



DRAFT

Canterbury Development Contributions Plan 2013

July 2019

Note:

Changes to the Plan are show as:

- ~~Double strike~~ through is deleted text.
- *Italics & underlined* is added text

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1. Plan summary

1.1 Overview of Plan

The *Canterbury Development Contributions Plan 2013* (the **Plan**) has been prepared to address anticipated demand for Local Infrastructure generated by both residential and non residential development within the Canterbury Local Government Area (**LGA**) over the next 20 years.

The Plan applies to all of the LGA, except that part which is referred to as the Canterbury Town Centre as identified in Figure 1.1 in clause 2.4 of this Plan. For contributions applying to development in Canterbury Town Centre, refer instead to the *Canterbury Town Centre and Riverfront Precinct – Development Contributions Plan*.

The LGA's expected development will place additional burden on the range of Local Infrastructure that is available in Canterbury LGA. Accordingly, the main purpose of this Plan is to enable reasonable contributions of money or land or both to be obtained from development for the provision of new and augmented Local Infrastructure that is occasioned by that development.

The expected development will likely be evenly spread across the LGA. As such, the infrastructure required to meet the demand generated by that development (which is proposed to be provided under this Plan) is similarly relatively evenly spread across the LGA.

This Plan has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the **EP&A Act**) and the *Environmental Planning and Assessment Regulation 2000* (the **EP&A Regulation**). In preparing the Plan Council has had regard to practice notes issued by the NSW Department of Planning and Infrastructure in accordance with clause 26(1) of the EP&A Regulation.

This Plan authorises Canterbury City Council (**Council**) or an accredited certifier to impose conditions on Development Consents or complying development certificates requiring development contributions for the development types identified in clause 1.2.

This Plan sets out:

- the expected types of future development in the area to which the Plan applies and the Local Infrastructure required to meet that development;
- the formulas used to determine the contribution rates provided for in this Plan;
- the contribution rates applying to different types of development;
- maps showing the location of the items of Local Infrastructure proposed to be provided by the Council supported by a works program setting out an estimate of their cost and staging; and
- the administrative and accounting procedures applying to contributions that are required by this Plan.

1.2 Developments subject to contributions or levies

Table 1.1 Development subject to contributions or levies under this Plan

	Development type ¹	Limiting circumstances ²	Development Contribution type
A	<p>The following residential accommodation:</p> <ul style="list-style-type: none"> • attached dwellings; • dual occupancy; • semi-detached dwellings; • dwelling houses; • multi-dwelling housing; • residential flat building; • shop top housing; • secondary dwellings; • mixed use development that includes dwellings 	Where the development will or is likely to result in a net increase in the number of dwellings on the development site.	Section 94 contribution specified in Tables 1.2 and 1.3 of this Plan
B	<p>The following residential accommodation:</p> <ul style="list-style-type: none"> • boarding houses; • group homes; • hostels 	Where the development will or is likely to result in a net increase in the number of persons occupying the site.	Section 94 contribution specified in Tables 1.2 and 1.3 of this Plan
C	Seniors housing	Where the development includes self-contained dwellings as defined in <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> , and those dwellings are not provided by a social housing provider as defined under that policy.	Section 94 contribution specified in Tables 1.2 and 1.3 of this Plan
E	Subdivision of land for residential purposes	Where additional lots are created that could be further developed for a dwelling or dwellings.	Section 94 contribution specified in Tables 1.2 and 1.3 of this Plan
F	Non-residential premises, including the non-residential premises component of mixed use developments	Where the development site has a frontage to town centre upgrade works in Belfield, Belmore, Campsie, Clemton Park, Croydon Park, Earlwood, Hurlstone Park, Lakemba, Narwee and Punchbowl local centres only (refer maps in Schedule 5.3 of	Section 94 contribution specified in Tables 1.2 (for any residential portion) and 1.4 of this Plan

¹ Definitions are in accordance with the Standard Instrument-Principal Local Environmental Plan

² Also refer to clause 2.5.1 for general development exclusions.

Development type ¹	Limiting circumstances ²	Development Contribution type
	<p>this Plan).</p> <p>Note: Council will consider waiving contributions where the development only involves minor alterations and additions to an existing building or property. (i.e. where the increase in GFA is less than 25m² – refer to clause 2.11.1 of this Plan)</p>	
<p>G Non-residential premises, including the non-residential premises component of mixed use developments</p>	<ul style="list-style-type: none"> Where the total car parking proposed to be provided on site is less than that required by the relevant DCP provisions. (Note that Council also encourages the payment of this contribution in lieu of the provision of any required visitor spaces); and Where the development site is on land zoned for Business purposes in Campsie, Belmore, Lakemba and Punchbowl local centres (refer maps in Schedule 5.4 of this Plan). 	<p>Section 94 contribution specified in Tables 1.2 (for any residential portion) and 1.5 of this Plan</p>
<p>H All other types of development other than development types A to G above, and where these development types do not meet the limiting circumstances specified.</p>	<p>Where the proposed cost of carrying out the development is more than \$100,000</p>	<p>Section 94A levy specified in Table 1.6 of this Plan</p>

1.3 Summary of contribution and levy rates

Tables 1.2 to 1.6 summarise the contributions or levies payable under this Plan.

All rates are indexed on a quarterly basis. The most current rates are found on Council's website cbc.city.nsw.gov.au/development/planning-control-policies under the heading of Current Contribution Rates as indexed per quarter.

For further details on how to calculate contributions under this Plan, refer to clause 2.11.

Table 1.2 Section 94 contribution rates

Development	Contribution rate for community facilities	Contribution rate for open space and recreation (both acquisition and works)	Contribution rate for Plan administration	Total contribution rate under this Plan
Boarding houses, group homes and hostels (per bed)	\$497	\$4,855	\$140	\$5,492
Secondary dwellings (per dwelling)	\$381	\$3,725	\$107	\$4,213
Bedsitters, studio units, 1 bedroom dwellings, self-contained dwellings in a seniors living development (per dwelling)	\$762	\$7,449	\$214	\$8,426
2 bedroom dwellings (per dwelling)	\$1,190	\$11,631	\$335	\$13,156
3 or more bedroom dwellings and subdivisions creating new allotments (per dwelling)	\$1,639	\$16,020	\$461	\$18,120

Advisory note: The definition of bedroom in clause 2.7 of this plan needs to be adhered with for the purposes of calculating contributions

Table 1.3 Additional section 94 contributions for 225-249 Canterbury Road

Development type	Additional contribution rate*
Boarding houses, group homes and hostels (per bed)	\$5,430
Secondary dwellings	\$4,166
Bedsitters, studio units, 1 bedroom dwellings, self-contained dwellings in a seniors living development (per dwelling)	\$8,331
2 bedroom dwellings (per dwelling)	\$13,008
3 or more bedroom dwellings and subdivisions creating new allotments (per dwelling)	\$17,916

* Despite the requirement for development on the affected lands to pay additional development contributions, in accordance with a Ministerial Direction the total contribution per dwelling in any single development application shall not exceed \$20,000 (refer clause 2.11.3 of this Plan).

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Table 1.4 Additional contributions for Town Centre Improvement Program works

Development type	Additional contribution rate (per linear metre frontage to upgrade works)
Development type F in Table 1.1	\$1,181

Table 1.5 Additional contributions for public car parking

Development type	Town centre	Additional contribution rate (per car space)
Development type G in Table 1.1	Belmore	\$21,688
	Campsie	\$42,454
	Lakemba	\$32,493
	Punchbowl	\$26,495

Table 1.6 Section 94A levy rates

Development type	Levy rate*
Proposed cost of carrying out the development is up to and including \$100,000	Nil
Proposed cost of carrying out the development is more than \$100,000 and up to and including \$200,000	0.5% of that cost
Proposed cost of carrying out the development is more than \$200,000	1% of that cost

* The maximum percentage of the proposed cost of carrying out development that may be imposed by a section 94A levy is stipulated in clause 25K of the EP&A Regulation

1.4 Structure of this Plan

This Plan is structured as follows:

Part 1 (this Part) provides a summary of the Plan and the contribution rates that apply to different development types. In most circumstances this will provide sufficient information for an applicant to calculate an estimate of the contributions that would apply to an individual development.

Part 2 includes the operational provisions of the Plan which give it legal effect and describe how the Plan is administered and managed by the Council.

Part 3 describes the general relationship between development levied under this Plan and the Local Infrastructure to be provided under this Plan.

Part 4 provides a more detailed description of the Local Infrastructure to be provided under this Plan and the calculation of contribution rates.

Part 5 includes lists and maps of the infrastructure programs covered by this Plan.

2. Administration and operation of this Plan

2.1 Name of this Plan

This contributions plan is called the *Canterbury Development Contributions Plan 2013*.

2.2 Purposes of this Plan

The primary purpose of the Plan is to authorise:

- the Council, when granting consent to an application to carry out development to which this Plan applies; or
- an accredited certifier, when issuing a complying development certificate for development to which this Plan applies,

to require either a section 94 contribution or a section 94A levy to be made towards:

- the provision, extension or augmentation of Local Infrastructure; and
- the recoupment of the costs incurred in providing existing Local Infrastructure,

within the area to which this Plan applies.

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of Local Infrastructure Contributions;
- to ensure that development makes a reasonable contribution toward the provision of services and facilities that are required for that development;
- to ensure that the existing community is not unreasonably burdened by the provision of Local Infrastructure required (either partly or fully) as a result of development in the area; and
- to ensure Council's management of Local Infrastructure Contributions complies with relevant legislation and practice notes, and achieves best practice in plan format and management.

2.3 Commencement and amendment of this Plan

This Plan commenced on 1 October 2013. The latest amendment to the plan was adopted on 27 June 2017 and came into effect 11 July 2017.

Refer to clause 2.23 for savings and transitional provisions relating to applications lodged at or around the time this Plan was made.

Council is authorised under clause 32(3) of the EP&A Regulation to make certain types of amendments to the Plan without the need for prior exhibition of those amendments (refer to clause 2.15 of this Plan for details).

2.4 Land to which this Plan applies

This Plan applies to all of the land in the City of Canterbury LGA except land to which the *Canterbury Town Centre and Riverfront Precinct – Development Contributions Plan* applies.

Note: land to which *Canterbury Town Centre and Riverfront Precinct – Development Contributions Plan* applies is identified in Figure 1.1.

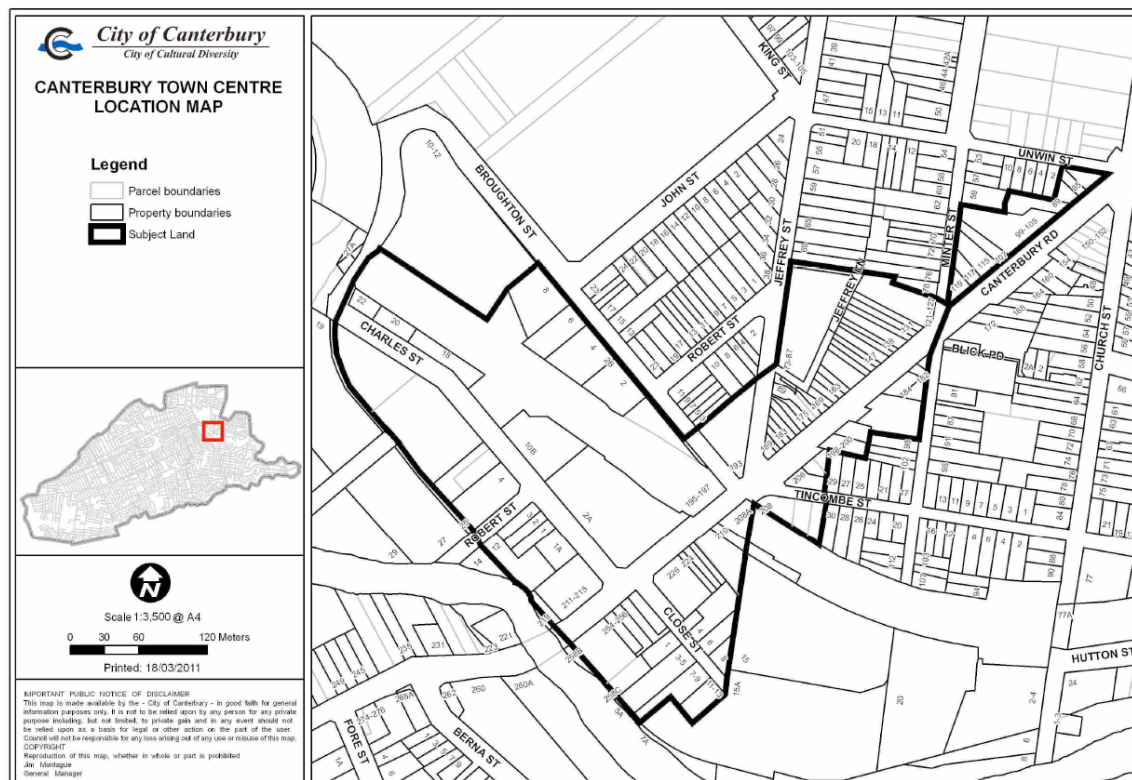


Figure 1.1 Land in Canterbury LGA NOT AFFECTED by this Plan

2.5 Development to which this Plan applies

Subject to clause 2.5.1, clauses 1.2 and 1.3 of this Plan identify:

- the types and areas of development subject to section 94 contributions or section 94A levies under this Plan; and
- the contribution rates or levy rates applicable to those types and areas of development.

