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Willoughby Local Infrastructure Contributions Plan

2026

WILLOUGHBY CITY COUNCIL
City of Diversity

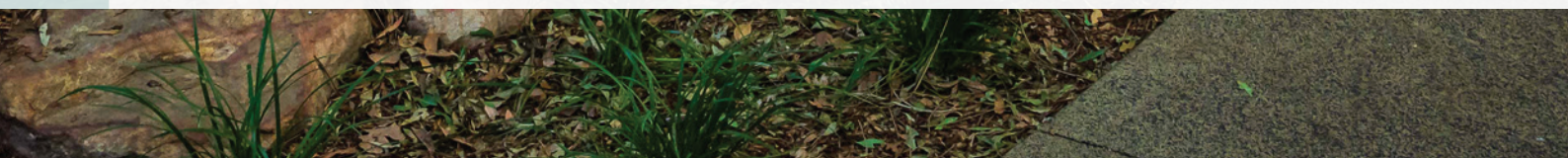


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Summary

Summary

Contribution rates

The summary of percentage levy rates that will apply to all development in the Willoughby LGA are outlined below. Section 1.6 of this Plan provides further notes on the application of these levies.

Development type and proposed development cost	Levy	
	Chatswood CBD	Rest of LGA
Any development where the development cost is $200,000 or less	Nil	
Any development where the development cost is between $200,001 – $1,000,000	1%	
Development with a proposed cost over $1,000,000:		
That increases residential accommodation or build-to-rent *Note 1: For the purposes of this Plan, an "increase in residential accommodation or build to rent" occurs where the development results in either additional residential / build-to-rent floorspace or an increase in the number of dwellings or units.* *Note 2: Mixed-use development that increases residential accommodation or build to rent with a development cost over $1 million will be levied at this rate.*	4%	3%
That consists of alterations and additions to an existing attached dwelling or dwelling house, or the demolition of an existing dwelling house and construction of a replacement dwelling house	1%	
That does not fall within any of the above categories	3%	1%

Proposed infrastructure

The contributions that are made by developers will be applied by Council to deliver the schedule of infrastructure works shown in **Appendix C: Works schedule** and **Appendix D: Infrastructure maps** to this Plan.

A summary of the infrastructure types and costs are shown below:

Category	Items	Total cost
Community facilities	3	$130,500,000
Traffic and transport	12	$59,000,000
Public domain	8	$46,500,000
Open space and recreation	12	$116,500,000
Environment	5	$22,000,000
Total	**40**	**$374,500,000**

Plan structure

This Plan is structured as follows:

Section 1 – Key information

Identifies the name and commencement date of the Plan, the land and development to which the Plan applies, the applicable section 7.12 levy rates, exemptions, relationship to other contributions plans, and savings and transitional arrangements.

Section 2 – How the Plan works

Explains how section 7.12 levies are calculated, how the proposed cost of development is determined, which costs are excluded from the cost of development, and the cost summary information required to support development applications, complying development certificates and State Significant Developments.

Section 3 – Paying a Section 7.12 levy

Explains when section 7.12 levies are to be paid, how levies are indexed at the time of payment, and how deferred payments and alternatives to monetary levies are managed under this Plan.

Section 4 – Plan administration

Outlines how section 7.12 levies collected under this Plan will be pooled, accounted for, reported and reviewed, including governance arrangements for managing contributions income and infrastructure delivery.

Appendices

The appendices include:

Appendix A: worked examples for calculating section 7.12 levies;
Appendix B: growth projections and strategic context for the Plan;
Appendix C: works schedule identifying the local infrastructure proposed to be funded by this Plan;
Appendix D: infrastructure maps showing the location of mapped infrastructure items;
Appendix E: standard condition for complying development; and
Appendix F: terms used in this Plan.

Plan overview

The Willoughby Local Government Area (**LGA**) has an estimated residential population of approximately 81,012 people in 2026. Future residential development in the area over the life of this Plan is expected to accommodate approximately 27,586 additional residents or 10,237 additional dwellings by 2041.1

This growth is expected to be delivered via a range of planning pathways, including Low and Mid-Rise Housing reforms, State Significant Development applications, Housing Delivery Authority declared projects and other site-specific planning pathways. Existing zoning and State policies provide significant capacity for delivery of additional residential and employment floorspace. This capacity, combined with Chatswood and the LGA's good level of connectivity, access to services and strong land values, is anticipated to result in high growth.

As a result, this growth will create new demand for additional and upgraded local infrastructure, including open space and recreation facilities, community facilities, active transport, public domain improvements and other local infrastructure required to support a growing residential and worker population. Contributions from development in the Willoughby LGA will be a key source of funding for this infrastructure.

This Plan is informed by the growth assumptions and policies implemented at or before the date of adoption of the Plan. Any policy reforms that are introduced after the date of adoption of the plan that alter the growth assumptions or additional growth that occurs beyond what is anticipated by the Plan may trigger a requirement to review the Plan or introduce CIC contributions to address the additional impact.

Section 7.12 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) authorises a council (if it has adopted a contributions plan) and other consent authorities to require a fixed levy from development toward the provision, extension or augmentation of local infrastructure.

The primary purpose of the Willoughby s7.12 Contributions Plan 2026 (the **Plan**) is to authorise Willoughby City Council (**Council**), the NSW Minister for Planning, a planning panel, registered certifier or other consent authority to impose conditions on development consents or complying development certificates (**CDCs**) requiring section 7.12 levies from development to which this Plan applies.

This Plan has been prepared in accordance with the EP&A Act and *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation); and having regard to the latest practice notes issued by the Department of Planning, Housing and Infrastructure (the **Department**).

This Plan applies to all land within the Willoughby LGA, as shown in **Figure 1**.

[1] Appendix B provides information on how the growth projections that inform the Plan were determined.

Key information

1. Key information

1.1. Name of this Plan

The **Error! Reference source not found.** (**the Plan**).

1.2. Commencement of this Plan

This Plan commences on xx Month 2027.

1.3. Purpose of this Plan

This Plan authorises Willoughby City Council (**Council**), registered certifiers and other consent authorities to impose a condition requiring a levy to be paid under section 7.12 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) when determining an application for development (**DA**), an application for a complying development certificate (**CDC**), or a State Significant Development (**SSD**).

A section 7.12 levy is required to fund the public amenities and public services (**local infrastructure**) set out in the works schedule in **Appendix C: Works schedule** to this Plan, which are intended to support development in the LGA.

1.4. Land to which this plan applies

This plan applies to all land in the Willoughby Local Government Area (**LGA**). **Figure 1** delineates the Chatswood CBD area and the Rest of the LGA, which are each subject to specified contribution rates under **Section 1.6** of this Plan.

1.5. Development to which this Plan applies

This Plan applies to all development that:

- Is subject to a DA, CDC application or SSD under Part 4 of the EP&A Act; and
- Is located within the Willoughby LGA as identified under section 1.4 of this Plan; and
- Is not exempt under **Section 1.7** of this Plan; and
- Has a cost of development in line with **Table 1** under **Section 1.6**.

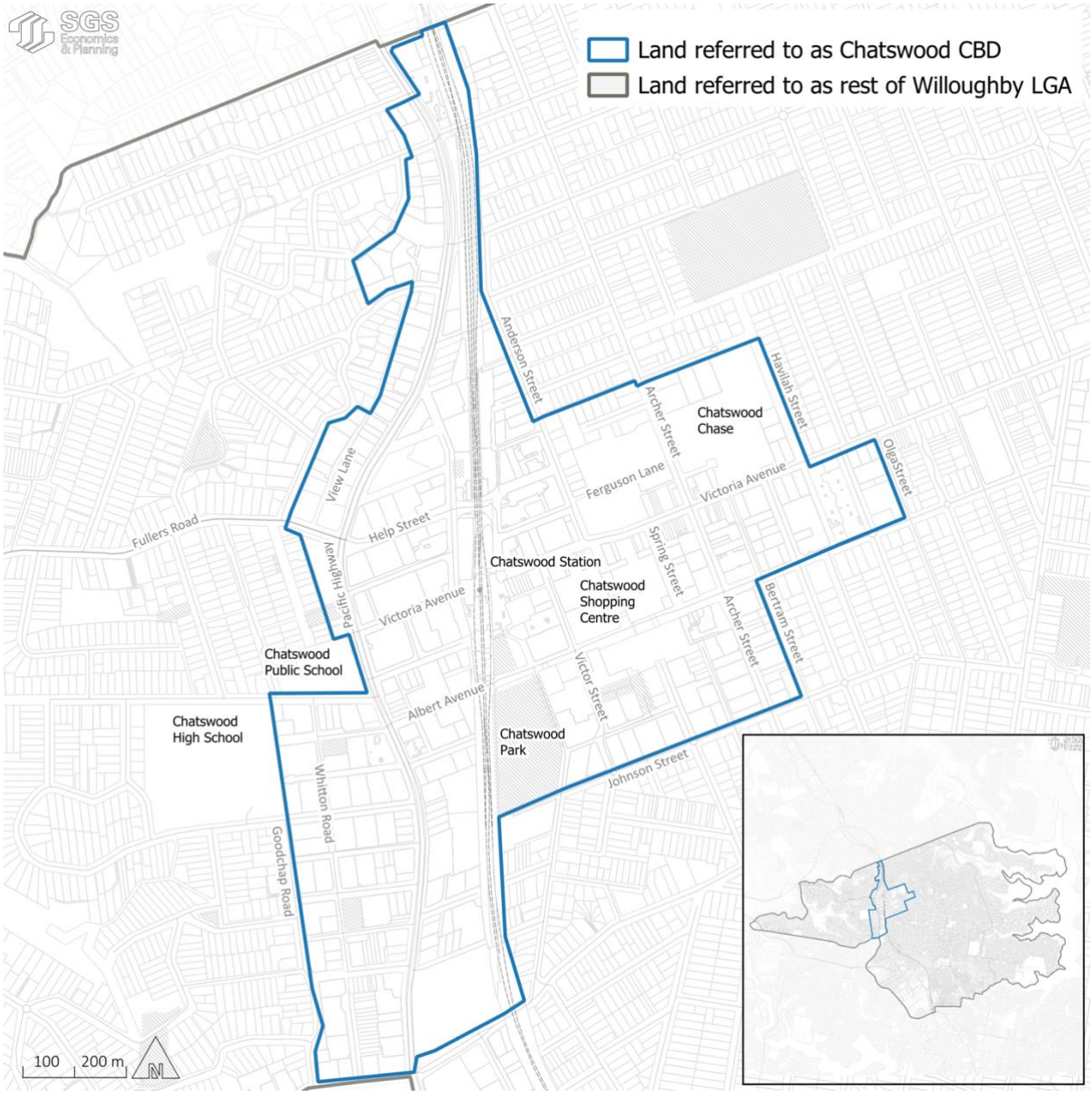


Figure 1 Land application map

Source: SGS Economics and Planning for the purpose of this plan

1.6. Section 7.12 levy rates

The section 7.12 levy amount is calculated by multiplying the levy percentage rates in the following table by the proposed cost of development. **Table 1** identifies the percentage levy rates that will apply to all development in the Willoughby LGA.

