Area and Casula East Release Area, Wattle Grove and Voyager Point. Infrastructure in these areas was largely funded by development contributions under the EP&A Act.

Since the 1950’s the average area of residential lots has decreased from around 800 sqm to 450 sqm by the 1990’s.

Since this time major urban release development has and continues to occur west of Liverpool.

### 4.2 Current development trends

In the Established Areas of Liverpool redevelopment is taking place in response to increases in the value of land across Sydney. This manifested as follows:

- High rise apartment buildings and mixed use developments involving large sites or an amalgamation of sites in and around Liverpool City Centre;
- Medium rise apartment buildings involving large sites or an amalgamation of sites in locations further from Liverpool City Centre, often on major roads;
- Scattered multi-dwelling developments involving large sites or an amalgamation of sites often in suburbs immediately adjoining Liverpool City Centre;
- Attached dwellings / semi-detached involving redevelopment of single sites of at least 500 sqm;

- Subdivision of single sites of at least 500 sqm;
- Redevelopment of existing industrial development for high rise apartments and mixed use developments;
- Redevelopment of existing industrial development for newer industrial buildings or bulky goods retail developments;
- Redevelopment of existing retail or commercial developments along major roads for newer retail developments; and
- Redevelopment of dwelling houses for child care centres.

Cumulatively the impact of this redevelopment is manifested in increased demand on local facilities as follows:

- Increasing traffic congestion at local intersections;
- Additional use of community and recreation facilities;
- Increased hard surfaces increasing runoff and heat reflection;
- Increased stormwater runoff and increased pressure on water quality of waterways.

### 4.3 Expected residential development outcomes

The Liverpool Housing, Population and Social Infrastructure Study was undertaken in 2016 by Judith Stubbs and Associates. It provided population projections for the various suburbs of Liverpool up to 2031. It provided 3 development scenarios within the population projections of the NSW Department of Planning and Environment for Liverpool to 2031. The three models are for the base case; for marginally increased consolidation and corresponding release area reduction; and for substantially increased consolidation and corresponding release area reduction.

Recent experience with development trends in Liverpool suggest that the substantially increased consolidation scenario is likely in the Established Areas of Liverpool. Table 2 provides figures an existing and estimated future population and dwelling numbers for the Established Areas.

An analysis of the figures for the substantially increased consolidation scenario suggest approximately an additional 11,084 people in the Established Areas of Liverpool by 2031. The Established Areas in 2016 had an average occupancy rate of 3.2 persons per dwelling. An average occupancy rate of 3.1 persons per dwelling in 2031 would result in an additional 5,024 dwellings across the Established Areas. Refer to Table 4 for the expected occupancy rates for the size of dwelling. Refer to Tables 5 and 6 for details on population and dwelling numbers.

**Table 4 Occupancy rates**

Lots		Other dwellings		
> 450 sqm	< 450 sqm	3 Bed +	2 Bed	1 Bed
3.2	3.1	3.1	2.3	1.8



**Table 5 Population for each Established Area Suburb Group**

Locality	2016	2021	2026	2031
Casula	15,938	16,199	16,458	16,715
Chipping Norton	9,476	9,597	9,781	9,901
Miller Area	21,088	21,664	22,115	22,561
Hammondville, Holsworthy & Wattle Grove	17,683	18,092	18,500	18,874
Green Valley & Hinchinbrook	24,833	24,771	24,776	24,713
Moorebank	9,963	10,710	11,419	12,124
Lurnea	9,471	10,017	10,590	11,159
Liverpool / Warwick Farm (other than city centre)	19,577	20,705	21,890	23,066
Voyager Point	1,837	1,837	1,837	1,837
<b>Total</b>	<b>129,865</b>	<b>133,592</b>	<b>137,365</b>	<b>140,949</b>

**Table 6 Dwelling numbers for each suburb group**

Locality	2016	2031
Casula	5,092	5,392
Chipping Norton	3,107	3,257
Miller Area	7,122	8,742
Hammondville, Holsworthy & Wattle Grove	5,639	6,089
Green Valley & Hinchinbrook	6,748	6,808
Moorebank	3,332	4,082
Lurnea	3,095	3,695
Liverpool / Warwick Farm (other than city centre)	6,137	7,231
Voyager Point	545	545
<b>Total</b>	<b>40,817</b>	<b>45,841</b>

#### 4.4 Expected non-residential development outcomes

An analysis of recent development trends in the non-residential development in the Established Areas, excluding the Liverpool City Centre suggests that the annual value of development applications being received as being about \$120 M. Most of this comes from industrial redevelopment plus some business redevelopment.

## 5. Established Areas Planning Context

### Community Strategic Plan 2017 – 2027 “Our Home, Liverpool 2027”

*Our Home Liverpool 2027* is Liverpool's Community Strategic Plan. It outlines a 10 year plan to transform Liverpool into an inclusive place to learn and grow and to become the destination of choice for business, investment, living and recreation.

The plan identifies four strategic directions which have been developed following extensive community consultation. Each direction includes a number of community goals and Council strategies which will achieve the community's vision for Liverpool. *Our Home Liverpool 2027* was adopted by Council at its meeting on 26th April 2017 and commenced on 1st July 2017.

The following provides information on the challenges that face Liverpool and the four strategic directions including the relevance to the contributions plan.