2.5.1 Development exempted from contributions under this Plan

The following types of development, or components of development, will be exempted from a requirement to make contributions or pay levies under this Plan:

- Development exempted from contributions or levies by a direction of the Minister pursuant to section 94E of the EP&A Act, current at the time of assessment of the application (The direction will provide the terms of its applicability). Copies of current directions are available to download from the Department of Planning and Infrastructure website.

- Development associated with providing infrastructure funded by section 94A levies.
- Development that involves rebuilding or repair of damage resulting from declared natural disasters (such as flooding or bushfires) under the NSW State Emergency Management Plan.
- Applications submitted by Canterbury-Bankstown Council.
- Applications submitted on behalf of Canterbury-Bankstown Council for the provision of public infrastructure.

In addition, the following types of development will be exempted from a requirement to pay Section 94A levy under this plan:

- Development for the replacement of an existing dwelling house where the new dwelling house does not result in an increase of gross floor area of the existing dwelling by more than 10%.
- Alterations and additions to an existing dwelling house where the new dwelling house does not result in an increase of gross floor area of the existing dwelling by more than 10%.

2.6 Relationship to other plans and policies

This Plan repeals *Canterbury City Section 94 Contributions Plan 2005*.

This Plan does not affect the operation of any other contributions plan that the Council has adopted and that is in force.

Development contributions received pursuant to repealed plans will be used generally for the same infrastructure purpose for which they were collected.

2.7 Definitions

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

Apportionment means the proportional allocation of infrastructure demand between demand segments. Examples of demand segments include existing residents and workers, new residents and workers, and individuals that demand infrastructure but which live or work outside a LGA. The purpose of apportionment in a contributions plan is to ensure that development which is required to make section 94 contributions only pays the share or portion of the cost of the Local Infrastructure that is equivalent to the demand it is likely to generate.

Attributable Cost means the estimated cost for each item in the works programs set out in Part 5 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of Monetary Contributions as a result of any works-in-kind proposal.

Bedroom means any room or space within a dwelling capable of being used as or converted to a bedroom.

Council means Canterbury City Council.

CPI means the *Consumer Price Index (All Groups - Sydney)* published by the Australian Bureau of Statistics.

Development has the meaning under section 4 of the EP&A Act which in relation to land means:

- (a) the use of land; and
- (b) the subdivision of land; and
- (c) the erection of a building; and
- (d) the carrying out of a work; and
- (e) the demolition of a building or work; and
- (f) any other act, matter or thing referred to in section 26 of the EP&A Act that is controlled by an environmental planning instrument.

Development Consent means consent under Part 4 of the EP&A Act to carry out development and includes, unless expressly excluded, a complying development certificate.

Development contribution means any contribution or levy required to be made or agreement reached, pursuant to the provisions of Divisions 6 or 6A of Part 4 of the EP&A Act and includes:

- (a) Planning Agreements³;
- (b) Local Infrastructure Contributions;
- (c) Special Infrastructure Contributions⁴.
- (d) Contributions for affordable housing⁵.

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

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

LGA means Local Government Area.

Local Infrastructure means public amenities and public services, excluding water and sewerage services.

Local Infrastructure Contribution means:

- (a) a section 94 contribution; or
- (b) a section 94A levy.

Material public benefit means a benefit provided by a person entitled to act on a Development Consent as an alternative to making a section 94 contribution.

Monetary Contribution means a monetary contribution that is either a section 94 contribution or a section 94A levy.

³ This Plan makes no provisions relating to Planning Agreements

⁴ This Plan makes no provisions relating to Special Infrastructure Contributions

⁵ This Plan makes no provisions relating to Contributions for Affordable Housing

Plan means this contributions plan.

Planning Agreement means a planning agreement referred to in section 93F of the EP&A Act.

Section 94 contribution means:

- (a) the dedication of land free of cost, or
 - (b) the payment of a Monetary Contribution, or
- a combination of these.

Section 94A levy means the payment of a Monetary Contribution that is a percentage of the proposed cost of carrying out the development.

Work in Kind means the provision of an item of Local Infrastructure that is nominated in the works program of a contributions plan on Council's behalf by a development proponent.

2.8 References

A list of reports, studies and other information informing the preparation of this Plan is contained in Appendix A.

2.9 Authority to impose conditions on consents requiring Monetary Contributions

This Plan authorises Council or an accredited certifier, when determining an application for development or an application for a complying development certificate relating to development to which this Plan applies, and subject to other provisions of this Plan, to impose a condition requiring a **section 94** Monetary Contribution on that development to enable the provision of Local Infrastructure identified in this Plan.

This Plan also authorises the Council or an accredited certifier, when determining an application for development or an application for a complying development certificate relating to development to which this Plan applies, and subject to other provisions of this Plan, to impose a condition requiring the payment of a Monetary Contribution that is a **section 94A** levy.

This Plan also authorises the Council or an accredited certifier to require a Monetary Contribution from development towards recouping the cost of the provision of existing Local Infrastructure that has been provided by the Council for, or to facilitate the carrying out of, development, and which the development will benefit from.

A section 94A levy cannot be required in relation to a development if a section 94 contribution is required in relation to that same development.

The types and areas of development affected by either section 94 contributions or section 94A levies, and the contribution rates applying to different development types, are identified in clauses 1.2, 1.3 and 2.5 of this Plan.

Accredited certifiers should also refer to clause 2.14 of this Plan as to their obligations in assessing and determining applications subject to Local Infrastructure Contributions authorised by this Plan.

2.10 Dedication of land free of cost may be required as a condition of consent

This Plan authorises the consent authority, other than an accredited certifier, when granting consent to an application to carry out development to which this Plan applies, to impose a condition under section 94 of the EP&A Act requiring the dedication of land free of cost to the Council towards the provision, extension or augmentation of Local Infrastructure as specified in the works program to meet the demands of the development, or the recoupment of the cost of Local Infrastructure previously provided within the area.

This Plan authorises the consent authority, other than an accredited certifier, when determining an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 94 of the EP&A Act requiring the dedication of land free of cost.

Wherever land required under this Plan is situated within a development site, the consent authority will generally require the developer of that land to dedicate the land required under this Plan free of cost.

The value of this land will be taken into account in determining the total Monetary Contributions required by the development under this Plan. The value of the land to be dedicated free of cost will be the market value of the land determined in accordance with the *Land Acquisition (Just Terms) Compensation Act 1991*.

2.11 Calculating a contribution or levy under this Plan

Contribution rates for various infrastructure types and development types are shown in the Tables 1.2, 1.3, 1.4, 1.5 and 1.6 of this Plan.

A single development consent can only be the subject of either a section 94 contribution or a section 94A levy, not both.

2.11.1 Calculating Local Infrastructure Contributions

The section 94 contribution rates are set out in Tables 1.2 to 1.5 and reflect the rates at the date that the Plan commenced. These rates are regularly adjusted for inflation in accordance with the provisions of clause 2.15 of this Plan.

The section 94A levy rates are set out in Table 1.6 of this Plan.

Calculation for residential accommodation development

The section 94 contribution required for any individual development is the sum of the number of persons or dwellings multiplied by the contributions shown in Table 1.2, less any demand credits for existing developments, if applicable. Demand credits for existing developments are discussed in clause 2.11.2 of this Plan.

For development on land at 225-249 Canterbury Road, Canterbury, an additional contribution as provided in Table 1.3 also applies.

The sum of all section 94 contributions applicable to a residential accommodation development is not to exceed \$20,000 per lot or dwelling.

Calculation for mixed use development involving residential accommodation development

Where the proposed development includes residential and commercial uses then the total contribution is the sum of the section 94 contributions for each component.

Calculations for commercial development

This Plan authorises the levying of section 94 contributions on non residential development situated on land shown in the maps included in Schedules 5.3 and 5.4 of this Plan:

- Land identified in Schedule 5.3: Town Centre Improvement Program works.
- Land identified in Schedule 5.4: Public Car Parking works.

A commercial development that is subject to both Town Centre Improvement Program and Public Car Parking section 94 contributions will be levied both types of contributions.

(i) Town Centre Improvement Program

For land identified in Schedule 5.3 of this Plan, development that involves a significant increase in commercial gross floor area (that is, at least an additional 10 square metres), the section 94 contribution is the linear rate identified in Table 1.4 multiplied by the length of frontage (in metres) of the development site.

Note: For corner lots where both frontages of a property benefit from the relevant streetscape upgrade works then the applicable rate is for the full length of both frontages but Council may exercise its discretion to reduce the contribution to ensure that it is equitable and reasonable in the particular circumstances.

(ii) Public Car Parking

For land identified in Schedule 5.4 in which commercial premises development does not provide the number of car spaces required under any relevant DCP, then the section 94 contribution is the rate per car space for the relevant town centre multiplied by the number of deficient spaces attributable to the development.

Calculations for section 94A levies

The total section 94A levy for any individual development is determined by applying the applicable levy rate in Table 1.6 to the proposed cost of the development.

2.11.2 Section 94 contribution demand credits for existing residential development

Except where provided for below, section 94 contributions for residential accommodation development determined under this Plan will be calculated according to the estimated net increase in infrastructure demand that a particular development is deemed to generate.

For development sites that contain existing residential development or that have been subdivided for residential development, a credit for the existing infrastructure demand (based on the assumed existing population) relating to the development or site will be applied for the purpose of determining the net increase in population.

The credit applied will be based on the rates cited in Table 2.1.

Table 2.1 Assumed infrastructure demand attributable to existing developments

Existing development type	Assumed occupancy rate
Boarding houses, group homes, hostels and seniors' living.	Credit granted for the approved number of persons in a current consent
Single vacant allotments	3.3 persons per lot
Secondary dwellings, bedsitters, studio units, 1 bedroom dwellings, self-contained dwellings in a seniors living development	1.53 persons per dwelling
2 bedroom dwellings	2.4 persons per dwelling
3 or more bedroom dwellings	3.3 persons per dwelling

For an existing dwelling house over multiple lots, a demand credit will be allocated to one of the allotments. For example, if a three bedroom dwelling house sits over 3 lots, a demand credit for a three bedroom dwelling will be issued for one of the lots.

An example is a dual occupancy development that requires the demolition of an existing three bedroom dwelling. The house was used mainly for residential purposes and, therefore, will be eligible for the demand credit. A credit for a three bedroom dwelling as set out in Table 2.1 is deducted from the contribution payable for the two new dwellings proposed.

For the purposes of this clause, no more than 50% of the floor area of the dwelling and any associated ancillary buildings (such as garages, sheds, etc.) are to be used for non-residential purposes. Non-residential activities include, but are not limited to, health consulting rooms, reception lounges, local shops, home businesses, etc. Where the floor area occupied by a non-residential activity within the dwelling/s and any associated ancillary buildings exceeds 50%, the building will be deemed to be used primarily for non-residential activities and will not be eligible for the credit for existing development.

2.11.3 Cap on residential section 94 contributions

In recent years the NSW Government has been concerned with the impact of development contributions on housing supply and affordability. Ministerial Directions have been issued to NSW councils restricting the amount of section 94 contributions that may be levied on residential development.

On 21 August 2012 the Minister for Planning issued a Direction to Council that caps section 94 contributions.

The Direction requires, among other things:

A council (or planning panel) must not grant development consent ... subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that:

(a) in the case of a development consent that authorises one or more dwellings, exceeds \$20 000 for each dwelling authorised by the consent, or

(b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20 000 for each residential lot authorised to be created by the development consent.

This Plan is consistent with the Minister's Direction in that it authorises section 94 contributions on residential development below the cap, and in so doing effectively responds to the need for Council to keep local contributions at a level that maintains development affordability.

2.11.4 Discounting of section 94 contribution rates for secondary dwellings

The section 94 contribution rates for secondary dwellings that are shown in Tables 1.2 and 1.3 reflect a 50 percent discount of the reasonable contribution rates that the consent authority could impose for this type of development.

Secondary dwellings are defined in the Canterbury Local Environmental Plan 2012 and represent an affordable form of housing that can be provided in the residential areas of the Canterbury LGA. These dwellings – also known as 'granny flats' – are often constructed to provide accommodation for the extended family of the principal dwelling.

Secondary dwellings also allow small or 'one-off' developers to participate in increasing local housing supply. Having a broad range of players including owner-builders is important for a healthy local development industry.

Council is of the view that while these types of dwellings make an important contribution to the social sustainability and housing mix of the LGA, they still nonetheless will increase the demand for the provision of services and infrastructure. This is reflected in the discounted section 94 contributions authorised by this Plan.

2.12 Additional provisions for section 94 contributions

This clause applies only in respect to the calculation of section 94 contributions for individual developments.

Pursuant to section 94(6) of the EP&A Act, Council must, in proposing to impose a requirement for a section 94 contribution, take into consideration any land, money or other material public benefit that the applicant has elsewhere dedicated or provided free of cost within the area (or any adjoining area) or previously paid to the consent authority, other than:

- a benefit provided as a condition of the grant of Development Consent under the EP&A Act, or
- a benefit excluded from consideration by a planning agreement.

In order for Council to consider the previous benefits made by the applicant, details must be submitted at the time of the development application.

A reduction in the contribution requirement under this Plan may be considered where it can be demonstrated by the applicant that:

- the land, money or other material public benefit previously provided continues to provide an ongoing benefit to the community;
- the benefit was not required to be provided under a condition of consent or under a planning agreement;
- the benefit offsets some of the need for community infrastructure identified in this Plan;
- whether the works program included in this Plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works program included in this Plan (including whether the Council would need make up for any shortfall in contributions by its agreement to reduce the contribution).

2.13 Additional provisions for section 94A levies

This clause applies only in respect to the calculation of section 94A levies for individual developments.

