

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

**Contribution Rates as at March 2024 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:

- C<sub>2</sub>** = Contributions as shown on the consent
- C P I<sub>3</sub>** = Latest "CPI: All Groups Index Number" for Sydney available from the ABS at the time of payment
- C P I<sub>2</sub>** = "CPI: All Groups Index Number" for Sydney available at the time of development consent

Land

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

- C<sub>2</sub>**= Contributions as shown on the consent
- L<sub>3</sub>** = Average estimated land acquisition cost per sqm at the time of payment
- L<sub>2</sub>** = 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 2024 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
<b>Community Facilities</b>						
City Library Extensions	\$193	\$172	\$172	\$120	\$94	\$52
Powerhouse	\$196	\$175	\$175	\$122	\$95	\$53
District - Land	\$366	\$327	\$327	\$228	\$178	\$99
District - Works	\$1,580	\$1,409	\$1,409	\$982	\$769	\$427
Local - Works	\$932	\$832	\$832	\$580	\$454	\$252
<b>Recreation</b>						
Whitlam Centre Extensions	\$284	\$253	\$253	\$176	\$138	\$77
District Recreation - Land	\$4,424	\$3,946	\$3,946	\$2,750	\$2,152	\$1,196
District Recreation - Works	\$1,492	\$1,330	\$1,330	\$927	\$726	\$403
Local Recreation - Land	\$27,817	\$24,810	\$24,810	\$17,292	\$13,533	\$7,518
Local Recreation - Works	\$6,340	\$5,654	\$5,654	\$3,941	\$3,084	\$1,713
<b>Transport</b>						
District - Land	\$2,833	\$2,537	\$2,537	\$1,691	\$1,395	\$766
District - Works	\$3,144	\$2,816	\$2,816	\$1,877	\$1,549	\$850
Local (select sub catchment)						
East of Bernera Road - Land	\$6,406	\$5,737	\$5,737	\$3,825	\$3,155	\$1,731
East of Bernera Road - Works	\$2,941	\$2,634	\$2,634	\$1,756	\$1,449	\$795
West of Bernera Road - Land	\$6,403	\$5,734	\$5,734	\$3,823	\$3,154	\$1,731
West of Bernera Road - Works	\$2,049	\$1,835	\$1,835	\$1,224	\$1,009	\$554
East of Cowpasture Road - Land	\$7,225	\$6,470	\$6,470	\$4,313	\$3,559	\$1,953
East of Cowpasture Road - Works	\$1,698	\$1,520	\$1,520	\$1,014	\$836	\$459
West of Cowpasture Road - Land	\$9,003	\$8,062	\$8,062	\$5,375	\$4,434	\$2,433
West of Cowpasture Road - Works	\$3,725	\$3,336	\$3,336	\$2,224	\$1,835	\$1,007
Nineteenth Avenue - Land	\$10,692	\$9,575	\$9,575	\$6,384	\$5,266	\$2,890
Nineteenth Avenue - Works	\$3,767	\$3,374	\$3,374	\$2,249	\$1,856	\$1,018
Whitford Road South - Land	\$6,793	\$6,083	\$6,083	\$4,056	\$3,346	\$1,836
Whitford Road South - Works	\$2,038	\$1,825	\$1,825	\$1,217	\$1,004	\$551
<b>Drainage</b>						
District - Land	\$14.82	\$17.10	\$17.10	\$17.10	\$17.10	\$17.10
District - Works	\$1.73	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
Local (select sub catchment)						
Prestons Central - Land	\$8.88	\$10.25	\$10.25	\$10.25	\$10.25	\$10.25
Prestons Central - Works	\$6.05	\$6.98	\$6.98	\$6.98	\$6.98	\$6.98
Prestons West - Land	\$5.39	\$6.21	\$6.21	\$6.21	\$6.21	\$6.21
Prestons West - Works	\$5.83	\$6.73	\$6.73	\$6.73	\$6.73	\$6.73
West of Cabramatta Creek - Land	\$7.20	\$8.31	\$8.31	\$8.31	\$8.31	\$8.31
West of Cabramatta Creek - Works	\$5.63	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50
<b>Other</b>						
Streetscape - Land	\$866	\$772	\$772	\$538	\$421	\$234
Streetscape - Works	\$168	\$150	\$150	\$105	\$82	\$45
Administration	\$401	\$358	\$358	\$249	\$195	\$108
Professional and Legal Fees	\$359	\$320	\$320	\$223	\$175	\$97