#### Challenges for Council

The Community Strategic Plan 2017 – 2027 makes reference to challenges that Liverpool, being a growing area will face. These are as follows with reference to relevance to the contributions plan:

##### Community pride and heritage

Liverpool has a rich heritage with a major cultural and arts focus. There are a number of significant heritage buildings and places which are protected at the local and state levels, including Rosebank Cottage, Pioneers' Memorial Park, the Casula Powerhouse Arts Centre, the TAFE college building which is formerly Liverpool Hospital (1820-1958), and St Luke's Church (1810-present). These historical and cultural attributes all contribute to Liverpool's identity.

Maintenance of historic buildings often involves significant building works which are at a higher cost than normal works. At times grants are available to assist with funding such works but these are limited and are subject to State and Federal budget constraints. A challenge for Council is balancing the need to protect its community identity and heritage with alternate demands on its income.

##### Relevance to the contributions plan

This will inform the provision of any public infrastructure in the vicinity of any items of heritage or items or landscapes that reflect the identity of Liverpool in the Established Areas.

##### Social connection

Liverpool is one of the most culturally diverse cities in NSW with almost one in three people born overseas and almost half the population speaking a language other than English at home. It also has a significant Aboriginal community. Liverpool needs to continue efforts to create a harmonious society where differences are appreciated and celebrated. There is also a challenge for the Council to ensure its services reach a broad range of citizens in an equitable way while still accommodating those most in need, such as people with disabilities.

Finding social connection within a community has become increasingly complex with the numerous demands of everyday life. We are a time poor society with commitments to work, family, friends, health, fitness and many other activities that demand our attention. In addition, we are increasingly relying on technology and social media to communicate, which changes the frequency and nature of our social interactions and brings new challenges.

##### Relevance to the contributions plan

This informs the provision of community and recreation facilities that will be needed by the additional population and workforce that is anticipated from new redevelopment in the Established Areas.

### Economic development

Liverpool continues to experience growth in commercial and industrial development. Its status as a strategic commercial centre of South West Sydney, and its good transport links to other areas of Sydney, place it in prime position to attract a range of industries. This is heightened with the development of the Western Sydney Priority Growth Area and the new Western Sydney airport at Badgerys Creek.

The revitalisation of the city centre is a key Council priority. Council has implemented several strategies which are aimed at revitalising the city centre, developing key economic, cultural, recreational and entertainment precincts and creating a place which draws people from across the South West Sydney Region.

### Relevance to the contributions plan

This informs the provision of infrastructure will help mitigate the impact of additional development in the Established Areas. This infrastructure will include traffic management facilities, bus stops, bikeways and also community and recreation facilities to service the needs of additional population and workforce.

### Environmental sustainability

Liverpool has a wide variety of plants, animals and ecosystems, including a significant number of threatened species. Approximately one third of Liverpool is covered in vegetation including more than 500 open space reserves. Liverpool is also home to a significant portion of the Georges River. Council has increased bushland restoration to ensure native areas are maintained.

Expanding urban development in Liverpool can place considerable pressure on the natural environment including the waterways and air quality. Liverpool's environment is exposed to a range of pollutants from industrial, commercial and household waste and increased traffic. Council has introduced systems for sustainable water and energy consumption in new developments, however the challenge continues with existing dwellings.

The growth in Liverpool, while increasing opportunities for the community, also places pressure on the environment and will be a challenge over the coming years for Council to balance.

### Relevance to the contributions plan

In the context of an already built up area, new infrastructure to that would service new development can contribute to environmental sustainability with streetscape and open space works that increase the tree cover and works to improve the quality of stormwater discharge to the Georges River.

### Transport accessibility

Liverpool's growing population places demands on our existing infrastructure and has caused a high traffic volume that is prominent throughout Sydney. Additionally, the construction of the Moorebank Intermodal and Western Sydney Airport will further create pressure on our transport networks.

Liverpool has good access to Sydney's major motorways, including the M5 and M7. However, congestion during peak periods is a major challenge. Many residents own and use cars as opposed to public transport.

## Relevance to the contributions plan

This informs the need to manage the impact of increasing traffic on streets in Liverpool other than the classified roads. The cumulative impact of numerous individual additional dwellings or redevelopment for non-residential developments in the Established Areas will lead to increasing traffic congestion and pedestrian / cyclist conflicts.

There is a need to manage these increases to maintain and improve pedestrian accessibility to make it easier to cross local streets that may be experiencing increased car movements. This may include footpath widening or median strips either mid-block or at intersections.

## Directions for Council

The Community Strategic Plan is a ten-year plan that defines the vision and priorities of the community. It is the overarching plan that sets the direction not only for Council but for all stakeholders, including government, business, the not-for-profit sector and residents. The directions from the CSP provide a guide for stakeholders to work together and to capitalise on the opportunities which will keep Liverpool moving forward.

The CSP has been created through extensive community consultation and review of the previous CSP. The consultation for this plan involved the active engagement of more than 1,500 members of the community, and an estimated 150,000 other members who were contacted for their opinions. Engagement activities included stalls at community events, community forum activities, rates mail-outs, a phone survey and numerous outreach activities through social media. Through this community consultation Council identified the community's key priority areas and captured these priorities in four directions, based on the quadruple bottom line (social, economic, environmental, and civic leadership).