2.13.1 Determining the proposed cost of carrying out development

Section 94A levies are calculated as a percentage of the cost of development.

Clause 25J of the Regulation sets out how the proposed cost of carrying out development is determined:

25J Section 94A levy—determination of proposed cost of development

- (1) *The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 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,*
 - (j) the costs of enabling access by disabled persons in respect of the development,*
 - (k) the costs of energy and water efficiency measures associated with the development,*
 - (l) the cost of any development that is provided as affordable housing,*
 - (m) the costs of any development that is the adaptive reuse of a heritage item.*
- (4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.*
- (5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.*

2.13.2 Cost Summary Report must accompany development application

A development application shall be accompanied by a Cost Summary Report, prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The Cost Summary Report shall be in accordance with Appendix B.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in clause 2.13.3 to review a Cost Summary Report submitted by an applicant.

2.13.3 Who may provide a Cost Summary Report?

The following persons are approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant's initial estimate of the proposed cost of carrying out the development is less than \$1,000,000 – any building industry professional; or
- where the applicant's initial estimate of the proposed cost of carrying out the development is \$1,000,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

2.14 Obligations of accredited certifiers

2.14.1 Complying development certificates

This Plan authorises that, in relation to an application made to an accredited certifier for a complying development certificate:

- the accredited certifier must, if a complying development certificate is issued, impose a condition requiring a development contribution, if such a contribution is authorised by this Plan; and
- such contribution can only be a Monetary Contribution required under this Plan; and
- the amount of the Monetary Contribution that the accredited certifier must so impose is the amount determined in accordance with this Plan.

It is the responsibility of the principal certifying authority to accurately calculate and apply the development contribution conditions to complying development certificates. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

2.14.2 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate to certify that any development contributions required as a condition of Development Consent or complying development certificate have been paid to the Council prior to the issue of the certificate.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a Work-in-Kind, material public benefit, dedication of land and / or deferred payment arrangement has been agreed by the consent authority. In such cases Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.15 Adjustment of Section 94 contribution rates in this Plan

The purpose of this clause is to ensure that the section 94 contribution rates imposed at the time of Development Consent are adjusted to reflect the indexed cost of the provision of infrastructure included in this Plan.

In accordance with clause 32(3)(b) of the EP&A Regulation, the Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 94 contribution rates set out in this Plan to reflect variations to the *Consumer Price Index (All Groups Index) for Sydney (CPI)* as published by the Australian Bureau of Statistics. Changes in the CPI are published quarterly and the Council may make its adjustments immediately after publication.

Nothing in this clause authorises the Council, in respect to a section 94 contribution rate that relates to residential accommodation development, to adjust that rate to an amount in excess of \$20,000 for each residential lot or dwelling.

2.16 Adjustment of Monetary Contributions required by a condition imposed under this Plan

The purpose of this clause is to ensure that the Monetary Contribution amounts imposed on developments at the time of consent are adjusted at the time of payment to reflect the indexed cost of the provision of infrastructure included in this Plan.

A Monetary Contribution required by a condition of Development Consent imposed in accordance with this Plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with the CPI.

Nothing in this clause authorises the Council or an accredited certifier, in respect to a section 94 contribution amount in a Development Consent that relates to residential development, to adjust that contribution to an amount in excess of \$20,000 for each dwelling in that residential accommodation development.

2.17 Payment of Monetary Contributions required under this Plan

Council's policy in relation to the timing of payments of Monetary Contributions required under this Plan is as follows:

- Development applications involving subdivision - prior to the release of the subdivision certificate.
- Development applications involving payment of Section 94 contributions - prior to the release of the first construction certificate that generates impact generating floor space.
- Development applications involving payment of a Section 94A levy - prior to the release of the first construction certificate that generates impact generating floor space or works.
- Complying development works – prior to the commencement of works.
- Payment of Monetary Contributions will only be accepted in the form of:
 - Cash;
 - Bank Cheque; or

➤ EFTPOS.

Personal Cheque and Credit Card payments will not be accepted. Where the contribution amount exceeds \$10,000, Council reserves the right to confirm the validity of the payment with the relevant financial institution.

2.18 Policy on deferred or periodic payments and refunds

Council may consider deferred payment of Monetary Contributions (including payment by instalment) in special circumstances. An applicant seeking deferral of payment must demonstrate to Council's satisfaction that their circumstances warrant consideration of deferred payment. All requests must be in writing and address the following:

- What is the contribution being paid for?
- How much is the contribution?
- Why the applicant wants to defer payment of the contribution?
- How long does the applicant want payment deferred (up to 1 year)?

Any application for deferral will be considered on its merits. If granted it will be subject to the following conditions:

- The period of time for deferring payments will be limited to a maximum of 12 months.
- The applicant must provide a suitable Bank Guarantee.
- Interest will be charged on deferred contributions. The Bank Guarantee is to be equal to the amount of the financial contribution to be paid plus the interest accrued over the 12 month period. This is the amount that shall be paid at the end of the 12 month period. A Bank Guarantee must not impose an expiry date or any other condition that may prejudice Council's ability to call on the Guarantee if required.
- The interest rate payable on the deferred contribution is the same as the Commonwealth Bank's base lending rate at the time of the release of the approved building plans or subdivision plan.
- An administrative fee will be charged for deferred payment. Refer to Council's Fees and Charges for the current fee.
- Should the contributions not be paid within 7 days from the end of the deferral period, the Council reserves the rights to call up the Bank Guarantee without further notice.

2.18.1 Refund policy

Council's policy is that there are no refunds of Section 94 contribution or Section 94A levy made under this plan.

Council may however consider giving a refund in the case of a surrendered development consent or complying development certificate provided that:

- The development application or complying development certificate has not lapsed; and
- The surrendered development consent or complying development certificate takes effect in accordance with the EP&A Act; and
- No demolition, building, engineering or construction work has physically commenced that results in gross floor area on the site; and

- Council is to retain 10% of the contribution/levy payment where any works have commenced.

2.19 Material public benefits and dedication of land offered in part or full satisfaction of contributions

This clause applies to development, or proposed development, on land subject to a section 94 contribution under this Plan.

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in lieu of making a section 94 contribution in accordance with a condition imposed under this Plan, in the terms described below.

2.19.1 Offer of a material public benefit made after the imposition of a section 94 contribution condition under this Plan

The Council may accept an offer made in writing to the Council that provides for:

- a material public benefit (other than the dedication of land or the payment of a Monetary Contribution) in part or full satisfaction of a condition already imposed requiring the payment of a Monetary Contribution; or
- the dedication of land free of cost towards the provision of public facilities to meet the demands of the development.

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 96 of the EP&A Act.

2.19.2 Offer of a material public benefit made before the imposition of a Local Infrastructure contribution condition under this Plan

An applicant for consent to carry out development to which this Plan applies may request that any consent granted to the development is made subject to a condition that the applicant carries out work or provides another material public benefit that would satisfy the requirements of this Plan in relation to the development.

The applicant's request:

- may be contained in the relevant development application; or
- may constitute an offer to enter into a Planning Agreement relating to the development accompanied by the draft agreement.

The Council will consider the request as part of its assessment of the development application.

If the Council decides to grant consent to the development and agrees to a request made in the relevant development application, it may impose a condition under section 80A of the EP&A Act requiring the works to be carried out or the material public benefit to be provided.

If the applicant makes an offer to enter into a Planning Agreement, the Council will, if it proposes to enter into the agreement, publicly notify the draft agreement and an explanatory note relating to the draft agreement together with the development application in accordance with the requirements of the EP&A Act.

If the Council decides to grant consent to the development and agrees to enter into the Planning Agreement, it may impose a condition under section 93I of the EP&A Act requiring the agreement to be entered into and performed.

2.19.3 Matters to be considered by the Council in determining offers of material public benefits

In addition to any matters identified above the Council will take into account the following matters in deciding whether to accept an offer of material public benefit:

- the requirements contained in any material public benefits or Works in Kind policy that the Council has adopted; and
- the standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction; and
- the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- the value of the material public benefit is to be at least equal to the value of the contributions assessed according to this Plan; and
- the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

Where the offer of material public benefit does not relate to an item of infrastructure identified in this Plan (i.e. is not a Work-in-Kind), the Council will take into account the following additional matters:

- the overall benefit of the proposal; and
- the proposal is for the provision of an appropriate alternative facility to that which the contribution was required which will provide public benefit to the local community; and
- whether the works program included this Plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works program included in this Plan (including whether the Council would need make up for any shortfall in contributions by its acceptance of the offer); and
- the implications of funding the recurrent cost of the facility(s) the subject of the offer.

2.19.4 Agreements to be in writing

Council will require the applicant to enter into a written agreement for the provision of a material public benefit prior to its provision or the commencement of the development. If the offer is made by way of a draft Planning Agreement under the EP&A Act, the Council will require the agreement to be entered into and performed via a condition in the Development Consent.

Agreements shall specify (as a minimum) the works that are the subject of the offer, the value of those works, the relationship between those works and this Plan, and the program for delivering the works.

Planning Agreements shall address the matters included in the EP&A Act and EP&A Regulation.

2.19.5 Valuation of offers of works-in-kind and other material public benefits

The value of works offered as works-in-kind is the Attributable Cost of the works (or a proportion of the Attributable Cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this Plan.

The Attributable Cost of Works-in-Kind will be used in the calculation of the value of any offset of section 94 Monetary Contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared. No contributions offset shall be applied to material public benefits that are not Works-in-Kind.

2.20 Pooling of funds

To provide a strategy for the orderly delivery of the infrastructure, this Plan authorises Monetary Contributions paid:

- for different purposes in accordance with the conditions of various Development Consents authorised by this Plan; and
- for different purposes under any other contributions plan approved by the Council.

to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary community infrastructure contributions under this Plan are the priorities for works as set out in the relevant works programs. These priorities are identified in Part 5 of this Plan either by the anticipated date of delivery included in the works programs or by the notional priority ranking (i.e. priority 1, 2 or 3). The timing of delivery of these 'priority' works is dependent on the timing of development activity and the receipt of the relevant contributions.

In deciding whether to pool and progressively apply contributions funds, Council is to satisfy itself that this action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

Despite the provisions of this clause, contributions collected for the Town Centre Improvement Program works shall be allocated to the Infrastructure Renewal Levy and shall not be pooled with other development contributions funds.

2.21 Accountability and access to information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to community infrastructure contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EP&A Regulation and include:

- maintenance of, and public access to, a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of contributions; and

- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at the Council's administration office.

2.22 Review of Plan

The infrastructure identified in this Plan is the result of detailed investigations of Local Infrastructure demand generated by the population of Canterbury LGA (refer Appendix A for references).

The Plan is predicated on the progressive application of Local Infrastructure Contributions and funds from other sources toward provision of a prioritised list of infrastructure items (i.e. items listed in Part 5 of this Plan).

Priorities for infrastructure items were determined at the time this Plan was prepared. However it is likely that the scope of, and priority attached to, each of the infrastructure items will change over the life of the Plan. It is also likely that the estimated cost of items will need to be adjusted as facility designs are firmed up.

Council will therefore review the Plan regularly to ensure:

- it remains financially sustainable;
- it continues to address the priority infrastructure needs generated by new development;
- it can plan for and source complementary revenue streams in order to deliver the portion of the works program not met via development contributions;
- that the Local Infrastructure will be delivered in a reasonable time; and
- that contribution rates remain reasonable over time.

The above review may be done in conjunction with the preparation of the annual Management Plan. A framework for a report to the elected Council may address the following:

- The total amount of development contributions imposed on consents and the amount received by the Council.
- A summary of total funds available in each infrastructure category.
- A progress report on the delivery of infrastructure items identified in Council's contributions plans, including the timing and cost of items delivered under the Plan.
- A recommendation as to the next stage of the infrastructure program that should be delivered in response to the level of funds held and the development that has occurred or is likely to occur in the near future.
- Any other matter considered relevant to the regular review of the Plan.

The Council shall then consider the report and determine whether any adjustment to the Plan is required.

The Plan is to be adjusted, re-exhibited and remade where any of the following occurs as part of a review:

- Where a reprioritisation of infrastructure items is required.

- Where the description or costs of infrastructure items, including any substitution of items, have changed.
- Where the contribution rates are proposed to be adjusted in any way, other than adjustments of the type described in clause 2.15 of this Plan.

2.23 Savings and transitional arrangements

A development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of the making of the application.

3. Relationship between expected development and demand for infrastructure

3.1 Context

Canterbury LGA is located approximately 9-18 kilometres south-west of central Sydney.

Covering an area of 33 square kilometres, the City includes the key town centres of Campsie, Lakemba and Earlwood and one of Australia's earliest stand-alone shopping centres at Roselands.

The Canterbury LGA has a relatively high population density of approximately 4,000 people per square kilometre, which is about double that of the Sydney Metropolitan Area as a whole and appreciably higher than adjoining LGAs to the west and south, that is:

- Bankstown 2,300 people per square kilometre;
- Strathfield 2,600 people per square kilometre;
- Hurstville 3,300 people per square kilometre; and
- Rockdale 3,600 people per square kilometre.

Adjoining LGAs that are closer to the Sydney city centre, to the north and east of Canterbury, have higher densities, that is:

- Marrickville 4,600 people per square kilometre;
- Burwood 4,800 people per square kilometre; and
- Ashfield 5,000 people per square kilometre.

3.2 Recent residential development

Table 3.1 provides a summary of Australian Bureau of Statistics residential building statistics, illustrating the generally lower production rates after the year 2000, compared to earlier times.