Updated contribution rates as at March 2024 Quarter

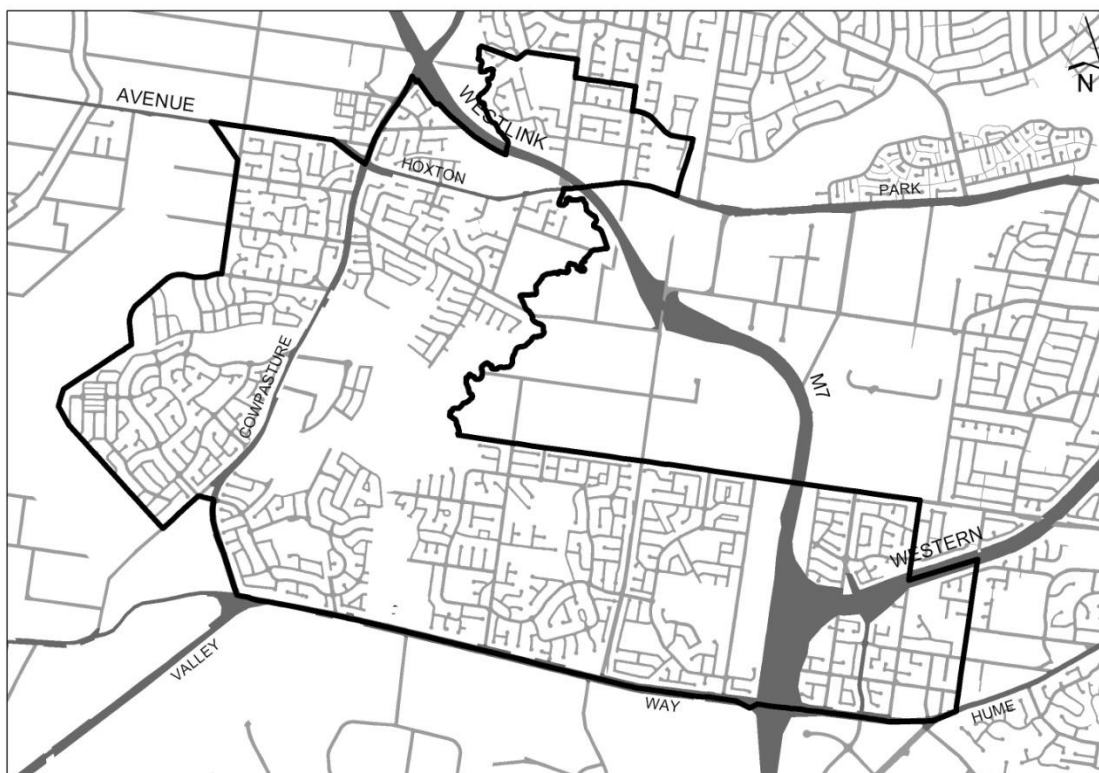
## Liverpool Contributions Plan 2009

### Hoxton Park, Carnes Hill and Prestons

Purpose	Schools Per sqm	Business & Non Res Per sqm
<b>Drainage</b>		
District - Land	\$14.82	\$21.66
District - Works	\$1.73	\$2.53
Local (select sub catchment)		
Prestons Central - Land	\$8.88	\$12.98
Prestons Central - Works	\$6.05	\$8.84
Prestons West - Land	\$5.39	\$7.87
Prestons West - Works	\$5.83	\$8.53
West of Cabramatta Creek - Land	\$7.20	\$10.53
West of Cabramatta Creek - Works	\$5.63	\$8.23
<b>Other</b>		
Streetscape - Land	\$1.92	\$1.92
Streetscape - Works	\$0.37	\$0.37
Administration	\$0.37	\$0.37
Professional and Legal Fees	\$0.89	\$0.89

Contributions payable per sqm are based on site area.

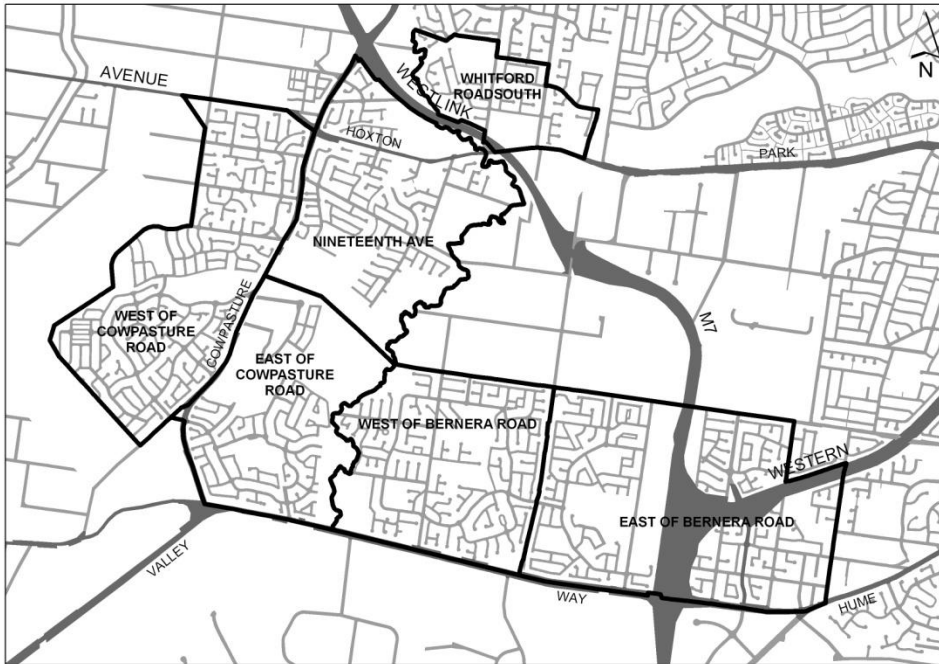
The Hoxton Park, Carnes Hill & Prestons Catchment includes the area shown within the heavy black line on the map below.