The directions and the relevance to the contributions plan are as follows:

### Direction 1 Creating Connection

The community want:

- An area where connection is created between all people in the community
- More community activities and events;
- Facilities to be well maintained and multipurpose;
- Access provided to all (youth, seniors, people with disability) and
- Our history to be respected.

Council will:

<u>Elements of Direction</u>	<u>Relevance to the contributions plan</u>
Celebrate diversity, promote inclusion and recognise heritage	This element will inform the design of any the public infrastructure in the vicinity of any items of heritage or items or landscapes that reflect the identity of Liverpool in the Established Areas.
Deliver a range of community events and activities	These elements will inform the design of the facilities that will be provided by contributions.
Implement access and equity for all members of the community	These elements will inform the design of the facilities that will be provided by contributions.

<u>Elements of Direction</u>	<u>Relevance to the contributions plan</u>
Provide community facilities which are accessible to all	This element has informed the inclusion of community facilities in the contributions plan.  This element will inform the design of the facilities that will be provided by contributions.
Create a dynamic, inclusive environment, including programs to support healthy living	These elements have informed the inclusion of community and recreation facilities and bikeways in the contributions plan.  These elements will inform the design of the facilities that will be provided by contributions.

### Direction 2 Strengthening and Protecting Our Environment

This direction is about planning high-quality, sustainable urban environments to create a great place to live, work and play.

The community want:

- Clean public places;
- Creation of more green spaces;
- Increased use of renewable energy;
- Well-managed development;
- Creation of well-planned, attractive and people-friendly urban environments; and
- Improvement to access and safety in public areas.

Council will:

<u>Elements of Direction</u>	<u>Relevance to the contributions plan</u>
Manage the community's disposal of rubbish	Not applicable.
Protect and enhance bushland, rivers and the visual landscape	These elements have informed the inclusion of stormwater quality measures help protect the Georges River and natural environment.
Encourage sustainability, energy efficiency and the use of renewable energy	These elements have informed the inclusion of various facilities in the contributions plan  These elements will inform the design of the facilities that will be provided by contributions.
Exercise planning controls to create high-quality, inclusive, urban environments	These elements have informed the inclusion of various facilities in the contributions plan.  These elements will inform the design of the facilities that will be provided by contributions.
Develop and advocate for plans that support safe and friendly communities	These elements have informed the inclusion of various facilities in the contributions plan.  These elements will inform the design of the facilities that will be provided by contributions.

### Direction 3 Generating Opportunity

This direction underlines the need for Council to support economic growth, including employment and investment options.

The community want:

- To attract more jobs and businesses to the area;
- To upgrade shopfronts;
- Improved traffic management;
- Small business to be supported

Council will:

<u>Elements of Direction</u>	<u>Relevance to the contributions plan</u>
Meet the challenges of Liverpool's growing population	This element informs the inclusion of various facilities in the contributions plan needed to accommodate the demand for infrastructure created by Liverpool's growing population.
Attract businesses for economic growth and employment opportunities	This element informs the inclusion of various facilities in the contributions plan needed to create an attractive environment to attract businesses.
Create an attractive environment for investment	This element informs the inclusion of various facilities in the contributions plan needed to create an attractive environment to attract businesses.
Advocate for, and develop, transport networks to create an accessible city	This element informs the inclusion of traffic facilities and bikeways to facilitate accessibility within Liverpool.

### Direction 4 Leading through Collaboration

This direction highlights the importance of a Council proactively leading the community, while continually engaging the community to ensure an aligned vision.

The community want:

- More collaboration;
- Stakeholders who listen and actively seek out their opinions;
- To be led to achieve the best outcomes; and
- Well managed use of their resources.

Council will:

<u>Elements of Direction</u>	<u>Relevance to the contributions plan</u>
Seek efficient and innovative methods to manage our resources	This element will inform the design and implementation of the facilities that will be provided by contributions

<u>Elements of Direction</u>	<u>Relevance to the contributions plan</u>
Increase community engagement	This element will inform the implementation of many facilities funded by contributions by involve engagement with the community prior to construction
Encourage community participation in decision-making	The contributions plan was adopted following public consultation in accordance with the EP&A Act
Strive for best practice in all Council processes	This element will inform seeking to implement best practice design of all infrastructure funded by this contributions plan

This suggests that additional development in the Established Areas of Liverpool will generate the need for the following range of infrastructure:

<u>Infrastructure item</u>	<u>Need generated by</u>
Community facilities	Residential accommodation
Recreation facilities	Residential accommodation
Traffic management facilities	Residential accommodation and non-residential accommodation
Bikeway links	Residential accommodation and non-residential accommodation
Water quality management facilities	Residential accommodation and non-residential accommodation

## 6. Residential Development

### 6.1 Community Facilities

#### Background

Residential redevelopment in the established areas will increase the demand for community facilities. Community facilities are typically Council-owned buildings which provide accessible and affordable space for a range of activities that benefit the community. Community facilities are a valuable community asset because they:

- Are a physical space where a range of information, services, programs and activities are delivered to the community, which can change over time;
- Provide an avenue for development of social capital, community involvement and community ownership – in short, agents of social inclusion;
- Are a location of cultural, leisure, educational, recreational and entertainment activities which are accessible to all;
- Are a cultural identity or focus for a community which may become a community icon, a community landmark, or historically significant; and
- Ensure equity of access for those of all ages, incomes, abilities and backgrounds.