The table also indicates that average annual production in the LGA between 1995 and 2008 was 351 dwellings, although if the first three years are excluded the average over the last ten years of the period was just over 300 dwellings per year. These figures do not account for dwellings that are demolished in order to create the development sites on which these buildings are constructed.

Table 3.1 Dwelling approvals 1996-2008 (construction certificates)

Year (ending June 30)	Separate dwellings	Other dwellings	Total dwellings
1995-96	94	333	427
1996-97	105	332	437
1997-98	156	463	619
1998-99	121	258	379
1999-00	107	230	337
2000-01	83	191	274
2001-02	84	221	305
2002-03	73	313	386
2003-04	135	372	507
2004-05	102	237	339
2005-06	67	94	161
2006-07	42	148	190
2007-08	72	135	207
Total	1,241	3,327	4,568
Average per annum	95	256	351

Source: Australian Bureau of Statistics, Building Activity, Australia, (catalogue number: 8752.0 to 8752.7) obtained from the Canterbury Development Contributions Issues Paper (Newplan, June 2009)

More specific and recent data on net additional dwellings has been prepared by Council and is included in Table 3.2. These figures relate to the number of dwellings actually completed (occupation certificate issued) and also accounts for dwellings lost as a result of the development of land. The data illustrate that in the five years since the 2006 census, 1,214 net additional dwellings were constructed at an average annual rate of 243 dwellings.

Table 3.2 Net additional dwellings, 2006-2011

Year (ending June 30)	1 bed	2 bed	3 bed +	Existing	Net dwelling increase
2006-07	3	89	149	69	172
2007-08	17	127	204	73	275
2008-09	7	167	150	78	246
2009-10	19	58	133	67	143
2010-11	223	193	91	129	378
TOTAL	269	634	727	416	1214
Average per annum	53.8	126.8	145.4	83.2	242.8

Source: Canterbury City Council

3.3 Expected development

3.3.1 Canterbury LGA generally

Town planning provisions applying to land in the Canterbury LGA have historically supported the following types of development:

- Residential development predominantly in the form of single detached housing.
- Concentrations of higher density housing located along the rail corridors and in redevelopments of redundant non-residential sites.
- Infill dual occupancy and town house / villa home development throughout the low density residential areas of the LGA.
- Retail and commercial development in and around the LGA's centres (particularly Campsie, Roselands, Lakemba, Punchbowl and Earlwood).
- Industrial and related employment development in Riverwood / Punchbowl, Kingsgrove and the Canterbury Road corridor.

A new local environmental plan (LEP) was made immediately prior to this Plan being adopted. *Canterbury Local Environmental Plan 2012* for the most part contains land use strategies and provisions similar to the previous planning provisions. The LEP does however contain new redevelopment provisions for the Canterbury Road corridor and an expansion and density increase strategy for the City's town centres.

This mixed development profile of the LGA is therefore likely to continue into the future, but with the total number of detached dwellings likely to reduce. Development will primarily be in the form of redevelopment and 'urban renewal' of existing sites for a range of residential and non residential purposes. Non residential development will likely occur mainly in existing town centres but dispersed across the LGA; much of it likely to be as part of mixed use developments in town centres or as redevelopment of existing sites.

As part of the review of housing through the then Department of Planning carried out as part of the preparation of the 2005 Metropolitan Plan for Sydney, a likely geographic distribution of expected additional dwellings was determined for the Canterbury LGA. These figures are provided in Table 3.3. The figures have been since adjusted by Council officers for Canterbury and Punchbowl Town Centres, and include the Sunbeam site and Riverwood North proposed redevelopments, and a reduction in potential development along the Canterbury Road Corridor .

Table 3.3 Locality specific dwelling targets for Canterbury LGA

Locality	Expected dwelling creation under 2005 Metropolitan Strategy
Campsie Town Centre	506
Lakemba Town Centre	121
Belmore Town Centre	153
Burwood Rd/Canterbury Road Centre - Belmore	7
Canterbury Town Centre	1,095
Croydon Park Town Centre	9
Dudley Street/Canterbury Road Centre - Punchbowl	9

Locality	Expected dwelling creation under 2005 Metropolitan Strategy
Narwee Town Centre	29
Punchbowl Town Centre	150
New Canterbury Road Shops – Marrickville LGA border	7
Haldon Street/Canterbury Road Centre- Lakemba	12
Hurlstone Park Town Centre	44
Wiley Park Town Centre	57
William Street/Kingsgrove Road Centre - Belmore	25
Clemton Park Centre	33
Chapel Street	32
Yerrick Road	10
Harp Street	20
Kingsgrove	19
Earlwood Town Centre	110
Roselands	252
Canterbury Infill	1,465
Riverwood/Punchbowl	12
Riverwood North	450
Sunbeam Site	650
Canterbury Road Study area	1,953
Total	7,230

Source: Canterbury City Council

The table shows a relatively broad distribution of expected residential development across the LGA. This suggests that any increase in demand for Local Infrastructure should similarly be distributed across the City.

Data in Tables 3.1 and 3.2 show a consistent level of dwelling production in the Canterbury LGA over recent years. As there are numerous candidate areas and sites suitable for infill redevelopment in the LGA, it is reasonable to assume that dwelling creation will continue to be strong into the future.

For the purpose of estimating Local Infrastructure demand for residential development, this Plan assumes that the recent average annual net dwelling creation in Canterbury LGA will continue over the short to medium term (i.e. up to 20 years). This equates to about 240 dwellings per annum, or around 4,800 additional dwellings by 2031.

The dwelling growth assumptions in Table 3.3 applied to a 27 year period between 2004 and 2031 (being the period reflecting the Metropolitan Strategy horizon), and equate to an annual average growth of 270 dwellings.

These population and development estimates are not directly relevant for the purpose of estimating Local Infrastructure demand arising from non residential development including streetscape upgrades in town centres, road works and car parking. This infrastructure demand

more directly responds to the particular development in the locality where the infrastructure will be provided. Such development is likely to be spasmodic and therefore difficult to predict with any certainty.

3.3.2 Canterbury Town Centre

Focused urban renewal comprising mixed employment and residential development has been identified for the precinct in and near Canterbury Station. During the preparation of the contributions plan applying to that area the forecast development potential shown in Table 3.3 was increased from 742 to 1,095 dwellings. Even so, this urban renewal activity will account for only about 15 percent of projected dwelling growth between 2004 and 2031.

This Plan's assumption of dwelling growth of 4,800 over 20 years does not include development anticipated in Canterbury Town Centre, and is generally consistent with the dwelling targets presented in Table 3.3.

Although the Canterbury Town Centre is not included in this Plan, the following points should be noted:

- The *Canterbury Town Centre and Riverfront Precinct – Development Contributions Plan* levies development that will occur in that precinct in order to provide the Local Infrastructure required in that urban renewal area.
- As a result of constraints arising from the affordability of development contributions, no contribution will be paid by development in that precinct towards the provision of community facilities.
- The cost of providing any community facilities required by the Canterbury Town Centre precinct development will not be borne by other future development in the Canterbury LGA that is subject to this Plan.

3.4 Expected population

3.4.1 Recent and projected population

In April 2010, the then Department of Planning published projections of populations for each LGA in NSW. The estimates for Canterbury LGA are included in Table 3.4 over page and show that the Department expects a population of 152,600 by 2031, while the current population (2011) was expected to be 139,900.

Table 3.5 over page shows estimated resident population of Canterbury LGA over the 10 years to 2011. The data indicate that, due to a population growth surge between the 2006 and 2011 Censuses, the population in 2011 had already reached 144,751, well ahead of the forecasts in Table 3.4.

The Department of Planning in 2010 predicted that Canterbury LGA's population would grow by approximately 12,700 between 2011 and 2031. From Tables 3.4 and 3.5 it appears some of this predicted growth has occurred earlier than anticipated, although there is no evidence available to suggest that the 2011-2031 average growth rate is likely to slow down from that predicted. The section 94 contributions to be applied to residential development under this Plan need to be based on a reliable estimate of the future population growth increment. The 12,700 increment for the period between 2011 and 2031 is considered to be a reasonable basis for calculating contribution rates for residential development under this Plan.

Table 3.4 Past and projected population growth of Canterbury LGA, 1996-2036

Year (ending June 30)	Total population	Growth rate (%)
1996	138,700	n/a
2001	137,500	-0.18
2006	135,600	-0.28
2011(f)	139,900	0.63
2016(f)	144,000	0.57
2021(f)	146,600	0.35
2026(f)	149,400	0.38
2031(f)	152,600	0.42
2036(f)	156,200	0.47

Source: Department of Planning population projections by LGA (April 2010) Table 49.1 (past year data sourced from Australian Bureau of Statistics, (f) = Department of Planning forecast)

Table 3.5 Canterbury LGA estimated resident population, 2001-2010

Estimated resident population		Annual Change	
Year (ending June 30)	Total population	Persons	Percent (%)
2001	137,492	-	-
2002	136,542	-950	-0.7%
2003	135,244	-1,298	-1.0%
2004	134,437	-807	-0.6%
2005	134,705	268	0.2%
2006	135,605	900	0.7%
2007	137,206	1,601	1.2%
2008	139,657	2,451	1.8%
2009	141,708	2,051	1.5%
2010	143,597	1,889	1.3%
2011	144,751	1,154	0.8%

Source: ABS, Cat No. 3218 – Regional Population Growth, Australia, 2012

3.4.2 Dwelling occupancy rates

This Plan incorporates, for the purposes of the calculating reasonable section 94 contribution rates for residential development, the average occupancy rates recorded in Canterbury LGA private dwellings at the 2011 Census. To maintain the reasonableness of contributions, these rates can be reviewed in future reviews of the Plan.

Table 3.6 shows the 2011 dwelling occupancy rates for Canterbury LGA private dwellings on the basis of number of bedrooms in a dwelling.

Table 3.6 Dwelling occupancy rates assumed in this Plan

Residential development type	Assumed average household occupancy rate
Dwelling houses and single vacant allotments	3.3 persons per dwelling or lot
Other dwellings:	
Secondary dwelling	1.53 persons per dwelling
1 bedroom	1.53 persons per dwelling
2 bedroom	2.4 persons per dwelling
3 or more bedroom	3.3 persons per dwelling

Source: Australian Bureau of Statistics, 2011 Expanded Community Profile, Canterbury LGA, Tables X29 – X31.

3.4.3 Expected population arising from the expected development

The most current, published population projections for Canterbury LGA are those shown in Table 3.4.

According to this data set the LGA's population will grow by around 12,700 persons between 2011 and 2031, although it is noted that the starting point for that growth is higher than the published projections anticipated.

Recent estimated population growth rates have exceeded dwelling growth rates, suggesting that there may not be any dwelling need attributable to declining occupancy rates, and that population growth may strongly correlate to the number of new households and the level of occupancy of those households.

The anticipated level of population growth between 2011 and 2031 may, for the purpose of determining contribution rates under this Plan, therefore be reasonably attributed to the anticipated residential development, which is assumed to be around 4,800 dwellings. This would equate to an occupancy rate of about 2.64 persons per dwelling, which, when expressed as an average, is consistent with the occupancy rate assumptions described in clause 3.4.2.

3.5 Likely consequences of population trends

The population of Canterbury LGA is, according to the ABS SEIFA index⁶, the third most disadvantaged LGA in New South Wales. It is therefore likely that the sudden increase in population and occupancy rates that aligns with the end of the property boom (see Table 3.5 population increases from 2007), may relate to a general increase in the unaffordability of housing and that, potentially, extended families or other groups are consolidating their properties.

The key consequences of this trend for this Plan are:

- The development contribution rates could be significantly affected by variations in occupancy rates.
- The population increase will result in a greater overall demand for public amenities and services. In the context of worsening economic conditions there may be particular pressure on, or demand for, community facilities.
- With varying occupancy rates there is reduced certainty as to the number of dwellings that will be required to house the incoming population.

A further trend that is likely to continue is the relatively high level of use of local retail facilities, when compared to strip retailing in some other LGAs. Strip retail in suburbs such as Campsie, Punchbowl and Lakemba continues to experience high usage levels and so it is expected that the anticipated population growth will increase the demand in these retail centres. This Plan aims to address these pressures by improving the usability of the local centres, including the upgrade of numerous retail streetscapes and improvement to car parking and access.

3.6 Construction of this Plan

Based on the foregoing discussion, this Plan assumes that the Canterbury LGA is likely to accommodate around 4,800 extra dwellings and 12,700 extra residents between 2011 and 2031.

As a result of the uncertainty in occupancy rates and the broad spread of likely development across the LGA, this Plan has been constructed so as to achieve the following:

- To plan for the infrastructure requirements of the whole of the Canterbury LGA.
- To plan for the infrastructure that will be required over the next 20 years as a result of the forecast population growth.
- Contribution rates that reflect the average occupancy rates apparent at the time of the 2011 Census as included in Table 3.6. These rates will be reviewed when new Census data becomes available.
- To acknowledge that declining economic conditions may require increased public spending so as to accommodate the increased needs of the population, especially in respect to community facilities. This may require an upward adjustment in benchmark community facility provision rates.

⁶ According to the description provided on Council's website by its demographers "The Index of Relative Socio-Economic Disadvantage is derived from attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and other variables that reflect disadvantage."

- To provide a works program that is geographically evenly spread across the LGA consistent with the expected development pattern. All works related to community facilities and to open space and recreation will be considered to be part of a city-wide catchment. This is considered reasonable because there is likely to be no spatial focus of residential development activity anticipated during the life of the Plan (with the exception of Canterbury Town Centre, which is subject to a separate contributions plan).
- The community facilities, open space and recreation works program consists of similar types of works generally spread across the LGA. This allows for the delivery of works to align with the location of development activity where possible, while also providing a degree of flexibility.