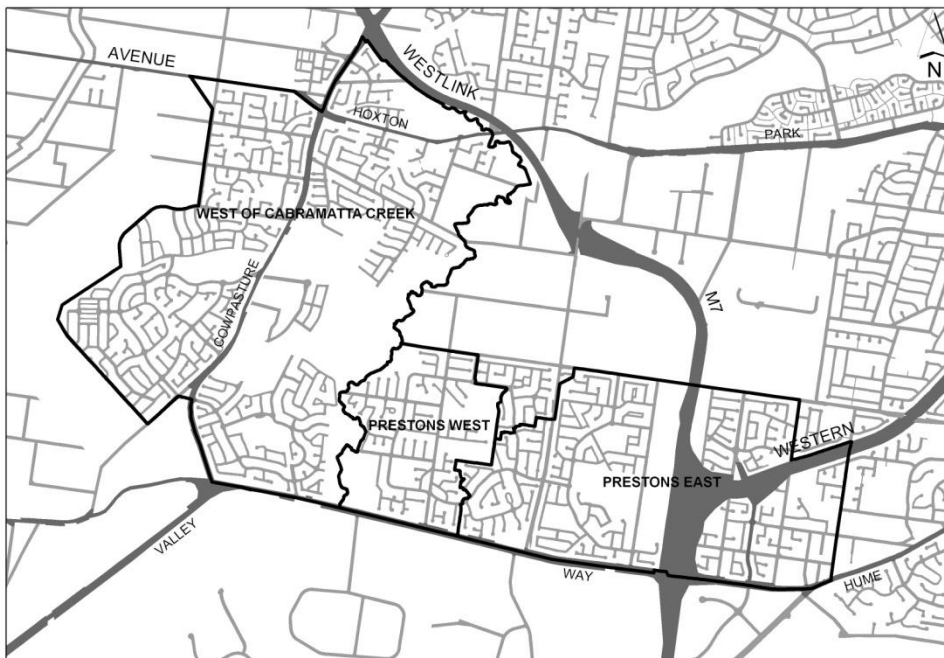
**Updated contribution rates as at March 2024 Quarter**

## 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 2024 Quarter**

## Liverpool Contributions Plan 2009

### Prestons Industrial – Subdivision

Purpose	Per Sqm
<b>Transport</b>	
Local (select sub catchment)	
East of M7 - Works	\$1.37
West of M7 - Land	\$6.45
West of M7 - Works	\$1.04
West of M7 & Road A2 East of Bernera Road - Land	\$40.05
West of M7 & Road A2 East of Bernera Road - Works	\$4.20
West of M7 & Road B East of Bernera Road - Land	\$63.45
West of M7 & Road B East of Bernera Road - Works	\$6.43
West of M7 & Road C West of Kookaburra Road - Land	\$257.48
West of M7 & Road C West of Kookaburra Road - Works	\$28.24
West of M7 & Road D East of Kookaburra Road - Land	\$250.65
West of M7 & Road D East of Kookaburra Road - Works	\$22.56
<b>Drainage</b>	
Local (select sub catchment)	
East of M7 - Land	\$11.78
East of M7 - Works	\$9.08
West of M7 - Land	\$14.55
West of M7 - Works	\$9.05
North of M7 - Land	\$68.40

Contributions payable per sqm are based on site area.

### Prestons Industrial – Buildings

Purpose	Per Sqm
<b>Transport</b>	
District - Land	\$4.15
District - Works	\$4.60
<b>Drainage</b>	
District - Land	\$21.64
District - Works	\$2.53
<b>Other</b>	
Landscape - Buffer Land	\$6.83
Landscape - Buffer Works	\$0.11
Administration	\$0.39
Professional and Legal Fees	\$0.80

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
<b>Transport</b>	
District - Land	\$4.15
District - Works	\$4.60
Local (select sub catchment)	
East of M7 - Works	\$1.37
West of M7 - Land	\$6.45
West of M7 - Works	\$1.04
West of M7 & Road A2 East of Bernera Road - Land	\$40.05
West of M7 & Road A2 East of Bernera Road - Works	\$4.20
West of M7 & Road B East of Bernera Road - Land	\$63.45
West of M7 & Road B East of Bernera Road - Works	\$6.43
West of M7 & Road C West of Kookaburra Road - Land	\$257.48
West of M7 & Road C West of Kookaburra Road - Works	\$28.24
West of M7 & Road D East of Kookaburra Road - Land	\$250.65
West of M7 & Road D East of Kookaburra Road - Works	\$22.56
<b>Drainage</b>	
District - Land	\$21.64
District - Works	\$2.53
Local (select sub catchment)	
East of M7 - Land	\$11.78
East of M7 - Works	\$9.08
West of M7 - Land	\$14.55
West of M7 - Works	\$9.05
North of M7 - Land	\$68.40
<b>Other</b>	
Landscape - Buffer Land	\$6.83
Landscape - Buffer Works	\$0.11
Administration	\$0.39
Professional and Legal Fees	\$0.80

Contributions payable per sqm are based on site area.