Council has adopted a Community Facilities Strategy in 2017. The aim of this Strategy is to transform Liverpool City Council's ageing stock of community facilities into a world-class network of modern facilities that are attractive, flexible, address community need, and become a hub for community interaction – a focal point for community life. Three assertions may be made at the outset:

- Best practice indicates that older style, single purpose facilities are limited in their ability to support strong, connected communities;
- Owning and maintaining a large number of single-purpose facilities is not financially sustainable in the long-term and results in an inefficient use of resources; and
- Strong current and future population growth will place additional pressure on these facilities, necessitating a long-term vision for Council's community facilities.

There are a number of key strategies within the strategy. The most relevant for the Established Areas are:

- Consolidate ageing assets to provide new, modern facilities that benefit the broader community; and
- Plan for a work hub/small business incubator as part of a community hub.

In the Established Areas the strategy is to consolidate community facilities in larger multi-purpose centres to maximise the best utilisation of the centres. District Community Centres have the capacity to accommodate a range of community activities across a number of neighbourhood areas. The multi-purpose design of these facilities ensures an efficient use of space. The design may include the provision of a large hall, kitchen, library, office space, and meeting rooms, which can be easily re-configured for meetings and activities subject to the requirements of the user.

The multi-purpose layout enables a range of functions to be provided simultaneously. This flexibility ensures that the facility has the capacity to easily respond to changing community needs thus ensuring ongoing viability and utilisation. There is need for such space in



established residential areas judging by regular requests from community organisations for permanent and sessional office accommodation with associated meeting spaces.

Additional residential development, although scattered across the Established Areas will contribute to the usage of these larger multi-purpose centres. Accordingly it is considered reasonable that new residential development contribute to the cost of establishing new or augmenting existing centres to create multi-purpose centres.

The Community Facilities Strategy suggests that a District Community Facility would service 20 - 50,000 people and would have a floor area of 1,500 – 2,500 sqm. A neighbourhood Community Facility would have a floor space 600 sqm servicing 8 – 10,000 people.

## **Libraries**

There are already libraries servicing the established areas at Casula, Green Valley, Miller, Liverpool and Moorebank. However additional residential development in the Established Areas will increase the demand for lending of books from the library system.

Council levies residential development in its release areas for the provision of library items (items include books, audio-visual, multi-media and periodicals in conjunction with the construction of libraries. Council has been levying at the rate of approximately 1 book per person.

Redevelopment in the established areas will increase the demand for book lending in the library system. Books may take the form of hard copies or digital form. Accordingly new development in the established areas should contribute to the increase in the supply of books in the library system. It is a one-off capital cost. Council will bear the cost of replacement stock.

## **Cost of Facilities**

The cost of a new community facility provides the basis of contributions for community facilities. The proposed Lurnea Community Facility has a proposed floor space of 1,100 sqm at a cost of about \$7M. Based on the Community Facilities Strategy referred to above it is estimated that .05 sqm of floor space is required per person. This equates to a cost per person of \$318. This is consistent with the estimated cost of provision of community facilities in the Austral Leppington North Precincts.

It is also estimated that the cost per library book or equivalent is \$53 per person.

The formulae for contributions is in Section 5.7.

## **Apportionment**

The contributions only fund the additional demand created by additional development, taking into account changes in occupancy rates.

## **Location Criteria for Expenditure**

As community facilities are expected to be provided on a District Basis it is proposed to maintain two catchments for District Community Facilities within the Established Areas although contributions for each will be the same. Expenditure on particular community facilities has not yet been confirmed. Accordingly funds collected in a particular catchment will be expended on a community facility within the catchment.

The catchments are shown in Figure 2 and also on the Infrastructure Map, which is at a larger scale.

## **6.2 Recreation Facilities**

### **Background**

Residential redevelopment in the Established Areas will increase the demand for public open space and recreational opportunities. Although there are already open space and recreation facilities within the Established Areas of Liverpool, infill development will increase the demand on the existing facilities. Much of the open space in the Established Areas is along the river corridors and which is flood liable.

Council plans to augment existing recreation facilities. Contributions will be used to provide additional capacity in response to the increase in demand arising from redevelopment. Council's Recreation Strategy will inform the priorities for expenditure of contributions received. Contributions will not reduce any existing shortfalls in the current level of embellishment.

It is proposed that works in the Established Areas consist of comprehensive projects rather than minor upgrades in order to avoid works that are replacement or maintenance works. It is also proposed that the scope of works be limited to particular types so as to avoid replacement or maintenance works. These restrictions are considered necessary as the plan provides flexibility on the location and content in the works schedule for the reasons stated in hereunder.

A park embellishment will involve a generic list of facilities that are not considered to be replacement or maintenance works. The list of works proposed for each park will of course vary depending on the circumstances of the locality. Accordingly each park embellishment will not be required to include all of the facilities.

### **Cost of Recreation Facilities**

Contributions for recreation facilities are based on the embellishment of existing open space at the rate of 2.83 ha per additional 1,000 people, a standard often recognised by the Land and Environment Court. This is also consistent with Council's Recreation, Open Space and Sports Strategy

The costs are consistent with those in the Austral Leppington North Release Area, which is one of the most recent release areas in Liverpool.

It is estimated that the cost per person for embellishing open space is \$3,119.

The formulae for contributions are in Section 6.7.