In addition to this City-wide catchment approach for growth in residential populations, it is considered that this growth may have specific consequences in the town centres and so certain targeted infrastructure improvements have been identified for a number of centres. This Plan therefore also addresses the following:

- Fund a particular project that improves access to the rear of properties at 225-249 Canterbury Road, Canterbury. This project is carried over from the *Canterbury City Section 94 Contributions Plan 2005*.
- Provide a targeted works program for the upgrade of streetscapes in town centres (a 'Town Centre Improvement Program') to support retail trade in those centres but also to ensure that developments that benefit from infrastructure improvements contribute to the cost of paying for that infrastructure.
- Provide a mechanism for redistributing funds collected under the Council's Infrastructure Renewal Levy. This will involve recouping some of the costs of delivering the town centre upgrades in ten (10) centres from future developments that benefit from those improvements, allowing further works to be delivered through the levy.
- Provide a mechanism to allow development, in four (4) town centres, that does not provide sufficient car parking on site to proceed by requiring the developments to contribute to the provision of public car parks.

3.7 Local Infrastructure demand attributable to other development

This Plan authorises the imposition of a section 94A levy on certain other development not subject to a section 94 contribution.

Parts 3 and 4 of this Plan discuss the demands for Local Infrastructure arising from expected residential as well as non-residential development in certain town centres. However, other types of development, including for example industrial development, will also benefit from the provision of Local Infrastructure and so will be subject to a section 94A levy under this Plan.

Section 94A(4) of the EP&A Act states that a condition imposed under section 94A is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.

Section 94A levies collected under this Plan will be applied toward meeting that part of the cost of works included in Part 5 of this Plan that will not be funded via section 94 contributions.

4. Infrastructure strategies

This Plan provides for infrastructure in the following categories:

- Community Facilities (works only);
- Open Space and Recreation (land acquisition and works);
- Road works (land acquisition and works involving properties at 225-249 Canterbury Road, Canterbury only);
- Town Centre Improvement Program (works only);
- Public Car Parking (land acquisition and works); and
- Plan Administration.

4.1 Open Space and Recreation

4.1.1 Supporting studies

The assessment of infrastructure needs in respect of this category of Local Infrastructure in the Canterbury LGA is based on the following supporting study:

- City of Canterbury Strategic Recreation Plan (**SRP**), March 2010 (adopted 23 June 2011).

The purpose of the SRP was to provide the strategic framework for the provision of quality and appropriate recreation services and facilities to address the current and future needs of the City of Canterbury community.

4.1.2 Existing infrastructure provision

According to the SRP the current provision of recreation in the City of Canterbury includes the following:

- 30 structured playing fields
- 95 playgrounds
- 217 parks and reserves
- 24 tennis courts
- 4 bushland reserves
- 2 Aquatic and Fitness centres
- 1 golf course
- 1 Multipurpose/ youth centre
- 10 senior citizens/ community centres

Incorporating the structured playing fields, parks, reserves and bushland reserves, the 251 park areas provide a total of 345 hectares of public open space. Based on the 2011 population of 144,751 people in the LGA, this equates to approximately 2.38 hectares per 1,000 residents.

4.1.3 Required new infrastructure and enhancement of existing infrastructure

The SRP assesses the demand for new infrastructure and enhancement of existing infrastructure on the basis of a number of factors including:

- Benchmark rates of provision as outlined in literature on the subject;
- Recreation industry trends, including participation rates for various activities;
- Population and demographics, including their trends, in the Canterbury LGA; and
- Aspiration for recreation in the Canterbury LGA evidenced through community consultation.

This process identified a number of themes that guided the assessment of infrastructure needs with regards to open space and recreation. These themes include:

- Informal recreation (outdoor and indoor);
- Target groups (children, young people, older people, people from a culturally and linguistically diverse background, people with disabilities and women);
- Linkages (walking and cycling);
- Sport (fields, courts, indoor facilities);
- Aquatic and fitness facilities; and
- Natural areas (bushland, wetlands, rivers and creeks).

The requirements arising within each of these themes was assessed against Council's current infrastructure to determine the program of works included in the recommendations of the SRP.

4.1.4 Determination of reasonable development contribution

A discussion is provided in the SRP⁷ with regard to the use of benchmarks when determining the appropriate level of provision of open space.

The commonly used benchmark of 2.83 hectares per 1,000 residents is referred to and the report suggests that the origins of the benchmark are in the UK in the 1940s and that it carries little relevance in Australia today. The SRP refers to local studies that suggest that the appropriate level of provision is well in excess of 4.0 hectares per 1,000 residents.

Council estimates indicate that the market value of land in the Canterbury LGA is in excess of \$1,000 per square metre.⁸ This Plan is premised on a population growth of 12,700 residents due to additional housing construction.

Table 4.1 sets out the likely cost to Council if it was to maintain the current quantum of open space provision, that is 2.38 hectares per 1,000 residents.

⁷ Section 2.5.3

⁸ Refer land acquisitions schedule in Part 5 of this Plan

Table 4.1 Calculation of cost for open space acquisition

Current total provision:	345	ha
2006 population:	135,605	residents (refer Table 3.5 of this Plan)
2006 provision rate:	2.38	ha / 1,000 residents
Land cost / value (per square metre):	\$1,067	/ square metre (source: land acquisition schedule in Part 5 of Plan)
Additional population under this Plan:	12,700	Note that further population has arrived in the LGA due to increased occupancy rates
Total land required for additional population:	30.22	ha. (2.38 x 12,700/ 1,000)
Total cost to provide for additional 12,700 persons:	\$322,447,400	(32.26ha x 10,000sqm/ha x \$1,067 / square metre)
Cost per person:	\$25,389	(provision rate x cost) or (total cost/ population increase) or
Cost per 3 bedroom dwelling:	\$83,785	(assume 3.3 persons per dwelling)

As previously discussed, the SRP identified that the current open space provision rate is well below the standards that should be provided in this context.

In Table 4.1 a calculation is provided that indicates that the cost of providing land alone, even at the 2006 rate of 2.38 hectares per 1,000 people, would be almost \$84,000 for a 3 bedroom dwelling.

To simply replicate existing levels of open space provision, and no more than that, a contribution of \$84,000 could be considered to be a reasonable contribution towards the acquisition of open space in the Canterbury LGA.

4.1.5 Calculation of a reasonable contribution

To comply with the \$20,000 cap on residential section 94 contributions, the total contribution towards open space land acquisition and works must be substantially reduced from the notional reasonable contribution shown in Table 4.1.

To reduce the significant cost of continuing to provide open space at the rate of 2.38 ha / 1,000 residents, Council instead will both acquire a significantly lesser area of new open space (1.9 hectares instead of 30 hectares) and undertake significant embellishment works on existing open space so as to enhance its capacity and useability.

The contribution for private dwellings is therefore calculated using the following formula:

$$\text{Contribution per detached dwelling or lot (\$)} = \sum \left(\frac{\$Land + \$Works - \$Held}{P} \right) \times \text{OR}$$

Where:

\$Land = the estimated \$ cost of providing open space land identified in Schedule 5.1 of this Plan

- \$Works = the estimated \$ cost of providing open space works identified in Schedule 5.1 of this Plan
- \$ Held = the total \$ contributions for open space and recreation facilities that were held by Council at 31 December 2012 (refer to discussion in clause 4.1.6 below)
- P = the number of occupants of residential developments expected over the life of this Plan (i.e. 12,700)
- OR = the assumed household occupancy rate for each dwelling or subdivided lot

4.1.6 Summary of land and works program

As a result of the amended approach to calculating contributions outlined in the previous section, a number of works projects identified in the SRP as requiring further investigation have been more fully scoped and included in the works program.

The works program identified during the preparation of the SRP has therefore been expanded to include all the items now provided in Part 5 of this Plan.

The total cost of acquiring land and delivering all the works in the works program is estimated to be **\$73,672,866**. A broad outline of these is provided below.

Land acquisition costs

The works program for this infrastructure category includes the acquisition of approximately 19,141 square metres (1.9141 hectares) of land. This equates to approximately 0.15 hectares per additional 1,000 residents. Valuations have been obtained for the cost of the land to be acquired, as well as the associated costs of acquisition (such as legal and transfer fees). It is estimated that the purchase of this land will have a total cost of **\$22,169,866**. It should be noted that \$7,730,175 in existing funds (as at 31 December 2011), which will be used to pay for land in the works program, were subtracted from the land acquisition costs before calculating contributions.

The land parcels proposed to be acquired are included in the works program and identified on the relevant map in Schedule 5.2 of this Plan.

Open space embellishment and recreation facilities

The works program for this infrastructure category includes the open space embellishment and recreation facilities with a total estimated cost of **\$51,503,000**. It should be noted that \$4,282,000 in existing funds (as at 31 December 2011), which will be used to pay for works in this Plan's works program, was subtracted from the total works costs before calculating contributions.

The works include improvements to facilities at thirty-nine (39) parks across the LGA as well as linear works such as pathways and underpasses, partnerships with schools, a range of park upgrade programs improving signage, lighting, playground and training facilities and bike storage racks at 20 locations. The program also identifies two studies to further upgrade parks and make them more useable and accessible.

The open space embellishment and recreation facilities proposed are listed in the works program and identified on the relevant map in Part 5 of this Plan.

4.2 Community Facilities

4.2.1 Supporting studies

The assessment of infrastructure needs in respect of this category of Local Infrastructure in the Canterbury LGA is based on the following supporting study:

- *Community Facility Plan for the City of Canterbury (CFP)*, prepared by GML Social Research, January 2006 (adopted by Council 8 March 2007).

The overview of the Study states as follows:

In October 2005, Canterbury City Council commissioned GML Social Research to examine the existing stock of community facilities in the Canterbury Local Government Area (LGA) and to provide an appraisal of current and future community facility requirements. The principal aim of the project is to provide background documentation for a revised Section 94 Contributions Plan for Community Facilities in the Canterbury LGA. This report presents an assessment of the number, use and condition of all Council-owned facilities; the level of investment required to bridge gaps in provision and a strategy to address these gaps.

4.2.2 Existing infrastructure provision

According to the CFP, Council provides a large number of community facilities utilised by community development and social support agencies throughout the City. These facilities include:

- 6 Senior Citizen's Centres;
- 5 Baby Health Centres;
- 4 Multipurpose Community Centres;
- 4 Early Learning Centres operated by Council;
- 3 community-based children's centres;
- 3 specific purpose community facilities;
- 2 Women's Rest Centres;
- a Multi-purpose Youth Resource Centre; and
- a central library and 3 branch libraries.

A review of the current facilities in the Canterbury LGA is provided in chapter 7 of the CFP. An analysis of this work by Council and inclusion of additional information available to Council staff resulted in the preparation of the schedule of the existing facilities is shown in Appendix C of this Plan. The schedule shows that Council currently provides a total of 13,900 square metres of community facility floor space, comprising 3,343 square metres of library floor space and 10,557 square metres of other types of community facility floor space.

4.2.3 Required new infrastructure and enhancement of existing infrastructure

According to the CFP, a “range of assessment methods were used to determine a reasonable level of community facility provision.” These included:

- physical assessment of the available infrastructure;
- comparison with established benchmarks for provision; and
- consultation with service providers, community representatives and Council officers.

This process identified a number of categories of community facilities where works were required. These include:

- Multipurpose community centres;
- General purpose halls (although there is some unused capacity in local church halls and improvements in management may address the shortfall);
- Children’s services (including childcare services);
- Youth facilities;
- Seniors’ facilities;
- Women’s facilities;
- Libraries; and
- Arts and cultural facilities.

The requirements within each of these categories were assessed against Council’s current infrastructure to determine the program of works included in the recommendations of the CFP.

Due to the time that has elapsed since the preparation of CFP, the CFP works list was reviewed during the preparation of this Plan to ensure that the included works satisfy current needs. The list of items that will address the current and future needs of Canterbury LGA population is included in the works program in Part 5 of this Plan.

The total cost of delivering all the works in the works program is estimated to be **\$33,196,600**. Only 19 percent of this cost will be met from the anticipated residential development.

4.2.4 Calculation of reasonable development contribution

The CFP recognises that there is a current shortfall in the provision of facilities. As indicated previously in this Plan that shortfall has been exacerbated by the recent population influx following the 2006 census. Although new facilities have been provided in that time (in Punchbowl and Riverwood) an overall shortfall in provision remains.

As a result, it is not considered reasonable to attribute all of the cost of the required works to the incoming population. The following describes the method of fairly apportioning the cost of facilities between the existing and incoming population.

Possible means of funding the balance of infrastructure costs not met by development expected under this Plan include grants, planning agreements, accumulated development contributions, sale of surplus land, and other Council revenue.

The contribution for private dwellings is calculated using the following formula:

$$\text{Contribution per residential dwelling or lot (\$)} = \sum \left(\frac{\text{GFA(m}^2\text{)} \times \$\text{GFA}}{P} \right) \times \text{OR}$$

Where:

GFA(m²) = the total library and non-library gross floor area required to meet the needs of the expected incoming population (489 + 1,088 square metres - see below)

\$GFA = the estimated \$ rate per square metre to construct new community facilities floor space (assumed to be \$4,000 per square metre)

P = the number of occupants of residential developments expected over the life of this Plan (i.e. 12,700)

OR = the assumed household occupancy rate for each detached dwelling or subdivided lot

GFA(m²) calculation

(i) Library facilities floor space generated by the expected population

The State Library of NSW has established benchmarks for the size of library buildings. Both service-based and population-based benchmarks are considered in the CFP and Table 4.2 provides the estimates of floor space requirements in 2026 outlined in that supporting plan.