Worked examples for calculating section s7.12 levies for different types of development are shown in **Appendix A: Worked examples**.

Development listed as exempt under **Section 1.7** of this Plan is not charged a section 7.12 levy.

Table 1 Section 7.12 levy rates

Development type and proposed development cost	Levy	
	Chatswood CBD	Rest of LGA
Any development where the development cost is $200,000 or less	Nil	
Any development where the development cost is between $200,001 – $1,000,000	1%	
Development with a proposed cost over $1,000,000:		
That increases residential accommodation or build-to-rent *Note 1: For the purposes of this Plan, an "increase in residential accommodation or build to rent" occurs where the development results in either additional residential / build-to-rent floorspace or an increase in the number of dwellings or units.* *Note 2: Mixed-use development that increases residential accommodation or build to rent with a development cost over $1 million will be levied at this rate.*	4%	3%
That consists of alterations and additions to an existing attached dwelling or dwelling house, or the demolition of an existing dwelling house and construction of a replacement dwelling house	1%	
That does not fall within any of the above categories	3%	1%

1.7. Development exempt from a section 7.12 levy

Development for any of the following purposes is exempt from paying a section 7.12 levy under this Plan:

- Seniors housing other than a group of independent living units, if carried out by or on behalf of a social housing provider within the meaning of *State Environmental Planning Policy (Housing) 2021*.
- Social housing, if carried out by or on behalf of a social housing provider within the meaning of *State Environmental Planning Policy (Housing) 2021*.
- Affordable housing within the meaning of the EP&A Act and that is required to be dedicated to a social housing provider within the meaning of *State Environmental Planning Policy (Housing) 2021*. [2]
- Supportive accommodation (within the meaning of section 34 of *State Environmental Planning Policy (Housing) 2021*).

[2] For clarity, only affordable housing dedicated free of cost, to a social housing provider is exempted from a section 7.12 levy. Any monetary Affordable Housing contributions will not merit any s7.12 levy exemptions or adjustments under this Plan. Any Affordable Housing provided for a specified period will not merit any s7.12 levy exemptions or adjustments under this Plan.

- Specialist disability accommodation (within the meaning of the *National Disability Insurance Scheme Act 2013* of the Commonwealth).
- Government schools (within the meaning under the *Education Act 1990*) Boarding houses that will be used for affordable housing in perpetuity as referred to in section 26 of *State Environmental Planning Policy (Housing) 2021*.
- Development that is the subject of a Crown development application (within the meaning of Division 4.6 of the EP&A Act) and is for the purposes of health services facilities, emergency services facilities or public administration buildings.
- Development undertaken by or on behalf of Willoughby Council that is for the purpose of delivering a Willoughby Council asset, including but not limited to, development for the purposes of a local infrastructure item specified in **Appendix C: Works schedule** to this Plan.
- Development for the purpose of the adaptive re-use of an item of environmental heritage.

In addition, there are certain costs that cannot be considered in determining the cost of development for section 7.12 levies. These are detailed further under **Section 2.2.1** of this Plan.

Under *Environmental Planning and Assessment (Local Infrastructure Levies) Direction 2015* (dated 14 April 2016), consent authorities must not impose a section 7.12 condition on development where a section 7.11 contribution was made for the initial subdivision for that land. However, a condition may still be imposed where the new development is likely to increase the demand for relevant local infrastructure beyond the initial subdivision (see Error! Reference source not found.).

The imposition of levies in accordance with this Plan is also subject to any direction given by the Minister administering the EP&A Act after the commencement of this Plan from time to time. Council may, at their discretion, choose to exempt other forms of development on a case-by-case basis.

1.7.1. Applying for an exemption

Applicants seeking an exemption must apply in writing in their DA or application for CDC or SSD clearly demonstrating compliance with the relevant type of excluded development outlined in this section.

Council is responsible for determining if a development meets the requirements to be excluded from paying a contribution under this plan. If Council is satisfied the development is consistent with the relevant exemption, it will exempt the development from the need to pay a contribution.

In the case of complying development, Council must first verify any exemptions in writing. Certifiers must obtain Council's written confirmation a development is excluded before exempting it from the need to pay a contribution under this plan.

1.8. Relationship to other contributions plans

The *Willoughby Local Infrastructure Contributions Plan 2019* (**WLIC Plan 2019**) is repealed by this Plan.

This Plan, however, does not affect any condition of consent imposing a local infrastructure contribution under any superseded contributions plans.

Any contributions that have been, or will be, paid for development within the Willoughby LGA under conditions of consent imposed in accordance with a superseded plan may be pooled (refer to **section 4.1**) with levies paid under this Plan and applied to the local infrastructure in the works schedule in **Appendix C: Works schedule** to this Plan.

A consent authority cannot impose as a condition of the same development consent a condition under section 7.12 as well as a condition under section 7.11 of the EP&A Act.

1.9. Savings and transitional arrangements

This Plan applies in relation to all SSDAs, DAs and CDC applications to carry out development under Part 4 of the EP&A Act lodged on or after the date of commencement of this Plan.

For DAs and CDC applications for development lodged before the commencement of this Plan, conditions imposing contributions will be determined in accordance with the repealed plan (or other applicable contributions plan) that applied to the land and the development concerned before the commencement of this Plan. The rates in the relevant plan will be applied instead of the rates in this Plan.

Any adjustment to a contribution imposed as a condition of a development consent applying a superseded or other contributions plan will be made in accordance with that plan if a modification to the consent is to be approved, to the extent an adjustment is permitted.

For SSDAs, the Plan will apply to applications that have not lodged an Environment Impact Statement (EIS) prior to the commencement of this Plan. SSDAs that have lodged an EIS prior to commencement of this Plan are subject to the rates in the repealed plan (or other applicable contributions plan) that applied to the land and the development concerned before the commencement of this Plan. To be clear, this plan will apply to an application that has received a Secretary Environmental Assessment Requirements (SEARS) prior to the commencement of this Plan but not yet accompanied by a lodged EIS.

Modification applications will be assessed in accordance with the contributions plan in force at the time of the original approval.

How the Plan works

2. How the Plan works

2.1. Calculating the levy amount

A section 7.12 levy amount is calculated by Error! Reference source not found. applying the relevant levy rate shown in **Table 1**.

For the purposes of this Plan, mixed-use development or alterations and additions to an existing development with any residential or build-to-rent floorspace with a development cost over $1 million will be levied at 4% within the Chatswood CBD and 3% for the rest of the LGA.

Worked examples for calculating section s7.12 levies for different types of development are shown in **Appendix A: Worked examples**.

2.2. Determining the cost of development

Section 7.12 levies are calculated as a percentage of the cost of development. The proposed cost of development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development. This is outlined in section 208 of the EP&A Regulation.

2.2.1. Cost Summary Report

Any development subject to this Plan is to provide a cost summary report with the DA, CDC or SSD application prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

Council's Guide to estimating development costs and cost summary report templates are available on Council's website.

Where exclusions to the s7.12 levy are sought for eligible items, the onus is on applicants to quantify these costs using Council's cost summary report forms and to demonstrate their eligibility under **Section 2.3** of this Plan. Where costs and eligibility evidence are not provided by the applicant, Council assumes all developer costs are chargeable in calculating the s7.12 contribution.

The persons approved by Council to provide an estimate of the proposed cost of carrying out development, and the applicable cost summary template to be used, are as follows:

Where the estimated cost of development is between $200,001 and $750,000 – a suitably qualified building industry professional, using the Estimated Development Cost Template for Development cost no greater than $750,000; or

Where the estimated cost of development exceeds $750,000 – a quantity surveyor who is a Fellow, Member or Associated of the Australian Institute of Quantity Surveyors, using the Quantity Surveyor's Estimated Development Cost Template for Development cost in excess of $750,000.

The relevant consent authority will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. A consent authority may, at its sole discretion and at the applicant's cost, engage a person referred to above to review a cost report submitted by an applicant.

In all cases, the determination of the proposed cost of development by the consent authority is final.

2.3. Items excluded from the cost of development

Section 208(4) of the EP&A Regulation outlines costs that must be excluded from the cost of development.[3] This includes:

a. the cost of the land on which the development will be carried out,
b. the costs of repairs to a building or works on the land that will be kept in connection with the development,
c. the costs associated with marketing or financing the development, including interest on 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 for the development,
g. the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,
h. the costs of commercial stock inventory,
i. the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,
j. the costs of enabling access by people with disability to the development,
k. the costs of energy and water efficiency measures associated with the development,
l. the costs of development that is provided as affordable housing to be dedicated to a social housing provider,
m. the costs of development that is the adaptive reuse of a heritage item.

Development may combine different development types. Where this is proposed, any listed exemption under **Section 1.7** of this Plan or costs to be excluded will only apply to that component of the development.

For example, a DA may propose a residential flat building with a portion of affordable housing to be dedicated to a social housing provider in perpetuity. In determining the cost of development, the consent authority is to exclude any costs related to the affordable housing component only. For the purposes of this Plan, the portion to be excluded will be based on the cost per m^2 for residential development, typically shown in the Cost Summary Report. This is then multiplied by the GFA of the affordable housing to be dedicated in perpetuity.

Worked examples for calculating the excluded cost of development are shown in **Appendix A: Worked examples**.

2.4. Complying development

In relation to an application made to a registered certifier for a CDC, if the complying development is subject to this Plan, the certifier must impose a section 7.12 levy condition on the CDC in accordance with this Plan and requirements of section 156 of the EP&A Regulation. This includes:

- Calculating the levy amount using the precise method included in this Plan.
- Imposing a condition consistent with the standard condition included in **Appendix E: Standard condition for Complying Development** of this Plan.

[3] While section 208(4) of EP&A Regulation may be subject to periodic amendments, the version of legislation currently in effect at the time of determining the cost of development shall govern.

It is the professional responsibility of registered certifiers to accurately calculate the contribution and to apply the section 7.12 levy condition correctly.

Paying a Section 7.12 levy

3. Paying a Section 7.12 levy

3.1. Timing of payments

The condition of consent should set out the timing of payment for a levy. Applicants must pay the levy at the time specified. If no time is specified, payment must be made before obtaining the relevant certificate under Part 6 of the EP&A Act as detailed below.