### **Apportionment**

The contributions only fund the additional demand created by additional development, taking into account changes in occupancy rates.

### **Location Criteria for Expenditure**

The location criteria for augmenting recreation facilities are based on where development is estimated to take place. An estimate has been made as to the amount of development that will take place in various suburbs. This is considered the lowest order of detail that such forecasts can take place.

Unlike the release areas the location of redevelopment in the established areas is not as predictable. Accordingly the plan does not in many cases identify particular sites for recreation facilities. Instead it identifies the number of parks within each suburb based on likely development trends where recreation facilities could be upgraded. The particular parks will be determined as development takes place. The rate at which the proposed number of parks

is embellished will depend on the rate of development. If redevelopment is slower than forecast, the rate of embellishment of parks will also be slower. Likewise where redevelopment is faster than forecast, the rate of provision of parks will also be faster.

The location of an embellishment work may take place in the adjoining suburb depending on the circumstances. In some situations boundary between suburbs is not a barrier between the location of new dwellings and the location of facilities to serve the new dwellings. The intent of the boundaries is to ensure that contributions received from development are spent in a location to adequately serve the occupiers of that development.

While specific parks have not yet been identified over the period up to 2031 for embellishment works parks have been identified for both local and district facilities where expenditure may take place. These are identified on the Infrastructure Map.

### **District and Local Facilities**

Higher level facilities such as active recreation and higher order passive facilities will be collected on a District basis in accordance with the areas shown in Figure 2. This will also allow meaningful amounts to be collected so as to fund useable embellishments.

Local level Passive Facilities will be collected by suburb or suburb groups in accordance with the areas shown in Figure 3. The catchments exclude the Liverpool City Centre, which is subject to Liverpool Contributions Plan 2018 - Liverpool City Centre.

The District and Local catchments are on the Infrastructure Map, which is at a larger scale.

The proportion of District and Local Facilities is based on the planning of the Austral and Leppington North Release Areas as follows:

- Local Passive Open Space embellishment 35%
- District Passive Open Space embellishment 25%
- District Sporting Fields embellishment 40%

### **District Active Recreation Facilities**

Active recreation facilities include tennis, netball, basketball, pools and sports fields. It is considered that Active Recreation Facilities are at higher than a local or suburb basis and therefore are provided at a District Level. Their scope is limited to the following facilities.

- Amenities buildings
- Seating
- Mounding
- Flood lighting

The cost is based on those used for the Austral and Leppington North Release Areas and expressed in current figures.

### **District passive recreation facilities**

- District Playgrounds

## Local passive recreation facilities

The scope of Embellishment is limited to the following facilities.

- Additional and widened paths
- Bicycle paths
- BBQ facilities
- Playgrounds
- Seating, benches and shelters
- Lighting
- Fencing
- Planting to screen, beautify, control circulation paths, and provide shade;
- Earthworks: creating more useable areas by levelling/mounding and associated retaining walls or embankments

## 6.3 Traffic Management Facilities

### Background

Residential redevelopment in the Established Areas will increase traffic on both the local street network and on classified roads. Amplification of classified roads is the responsibility of the NSW Government.

The width of the existing street network in the Established Areas is largely fixed being the result of subdivision for urban development. The increased traffic experienced on the local streets will be felt in the following ways:

- Increased pedestrian conflicts caused by decreasing gaps in traffic flow for pedestrians to cross and by increased pedestrian numbers caused by residential redevelopment;
- Increased queuing at intersections due to increased traffic movements;
- Increased turning movements at intersections and entrances to major developments due to increased traffic movements;
- Increased speeds;
- Increased demand for bikeway and footpath links caused by residential redevelopment; and
- Increased demand for bus shelters caused by residential redevelopment.

### Bikeways and footpaths

There is an increasing need for bikeway and footpath links in residential, commercial and industrial areas. Council plans to augment the existing bikeway network to provide the missing links to enhance the use of these links. Council's Bike Plan and Footpath Strategy will inform the priorities for expenditure of contributions received.

### Bus shelters

There is an increasing demand for bus shelters in residential, commercial and industrial areas. Council plans to augment the number of existing bus shelters. Council's Bus Shelter Strategy will inform the priorities for expenditure of contributions received.

### Traffic Management Facilities

There is an increasing demand for facilities to manage traffic safety. Council plans to provide traffic management facilities such as:

- Roundabouts;
- Medians;
- Refuge islands;
- Traffic signals; and
- Minor intersection works.

Council's Traffic Facility Delivery Priority Program will inform the priorities for expenditure of contributions received.

### Cost of Traffic Facilities

The cost of future traffic facilities in the Established Areas is as shown in Table 7:

**Table 7 Cost of Traffic Facilities**

Item	Location	Suburb	Description	Cost
Governor Macquarie Drive upgrade	Hume Highway to Newbridge Road	Warwick Farm / Chipping Norton	Widening from 2 to 4 lanes	\$4,688,814
Pedestrian Refuge	Webster Road	Prestons	Refuge	\$150,000
Kerb Return / traffic signals	Helles Av / Moorebank Av	Moorebank		\$300,000
Raised threshold	Charlton Av (Ascot-Wolverton Av)	Chipping Norton	Raised threshold	\$60,000
Intersection upgrade	Governor Macquarie Drive / Ernest Ave	Chipping Norton	Roundabout	\$250,000
Intersection upgrade	Williamson Cres / Lawrence Hargrave Rd	Warwick Farm	Roundabout	\$250,000
Bikeway extensions	Established Areas		Shared path	\$2,000,000
				<b>\$7,698,814</b>

The figure for Governor Macquarie Drive Upgrade is an adjusted amount based on an amount of \$55M divided by the total eventual population at 2036 of the Established Areas and Liverpool City Centre.