Table 4.2 Calculation of library floor space requirements

Facility	Current Floor Space (m ²)	2006 Population benchmark requirement (m ²)	2026 population benchmark requirement (m ²)	Additional floor space required by incoming population (m ²)
Canterbury central	1,960*	2,216	2,349	133
Earlwood	358*	1,118	1,185	67
Lakemba	615	1,546	1,639	93
Riverwood	410	1,241	1,315	74
Total	3,343	6,121	6,488	367
Total adjusted for 2031			8,651	489

* Area adjusted in accordance with Appendix D

Source: Community Facility Plan for the City of Canterbury, Table 10, p35

The total additional library floor space required by the incoming population is therefore 489 square metres.

At an estimated cost of \$4,000 per square metre, the total cost attributable to the incoming population is approximately \$1,957,000.

(ii) Other Community Facilities floor space generated by the expected population

The CFP did not establish clear planning benchmarks in respect to the provision of non-library facilities to meet the needs of future development in Canterbury LGA. In the absence of a standard and so as not to diminish the provision enjoyed by the current population, it is reasonable that the future population provide the infrastructure at least at the same rate of provision (expressed in square metres / 1,000 residents) as is currently enjoyed by the existing population.

Also, to account for the impacts of the recent population influx, it is not unreasonable that the current provision rates be increased by 10 percent to provide a new and higher benchmark provision rate.

Council currently provides 10,557 square metres of community facilities in the LGA (not including libraries). This equates to 77.85 square metres per 1,000 population or 989 square metres for the planned incoming population of 12,700 new residents.

The total additional non-library floor space required by the incoming population is therefore 989 square metres.

At an estimated cost of \$4,000 per square metres, the total cost attributable to the incoming population is \$3,954,982.

A further adjustment or increase of 10 percent as indicated above results in an extra non-library community floor space need of 1,088 square metres and provides a total reasonable allocation of costs to the incoming population of \$4,350,481.

4.2.5 Summary outline of land and works program

The program of works for Community Facilities includes:

- New or improved community centres at Lakemba, Earlwood and Canterbury / Hurlstone Park;
- Fit-out at Campsie Community Arts Centre;
- New central library at Campsie and improved facilities at Riverwood;
- Provision of a community hall at the Sunbeam development site; and
- Improvements at the Carrington Centre in Campsie to provide interview rooms, meeting spaces and other facilities.

4.3 Road Works (225-249 Canterbury Road, Canterbury only)

4.3.1 Background

Canterbury Development Control Plan 46 (**DCP 46**) (now repealed) established site planning and development controls to guide residential redevelopment of the land at 225-249 Canterbury Road, Canterbury. In response to a requirement of the then Roads and Traffic Authority of NSW, all vehicular access to this land is to be provided from Clunes Lane.

In order to accommodate the levels of development permitted and to provide for safe and convenient access to the land, special access arrangements need to be made. These will involve the acquisition of No. 1 Phillips Avenue, Canterbury and the widening and extension of Clunes Lane to the east of Phillips Avenue, to service this new development.

This Plan continues the provisions of the repealed *Canterbury City Section 94 Contributions Plan 2005* that required new development to contribute towards the full cost of the acquisition of No. 1 Phillips Avenue and 50 percent of the costs involved with construction of Clunes Lane widening, extension, parking and associated drainage and landscaping works.

4.3.2 Calculation of reasonable contribution

The following approach is used to determine the reasonable contribution for the land the subject of this clause.

Under DCP 46, it was expected that this area would accommodate approximately 50 dwellings, depending on their size. These dwellings would likely generate over 390 vehicle trips per day (**vpd**) based on *AMCORD (Australia Model Code of Residential Development)*. The traffic to be generated will exceed the existing capacity of Clunes Lane (east of Phillips Avenue), which is 300vpd. Therefore it will be necessary to widen Clunes Lane (east of Phillips Avenue).

Recent changes to Canterbury Local Environmental Plan 2012 and Canterbury Development Control Plan 2012 has resulted in an increase to the likely dwelling yields in this location to approximately 92 dwellings (based on 85 percent development occurring). This further justifies the need to increase the capacity of Clunes Lane.

The only feasible way to widen the lane is through the acquisition of the private property at No. 1 Phillips Avenue, Canterbury. This property has been acquired by Council in anticipation of development and the costs need to be recouped from the expected development.

The lane needs to be extended into Tasker Park in order to allow for vehicle access to the land at 225-249 Canterbury Road. Construction of the laneway widening, extension and provision of public parking in the lane will not only benefit redevelopment of 225-249 Canterbury Road, but also the users of Tasker Park. Therefore contributions from the Canterbury Road properties will provide only 50 percent of the works costs, with the balance obtained from other sources.

The additional section 94 contributions collected from residential development within this precinct will be allocated to the recoupment of acquisition costs of 1 Phillips Avenue and half of the costs of the construction of Clunes Lane roadworks, parking and associated drainage and landscaping works.

Formula

The contribution for residential accommodation is calculated using the following formula:

$$\text{Contribution per residential dwelling or lot (\$)} = \sum \left(\frac{\$Land + (\$Works \times 0.5)}{P} \right) \times OR$$

Where:

$\$Land$ = the estimated \$ cost of providing land identified in Schedule 5.1 of this Plan

$\$Works$ = the estimated \$ cost of providing road works including widening, extension, parking and associated drainage and landscaping works identified in Schedule 5.1 of this Plan

P = the number of occupants of residential developments within the area the subject of this clause expected over the life of this Plan (i.e. 221)

OR = the assumed household occupancy rate for each dwelling or subdivided lot

Development in this area will also attract the other contributions applicable under this Plan.

4.3.3 Summary of land and works program

The works involved in the widening of Clunes Lane are outlined in the Works Schedule. The total cost of acquiring land and delivering all the works, attributable to additional contributions under this clause and included in the works program is estimated to be **\$1,200,000**.

Land acquisition costs

1 Phillips Avenue, Canterbury was purchased in December 2008 for \$610,000. The costs of acquisition including solatium, legal costs, transfer fees and stamp duty was \$58,000. These costs have been CPI indexed to result in a total cost of \$700,000.

Recoupment for these costs is sought in the Plan and listed in the program and identified on the relevant map in Part 5 of this Plan.

Construction costs

The works program for this infrastructure category includes road works for the widening and extension of Clunes Lane, and parking, associated drainage and landscaping works. The total estimated cost (as at June 2013) is **\$1,000,000**. Only half this cost, or \$500,000 will be levied for in the plan.

The construction costs proposed in the widening of Clunes Lane are listed in the program and identified on the relevant map in Part 5 of this Plan.

4.4 Town Centre Improvement Program

4.4.1 Background

In June 2004, following extensive community consultation, the NSW Minister for Local Government approved a special rate variation of 7.5% for a period of 15 years. This special variation is to be known as the Infrastructure Renewal Levy and will be used to upgrade roads, footpaths, stormwater drainage, town centres and associated assets.⁹

The Infrastructure Renewal Levy (IRL) yields approximately \$2.7million each year, a portion of which is allocated to the Town Centre Improvement Program, which is the subject of this section of this Plan. In total this program includes a length of just under nine (9) kilometres of footway improvements including street furniture, with a total estimated cost of \$13 million. Details of the works in the program are itemised in the relevant works program in Part 5.

In order to ensure that these street works were (and are) carried out in a cost-effective manner, it was considered imperative that they be funded through a consistent and certain income stream such as the IRL. This income stream, though, is sourced from all properties within the LGA and it is considered reasonable to conclude that the principal beneficiaries of this work will be the owners of property and retailers within the centres. The reasonable apportionment of the costs of the Town Centre Improvement Program is discussed in detail in the next section.

A further reason for sourcing the funds from the IRL is that it was considered that the works were necessary to support retail activity in the centres and also to support future development of those centres. Consequently, the infrastructure improvements are generally being delivered in advance of development activity and therefore prior to the receipt of any development contributions.

4.4.2 Calculation of reasonable contribution

General

The IRL is to pay for a range of works, and not just the Town Centre Improvement Program.

The Town Centre Improvement Program works differ from other works being carried out through the IRL because they relate to an upgrade rather than a renewal. That is, rather than just renewing deteriorated or dilapidated infrastructure, Council has taken the opportunity to upgrade the useability of the town centres through providing more footpaths and street furniture so as to support retail activity and support development in the centres.

As a result it is considered that those who are paying the IRL (i.e. all the ratepayers of the LGA) should not be fully liable for the cost of these upgrades but that those costs should be shared with any development in these centres that directly benefit from these investments.

Reasonable recoupment of apportioned costs

At the time this Plan was prepared, some of the Town Centre Improvement Program works had been completed. Others are yet to be completed.

⁹ City of Canterbury Annual Report 2010-2011

By delivering these works through the IRL in advance of development it ensures that the works encourage future development of adjoining land.

Section 94(3) and (4) of the EP&A Act provides the authority for a consent authority to impose a reasonable section 94 contribution for recoupment of the costs of public amenities and services:

(3) *If:*

- (a) *a consent authority has, at any time, whether before or after the date of commencement of this Part, provided public amenities or public services within the area in preparation for or to facilitate the carrying out of development in the area, and*
- (b) *development for which development consent is sought will, if carried out, benefit from the provision of those public amenities or public services,*

the consent authority may grant the development consent subject to a condition requiring the payment of a monetary contribution towards recoupment of the cost of providing the public amenities or public services (being the cost as indexed in accordance with the regulations).

(4) *A condition referred to in subsection (3) may be imposed only to require a reasonable contribution towards recoupment of the cost concerned.*

This Plan proposes to recoup some of the costs of the Town Centre Improvement Program works from the principal beneficiaries as and when development occurs. Despite the principal beneficiaries of town centre improvement works being the retail and other commercial activities with frontages directly to the upgraded footpaths, the works costs are being met by ratepayers from across the LGA. The contributions for Town Centre Improvement Program under this Plan will be directed towards paying back the funds provided by residential ratepayers under IRL.

Of the \$2.7 million collected each year under the IRL, 70 percent is received from residential properties and 30 percent is received from non residential properties. Accordingly, as commercial properties in the town centres (which represent the lion-share of non residential properties in the LGA) have already paid 30 percent of the IRL it is unreasonable that expected development in those town centres be required to make a section 94 contribution in respect to this portion.

It is therefore considered that the Town Centre Improvement Program contribution should only recoup 70 percent of the cost of the works (i.e. that part of the cost being met by ratepayers outside of the town centres).

The cost of works in this program are included in the works program in Part 5 of this Plan.

Formula

The total length of footway upgrades is also included in Part 5. It is assumed that street furniture is relatively evenly distributed along these footpaths.

The contribution is calculated using the following formula:

$$\text{Contribution per linear metre of road frontage}(\$/\text{m}) = \frac{\sum (2012\$Works)}{L} \times AF$$

Where:

2012\$Works = the total actual cost of each completed works item adjusted to March 2012 dollars OR the total estimated cost of each future works item in 2012¹⁰

L = the total length of streetscape works in the footpath works in each works item in the Town Centre Improvement Program in metres (8,861 metres)

AF = the apportionment factor representing the proportion of the IRL paid by residential properties (i.e. 70%) and which is being recouped under this Plan

Development to which this Part applies will pay the above contribution for each linear metre of frontage of the subject property to the works carried out under Town Centre Improvement Program.

The works will continue to be delivered through the IRL, while the contributions received under this section will be returned to be used by other projects within the ambit of the IRL.

4.4.3 Summary of works program

The works included in the works program are primarily upgrades to footpath paving. Associated upgrades are also carried out to kerb and guttering and other drainage facilities as well as utilities where necessary.

The works also include new bins, seating, notice boards, decorative lighting, banner poles and other street furniture. The images below illustrate some of the completed improvements.



¹⁰ The costs of completed works have been adjusted to their present value (March 2012). That is, costs have been updated from the year of completion to March 2012 in accordance with the movements of the Consumer Price Index (All Groups - Sydney). The actual and adjusted costs, as well as the relevant CPI number are included in the works program in Part 5.



4.5 Public Car Parking

4.5.1 Background and supporting studies

All development approved in the Canterbury LGA is required to make adequate arrangements for vehicular parking and access related to the development.

Parking and access needs are most significant for developments generating higher vehicle trips, particularly non residential developments. It is also the case that a significant component of the parking needs of non residential uses relates to employees and visitors. Where the uses are concentrated in town centres there also visitor 'linked trips', where one vehicle trip relates to a number of uses or activities in the town centre. Similarly, car spaces provided in the centre can service a number visitors in a day. In these circumstances substantial efficiencies can be gained by having public, or shared car parking, provided in one or a few consolidated locations in a centre.

Car parking to meet the needs of the various centres in the Canterbury LGA is provided as on-street spaces and off-street formalised car parks. As the demand for parking increases there is little capacity to increase the on-street spaces and so Council has undertaken a review of parking in the town centres to determine the appropriate approach for the management of traffic and parking in the centres, including the need for additional off-street car parking.

The assessment of infrastructure needs in respect of this category of Local Infrastructure in the Canterbury LGA is based on the following supporting study:

- *City of Canterbury Town Centre Parking Strategy*, prepared by GTA Consultants, May 2012 (**Parking Strategy**).