## Liverpool Contributions Plan 2009

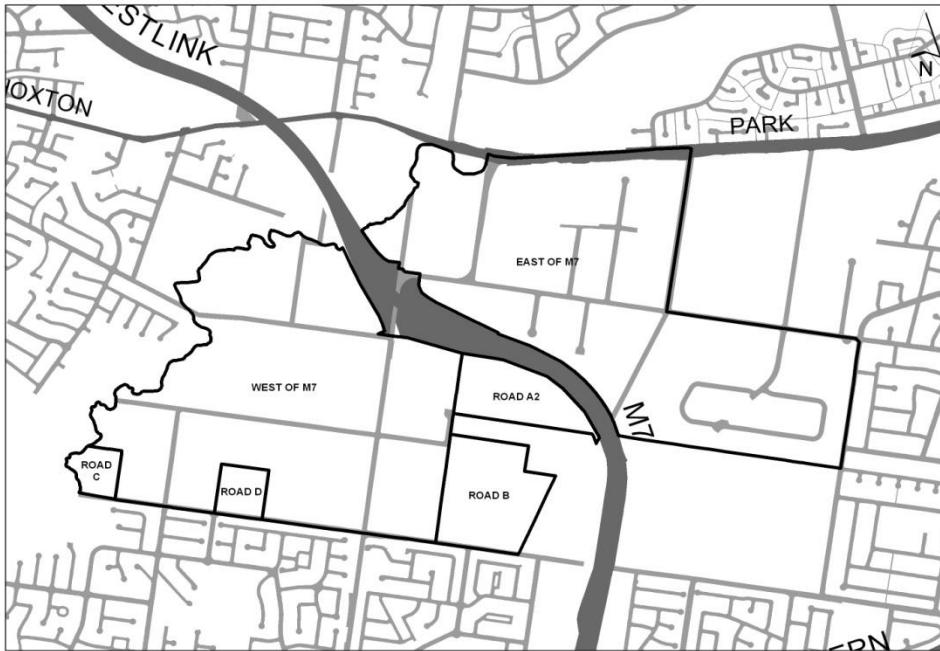
The Prestons Industrial Catchment includes the areas shown within the heavy black line on the map below.



**Updated contribution rates as at March 2024 Quarter**

## 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 2024 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
<b>Community Facilities</b>				
City Library Extensions	\$167	\$167	\$167	\$167
Powerhouse	\$170	\$170	\$170	\$170
<b>Recreation</b>				
Whitlam Centre Extensions	\$245	\$245	\$245	\$245
<b>Transport</b>				
Local Streets	\$21,137	\$4,676	\$3,883	
<b>Drainage</b>				
Inter-allotment Drainage	\$3,751	\$3,751	\$3,751	\$3,751
<b>Other</b>				
Administration	\$91	\$91	\$91	\$91
Professional & Legal Fees	\$326	\$326	\$326	\$326
Plan Establishment Costs	\$561	\$561	\$561	\$561
<b>Total</b>	<b>\$26,447</b>	<b>\$9,986</b>	<b>\$9,194</b>	<b>\$5,310</b>

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



**Updated contribution rates as at March 2024 Quarter**

## Liverpool Contributions Plan 2009

### Pleasure Point

Purpose	Lots	
	> 450 sqm Per dwelling	< 450 sqm Per dwelling
<b>Community Facilities</b>		
City Library Extensions	\$193	\$172
Powerhouse	\$196	\$175
District	\$268	\$259
<b>Recreation</b>		
Whitlam Centre Extensions	\$284	\$253
Local - Land	\$4,601	\$4,104
Local - Works	\$2,720	\$2,426
<b>Transport</b>		
Local - Land	\$32,980	\$29,535
Local - Works	\$7,015	\$6,282
<b>Other</b>		
Administration	\$578	\$516
<b>Total</b>	<b>\$48,835</b>	<b>\$43,722</b>

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



**Updated contribution rates as at March 2024 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
<b>Community Facilities</b>						
City Library Extensions	\$193	\$172	\$172	\$120	\$94	\$52
Powerhouse	\$196	\$175	\$175	\$122	\$95	\$53
District - Land	\$366	\$327	\$327	\$228	\$178	\$99
District - Works	\$1,580	\$1,409	\$1,409	\$982	\$769	\$427
Local - Land	\$186	\$166	\$166	\$116	\$90	\$50
Local - Works	\$1,007	\$898	\$898	\$626	\$490	\$272
<b>Recreation</b>						
Whitlam Centre Extensions	\$284	\$253	\$253	\$176	\$138	\$77
District - Land	\$4,424	\$3,946	\$3,946	\$2,750	\$2,152	\$1,196
District - Works	\$1,492	\$1,330	\$1,330	\$927	\$726	\$403
Local Recreation - Land	\$26,381	\$23,529	\$23,529	\$16,399	\$12,834	\$7,130
Local Recreation - Works	\$3,178	\$2,834	\$2,834	\$1,975	\$1,546	\$859
<b>Transport</b>						
District - Land	\$2,833	\$2,537	\$2,537	\$1,691	\$1,395	\$766
District - Works	\$3,144	\$2,816	\$2,816	\$1,877	\$1,549	\$850
Local - Land	\$5,075	\$4,545	\$4,545	\$3,030	\$2,500	\$1,372
Local - Works	\$5,363	\$4,803	\$4,803	\$3,202	\$2,642	\$1,449
<b>Drainage (see below)</b>						
<b>Other</b>						
Administration	\$363	\$363	\$363	\$363	\$363	\$98
Professional services	\$171	\$171	\$171	\$171	\$171	\$46
Implementation	\$1,721	\$1,721	\$1,721	\$1,721	\$1,721	\$465
<b>Total</b>	<b>\$57,958</b>	<b>\$51,995</b>	<b>\$51,995</b>	<b>\$36,477</b>	<b>\$29,453</b>	<b>\$15,664</b>