The formulae for contributions is in Section 6.7.

### Apportionment

It is considered that the above formula provides appropriate apportionment of costs, whereby contributions are only funding the share of works in proportion to the additional development.

## **Location Criteria for Expenditure**

It is considered that traffic facilities can be best expended on a District Basis rather than a suburb basis as this will allow sufficient funds to be collected to fund useable amounts. The catchments are shown in Figure 2 and also on the Infrastructure Map, which is at a larger scale.

## **6.4 Stormwater Quality Management Facilities**

### **Background**

Council is responsible for the management of stormwater quantity and quality to ensure developments within the Liverpool LGA are sustainable, water quality is improved and the ecological health of our waterways and wetlands are preserved. In the Established Areas the priority will be to improve stormwater quality discharges to the Georges River catchment.

This Water Quality Management Strategy is a key element of Council's water management planning process and provides a framework for undertaking water quality improvement projects in a coordinated manner. The Water Quality Management Strategy will inform the priorities for expenditure of contributions received.

Residential redevelopment in the Established Areas will increase the stormwater runoff and impact on stormwater quality.

### **Cost of Stormwater Quality Management Facilities**

An assessment of the number of proposed Gross Pollutant Traps (GPT) that would manage stormwater discharge from residential development in the Established Areas was identified. A cost per GPT was identified, which provided an estimated total cost. A contribution per dwelling is determined when this total figure is divided by the estimated number of dwellings in 2031 in the Established Areas.

The estimated cost of the GPTs in the Established Areas is \$22,384,384 (109 x 204,100). This would equate to \$488 per dwelling based on the total number of dwellings in 2031).

The formulae for contributions is in Section 6.7.

### **Apportionment**

The above formula spreads the total cost of the GPTs over all the existing and future dwellings up to 2031. In this way the future dwellings will only contribute their portion of the cost of the stormwater quality management.

### **Location Criteria for Expenditure**

The required location for GPTs are determined largely by the natural layout of the creek and river system in the Established Areas rather than suburb boundaries.

Accordingly contributions will be expended on a District Basis. This will also allow meaningful amounts to be collected so as to fund stormwater quality management facilities. The catchments are shown in Figure 2 and also on the Infrastructure Map, which is at a larger scale.

## 6.5 Catchment Area Maps

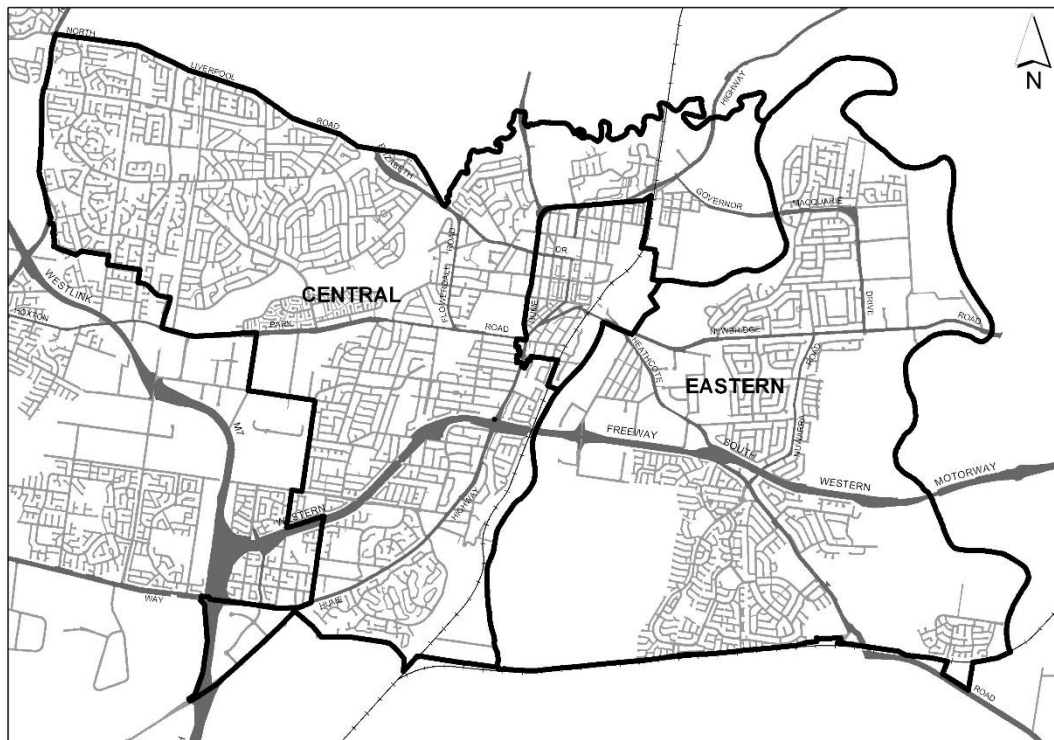


Figure 2 District Catchments (refer to the Infrastructure Map for detail on boundaries)