The Parking Strategy reviewed the management and use of both on-street and off-street car parking and provided strategies for its effective management. These strategies include a number of actions including the provision of additional off-street parking in four (4) centres.

These additional car spaces are the infrastructure requirements in this Local Infrastructure category.

4.5.2 Determination of reasonable contribution

The users of the additional public car spaces are primarily the employees and visitors of the town centre retail and other activities.

The additional car parking will provide a benefit to existing land uses, and will also provide the potential to cater for the parking needs of new development.

Council's development controls establish how many on-site car parking spaces are required. However it is not always possible for all of a development's parking requirements to be accommodated within the development site. The car parking proposed to be provided under this Plan will assist in these circumstances.

Accordingly, it is considered reasonable to require a car parking contribution from non residential developments in town centres that do not provide sufficient on-site car parking as part of the development. That is, where a development proposal does not provide sufficient parking on-site – as assessed under Canterbury Development Control Plan 2012, then a monetary contribution

towards providing car parking in that centre will be considered to satisfactorily address the relevant parking impacts of that development.

This Plan continues the practice in previous contributions plans of Council having the facility of requiring parking contributions for shortfall car parking associated with new development.

This Plan further encourages the payment of monetary contributions in lieu of the provision of non residential visitor car spaces on development sites in town centres.

4.5.3 Calculation of reasonable contribution

The public car parking contribution rate is calculated by dividing the cost of providing the facilities by the number of proposed additional car spaces in the relevant centre.

The contribution rate payable is calculated using the following formula:

Contribution per deficient on-site parking space (\$)	=	$\frac{\$Land + \$Works}{S}$
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Where:

\$Land = the estimated cost of the acquisition of land for public car spaces in the relevant centre as identified in Part 5 this Plan

\$Works = the estimated cost of the public car parking works in the relevant centre as identified in Part 5 of this Plan

S = the total number of public car spaces proposed to be provided in the relevant centre in which the development is proposed

The total contribution is therefore the number of deficient spaces in the proposed development multiplied by the contribution rate.

4.5.4 Summary of land and works program

The public car parks proposed to be provided by Council pursuant to these provisions are outlined in Table 4.3.

Further detail about the associated costs are provided in the works program in Part 5.

Table 4.3 Summary car park land and works

Location	Spaces	Land acquisitions	Description
Belmore	75	Parcels bound by Kent Street, Leylands Parade and Burwood Road, Belmore	Multi-level above ground car park
Campsie	32	18 and 20 Campsie Street, Campsie	At grade car park
Campsie	16	Anzac Mall, Campsie	At grade car parking
Lakemba	51	Land in the vicinity of Croydon and Oneata Streets, Lakemba	At grade car park
Punchbowl	54	15 and 17 Arthur Street, Punchbowl	At grade car park

4.6 Plan preparation and administration

This clause identifies the activities associated with the preparation and administration of this Plan and describes the anticipated costs of those activities that will be shared among the expected developments.

Preparation and administration of contributions plans by councils incur significant costs.

Council staff are required to, for example:

- prepare and review contributions plans;
- account for contributions receipts and expenditure; and
- coordinate the implementation of contributions plans and works, including involvement in negotiating works-in-kind and material public benefit agreements.

Consultant studies are also commissioned by Council from time to time that directly result in review, update or preparation of contributions plans. Tasks undertaken by independent professionals include determining the value of land to be acquired, the design and cost of works, as well as the review of development and demand assumptions of the contributions plan. Council is also required to engage the services of legal professionals from time to time to assist it in the administration of this Plan.

It is reasonable that the costs associated with preparing and administering this Plan be recouped from contributions from development.

Costs associated with the ongoing administration and management of this Plan will be levied on all applications which require a section 94 contribution.

Costs included in this Plan for these purposes include:

- Part salary costs for ~~a town planner~~ town planners/contributions officers;
- Part salary costs for a finance officer;
- Part salary costs for an administration officer;
- Engagement costs of an urban planner to assist in writing, reviewing and amending the Plan; and
- Costs in obtaining external legal advice.

The full schedule of costs is included in Part 5 of this Plan.

The contribution for private dwellings is calculated using the following formula:

$$\text{Contribution per residential dwelling or lot (\$)} = \sum \left(\frac{\$CP_{\text{Admin}}}{P} \right) \times \text{OR}$$

Where:

$\$CP_{\text{Admin}}$ = the estimated cost of each activity required to administer this Plan over the life of this Plan

- P = the number of occupants of residential developments expected over the life of this Plan (i.e. 12,700)
- OR = the assumed household occupancy rate for each dwelling or subdivided lot

5. Schedules

- 5.1 Works programs
- 5.2 Works maps for Open Space and Recreation Facilities and Community Facilities
- 5.3 Land subject to contributions for Town Centre Improvement Program + Works Maps
- 5.4 Land subject to contributions for Public Car Parking + Works Maps

Schedule 5.1

Works Program

Open Space Land Acquisition

Item Code / Map Ref	Item Description (Property)	Suburb	Area (m ²)	Valuation	Legal	Solatum	Stamp Duty	Demolition	Playgrounds	Total Acquisition Cost	Priority
LA1	4-8 Margaret Street	Belfield	1,000	\$675,000	\$3,000	\$0	\$0	\$0	\$0	\$678,000	1
LA2	16-34 Margaret Street	Belfield	116	\$78,300	\$3,000	\$0	\$0	\$0	\$0	\$81,300	1
LA3	4 Clissold Parade	Campsie	518	\$750,000	\$3,000	\$20,000	\$29,538	\$15,000	\$0	\$817,538	1
LA4	80 Duke Street	Campsie	466	\$775,000	\$3,000	\$20,000	\$30,663	\$15,000	\$75,000	\$843,663	1
LA5	34 Allan Avenue	Belmore	506	\$600,000	\$3,000	\$20,000	\$22,788	\$15,000	\$75,000	\$660,788	1
LA6	91-93 Northcote Street	Earlwood	1,988	\$994,000	\$3,000	\$0	\$0	\$0	\$0	\$997,000	2
LA7	15 Nowra Street	Campsie	35	\$24,500	\$3,000	\$0	\$0	\$0	\$0	\$27,500	2
LA8	17 Nowra Street	Campsie	42	\$29,400	\$3,000	\$0	\$0	\$0	\$0	\$32,400	2
LA9	6 East Parade	Campsie	266	\$186,200	\$3,000	\$0	\$0	\$0	\$0	\$189,200	2
LA10	Rear 233 Canterbury Road	Canterbury	227	\$181,600	\$3,000	\$0	\$0	\$0	\$0	\$184,600	2
LA11	Rear 235 Canterbury Road	Canterbury	186	\$148,800	\$3,000	\$0	\$0	\$0	\$0	\$151,800	2
LA12	Rear 237-239 Canterbury Road	Canterbury	732	\$585,600	\$3,000	\$0	\$0	\$0	\$0	\$588,600	2
LA13	Land in vicinity of Rawson and Dudley Streets and Rosemont Street South	Punchbowl	5,000	\$4,600,000	\$3,000	\$200,000	\$164,885	\$150,000	\$75,000	\$5,117,885	1
LA14	39 Ludgate Street	Roselands	731	\$775,000	\$3,000	\$20,000	\$30,663	\$15,000	\$75,000	\$843,663	1
LA15	1 Westella Street	Roselands	455	\$750,000	\$3,000	\$20,000	\$29,538	\$15,000	\$0	\$817,538	1
LA16	137 Moreton Street	Lakemba	675	\$900,000	\$3,000	\$20,000	\$36,288	\$15,000	\$0	\$974,288	2
LA17	17 Werona Avenue	Punchbowl	695	\$650,000	\$3,000	\$20,000	\$25,038	\$15,000	\$0	\$713,038	1
LA18	18-20 Garrong Road	Lakemba	1,010	\$1,025,000	\$6,000	\$40,000	\$37,700	\$30,000	\$75,000	\$1,138,700	3
LA19	15-21 Wangee Road	Lakemba	1,840	\$2,130,000	\$12,000	\$80,000	\$79,004	\$60,000	\$0	\$2,361,004	3
LA20	118 Quigg Street South	Lakemba	626	\$700,000	\$3,000	\$20,000	\$27,288	\$15,000	\$0	\$765,288	3
LA21	121 Dennis Street	Lakemba	470	\$550,000	\$3,000	\$20,000	\$20,538	\$15,000	\$0	\$608,538	3
LA22	45 Flora Street	Roselands	647	\$775,000	\$3,000	\$20,000	\$30,663	\$15,000	\$0	\$843,663	2
LA23	115 Campsie Street	Campsie	607	\$725,000	\$3,000	\$20,000	\$28,413	\$15,000	\$0	\$791,413	2
LA24	80 Fore Street	Canterbury	303	\$525,000	\$3,000	\$20,000	\$19,413	\$15,000	\$0	\$582,413	2
LA25	Rear 10-20 High Street	Canterbury		\$1,300,000	\$3,000	\$0	\$57,046	\$0	\$0	\$1,360,046	3
TOTAL			19,141	\$20,433,400	\$87,000	\$560,000	\$669,466	\$420,000	\$375,000	\$22,169,866	

Canterbury City Council
Development Contributions Plan 2013

Works Program

Open Space Embellishment

Item Code / Map Ref	Park Name	Item Description	Suburb	Estimated cost or completed cost	Priority
P1	Allegra Reserve	Landscape refurbishment (improvement) works	Belmore	\$25,000	3
P2	Anzac Park	Landscape refurbishment (improvement) works	Campsie	\$25,000	3
P2	Anzac Park	Games Tables, Covered BBQ areas, seating, community art work	Campsie	\$25,000	2
P3	Beaman Park	Field Renovation	Earlwood	\$500,000	1
P4	Craig Street Reserve	New bridge across stormwater canal to link Craig Street Reserve with Wiggs Road and McLaughlin Oval	Riverwood	\$100,000	2
P5	Bennett Park	Landscape refurbishment (improvement) works	Riverwood	\$25,000	2
P6	Campbell Oval	New Synthetic Running Track	Canterbury	\$800,000	1
P6	Campbell Oval	Improve seating and shade	Canterbury	\$40,000	2
P6	Campbell Oval	New floodlights	Canterbury	\$250,000	2
P7	Croydon Park	Improve seating and shade	Croydon Park	\$40,000	2
P8	Earlwood Park	Upgrade floodlights and car park	Earlwood	\$250,000	1
P9	Ewen Park	Field Renovation	Hurlstone Park	\$100,000	1
P9	Ewen Park	Masterplan Implementation	Hurlstone Park	\$3,500,000	1
P10	Forrester Reserve	Fitness Training Equipment Stations	Kingsgrove	\$35,000	1
P11	Gough Whitlam Park	Install/replace BBQ and cooking facilities	Earlwood	\$15,000	3
P11	Gough Whitlam Park	Shade shelters	Earlwood	\$50,000	2
P11	Gough Whitlam Park	Children's Bike Pathway	Earlwood	\$50,000	3
P12	Guide Park	Belmore Youth Recreation centre	Belmore	\$550,000	2
P13	Hughes Park	Upgrade Floodlights	Canterbury	\$200,000	1
P13	Hughes Park	Consider additional multipurpose sport playing courts (basketball, netball and modified soccer)	Canterbury	\$300,000	2
P13	Hughes Park	Establish/upgrade pathway link from Northcote Street to Warburton Parade	Canterbury	\$120,000	3
P14	Johnson Square	Games Tables, Covered BBQ areas, seating, community art work	Wiley Park	\$25,000	1
P15	Jubilee Park	Landscape refurbishment (improvement) works	Lakemba	\$25,000	3
P15	Jubilee Park	Games Tables, Covered BBQ areas, seating, community art work	Lakemba	\$25,000	2
P16	Kingsbury Reserve	Upgrade park entrances and directional signage	Kingsgrove	\$5,000	3
P17	Lark Street Reserve	Establish dog exercise areas	Belmore	\$40,000	2
P18	Lees Park	Seating, shade, lighting and pathway linkage	Ashbury	\$150,000	1
P19	Little Tasker Park	Bike track	Campsie	\$10,000	2
P20	Loch Street Reserve	Upgrade park entrances and directional signage	Campsie	\$5,000	2
P21	Lofts Reserve	Formal multipurpose activity areas	Campsie	\$25,000	1
P22	McLaughlin Oval	Playground, landscaping & Shade Structure	Riverwood	\$300,000	2
P22	McLaughlin Oval	Baseball floodlit tunnel			
P22	McLaughlin Oval	Field Renovations	Riverwood	\$250,000	2
P23	Mildura Reserve	Fitness Training Equipment Stations	Campsie	\$35,000	2
P23	Mildura Reserve	Skate Park Facility & Parking	Campsie	\$40,000	3
P24	Parry Park	Landscape refurbishment (improvement) works	Punchbowl	\$125,000	1
P24	Parry Park	Practice Walls	Punchbowl	\$30,000	1
P25	Peace Park	Shade shelters	Ashbury	\$50,000	3