A condition must provide for payment as follows:

- **Development involving building work** – prior to the release of the first construction certificate.
- **Development involving subdivision** – prior to the release of the subdivision certificate.
- **Development involving building work and subdivision** – prior to the release of the construction certificate or subdivision certificate, whichever occurs first
- **Development where no construction certificate or subdivision certificate is required** – prior to issue of the first occupation certificate
- **Development authorised by complying development certificates** – prior to the commencement of any building or subdivision work authorised by the certificate.

At the time of payment, it will be necessary for levy amounts to be updated in accordance with section 3.2 of this Plan.

3.2. Indexation

This Plan authorises the proposed cost of development to be indexed between the granting of consent and the date of payment in accordance with quarterly movements in the Australian Bureau of Statistics *Producer Price Index (Building Construction, NSW)*[4]. This is to account for increases in construction costs over time.

The cost of development, as required by conditions of consent, will be indexed at the time of payment in accordance with the below formula:

$$indexed\ cost\ of\ development = cost\ of\ development\ at\ consent \times \frac{current\ index\ figure}{base\ index\ figure}$$

- **Current index figure** is the last published Producer Price Index (Building Construction, NSW) figure as at the first day of the quarter in which the payment is made.
- **Base index figure** is the last published Producer Price Index (Building Construction, NSW) figure as at the first day of the quarter in which the consent was issued.

If the adjusted contributions amount at payment is less than the contributions amount in the condition of consent, then the contributions will not be amended.

3.3. Deferred payments

Council does not permit deferred or periodic payments of infrastructure contributions.

[4] The series ID for this index is: A2333670K

3.4. Alternatives to monetary levies

Section 7.12 levies can only be made as monetary contributions. A section 7.12 condition cannot require the dedication of land.

Council may accept an offer, in connection with a development application, by an applicant to enter into a planning agreement to provide works-in-kind, dedication of land or other material public benefit but is not required to do so. A planning agreement must be entered into before the grant of a development consent that imposes section 7.12 levies in accordance with this Plan.

Plan administration

4. Plan administration

4.1. Pooling of levies

This Plan authorises pooling of monetary contributions paid for different purposes and applied progressively for those purposes. Council can pool within and between contributions plans to fund infrastructure identified in either this contributions plan or other contributions plans.

Council will ensure pooling will not prevent the delivery of infrastructure for which the contribution was originally collected. The priorities for the expenditure of pooled contributions in this Plan are set out in the works schedule.

4.2. Reporting and accounting requirements

Council is required to comply with all requirements in the EP&A Regulation for accounting and reporting in relation to this Plan. This includes:

- Keeping a contributions register in accordance with section 217 of the EP&A Regulation.
- Accounting for funds received under this Plan within its annual financial report in accordance with section 218 of the EP&A Regulation.
- Providing details about projects funded using levies collected under this Plan in its annual reports in accordance with section 218A of the EP&A Regulation.
- Disclosing receipt and expenditure of contributions in annual financial statements in accordance with section 219 of the EP&A Regulation.

Council must publish, in accordance with sections 218A and 220 of the EP&A Regulation, the following on the NSW Planning Portal and its website:

- This Plan.
- The levy rates.
- Contributions register.
- Annual statements.
- Information relating to the use of levies required to be included in its annual reports.

4.3. Review of this Plan

The Plan will be reviewed by Council at least every 5 years from the date of its commencement. The Plan may also be reviewed as needed by Council in response to infrastructure demand resulting from growth that occurs above and beyond that anticipated by the Plan and to incorporate any changes to the items and staging of works specified in the works schedule in **Appendix C: Works schedule** to this Plan.

Pursuant to section 215(5) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments include correcting minor typographical errors, indexing contribution rates and detailing when infrastructure items or works have been completed.

4.4. Formation of a local infrastructure governance committee

Council may establish a local infrastructure governance committee or, alternatively, add additional functions to an existing group to meet the aims of this committee. The primary aim of the committee will be to oversee contributions within the precinct and ensure the infrastructure needed to support the precinct is delivered.

At a minimum, the committee should:

- Be chaired by an appropriate Council officer and consist of officers from finance, asset management and strategic planning.
- Receive reports on revenue received.
- Receive reports on anticipated future revenue, using modelling of expected development.
- Make recommendations on timing of delivery, including tracking expenditure, borrowing and pooling of levies and completed projects.
- Provide oversight and advice on proposed planning agreements to provide works in kind instead of the payment of section 7.12 levies.
- Oversee the reporting of levies.
- Receive recommendations and make decisions on the review of the Plan.

Council should keep minutes, tracking any actions and noting decisions of the committee. These documents will be made available on request.

Appendix A: Worked examples

Appendix A: Worked examples

This appendix contains examples for calculating section 7.12 levies for various types of development. While s7.12 levies are not affected by indexation at the date of calculation (because they are based on the estimated development cost), the s7.12 levy should be indexed by PPI at the date of payment.

The examples in this appendix are provided for illustrative purposes only. They are hypothetical scenarios and are not based on, or intended to represent, any actual development application, approval or development currently occurring within the Willoughby LGA.

Worked example 1 – alterations and additions to an existing dwelling house including a granny flat

Development description

Alterations and additions to an existing 3-bedroom dwelling house in Northbridge including internal reconfiguration, a rear extension, garage works, landscaping, a swimming pool and a granny flat. The proposed development cost is $850,000.

Working

In accordance with **Section 1.6** of this Plan, the development is subject to a 1% s7.12 levy because:

- It is located outside of Chatswood CBD,
- While the granny flat results in increased residential accommodation, the development cost is less than $1,000,000.

The section 7.12 levy at 1% equals **$8,500**.

Worked example 2 – replacement of 5-unit townhouse with 50-unit RFB

Development description

An existing 5-unit townhouse development in Chatswood (outside the CBD) is proposed to be demolished and replaced with a 50-unit residential flat building with 6000m^2 GFA. The development includes 5 x 105m^2 affordable housing units that are to be dedicated in perpetuity.

The 5-unit townhouse previously paid a s7.11 contribution under the WLICP 2019. The estimated development cost of the new development is $45,000,000.

Working

In accordance with **Section 1.6** of this Plan, the development is subject to a 3% s7.12 levy because:

- The estimated development cost is over $1,000,000,
- It is located outside of Chatswood CBD,
- While the previous development had paid a s7.11 contribution under a previous contributions plan, the new development increases residential accommodation and as a result, demand for relevant local infrastructure. Further, this previous payment of a s7.11 contribution does not result in any credit under this new s7.12 Plan.

However, in accordance with **Sections 1.7** and **2.2.1** of this Plan, the affordable housing units to be dedicated in perpetuity are excluded from the proposed cost of development for the purposes of calculating the section 7.12 levy.

With 5 of the 50 units being dedicated as affordable housing in perpetuity, the cost to be excluded from the levy calculation will be based on the $/m^2 rate for the residential component as described in the Cost Summary Report multiplied by the GFA of the units to be dedicated.

In this example, the following assumptions have been made:

- Each affordable housing unit is 105m^2 in size
- The Cost Summary Report identifies a residential development cost equivalent to $5,500/m^2

The proposed cost of development for the purposes of calculating the levy is therefore:

- $45,000,000 total estimated development cost;
- less $2,887,500 (5 units x 5,500$/m^2 x 105m^2) for the affordable housing component.

This results in a leviable development cost of $42,112,500. The section 7.12 levy at 3% equals **$1,263,375**.

Worked example 3 – lot subdivision

Development description

An existing home on a 3,000 sqm lot in Willoughby is proposed to be demolished and the lot is proposed to be subdivided into four new lots. The lots are proposed to be sold as empty, with buyers expected to purchase the land and construct a new home at a later development stage. The cost involved with demolition, subdivision and preparatory stormwater, access and civil works is $250,000.

Working

In accordance with **Section 1.6** of this Plan, the development is subject to a 1% s7.12 levy because the estimated development cost is between $200,0001 and $1,000,000.

The section 7.12 levy at 1% equals **$2,500**.

Worked example 4 – Construction of a new 3-bedroom dwelling on a vacant allotment

Development description

Construction of a new 3-bedroom dwelling on a vacant allotment is proposed. A section 7.12 levy was paid at the subdivision stage (per example 3 above). The new estimated development cost is $1,500,000.

Working

In accordance with **Section 1.6** of this Plan, the development is subject to a 3% s7.12 levy because:

- The estimated development cost is over $1,000,000,
- It is located outside of Chatswood CBD,
- The development results in increased residential accommodation, being the construction of a new dwelling on a vacant allotment.

Although a 1% s7.12 levy was paid at the earlier subdivision stage, that levy related to the cost of carrying out the subdivision, demolition and associated preparatory works only. The construction of the new dwelling is a separate development with its own estimated development cost and results in additional residential accommodation.

The section 7.12 levy at 3% equals **$45,000**.

Worked example 5 – build to rent / mixed use tower or shop-top housing with commercial / retail podium Development description

Development of a 10-storey building with 50 build to rent / residential units and 1,000sqm of podium-level commercial and retail space in the Chatswood CBD. Adaptive reuse of a heritage shopfront will be undertaken for part of the retail floorspace. The cost of the development is:

- $40,000,000 for the build to rent / residential units
- $20,000,000 for the commercial and retail floorspace, $12,000,000 of which relates specifically to the adaptive reuse of the heritage shopfront (as quantified in the Cost Summary Report).

Working

In accordance with **Section 1.6** of this Plan, the development is subject to a 4% s7.12 levy because:

- The estimated development cost is over $1,000,000,
- It is located in the Chatswood CBD,
- The development results in increased residential accommodation / build to rent with the construction of new build to rent / residential units.

However, in accordance with **Section 2.2.1** of this Plan, the costs associated with the adaptive reuse of a heritage item are excluded from the proposed cost of development for the purposes of calculating the section 7.12 levy.

The proposed cost of development for the purposes of calculating the levy is therefore:

- $40,000,000 for the build-to-rent / residential units;
- plus $20,000,000 for the commercial and retail floorspace;
- less $12,000,000 for the adaptive reuse of the heritage shopfront.

This results in a leviable development cost of $48,000,000. The section 7.12 levy at 4% equals **$1,920,000**.

Worked example 6 – expansion of a major shopping centre in the Chatswood CBD

Development description

Refurbishment and upgrade works to an existing major shopping centre in the Chatswood CBD. The development includes internal reconfiguration works, upgraded entries, facade improvements, lift and escalator upgrades, basement car parking improvements, public domain works, rooftop solar panels and basement rainwater tanks. The development does not involve additional floorspace and does not include residential accommodation or build-to-rent.

