

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 June 2023 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.*