

Sydney Light Rail

FACT SHEET



What is the Sydney Light Rail Small Business Assistance Program?

The Small Business Assistance Program assists small businesses on the light rail alignment who believe they have been impacted where construction is taking longer than initially advised.

In the longer term, the delivery and operation of light rail will increase business opportunities along the alignment so any payment under this program is not designed to compensate businesses, but to provide targeted assistance for short term adverse impacts. This assistance is provided on an ex-gratia basis.

Reasonable accountant costs incurred in connection with an application will be reimbursed.

The program is targeting small business owners along the light rail alignment, rather than land owners who are set to benefit from significant property value uplift.

How do I apply?

To apply for assistance, businesses will need to meet the following criteria:

- › Small businesses employing fewer than 50 full-time equivalent employees;
- › The place of business is situated along the alignment or in close proximity to and impacted by construction activity;
- › The place of business is located in a zone where construction is taking longer than initially advised

Owners of small businesses who occupy their own premises (owner-occupiers) are also encouraged to apply.

In order to be assessed, businesses that meet the above criteria need to provide:

- › Signed financial statements prior to the beginning of Light Rail construction, and for the period since construction began; and
- › Any additional information requested by Transport for NSW that shows how the Light Rail construction has impacted the business.

How long will the program run for?

- › The Business Assistance Program will be available for the duration of civil construction.

How long will it take?

- › Applications are assessed as quickly as possible, once all financial statements and any additional information required has been provided to Transport for NSW. On average, applications are determined within less than four weeks after all information has been received.

Supporting small business is a priority as we want to ensure that the small businesses that have experienced disruption get to experience the benefits once light rail services start.

We've understood that some small businesses along the Sydney light rail route have experienced a greater length of disruption than they may have originally planned.

That's why we are taking action to assist these small businesses that may be experiencing financial hardship.

The Assistance Program includes an ex-gratia payment to assist businesses with their rent and other bills for eligible small businesses that are directly facing the light rail alignment.

Who can I contact for more information?

Please call **0477 477 776** or email **SLRBizassistance@transport.nsw.gov.au** if you have any questions.

Attachment B - Schedules

Original Published Schedule

Zone	Published Start Date	Published End Date
1 - Alfred Street, between George and Loftus streets	9-Jan-17	9-Oct-17
2 - George Street, between Alfred to Grosvenor streets	16-Feb-16	27-Nov-16
3 - George Street, between Bridge to Margaret streets	12-Apr-16	21-Dec-16
4 - George Street, between Hunter to King streets	1-Apr-16	14-Apr-17
5 - George Street, between King to Market streets	23-Oct-15	12-Aug-16
6 - George Street, between Market to Park streets	3-Dec-15	16-Oct-16
7 - George Street, between Park to Bathurst streets	1-Feb-16	31-Oct-16
8 - George Street, between Bathurst to Liverpool streets	10-Jun-16	22-Feb-17
9 - George Street, between Liverpool to Goulburn streets	18-Aug-16	21-Feb-17
10 - George Street, between Goulburn to Hay streets	17-Oct-16	14-Jul-17
11 - George Street, between Hay Street to Rawson Place	13-Jan-17	11-Aug-17
12 - Rawson Place between George and Pitt streets	29-Mar-17	21-Sep-17
13 - Eddy Ave between Pitt and Elizabeth streets	1-May-17	4-Nov-17
14 - Chalmers Street between Elizabeth and Devonshire streets	7-Sep-17	30-Apr-18
15 - Devonshire Street between Chalmers to Elizabeth streets	4-Aug-16	9-Feb-17
16 - Devonshire Street between Elizabeth to Steel streets	21-Sep-16	21-Jun-17
17 - Devonshire Street between Steel to Crown streets	24-Nov-16	19-Sep-17
18 - Devonshire Street between Crown to Bourke streets	23-Feb-17	20-Oct-17
19 - Olivia Gardens site, between Bourke to South Dowling streets	4-May-16	21-Nov-17
20 - Moore Park West	1-Sep-15	28-Sep-17
21 - Anzac Parade, from Moore Park to Lang Road	4-Nov-15	14-Jul-17
22.1 - Anzac Parade Busway	26-Jul-17	19-Feb-18
22.2 - Anzac Parade between Lang to Alison Road	19-Jul-16	19-Nov-16
23 - Alison Road between Anzac Parade to Darley Road	11-Feb-16	17-Nov-16
24 - Alison Road between, Darley to Wansey roads	4-Jan-16	11-Dec-16
25 - Wansey Road between Alison Road and High Street	2-May-16	1-Apr-17
26 - High Street between Wansey and Belmore roads	3-Nov-16	21-Jul-17
27 - High Cross Park	9-Jan-17	17-Mar-17
28 - Anzac Parade between Dacey to Todman avenues	1-Dec-16	9-Nov-17
29 - Anzac Parade between Todman Avenue to High Street	19-Feb-16	6-Sep-16
30 - Anzac Parade between High to Rainbow streets	2-May-16	10-Mar-17
31 - Anzac Parade at the 9 Ways roundabout	1-May-17	19-Dec-17