The estimated development cost is $60,000,000, which includes:

- $8,000,000 for repairs to parts of the existing building that will be retained;
- $4,000,000 for works to enable access by people with disability, including lift upgrades, accessible paths of travel and accessible amenities;
- $6,000,000 for energy and water efficiency measures, including rooftop solar panels, rainwater tanks and water reuse systems; and
- All of these potentially excluded items are clearly costed and quantified in the Cost Summary Report.

Working

In accordance with **Section 1.6** of this Plan, the development is subject to a 3% s7.12 levy because:

- the estimated development cost is over $1,000,000;
- it is located in the Chatswood CBD; and
- the development does not include residential floorspace or build-to-rent.

However, in accordance with **Section 2.2.1** of this Plan, certain costs are excluded from the proposed cost of development for the purposes of calculating the section 7.12 levy. This includes the cost of repairs to buildings or works that will be retained, the cost of enabling access by people with disability, and the cost of energy and water efficiency measures.

The proposed cost of development for the purposes of calculating the levy is therefore:

- $60,000,000 total estimated development cost;
- less $8,000,000 for repairs to the existing building;
- less $4,000,000 for works to enable access by people with disability; and
- less $6,000,000 for energy and water efficiency measures.

This results in a leviable development cost of $42,000,000. The section 7.12 levy at 3% equals **$1,260,000**.

Appendix B: Growth projections and strategic context

Appendix B: Growth projections and strategic context

Supporting Studies and strategies

Name of supporting study	Detail
Willoughby Growth and Infrastructure Framework 2026	Describes forecast growth in the LGA, particularly in the Chatswood CBD, and identifies the local infrastructure required to support this growth, along with potential funding options.
Willoughby Social Infrastructure Needs Analysis 2026	Assesses the social infrastructure required to support forecast growth in the Willoughby LGA, including community facilities, open space, recreation facilities and other services that support the needs of residents, workers and visitors.
Chatswood CBD Planning and Urban Design Strategy 2036	Guides future private and public development in the Chatswood CBD over a 20-year period, including planning for future growth and employment, urban design quality and a distinctive, resilient and vibrant CBD. The Strategy informs changes to the Willoughby Local Environmental Plan 2012 and Willoughby Development Control Plan.
Willoughby Integrated Transport Strategy 2036	Provides the overarching strategy for transport planning and initiatives across the Willoughby LGA.
Willoughby City Council Cycling Strategy and Action Plan 2036	Provides a comprehensive framework and strategic direction for cycling micromobility and integrated transport programs, facilities and services.
Public Spaces and Recreation Strategy 2024	Guides the planning, delivery and management of Willoughby City's public space and recreation network to 2034.
NSROC Infrastrcutre Priotity Statment 2025-2028	Identifies the infrastructure priorities of the North Sydney Regional Organisation of Councils (including Willoughby Council)
NSROC Review of Supply and Demand for Sports Facilities in the NSROC Region	Assessed the supply and demand pressures on sports facilities in the North Sydney Regional Organisation of Councils (including Willoughby Council) and identifies future facility needs.

Future demand

This Plan is based on residential and employment growth projections prepared for the period 2026 to 2041. These projections have been used to estimate the likely additional demand for local infrastructure over the life of this Plan.

As shown in Table 2, forecasting prepared by SGS Economics and Planning indicates that the Willoughby LGA is expected to accommodate approximately 10,237 additional dwellings and 27,586 additional residents between 2026 and 2041. Most of this growth is expected to occur in the Chatswood CBD, which is forecast to accommodate approximately 79% of additional dwellings and population growth over this period.

As shown in

Table 3**,** the Willoughby LGA is also forecast to accommodate approximately 3,332 additional workers and 119,877m^2 of additional non-residential floorspace between 2026 and 2041, with

the largest increase expected in population-serving jobs such as retail trade, accommodation and food services, arts and recreation services and other services.

This growth will increase demand for local infrastructure across the LGA, including open space, recreation facilities, community facilities, active transport, public domain improvements and other local infrastructure required to support a growing residential and worker population.

Table 2 Residential growth forecast in the Willoughby LGA

	2026		2041		Additional	
	Dwellings	Population	Dwellings	Population	Dwellings	Population
Chatswood CBD	8,706	21,732	16,793	43,525	+ 8,087	+ 21,793
Rest of LGA	23,748	59,280	25,898	65,073	+ 2,150	+ 5,794
Total	**32,454**	**81,012**	**42,691**	**108,598**	**+ 10,237**	**+ 27,586**

Source: Forecasting by SGS Economics and Planning

Table 3 Employment growth forecast in the Willoughby LGA (number of workers)

Industry	GFA per worker (m^2)[5]	2025		2041		Additional	
		Workers	GFA	Workers	GFA	Workers	GFA
Knowledge intensive	*15*	11,183	167,745	11,375	170,625	+ 192	+ 2,880
Industrial	*80*	2,806	224,480	2,979	238,320	+ 173	+ 13,840
Health and Education	*32*	5,406	172,992	5,639	180,448	+ 233	+ 7,456
Population serving	*35*	8,447	295,650	11,181	391,352	+ 2,734	+ 95,701
Total		**27,842**	**860,867**	**31,174**	**980,745**	**+ 3,332**	**+ 119,877**

Source: Forecasting by SGS Economics and Planning

Residential growth forecasts

Residential growth projections have been prepared for the period 2025 to 2041 to estimate the likely scale of development that may occur in the Willoughby LGA over the life of this Plan.

Three growth scenarios (shown in **Figure 2**) were considered:

- Low growth scenario – based on the historical rate of dwelling growth in the Willoughby LGA over the previous 10 years.
- Mid growth scenario – based on approximately 50% of Council's identified development pipeline being realised (this was consistent with the April 2025 .id forecast).

[5] Based on the Common Planning Assumptions Group's 2023 workspace ratios

- High growth scenario – based on 100% of Council's identified development pipeline being realised over the next 15 years, including development using the State Significant Development (**SSD**) and Housing Delivery Authority (**HDA**) pathways.

The high growth scenario has been adopted for this Plan as it best reflects the current development context in Willoughby and provides the most appropriate basis for estimating infrastructure demand. While dwelling capacity is an important planning input, capacity within the LGA is continuing to change as a result of SSD and HDA declared projects, site-specific planning pathways and the potential take-up of Low and Mid-Rise Housing reforms. While less than 100% of approved dwellings are built, the total pipeline over the life of the plan will be larger than the current pipeline and this will offset those dwellings in the current pipeline that will not proceed to completion. The adoption of the high growth scenario mitigates the risk of understating the scale of development that is likely to need servicing over the life of this Plan.

Council's most recent list of active development applications and known development activity indicates a significant step change in potential dwelling growth. This level of growth is higher than would be suggested by historical dwelling completions or earlier forecasts prepared prior to the declaration of the SSD and HDA pathways. However, it provides a more suitable and responsive basis for infrastructure planning, as it reflects the scale of development that may reasonably occur, and for which local infrastructure demand should be planned, over the 2025 to 2041 planning period.

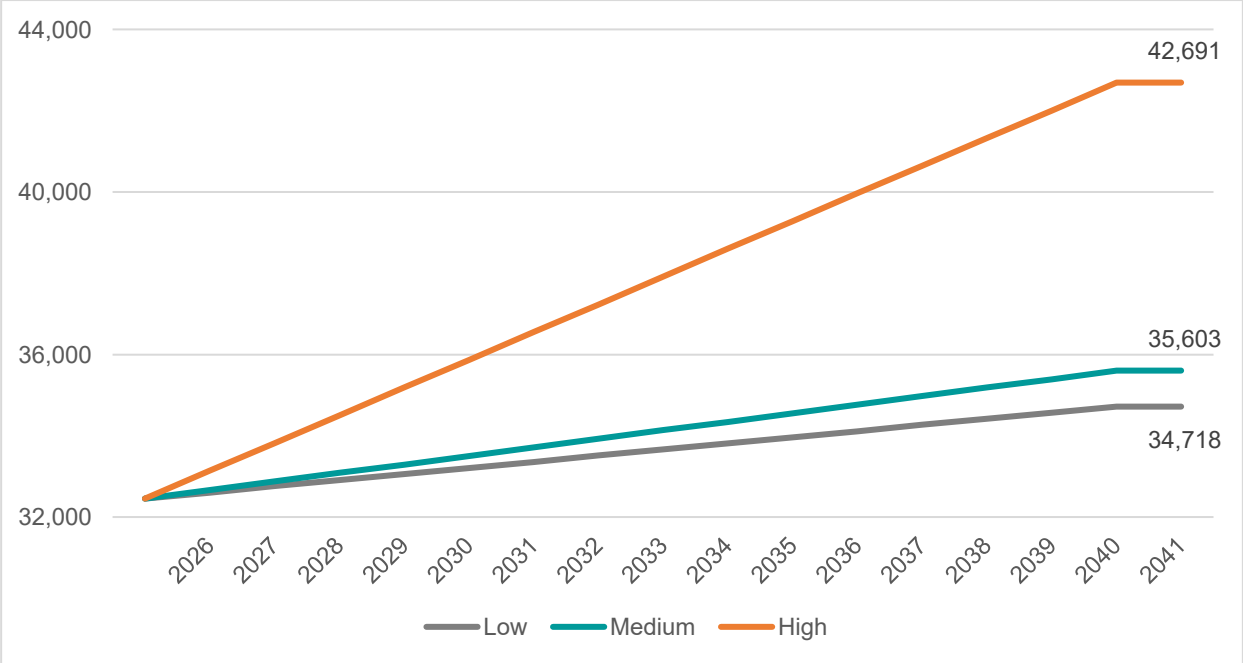


Figure 2 Residential dwelling growth scenarios in the Willoughby LGA from 2026-2041

Source: Forecasting by SGS Economics and Planning

Non-residential growth forecasts

Employment growth projections have been prepared for the period 2026 to 2041 to estimate the likely scale of jobs growth that may occur in the Willoughby LGA, and particularly within the Chatswood CBD, over the life of this Plan. For the purposes of this Plan, it is assumed that all of this employment growth occurs within the Chatswood CBD.

Three employment growth scenarios (shown in **Figure 3**) were considered:

- Low growth scenario – based on the historical rate of jobs growth in Chatswood CBD over the previous 10 years.
- Mid growth scenario – based on Transport for NSW's Travel Zone Projections for the Chatswood-East SA2, which closely aligns with the Chatswood CBD extent.
- High growth scenario[6] – based on the mid growth scenario, with additional allowance for population-serving jobs generated by the higher residential growth scenario adopted for this Plan.

The high growth scenario has been adopted for this Plan. Consistent with the high residential growth scenario, this best reflects the likely future role of Chatswood CBD as a major employment, retail, hospitality and services hub for the broader region. It recognises that jobs growth will be driven not only by commercial office development, but also by population-serving employment generated by significant residential growth in the surrounding catchment. Population-serving jobs include jobs in retail trade, accommodation and food services, arts and recreation services and other services.