Drainage	Land in 15 Dw / Ha	Land in 23 Dw / Ha	Land in 30 Dw / Ha	Aged Persons per sqm
	Per sqm	Per sqm	Per sqm	Per sqm
Drainage - Land	\$38.55	\$56.35	\$56.35	\$44.51
Drainage - Works	\$6.85	\$10.00	\$10.00	\$7.89

Contributions payable per sqm are based on site area.

Purpose	Schools	Business & Non Res
	Per sqm	Per sqm
<b>Drainage</b>		
Local - Land	\$38.55	\$56.34
Local - Works	\$6.85	\$10.01
<b>Other</b>		
Administration	\$0.81	\$0.81
Professional services	\$0.38	\$0.38
Implementation	\$3.83	\$3.83

Contributions payable per sqm are based on site area.

**Updated contribution rates as at March 2024 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 2024 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
<b>Community Facilities</b>						
City Library Extensions	\$193	\$172	\$172	\$120	\$94	\$52
Powerhouse	\$196	\$175	\$175	\$122	\$95	\$53
District - Land	\$366	\$327	\$327	\$228	\$178	\$99
District - Works	\$1,580	\$1,409	\$1,409	\$982	\$769	\$427
Local - Works	\$1,007	\$898	\$898	\$626	\$490	\$272
<b>Recreation</b>						
Whitlam Centre Extensions	\$284	\$253	\$253	\$176	\$138	\$77
District - Land	\$4,424	\$3,946	\$3,946	\$2,750	\$2,152	\$1,196
District - Works	\$1,492	\$1,330	\$1,330	\$927	\$726	\$403
Local - Works	\$3,972	\$3,848	\$3,848	\$2,855	\$1,490	\$1,074
<b>Drainage</b>	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm	Per sqm
District - Land	\$14.82	\$17.10	\$17.10	\$17.10	\$17.10	\$17.10
District - Works	\$1.73	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
<b>Other</b>	Per Lot	Per Lot	Per Dwelling	Per Dwelling	Per Dwelling	Per person
<b>Administration</b>	\$401	\$358	\$358	\$249	\$195	\$195

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 2024 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	
<b>Community Facilities</b>						
City Library Extensions	\$193	\$172	\$172	\$120	\$94	\$52
Powerhouse	\$196	\$175	\$175	\$122	\$95	\$53
District - Land	\$366	\$327	\$327	\$228	\$178	\$99
District - Works	\$1,580	\$1,409	\$1,409	\$982	\$769	\$427
Local - Works	\$1,007	\$898	\$898	\$626	\$490	\$272
<b>Recreation</b>						
Whitlam Centre Extensions	\$284	\$253	\$253	\$176	\$138	\$77
District - Land	\$4,424	\$3,946	\$3,946	\$2,750	\$2,152	\$1,196
District - Works	\$1,492	\$1,330	\$1,330	\$927	\$726	\$403
<b>Other</b>						
Administration	\$401	\$358	\$358	\$249	\$195	\$108
<b>Total</b>	<b>\$9,943</b>	<b>\$8,868</b>	<b>\$8,868</b>	<b>\$6,180</b>	<b>\$4,837</b>	<b>\$2,687</b>