Schedule of Construction Start Dates

Zone	Actual Start Date
1 - Alfred Street, between George and Loftus streets	9-Jan-17
2 - George Street, between Alfred to Grosvenor streets	16-Feb-16
3 - George Street, between Bridge to Margaret streets	12-Apr-16
4 - George Street, between Hunter to King streets	1-Apr-16
5 - George Street, between King to Market streets	23-Oct-15
6 - George Street, between Market to Park streets	3-Dec-15
7 - George Street, between Park to Bathurst streets	1-Feb-16
8 - George Street, between Bathurst to Liverpool streets	10-Jun-16
9 - George Street, between Liverpool to Goulburn streets	18-Aug-16
10 - George Street, between Goulburn to Hay streets	17-Oct-16
11 - George Street, between Hay Street to Rawson Place	13-Jan-17
12 - Rawson Place between George and Pitt streets	29-Mar-17
13 - Eddy Ave between Pitt and Elizabeth streets	1-May-17
14 - Chalmers Street between Elizabeth and Devonshire streets	7-Sep-17
15 - Devonshire Street between Chalmers to Elizabeth streets	4-Aug-16
16 - Devonshire Street between Elizabeth to Steel streets	21-Sep-16
17 - Devonshire Street between Steel to Crown streets	24-Nov-16
18 - Devonshire Street between Crown to Bourke streets	23-Feb-17
19 - Olivia Gardens site, between Bourke to South Dowling streets	4-May-16
20 - Moore Park West	1-Sep-15
21 - Anzac Parade, from Moore Park to Lang Road	4-Nov-15
22.1 - Anzac Parade Busway	26-Jul-17
22.2 - Anzac Parade between Lang to Alison Road	19-Jul-16
23 - Alison Road between Anzac Parade to Darley Road	11-Feb-16
24 - Alison Road between, Darley to Wansey roads	4-Jan-16
25 - Wansey Road between Alison Road and High Street	2-May-16
26 - High Street between Wansey and Belmore roads	3-Nov-16
27 - High Cross Park	9-Jan-17
28 - Anzac Parade between Dacey to Todman avenues	1-Dec-16
29 - Anzac Parade between Todman Avenue to High Street	19-Feb-16
30 - Anzac Parade between High to Rainbow streets	2-May-16
31 - Anzac Parade at the 9 Ways roundabout	1-May-17

Attachment C - Calculation Methodology

Initial Assessment

Criteria	Description	Result	Comments
1. Small Business Criteria	Less than 50 FTEs	✓ OR ✗	Source documents: - Workers compensation statement (provided by business)
2. Timeline	Construction is taking or expected to take longer than initially estimated by TfNSW	✓ OR ✗	Source documents: - N/A (By zone, based on TfNSW published commitments)
3. Location	The shop front is on the SLR alignment and proximity to construction activity	✓ OR ✗	Source documents: - Construction zone map (provided by TfNSW)
4. Downturn In Profit	A downturn in profitability/margin over the period	✓ OR ✗	Source documents: - 2016 signed FS (provided by business) - BAS returns (provided by business) - Lease agreement or recent rent invoice (provided by business)

Recommendation Business meets the criteria: Assistance is calculated using the methodology below
Business does not meet the criteria: Assistance not recommended

Calculation Methodology

	Input			Calculation	Rationale
Assistance Calculation	2 months rent	A	\$X	<i>Actual monthly rent x 2</i>	Rent used as a base as it is the major fixed cost, and normally negotiated at arms-length.
	Causation factors as a necessary consequence of construction	B	%	<i>Access (25%), Sight Line (25%), Ambiance (e.g. Noise) (25%), Dust (25%)</i>	Weighted causation factors acknowledging not all businesses are impacted in the same way.
	Severity multiple	C	%	<i>Multiply assistance x 150% if business is located in Zone 5 Western Side (George Street – Market Street to King Street). Multiply assistance x 200% if business located in Zone 14 (Chalmers Street), 15 and 16 (Devonshire Street).</i>	Acknowledging certain zones have been impacted more than others.
	Assistance recommended	D	\$X	<i>$D = A \times B \times C$</i>	Provides the baseline from which options are recommended taking into account other considerations specific to the case.

Follow Up Assessment

Criteria	Description	Result	Comments
1. Met the criteria in the initial assessment	The business met the assessment criteria and received assistance in the initial assessment	✓ OR ✗	Source documents: - Approved Ministerial briefing notes
2. Timeline	Construction is taking or expected to take longer than initially estimated by TfNSW	✓ OR ✗	Source documents: - N/A (By zone, based of TfNSW published commitments). This is to be reassessed in Apr17 once TfNSW has an updated estimate on the overstay in each zone.
3. Downturn In Profit	A downturn in profitability / margin over the period since the initial assessment	✓ OR ✗	Source documents: - Available BAS returns since first assessment (provided by business). - Most recent rent invoice (provided by business) – to confirm the business rental payments.

Recommendation	Business meets the criteria: Assistance is calculated using the methodology below Business does not meet the criteria: Assistance not recommended				
Calculation Methodology					
	Input			Calculation	Rationale
Assistance Calculation	2 months rent	A	\$X	<i>Actual monthly rent x 2</i>	Rent used as a base as it is the major fixed cost, and normally negotiated at arms-length.
	Causation factors as a necessary consequence of construction	B	%	<i>Access (25%), Sight Line (25%), Ambiance (e.g. Noise) (25%), Dust (25%)</i>	Weighted causation factors acknowledging not all businesses are impacted in the same way.
	Severity multiple	C	%	<i>Multiply assistance x 150% if business is located in Zone 5 Western Side (George Street – Market Street to King Street). Multiply assistance x 200% if business located in Zone 14 (Chalmers Street), 15 and 16 (Devonshire Street).</i>	Acknowledging certain zones have been impacted more than others.
	Assistance recommended	D	\$X	<i>D = A x B x C</i>	Provides the baseline from which options are recommended taking into account other considerations specific to the case.