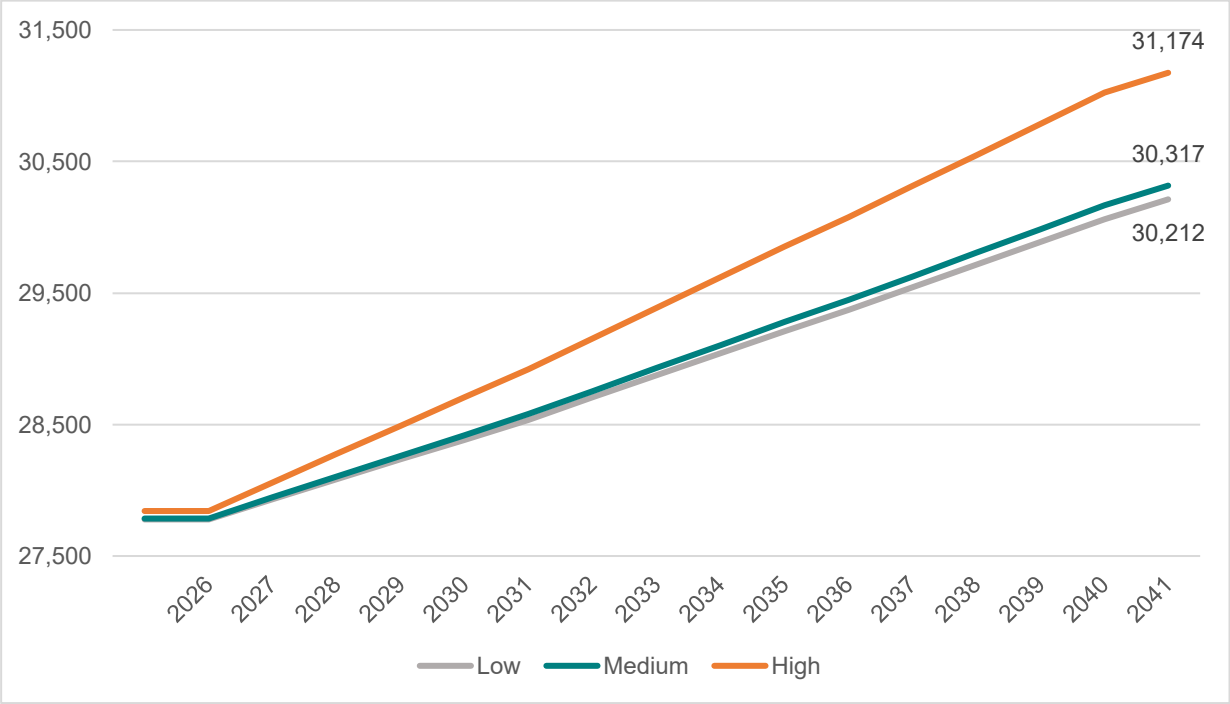


Figure 3 Employment growth scenarios in the Willoughby LGA from 2025-2041

Source: Forecasting by SGS Economics and Planning

Forecast contributions income

As shown in Figure 4**,** The Plan is forecast to generate approximately $326 million in unindexed contributions income over its life, or approximately $444 million when indexed at 3.8% per annum.

The forecast contributions income does not include any forecast for residential and non-residential development subject to the 1% levy rate. This reflects the nature of the adopted forecasts, which are primarily based on higher density development and larger development

[6] For this scenario, additional population-serving jobs have been calculated using a ratio of 0.05 new jobs for each additional resident within Chatswood CBD's broader visitor catchment. This ratio is informed by the historical relationship between residents and population-serving jobs between 2011 and 2021 in Willoughby LGA and the south-eastern portion of Ku-ring-gai LGA, generally extending west to Pymble.

sites involving multiple dwellings or units. These forms of development are generally expected to exceed the $1 million development cost threshold.

Income from residential development

Residential development is estimated to generate approximately $310 million in unindexed section 7.12 contributions over the life of the Plan. This includes approximately $259 million from development in Chatswood and $52 million from residential development in the Rest of LGA.

To calculate s7.12 contributions income from residential development, the forecast assumes an average development cost of $800,000 per dwelling, informed by Council DA data. This assumption has been tested against, and is broadly consistent with, other available benchmarks, including property sale prices, Valuer General land valuations and Sydney construction unit costs published by Rider Levett Bucknall.

Income from non-residential development

Non-residential development is expected to generate a comparatively small proportion of total contributions income. Based on the projected increase in non-residential floorspace, non-residential development is estimated to generate approximately $15 million in unindexed section 7.12 contributions over the life of the Plan. This represents less than 5% of total contributions income.

For the purposes of preparing the employment growth forecasts, all projected non-residential growth was assumed to occur within the Chatswood CBD and was therefore modelled using a 3% levy rate.

To calculate s7.12 contributions income from non-residential development, the forecast applies benchmark development costs per square metre to projected floorspace growth for knowledge intensive, industrial, health and education, and population-serving floorspace. These benchmark costs are based on the Napier & Blakeley Cost Card, dated July 2025.

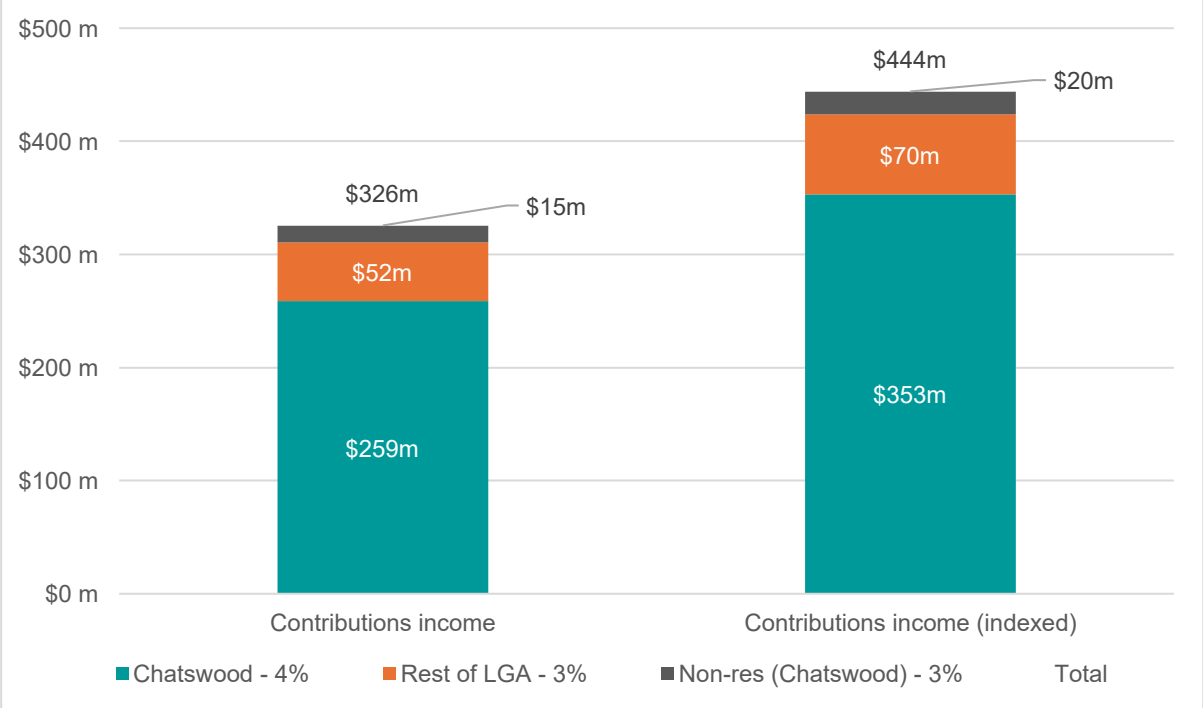


Figure 4 Forecast contributions income from 2025-2041

Source: GLN Planning

Appendix C: Works schedule

Appendix C: Works schedule

Infrastructure needs

As part of the Willoughby Growth and Infrastructure Framework 2026, a range of infrastructure needs have been identified to address the residential and worker population increases projected in the Willoughby LGA over the life of this Plan. These include new and upgraded open space, recreation, community facilities, active transport, public domain and other local infrastructure required to support forecast growth.

The Framework identifies close to $750 million of infrastructure needs across the LGA. Of this, approximately $375 million of works are proposed to be funded, either in whole or in part, by this Plan. Forecast income under this Plan is estimated to be approximately $326 million unindexed, or $444 million indexed, meaning that a section 7.12 contributions plan, even where higher levy rates apply, cannot fully fund all infrastructure identified.

Delivery of this infrastructure will therefore require a coordinated funding approach, including development contributions, works delivered through conditions of consent, planning agreements, grant funding, Council funding and other funding sources where available.

Error! Reference source not found. outlines the new and upgraded local infrastructure items that are proposed to be funded, either in whole or in part, by this Plan.

A summary of the infrastructure types and costs are shown below:

Category	Items	Total cost
Community facilities	3	$130,500,000
Traffic and transport	12	$59,000,000
Public domain	8	$46,500,000
Open space and recreation	12	$116,500,000
Environment	5	$22,000,000
Total	**40**	**$374,500,000**

Community facilities

Community infrastructure supports people with meeting their basic needs, such as accessing services, and enhancing quality of life. Willoughby LGA has many community facilities which are not all well utilised, for reasons including fitness for purpose and accessibility via public and active transport.

Higher-order centrally located facilities such as Chatswood Library and The Concourse are highly utilised and attract users from outside of the LGA. They highlight benefits of co-location, which make accessing multiple services easy for users. Opportunities to expand co-location exist in the Dougherty Community Centre and the Youth Centre, which are centrally located and already decently utilised. Utilisation of these assets is likely to grow further if facilities and services are refreshed and expanded to align with projected population growth.

Traffic and transport

As development intensifies, the road network's limited capacity makes it increasingly difficult to accommodate more private vehicle trips. Without intervention, traffic congestion will worsen, leading to longer travel times, reduced accessibility, and declining urban liveability.

Public transport, supported by well-integrated active transport networks, is critical to managing growth sustainably. High-capacity services, such as the Sydney Metro, suburban rail, and bus networks, enable dense development by reducing dependence on private vehicles. This helps ease road congestion, lowers emissions, and supports more efficient, people-focused urban areas.

It is expected that the number of residents and workers, particularly in the Chatswood CBD, will increase. Without continued investment in public and active transport options, many may default to car travel, exacerbating congestion and compromising the area's liveability and economic efficiency.