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



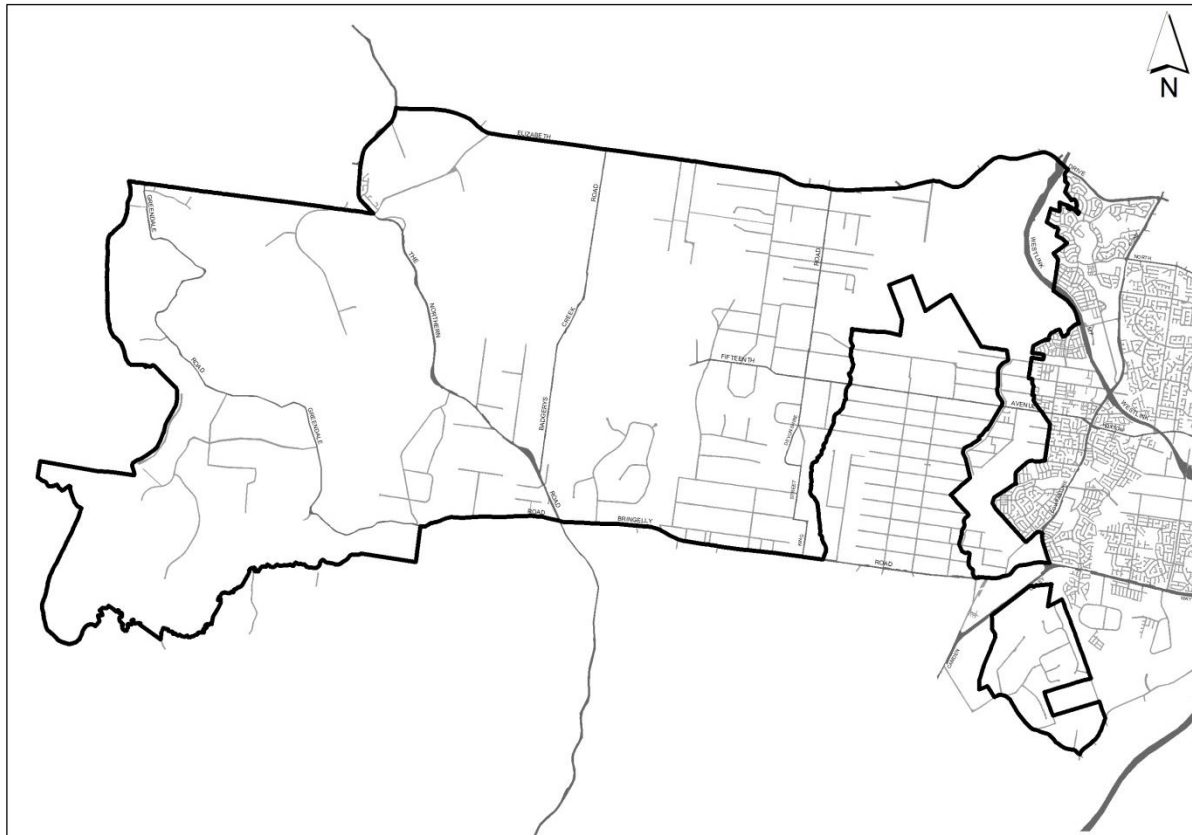
**Updated contribution rates as at March 2024 Quarter**

## Liverpool Contributions Plan 2009

### Rural Areas

Purpose	Additional lots	Dual Occupancy Dwellings		
		3 Bed + Per Dwelling	2 Bed Per Dwelling	1 Bed Per Dwelling
<b>Community Facilities</b>				
City Library Extensions	\$177	\$161	\$120	\$94
Powerhouse	\$180	\$164	\$122	\$95
<b>Recreation</b>				
Whitlam Centre Extensions	\$261	\$238	\$176	\$138
<b>Other</b>				
Administration	\$7	\$7	\$5	\$4
<b>Total</b>	<b>\$625</b>	<b>\$570</b>	<b>\$423</b>	<b>\$331</b>

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



**Updated contribution rates as at March 2024 Quarter**

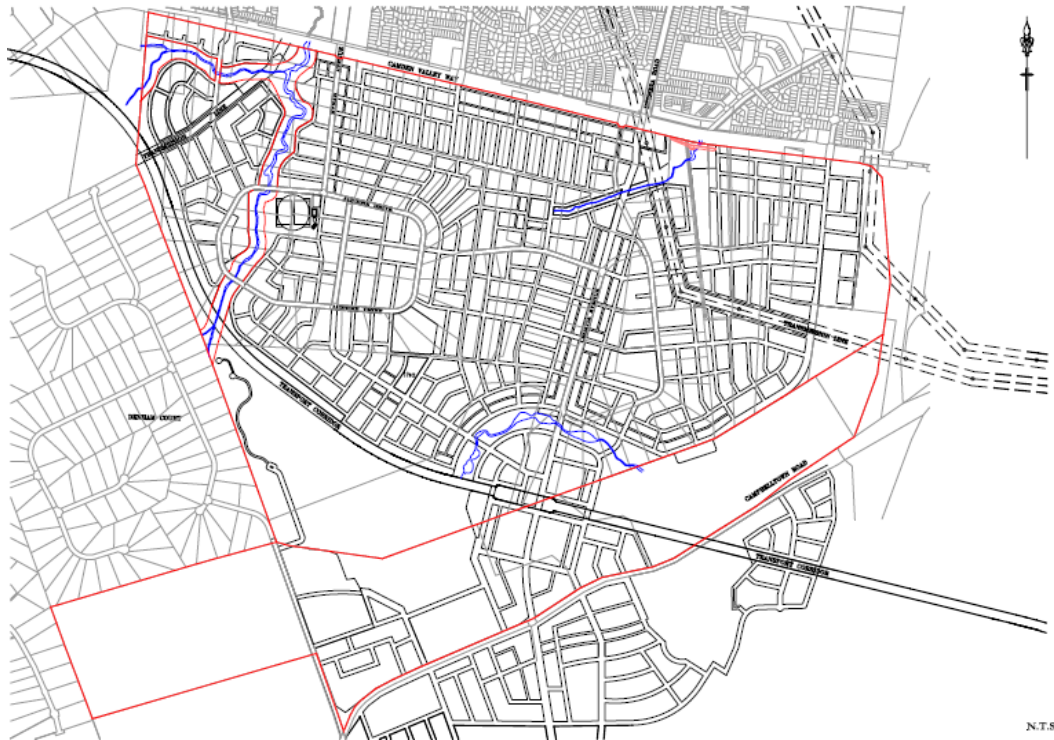
## Liverpool Contributions Plan 2008 - Edmondson Park