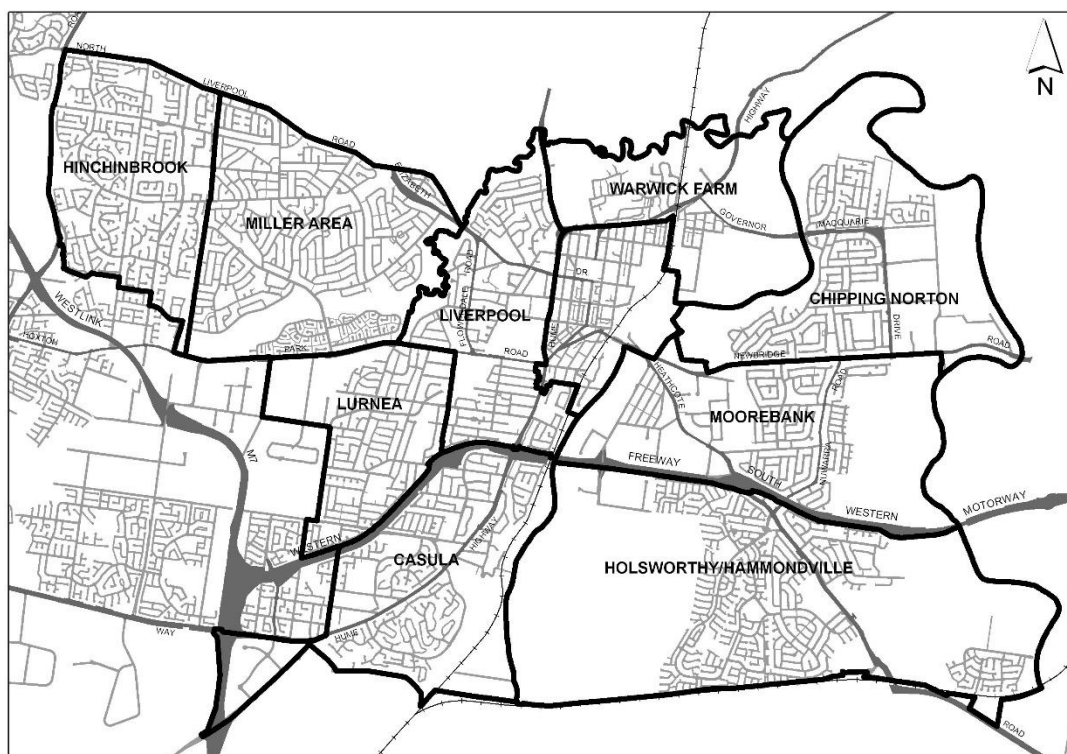


Figure 3 Local Catchments (refer to the Infrastructure Map for detail on boundaries)

## 6.6 Administration Costs

There are significant costs associated with administering funds of this magnitude. Both the plan preparation / review and implementation aspects of contributions are administered staff within Council. A core team of employees are engaged to provide support in co-ordinating such a process, as well as prepare status reports, review and relevant data, liaise with Council staff and external agencies.

In accordance with the directive of the NSW Department of Planning and Environment, the administration costs are comprised of those expenses relative only to those personnel directly responsible for the formulation and / or administration of a Contributions Plan. The cost per lot per year has been averaged across all of the Contribution Plan areas.

## 6.7 Contribution Formulae

The following formulae are used to calculate contributions in the Established Areas.

### Community and Recreation Facilities

Residential accommodation and subdivision for residential accommodation (other than boarding houses, group homes, hostels, seniors housing)

$$\text{Contribution per dwelling / lot} = \frac{C \times OR}{3.1}$$

where C = Cost of capital works per person

O R = Occupancy rate for lot size or dwelling type (refer to Table 4)

Boarding houses, group homes, hostels, seniors housing

$$\text{Contribution} = C \times R$$

where C = Cost of capital works per person

R = Number of residents in development

### Transport facilities

Residential accommodation and subdivision for residential accommodation

$$\text{Contribution Rate (per dwelling / lot)} = \frac{C}{N} \times \frac{V}{6.7}$$

where C = Cost of capital works identified for the Established Areas

N = Estimated number of additional dwellings in the Established Areas in 2031 (refer to Table 4)

V = Vehicle trips per day for lot size or dwelling type etc. (refer to Table 8)



Table 8 Vehicle Trips per day per dwelling

<u>Dwelling Type or Lot Size etc.</u>	<u>Vehicle Trips per day</u>
Residential Subdivision Lots 450 sqm or larger	6.7
Residential Subdivision Lots smaller than 450 sqm	6.0
Residential accommodation (other than boarding houses, group homes, hostels, seniors housing)	
3 or more bedrooms	6.0
2 bedrooms	4.0
1 bedroom	3.3
Boarding houses, group homes, hostels, seniors housing (total development)	Total vehicle trips per day

### Stormwater Quality Management Facilities

Subdivision for lots 450 sqm and over

$$\text{Contribution Rate (Per sqm of lots)} = \frac{C}{N}$$

where C = Cost of capital works identified for the catchment area

N = Total estimated number of dwellings in the Established Areas in 2031

All other residential accommodation

$$\text{Contribution (total development)} = \frac{\text{Conventional Lot Contribution} \times 0.8 \times \text{Site Area}}{0.65 \times 450}$$

Where 0.8 = Runoff coefficient for Residential accommodation.