Public areas (public domain)

Dwellings, population and jobs growth will place pressure on public areas. This will be most prevalent in Chatswood CBD, where a large amount of investment is required to increase walkability – especially within and between sites with significant amounts of planned development – and street-level amenity and activation. An appropriate level of public domain is critical to allow the CBD to perform as the residential, employment and visitation hub for the broader region. Beyond the CBD, smaller centres with high levels of expected development, such as Artarmon and St Leonards, also require updated public domain to ensure residential growth translates into improved liveability.

Open space and recreation

Access to open space and recreation is crucial for encouraging healthy lifestyles. With higher density living becoming the new norm, public open space needs to be more accessible to account for the overall loss of private open space. Areas like Chatswood CBD will face the most pressure, with open space already limited, and a population set to grow rapidly. The challenge is to increase open space when land is constrained. Therefore, increasing the capacity of existing open space must be prioritised. This should be supported by investigating opportunities to generate additional open spaces and increase linkages to open space.

Accessibility to open space varies across the LGA and can be improved. Currently, only 90% of dwellings in Willoughby LGA can access open space within a 400m walk which falls below the target of 95%.

There is broader strategic need for sports facilities. Shortages are expected for all indoor courts, outdoor courts, and sports fields over the next 15 years. Increasing provision of these facilities is limited by land constraints, as mentioned previously, but there is potential to partner with schools to deliver and/or share facilities. For the CBD especially, the provision of outdoor courts and sports fields are greatly needed.

Community facilities

Item no.	Description	Indicative timing	Estimated cost ($2026)
C1	Chatswood universal community hub *Flexible community and youth spaces, digital technology hub, local art studios, district-level rehearsal space, indoor courts*	Medium term	$125,000,000
C2	Chatswood Library upgrade *Capacity improvements to current space*	Short term	$1,000,000
C3	Dougherty Community Centre upgrade *Expansion of venue hire space by adding larger multi-purpose rooms*	Short term	$4,500,000
	Sub Total		**$130,500,000**

Traffic and transport

Item no.	Description	Indicative timing	Estimated cost ($2026)
T1	Pacific Highway shared path *With signage, line marking, and cycle lanterns*	Short term	$3,000,000
T2	*Cycling Strategy and Action Plan 2036* works, including: • Herbert Street/Hampden Road cycleway (Chatswood to St Leonards) • Anderson Street cycleway (William Street to Albert Avenue) • Johnson Street cycleway (Frank Channon Walk to High Street) • Cordia Way cycleway (Johnson Street to Artarmon Reserve) • Ashley Street cycleway (Anderson Street to High Street) • High Street cycleway (Eastern Valley Way to Flat Rock Creek) • Victoria Avenue cycleway (bi-directional cycleway)	Short to medium term	$20,000,000
T3	Victoria Avenue upgrades, including: • footpath improvements between Spring and Neridah Streets, and west of Railway Street • Anderson Street intersection pedestrian scramble crossing • Victoria Avenue and Railway Street "Bus Only" Upgrade • Archer Street intersection pedestrian scramble crossing • Spring Street intersection pedestrian crossing	Medium term	$9,000,000
T4	Anderson Street and Chatswood CBD north pedestrian access and safety improvements *Local area traffic management measures, traffic calming, intersection treatment, pedestrian crossing, street lighting, footpath upgrades*	Short term	$3,000,000

Item no.	Description	Indicative timing	Estimated cost ($2026)
T5	Archer Street upgrades *Including local traffic management measures, widened footpaths, one through traffic lane in each direction from Albert Avenue to Malvern Avenue, cycleway improvements and dedicated right turn at Albert Avenue intersection*	Medium term	$9,000,000
T6	Centennial Avenue pedestrian crossing and cycleway improvements	Short term	$1,000,000
T7	Johnson Street (Orchard Road to Bertram Street) footpath upgrade *Active transport improvements*	Short term	$2,000,000
T8	Albert Avenue/Victor Street intersection upgrade *Diamond signal phase change to separate turning and through movements*	Short term	$3,000,000
T9	Mowbray Road/Devonshire Street intersection improvements *Allow a right turn*	Short term	$3,000,000
T10	Endeavour Street to bus interchange footpath improvements (east-west)	Short term	$1,000,000
T11	Chatswood CBD bus shelter upgrades	Long term	$1,000,000
T12	LGA-wide program to link up footpath networks	Ongoing	$4,000,000
	Sub Total		**$59,000,000**

Public areas (public domain)

Item no.	Description	Indicative timing	Estimated cost ($2026)
P1	Walter Street pedestrian connection to Gore Hill Freeway	Short term	$500,000
P2	Growth areas (CBD fringe, Artarmon, St Leonards-Naremburn, Northbridge, Roseville) public domain improvements *Upgrades for high growth areas outside Chatswood CBD including footpath upgrades, tree planting, street furniture, cycle storage loops, smart poles, wayfinding and signage, pedestrian crossings, public art*	Ongoing	$15,000,000
P3	Local centre public domain upgrade program *Rolling program of footpath upgrades, tree planting, street furniture, cycle storage loops, smart poles, wayfinding and signage, pedestrian crossings*	Ongoing	$10,000,000
P4	Chatswood CBD public domain program *Rolling program of footpath upgrades, tree planting, outdoor event space, paving, public art, street furniture, cycle storage loops, smart poles, pedestrian crossings*	Ongoing	$6,000,000
P5	Frank Channon Walk shared path (Mowbray Road to Albert Avenue) *Including signage and line marking, cycle lanterns, drinking water, shade structures, planting*	Medium term	$6,500,000
P6	Ferguson Lane streetscape improvements	Long term	$1,500,000
P7	Pedestrian and cycling wayfinding and signage program	Long term	$5,000,000
P8	Albert Avenue urban greening	Medium term	$2,000,000
	Sub Total		**$46,500,000**

Open space and recreation areas

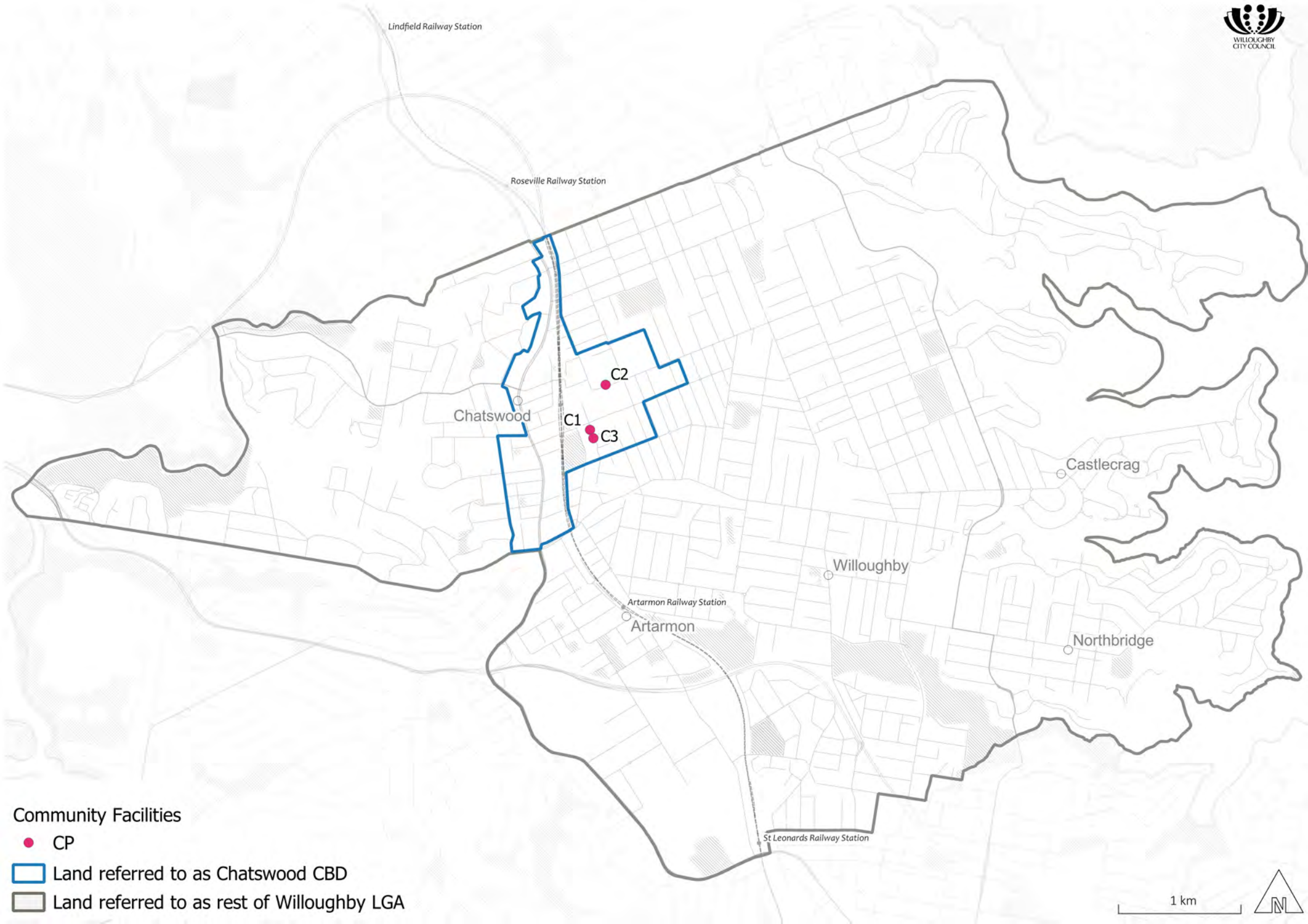
Item no.	Description	Indicative timing	Estimated cost ($2026)
O1	LGA-wide park improvements *Including new and improved surfaces, pathways and pedestrian connections, furniture, tree planting, lighting, and upgrades to courts and sporting equipment, to:* • *Northbridge Oval* • *Thomson Park Oval* • *Gore Hill Park Oval* • *Naremburn Park* • *Castle Cove Park* • *Northbridge Park* • *Bales Park* • *Beauchamp Park* • *Castlecrag Shops (Edinburgh Road) park* • *Willoughby Park* • *Thomson Park* • *OH Reid Reserve* • *Muston Park* • *Artarmon Reserve*	Ongoing	$20,000,000
O2	Gore Hill Indoor Recreation Centre upgrade *Expansion to District-level centre, including youth centre and additional indoor courts*	Medium term	$25,000,000
O3	Gore Hill Park upgrade *Playground expansion, lighting, expansion of exercise facilities, improved connections to Gore Hill Indoor Recreation Centre*	Medium term	$4,500,000