### 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
<b>Community Facilities</b>									
Land	\$7.70	\$5.68	\$4.16	\$4.02	\$0.57	\$4.22	\$1.40	\$11.28	
Works	\$7.40	\$5.45	\$4.00	\$3.86	\$0.55	\$4.05	\$1.34	\$10.82	
<b>Recreation</b>									
Land	\$93.11	\$68.61	\$50.33	\$48.60	\$6.94	\$51.05	\$16.90	\$136.27	
Works	\$18.25	\$13.44	\$9.86	\$9.52	\$1.36	\$10.00	\$3.31	\$26.70	
<b>Transport</b>									
Land	\$59.93	\$44.16	\$32.40	\$31.28	\$4.47	\$32.86	\$10.88	\$87.71	
Works	\$18.89	\$13.91	\$10.21	\$9.86	\$1.41	\$10.35	\$3.43	\$27.64	
<b>Drainage</b>									
Land	\$2.64	\$2.64	\$1.94	\$1.80	\$0.26	\$2.22	\$2.64	\$2.64	\$2.64
Works	\$6.05	\$6.05	\$4.45	\$4.14	\$0.59	\$5.09	\$6.05	\$6.05	\$6.05
<b>Other</b>									
Technical Study									
Fees Recoverable	\$0.35	\$0.26	\$0.19	\$0.19	\$0.03	\$0.19	\$0.06	\$0.52	
Professional Fees	\$1.16	\$0.85	\$0.63	\$0.60	\$0.09	\$0.63	\$0.21	\$1.69	

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 2024 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			
<b>Community Facilities</b>						
Land	\$767	\$767	\$587	\$406	\$338	
<b>Recreation</b>						
Land	\$32,772	\$32,772	\$25,061	\$17,350	\$14,458	
Works	\$9,222	\$9,222	\$7,052	\$4,882	\$4,068	
<b>Transport- Residential</b>						
Land	\$2,555	\$2,555	\$1,954	\$1,353	\$1,127	
Works	\$5,835	\$5,835	\$4,462	\$3,089	\$2,574	
<b>Transport-Non Residential</b>						
	Per sqm	Per sqm	Per sqm	Per sqm		Per sqm
Land	\$3.67	\$6.11	\$6.11	\$6.11	\$6.11	\$3.67
Works	\$8.37	\$13.95	\$13.95	\$13.95	\$13.95	\$8.37
<b>Drainage</b>						
Land	\$20.03	\$33.39	\$33.39	\$33.39	\$33.39	\$20.03
Works	\$27.75	\$46.25	\$46.25	\$46.25	\$46.25	\$27.75
<b>Other</b>						
Administration	\$0.73	\$1.21	\$1.21	\$1.21	\$1.21	\$0.73