The relative impacts of different types of land development on any drainage system can be estimated by comparing the peak discharge rates of runoff that the different types of development would produce. The rational formula estimates the peak discharge rates by use of a runoff coefficient that is directly related to the proportion of a site that is impervious to rainfall infiltration.

### Administration

The cost of administering contributions plans over the coming years has been estimated at 1.5% of the value of contributions.

## 6.8 Staging of Facilities

Council will construct facilities as the population threshold for their augmentation is reached unless a developer provides these. These will be provided, as funds become available.

## 7. Non-residential Development

### 7.1 Traffic Management Facilities

#### Background

Non-residential redevelopment in the Established Areas will increase traffic on both the local street network and on classified roads. Amplification of classified roads is the responsibility of the NSW Government.

The width of the existing street network in the Established Areas is largely fixed being the result of subdivision for urban development. The increased traffic experienced on the local streets will be felt in the following ways:

- Increased pedestrian conflicts caused by decreasing gaps in traffic flow for pedestrians to cross and by increased pedestrian numbers caused by residential redevelopment;
- Increased queuing at intersections due to increased traffic movements;
- Increased turning movements at intersections and entrances to major developments due to increased traffic movements;
- Increased speeds;
- Increased demand for bikeway and footpath links caused by residential redevelopment; and
- Increased demand for bus shelters caused by residential redevelopment.

#### Bikeways and footpaths

There is an increasing need for bikeway and footpath links in residential, commercial and industrial areas. Council plans to augment the existing bikeway network to provide the missing links to enhance the use of these links. Council's Bike Plan and Footpath Strategy will inform the priorities for expenditure of contributions received.

#### Bus shelters

There is an increasing demand for bus shelters in residential, commercial and industrial areas. Council plans to augment the number of existing bus shelters. Council's Bus Shelter Strategy will inform the priorities for expenditure of contributions received.

#### Traffic Management Facilities

There is an increasing demand for facilities to manage traffic safety. Council plans to provide traffic management facilities such as:

- Sub-arterial Roads;
- Roundabouts;
- Medians;
- Refuge islands;
- Traffic signals; and
- Minor intersection works.

Council's Traffic Facility Delivery Priority Program will inform the priorities for expenditure of contributions received.

#### Location of Expenditure

The catchments within which contributions will be kept for expenditure are shown in Figure 2 and also on the Infrastructure Map, which is at a larger scale.

## 7.2 Stormwater Quality Management Facilities

### Background

Council is responsible for the management of stormwater quantity and quality to ensure developments within the Liverpool LGA are sustainable, water quality is improved and the ecological health of our waterways and wetlands are preserved. In the Established Areas the priority will be to improve stormwater quality discharges to the Georges River catchment.

This Water Quality Management Strategy is a key element of Council's water management planning process and provides a framework for undertaking water quality improvement projects in a coordinated manner. The Water Quality Management Strategy will inform the priorities for expenditure of contributions received.

Non-residential redevelopment in the Established Areas are likely to increase the amount of run-off in the existing stormwater systems and thereby increase the demand for stormwater quality management.

### Location Criteria for Expenditure

The required location for GPTs are determined largely by the natural layout of the creek and river system in the Established Areas rather than suburb boundaries. Accordingly contributions will be expended on a District Basis in accordance with the areas shown in Figure 4. This will also allow meaningful amounts to be collected so as to fund useable embellishments.

The catchments within which contributions will be kept for expenditure are shown in Figure 2 and also on the Infrastructure Map, which is at a larger scale.

## 7.3 Expenditure of 1% levy

The 1% levy on Non-residential Development is to be expended on the following categories in the following proportions in Table 7:

**Table 7 Proportion of expenditure**

Item	%
Drainage	40%
Bikeways	7.5%
Bus shelters	2.5%
Traffic management	50%

## 7.4 Contribution Formulae

This plan authorises Council to grant consent to development to which this plan applies subject to a condition requiring the applicant to pay to the Council a levy in accordance with Table 10.

**Table 10 Contribution Levy**

Estimated cost of development	Value of Levy
Up to \$100,000	Nil
\$100,001–\$200,000	0.5% of the cost of the development
More than \$200,000	1.0% of the cost of the development

The proposed cost of carrying out the development will be determined in accordance with clause 25J of the *EP&A Regulation*. The procedures set out in Appendix 1 to this plan must be followed to enable Council to determine the amount of the levy to be paid.

The value of the works must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

## 7.5 Staging of Facilities

Council will construct facilities as the development threshold for their augmentation is reached unless a developer provides these. These will be provided, as funds become available.

## Appendix 1 Determination of cost of development

Clause 25J of the *EP&A Regulation* sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

25J Section 7.12 levy—determination of proposed cost of development

- 1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 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; and
  - 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,
  - j) the costs of enabling access by disabled persons in respect of the development,
  - k) the costs of energy and water efficiency measures associated with the development,
  - l) the cost of any development that is provided as affordable housing,
  - m) the costs of any development that is the adaptive reuse of a heritage item.

## References

Community Facilities - A Blueprint for a Modern Network of Community Facilities

Bike Plan

Footpath Strategy

Traffic Facility Delivery Priority Program

Water Quality Management Strategy

Bus Shelter Strategy

Council's Traffic Facility Delivery Priority Program

Recreation, Open Space and Sports Strategy