Item no.	Description	Indicative timing	Estimated cost ($2026)
O4	Land acquisition for public open space *Opportunistic purchase of small parcels across LGA*	Ongoing	$20,000,000
O5	Chatswood Rotary War Memorial Athletics Field upgrade *All-weather track, jump pits, javelin throw area, fence extension, plus general improvements such as picnic facilities, bike racks, footpaths, exercise station*	Short term	$4,000,000
O6	Croquet Greens (former tennis court) passive park upgrade and pedestrian link to Hammond Lane (north)	Medium term	$3,000,000
O7	Chatswood Park playground upgrade	Medium term	$5,000,000
O8	Northbridge Baths upgrade	Medium term	$3,000,000
O9	Sportsgrounds (playing fields) improvements *Turf, irrigation and drainage system upgrades at 5 sportsgrounds*	Ongoing	$8,000,000
O10	Sportsgrounds Pavilions Upgrades *Rolling program to refurbish and/or rebuild pavilions and park amenities*	Ongoing	$20,000,000
O11	Sportsground lighting installation	Medium term	$2,000,000
O12	Dog ‘Off-Leash’ area infrastructure	Short term	$2,000,000
	Sub Total		**$116,500,000**

Local environment

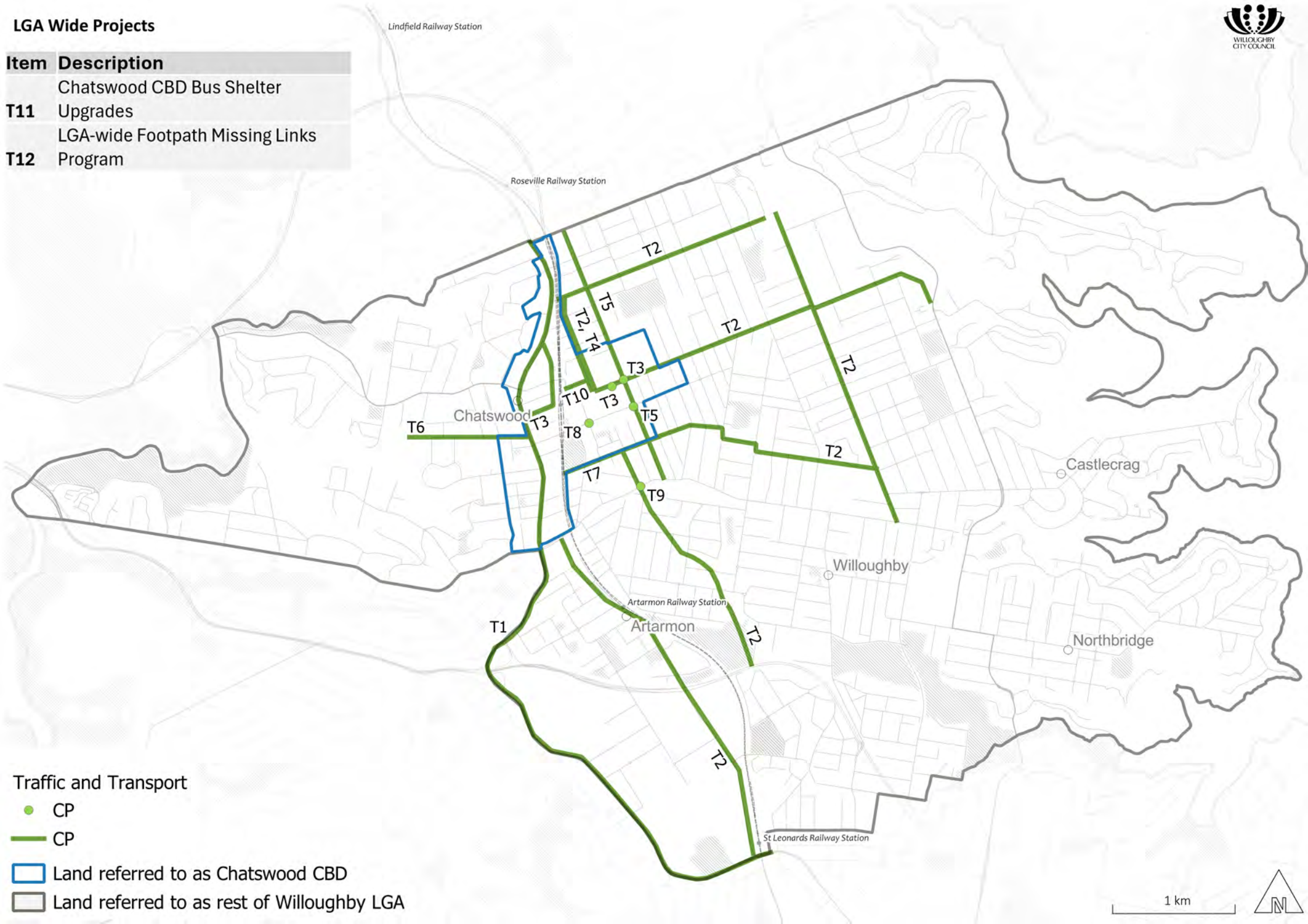
Item no.	Description	Indicative timing	Estimated cost ($2026)
E1	Willoughby Road and Small Street stormwater drainage upgrades	Medium term	$9,000,000
E2	Small Street/Tulloh Street intersection stormwater drainage feeder pipe	Medium term	$1,000,000
E3	Waltham Street (downstream of Taylor Lane) trunk stormwater drain upgrade	Medium term	$8,000,000
E4	Eastern Valley Way flood mitigation works	Medium term	$2,000,000
E5	Scotts Creek stormwater amplification and flood mitigation works	Long term	$2,000,000
	Sub Total		**$22,000,000**

Appendix D: Infrastructure maps


Lindfield Railway Station
Roseville Railway Station
C2
C1
C3
Chatswood
Castlecrag
Willoughby
Artarmon Railway Station
Artarmon
Northbridge
St Leonards Railway Station
1 km
Community Facilities
CP
Land referred to as Chatswood CBD
Land referred to as rest of Willoughby LGA

LGA Wide Projects

Item	Description
T11	Chatswood CBD Bus Shelter Upgrades
T12	LGA-wide Footpath Missing Links Program

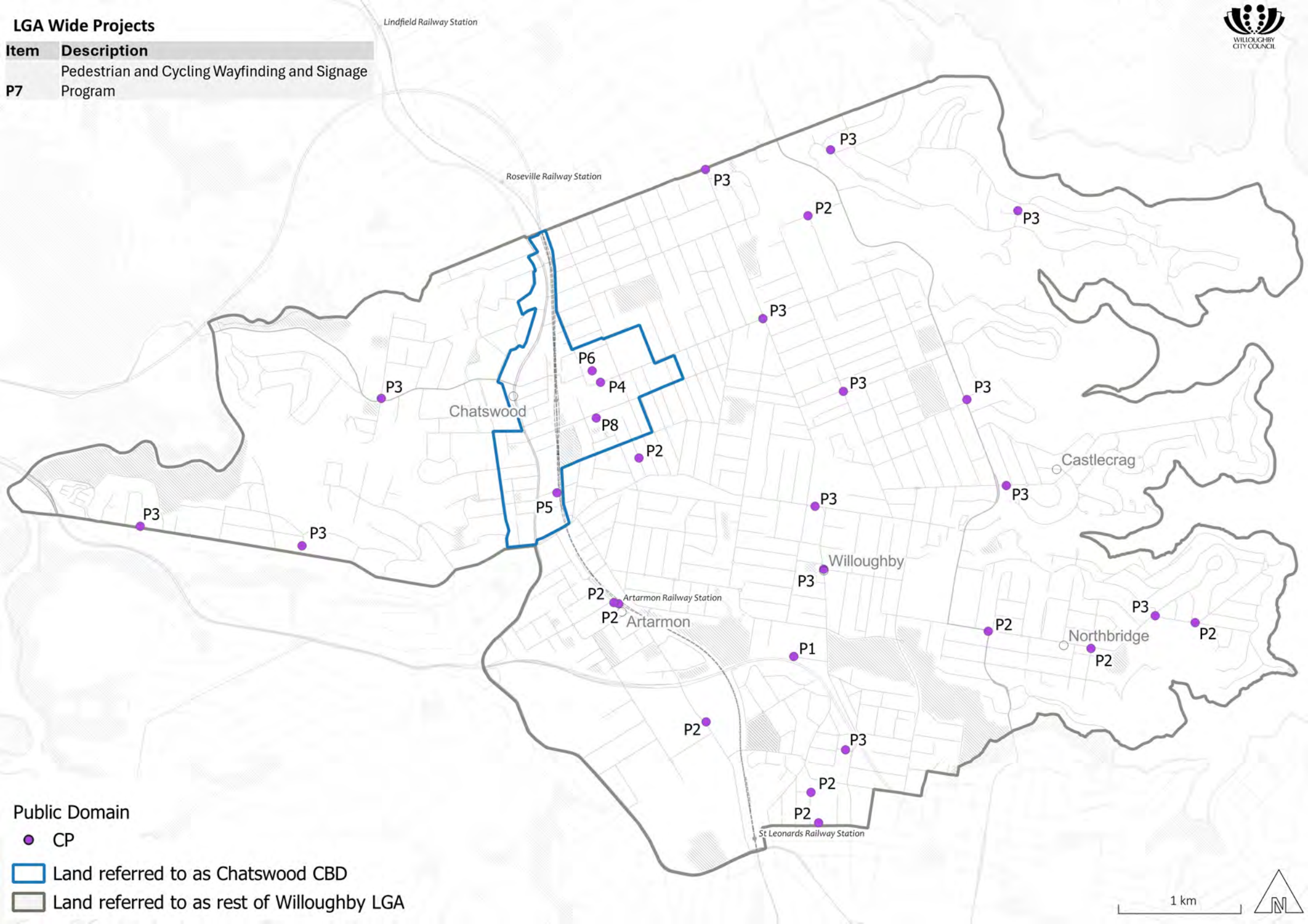


Traffic and Transport

- CP
- CP
- Land referred to as Chatswood CBD
- Land referred to as rest of Willoughby LGA