Updated contribution rates as at March 2024 Quarter

## Liverpool Contributions Plan 2021 – Austral and Leppington North Precincts

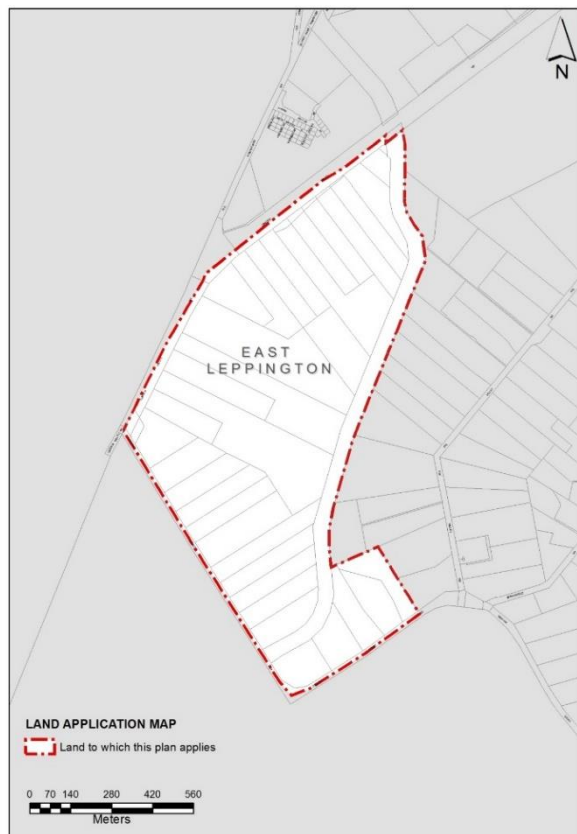


Updated contribution rates as at March 2024 Quarter

## Liverpool Contributions Plan 2018 East Leppington

### East Leppington

Purpose	Lot for dwelling house	Attached dwelling, semi-attached dwellings and multi-dwelling housing	Dwelling in all other residential accommodation	Other development
	Per dwelling	Per dwelling	Per dwelling	
<b>Recreation</b>				
Land	\$9,085	\$6,948	\$6,948	
Works	\$6,558	\$5,015	\$5,015	
<b>Transport</b>				
Land	\$1,727	\$1,321	\$1,321	
Works	\$10,975	\$8,393	\$8,393	
<b>Drainage</b>				
	Per sqm	Per sqm	Per sqm	Per sqm
Land	\$21.42	\$21.42	\$21.42	\$21.42
Works	\$21.50	\$21.50	\$21.50	\$21.50
<b>Other</b>				
Administration	\$0.71	\$0.71	\$0.71	\$0.71



Updated contribution rates as at March 2024 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
<b>Community Facilities</b>						
District - Works	\$1,434	\$1,389	\$1,389	\$1,031	\$806	\$448
<b>Recreation</b>						
District Sporting Fields - works	\$4,822	\$4,671	\$4,671	\$3,466	\$2,712	\$1,507
District Passive Open Space - works	\$3,014	\$2,920	\$2,920	\$2,166	\$1,695	\$942
Local Passive Open Space - works	\$4,219	\$4,087	\$4,087	\$3,033	\$2,373	\$1,318
<b>District</b>						
Transport - works	\$2,685	\$2,405	\$2,405	\$1,603	\$1,323	\$802
<b>District</b>						
Drainage - works	\$589	\$484	\$484	\$484	\$484	\$484
<b>Other</b>						
Administration	\$251	\$239	\$239	\$177	\$141	\$83
<b>Total</b>	<b>\$17,015</b>	<b>\$16,195</b>	<b>\$16,195</b>	<b>\$11,958</b>	<b>\$9,534</b>	<b>\$5,583</b>

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)

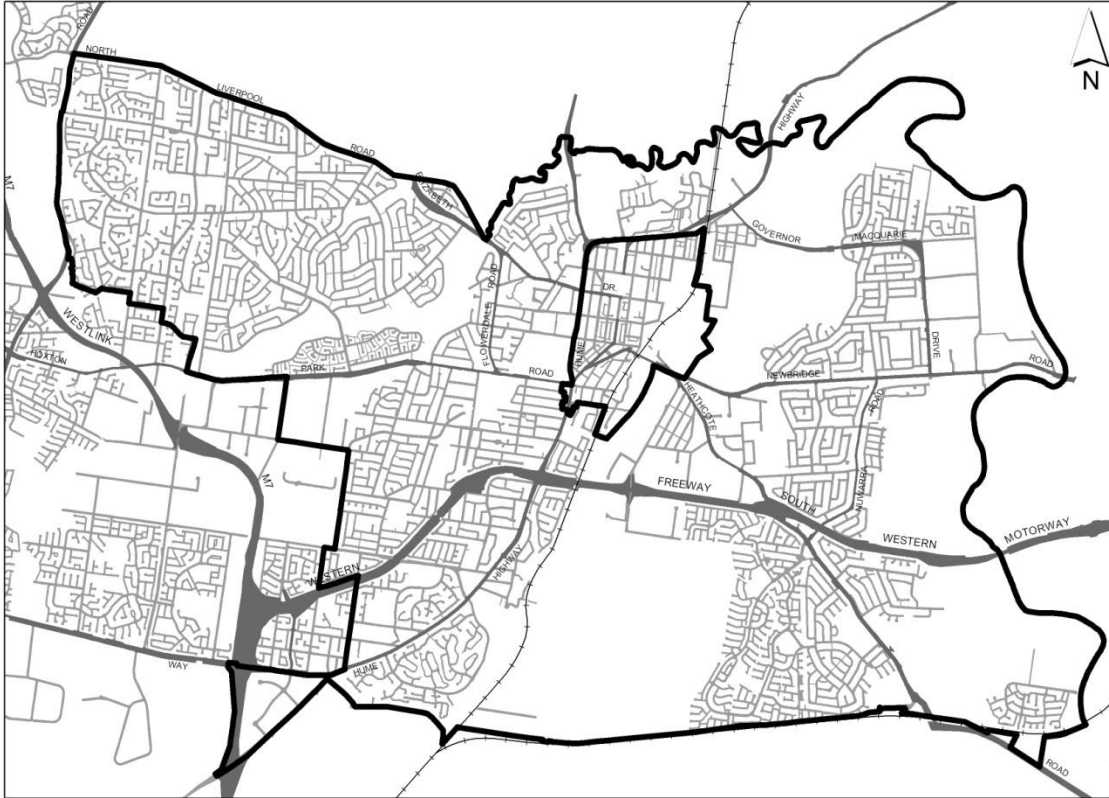
Development having a value of up to \$100,000 is not required to pay contributions.

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 2024 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 2024 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.**