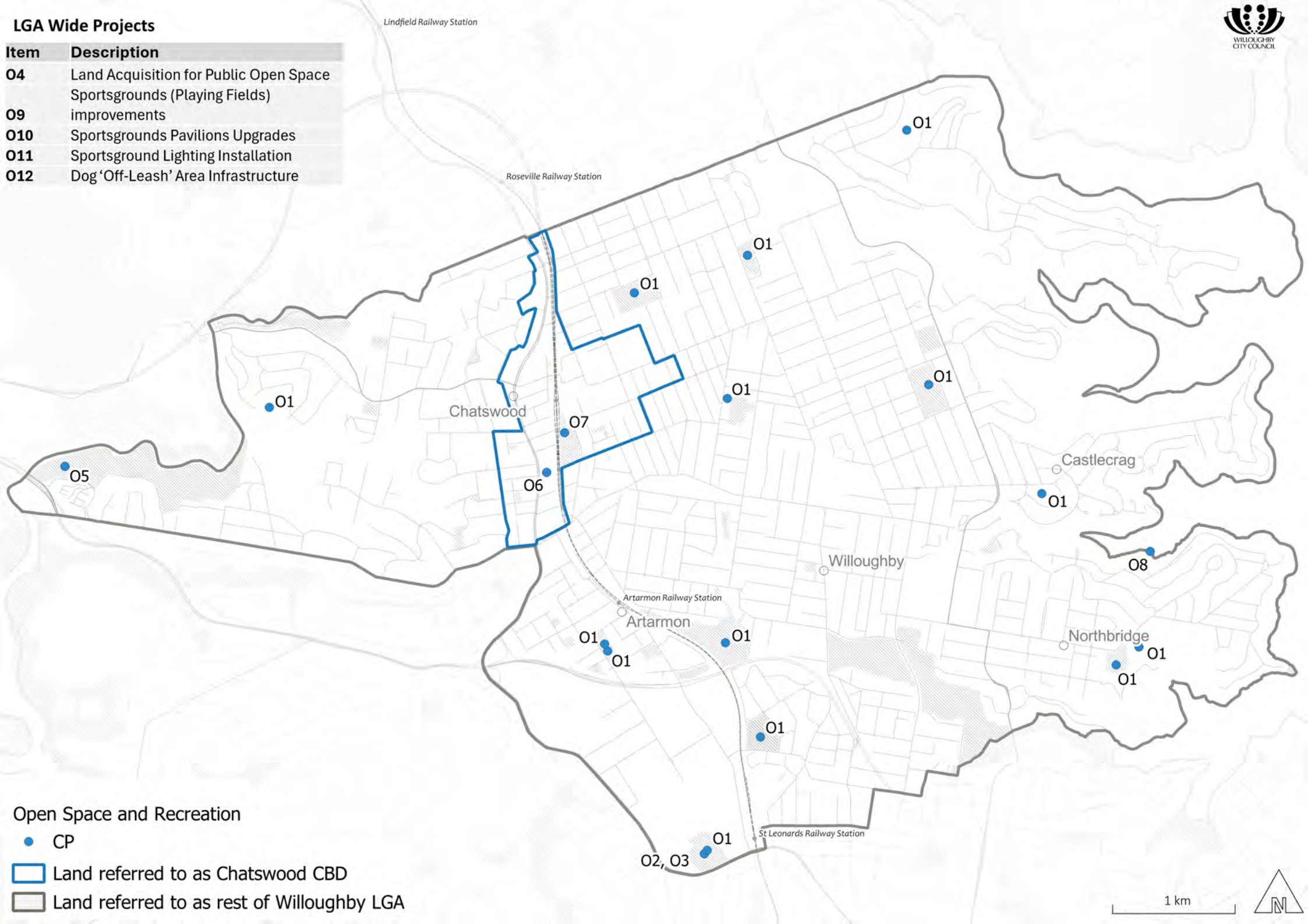
LGA Wide Projects

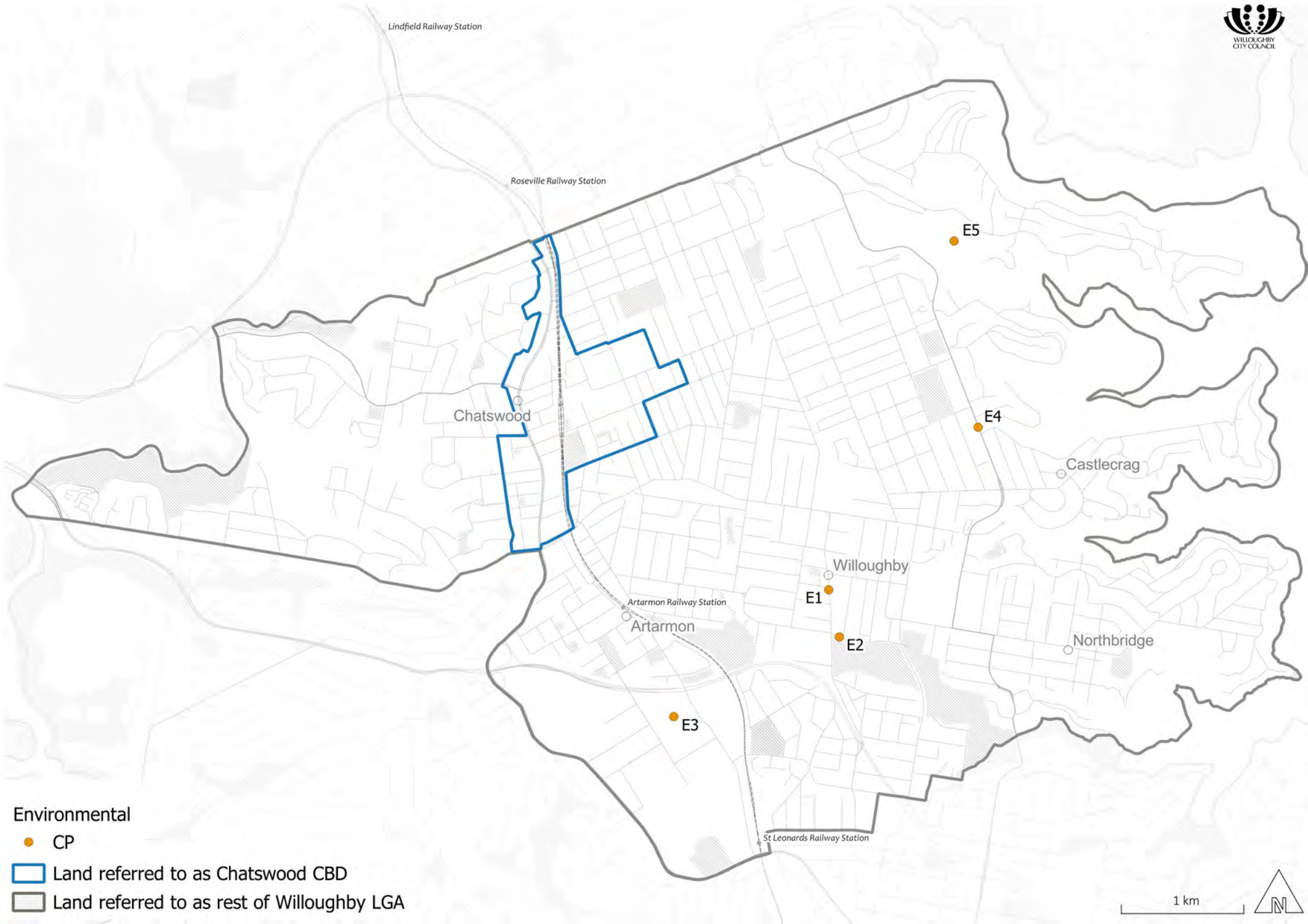
Item	Description
P7	Pedestrian and Cycling Wayfinding and Signage Program



LGA Wide Projects

Item	Description
O4	Land Acquisition for Public Open Space
O9	Sportsgrounds (Playing Fields) improvements
O10	Sportsgrounds Pavilions Upgrades
O11	Sportsground Lighting Installation
O12	Dog 'Off-Leash' Area Infrastructure




Lindfield Railway Station
Roseville Railway Station
Chatswood
E5
E4
Castlecrag
Willoughby
E1
Artarmon Railway Station
Artarmon
E2
Northbridge
E3
St Leonards Railway Station
Environmental
CP
Land referred to as Chatswood CBD
Land referred to as rest of Willoughby LGA
1 km
N

Appendix D: Standard condition for Complying Development

Appendix E: Standard condition for Complying Development

Condition

Before the commencement of any work authorised by this certificate (as required by section 156 of the Environmental Planning and Assessment Regulation 2021), a section 7.12 levy is to be paid to Willoughby City Council in the amount of $[insert amount] for the purposes of the local infrastructure identified in the **Willoughby Local Infrastructure Contributions Plan 2026**.

The contribution amount is based on a proposed cost of carrying out the development of $[insert amount] sourced from the cost report dated XX/XX/20XX. This cost must be indexed between the date of this certificate and the date of payment in accordance with **Section 3.2** of the contributions plan, and the levy recalculated based on the indexed cost of development.

If the adjusted levy amount at payment is less than the levy amount specified in the consent, then the levy amount specified in the consent is payable.

Condition reason

To require monetary contributions towards the provision of local infrastructure.

Appendix F: Terms used in this Plan

Appendix F: Terms used in this Plan

Words and phrases used in this plan have the same meaning as the terms defined in the *Willougby Local Environmental Plan 2012* or the EP&A Act, except as provided for in **Table 4**.

Table 4 Definitions used in this Plan

Term	Definition
Affordable housing excluded from the cost of development	Under this Plan, only affordable housing that is dedicated free of cost and secured as affordable housing in perpetuity is eligible for exclusion from s7.12 levies under this Plan. The affordable housing must be delivered consistently with *State Environmental Planning Policy (Housing) 2021* and, where applicable, clause 6.8 of *Willoughby Local Environmental Plan 2012*. It must be transferred to Council or another eligible affordable housing provider at no cost and secured through an appropriate legally enforceable mechanism to ensure its continued use and management as affordable housing in perpetuity. Where an affordable housing contribution is satisfied entirely by the payment of a monetary contribution, the payment does not reduce the development cost on which the section 7.12 levy is calculated and does not give rise to any exclusion, credit or offset under this Plan. Where an affordable housing contribution is satisfied partly by the dedication of affordable housing dwellings and partly by the payment of a monetary contribution, only the development cost attributable to the dwellings dedicated free of cost and secured as affordable housing in perpetuity may be excluded from the section 7.12 levy calculation. The monetary component does not give rise to any additional exclusion, credit or offset under this Plan.
CDC	Complying Development Certificate
Council	Willoughby City Council
Consent Authority	Has the same meaning as section 4.5 of the EP&A Act and includes a registered certifier within the meaning of that Act
DA	Development Application
The Department	Department of Planning, Housing and Infrastructure
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
GFA	Gross Floor Area
HDA	Housing Delivery Authority
local infrastructure	The public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services
LGA	Local Government Area
Planning agreement	A voluntary agreement as described in section 7.4 of the EP&A Act

Term	Definition
Registered certifier	Has the same meaning as described in section 1.4 of the EP&A Act.
SSD	State Significant Development

WILLOUGHBY
CITY COUNCIL

Contact Us

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