Canterbury City Council
Development Contributions Plan 2013

Works Program

Open Space Embellishment

Item Code / Map Ref	Park Name	Item Description	Suburb	Estimated cost or completed cost	Priority
P25	Peace Park	Games Tables, Covered BBQ areas, seating, community art work	Ashbury	\$75,000	3
P26	Picken Oval	Improve seating and shade	Croydon Park	\$40,000	2
P27	Punchbowl Park	New Floodlights	Punchbowl	\$250,000	1
P27	Punchbowl Park	Upgrade park entrances and directional signage	Punchbowl	\$65,000	2
P28	Rosedale Reserve	New amenities Block	Croydon Park	\$700,000	1
P28	Rosedale Reserve	New Floodlights	Croydon Park	\$200,000	1
P29	Rotary Park	New Ped/Bike path to King Georges Road	Riverwood	\$600,000	2
P29	Rotary Park	Upgrade park entrances and directional signage	Riverwood	\$5,000	1
P29	Rotary Park	Landscape refurbishment (improvement) works	Riverwood	\$25,000	2
P29	Rotary Park	Children's Bike Pathway	Riverwood	\$50,000	1
P29	Rotary Park	New playground and amenities	Riverwood	\$1,500,000	1
P30	Rudd Park	Landscape refurbishment (improvement) works	Belfield	\$25,000	2
P30	Rudd Park	Improve seating and shade	Belfield	\$40,000	2
P30	Rudd Park	New practice cricket nets	Belfield	\$60,000	2
P31	Saint Mary McKillop Park	Install/replace BBQ cooking facilities	Canterbury	\$15,000	1
P31	Saint Mary McKillop Park	Accessible Exeloo	Canterbury	\$250,000	1
P31	Saint Mary McKillop Park	New Accessible playground	Canterbury	\$120,000	1
P32	Salt Pan Creek Reserve	Tip Closure Plan	Riverwood	\$300,000	1
P32	Salt Pan Creek Reserve	Tip Closure and remediation	Riverwood	\$6,000,000	2
P32	Salt Pan Creek Reserve	Open Space Masterplan	Riverwood	\$100,000	1
P32	Salt Pan Creek Reserve	Open Space Masterplan Implementation	Riverwood	\$8,000,000	2
P33	Schofield Reserve	Upgrade play equipment and softfall	Earlwood	\$20,000	1
P34	Tasker Park	Facilities Improvement	Canterbury	\$700,000	1
P34	Tasker Park	Formal multipurpose activity areas	Canterbury	\$25,000	3
P34	Tasker Park	Wet/dry playground at Canterbury	Canterbury	\$800,000	1
P34	Tasker Park	Improve seating and shade	Canterbury	\$40,000	2
P35	Terry Lamb Reserve	Install/ replace BBQ cooking facilities.	Belmore	\$15,000	1
P35	Terry Lamb Reserve	Formal multipurpose activity area	Belmore	\$25,000	2
P35	Terry Lamb Reserve	Games table, covered BBQ areas, seating, community art work	Belmore	\$25,000	3
P36	Warren Reserve	Games Tables, Covered BBQ areas, seating, community art work	Punchbowl	\$25,000	1
P37	Waterworth Park	New Floodlights	Earlwood	\$250,000	1
P37	Waterworth Park	Field Renovation plus additional field	Earlwood	\$800,000	1
P37	Waterworth Park	Improve seating and shade	Earlwood	\$40,000	2
P38	Whitmarsh Park	Install/replace BBQ and cooking facilities	Punchbowl	\$15,000	2
P39	Wiley Park	Park Improvement (Implement Master Plan)	Wiley Park	\$2,000,000	2
P39	Wiley Park	Upgrade park entrances and directional signage	Wiley Park	\$5,000	1
P39	Wiley Park	Landscape refurbishment (improvement) works	Wiley Park	\$25,000	1
P39	Wiley Park	Shade shelters	Wiley Park	\$50,000	1
P39	Wiley Park	Games Tables, Covered BBQ areas, seating, community art work	Wiley Park	\$25,000	3
P39	Wiley Park	Children's Bike Pathway	Wiley Park	\$50,000	2

Canterbury City Council
Development Contributions Plan 2013

Works Program

Open Space Embellishment

Item Code / Map Ref	Park Name	Item Description	Suburb	Estimated cost or completed cost	Priority
P40	Wise Reserve	Landscape refurbishment (improvement) works	Riverwood	\$25,000	1
P40	Wise Reserve	Establish dog exercise areas	Riverwood	\$40,000	3
P41	Yatama Park	Practice Walls	Clemton Park	\$30,000	2
L1	Linear Works	Canterbury Road Underpass	Canterbury	\$750,000	2
L2	Linear Works	Establish/upgrade pathway link from Bland Oval to Riverwood Indoor Sports Centre	Riverwood	\$200,000	2
L3	Linear Works	Pathway improvement	City-wide	\$500,000	2
PARTNER	Partnerships	School open space community access partnerships	City-wide	\$240,000	3
PROG1	Program	Tennis Courts Improvement - Lighting and Surface Improvement works	Various	\$800,000	2
PROG2	Program	Embellish newly acquired open space	Various	\$1,178,000	3
PROG3	Program	Open Space branding and signage system across all open space	Various	\$200,000	2
PROG4	Program	High Use training facilities at 4 locations	Various	\$120,000	3
PROG5	Program	Playground works (install softfall) at 21 locations	Various	\$315,000	2
PROG6	Program	Playground works (shade and seating) at 16 locations	Various	\$240,000	2
PROG7	Program	New playgrounds at 13 locations	Various	\$975,000	3
PROG8	Program	Bike storage racks at approx 20 locations	Various	\$100,000	2
PROG9	Program	Field light improvement program	Various	\$2,000,000	3
PROG10	Program	Sportsfield Renovations	Various	\$2,000,000	3
PROG11	Program	Amenities Upgrade	Various	\$3,500,000	3
PROG12	Program	Car park improvement	Various	\$3,500,000	3
PROG13	Program	Accessibility/ Security Improvement works	Various	\$3,000,000	3
S1	Study	Playgrounds Study (to provide for future growth)	City-wide	\$75,000	1
S2	Study	Accessible Parks Study	City-wide	\$75,000	1
S3	Study	Amenities/ Sportsfield and parking improvement study	City-wide	\$75,000	1
S4	Study	Review of Strategic Recreation Plan	City-wide	\$70,000	1
TOTAL				\$51,503,000	

Community Facilities

Item Code / Map Ref	Item Description	Suburb	Estimated cost or completed cost	Reference/ Supporting study or report	Priority
CF1	Earlwood Library and Community Centre	Earlwood	\$3,456,000	Community Facilities Plan 06	2
CF2	Canterbury/ Hurlstone Park Community Centre	Canterbury	\$1,620,000	Community Facilities Plan 06	2
CF3	Fit-out Campsie Community Arts Centre	Campsie	\$550,000	Community Facilities Plan 06	3
CF4	Design and Construction of Lakemba Community Centre	Lakemba	\$7,603,200	Community Facilities Plan 06 & Feasibility Study 11	1
CF5	Riverwood Library	Riverwood	\$5,961,600	Community Facilities Plan 06	1
CF6	Establishment of new central library premises	Campsie	\$11,880,000	Civic Precinct Business Plan	1
CF7	Community Facilities Plan	City-wide	\$60,000	Strategic Recreation Plan and Community Facilities Plan 06	3
CF8	Sunbeam site Community Hall	Campsie	\$1,900,800	Hall required to service community created by the development of the site.	2
CF9	Carrington Centre	Campsie	\$165,000	Community Facilities Plan 06 & Council Report 10 March 11	1
TOTAL			\$33,196,600		

Development Contributions Plan 2013

Road Works, 225-249 Canterbury Road, Canterbury

Item Code / Map Ref	Infrastructure type	Item Description	Original estimate or cost	Updated estimated cost including on costs	Costs to be levied under Plan
S1	Acquisition	1 Phillips Avenue (recoupment)	\$610,000	\$700,000	\$700,000
S2	Works	Roadworks, drainage, carparking and landscaping in Clunes Lane	\$386,276	\$1,000,000	\$500,000
				\$1,700,000	\$1,200,000

Canterbury City Council
Development Contributions Plan 2013

Works Program

Town Centre Improvement Program

Centre	Location of improvement works	Estimate/ Actual Costs	CPI (All Groups) Sydney*	Estimate/ Actual Costs (2012\$)	Length (m)	Date completed or proposed completion date
Belfield Town Centre	Burwood Rd (West) - Opp. Downes St to Punchbowl Rd	\$152,442	170.5	\$159,863	125	2010/2011
Belfield Town Centre	Burwood Rd (East) - Downes St to Punchbowl Rd	\$163,070	175.9	\$165,758	113	2011/2012
Belfield Town Centre	Downes St - Sideline of No 21 Burwood Rd	\$40,000	175.9	\$40,659	36	2011/2012
Belfield Town Centre	Punchbowl Rd - Burwood Rd to Belfield Ln	\$35,000	175.9	\$35,577	30	2011/2012
Belfield Town Centre	Bins and Street Furniture	\$20,000	175.9	\$20,330	0	2011/2012
Belfield Town Centre	Punchbowl Rd - Burwood Rd to End 340 Punchbowl Rd	\$65,000	178.8	\$65,000	63	2016/2017
Belmore Town Centre	Burwood Rd (West) - Bridge Rd to Station Rd	\$272,881	161.7	\$301,739	253	2008/2009
Belmore Town Centre	Burwood Rd (West) - Leylands Pde to Bridge Rd including Collins St both sides	\$350,000	165.6	\$377,899	285	2009/2010
Belmore Town Centre	Bridge Rd (South) - Burwood Rd to Paragon Ln	\$32,000	165.6	\$34,551	31	2009/2010
Belmore Town Centre	Burwood Rd (East) - Leylands Pde to Tobruk Ave	\$383,003	170.5	\$401,648	228	2010/2011
Belmore Town Centre	Burwood Road (East) - Tobruk Ave to Station entrance and Tobruk Ave paving	\$133,881	170.5	\$140,398	110	2010/2011
Belmore Town Centre	Burwood Road (East) - Redman Parade to 319 Burwood Rd	\$188,364	175.9	\$191,469	154	2011/2012
Belmore Town Centre	Replace bins through Centre	\$40,000	175.9	\$40,659	0	2011/2012
Belmore Town Centre	Installation of the notice board	\$25,000	178.8	\$25,000	0	2014/2015
Belmore Town Centre	Burwood Rd south of Leylands Pde - Footpath paving; Westside to No. 448 Eastside to No. 479	\$180,000	178.8	\$180,000	180	2016/2017
Belmore Town Centre	Burwood Rd (East) - Tobruk Ave to Redman Pde	\$70,000	178.8	\$70,000	75	2016/2017
Campsie Town Centre	Beamish St (West) - Evaline St to North Pde	\$350,000	152.2	\$411,170	290	2006/2007
Campsie Town Centre	Beamish St (East) - Evaline St to North Pde -	\$360,000	152.2	\$422,917	292	2006/2007
Campsie Town Centre	Replace Fencing on west side at Campsie Station and replace Bins with Box Tidy Bins at Beamish Street	\$55,000	152.2	\$64,612	0	2006/2007
Campsie Town Centre	Replace bins through Centre	\$48,000	152.2	\$56,389	0	2006/2007
Campsie Town Centre	Beamish St (East) - Evaline St to North Pde including decorative lighting for Beamish St Banner Poles	\$50,000	152.2	\$58,739	0	2006/2007
Campsie Town Centre	Beamish St (East) - Hill St to Evaline St	\$148,099	155.6	\$170,181	130	2007/2008
Campsie Town Centre	Beamish St (East) - North Pde to opp Campsie St	\$182,009	155.6	\$209,147	100	2007/2008
Campsie Town Centre	Beamish St (West) - North Pde to Ninth Ave	\$168,313	155.6	\$193,409	159	2007/2008
Campsie Town Centre	Beamish St (West) - Claremont St to Evaline St	\$160,769	161.7	\$177,771	97	2008/2009
Campsie Town Centre	Amy St (North) - Beamish St to Australian National Bank	\$30,000	178.8	\$30,000	37	2012/2013
Campsie Town Centre	Amy St (South) - Beamish St to Rudd Pde past the Campsie Centre	\$150,000	178.8	\$150,000	169	2012/2013
Campsie Town Centre	Evaline St West (North) - Beamish St to Rudd Pde past the Campsie Centre	\$135,000	178.8	\$135,000	148	2012/2013
Campsie Town Centre	Evaline St West (South) - Beamish St to end of shops	\$40,000	178.8	\$40,000	48	2012/2013
Campsie Town Centre	Beamish St (West) - Canterbury Rd (Thrifty Bathrooms) to No. 402 (North of Fletcher St) to End of No. 416	\$100,000	178.8	\$100,000	78	2014/2015
Campsie Town Centre	Evaline St (North) - Beamish St to Beamish Ln	\$100,000	178.8	\$100,000	50	2013/2014
Campsie Town Centre	Beamish St (East) - No 359 No.433	\$280,000	178.8	\$280,000	270	2013/2014
Campsie Town Centre	Beamish St (West) - Ninth Ave to Eighth Ave	\$125,000	178.8	\$125,000	125	2013/2014
Campsie Town Centre	Ninth Ave - Sideline 124-128 Beamish St	\$60,000	178.8	\$60,000	50	2014/2015

**Canterbury City Council
Development Contributions Plan 2013**

Works Program

Town Centre Improvement Program

Centre	Location of improvement works	Estimate/ Actual Costs	CPI (All Groups) Sydney*	Estimate/ Actual Costs (2012\$)	Length (m)	Date completed or proposed completion date
Campsie Town Centre	North Pde East (Both sides) - Beamish St to Clissold Lane	\$80,000	178.8	\$80,000	71	2014/2015
Campsie Town Centre	Beamish St (West) - No. 402 to No.314-318 (Near MP's Office)	\$280,000	178.8	\$280,000	273	2014/2015
Campsie Town Centre	Beamish St (East) - Canterbury Rd (Dans Corner) to No. 413/415; unit paving	\$120,000	178.8	\$120,000	64	2014/2015
Campsie Town Centre	Beamish St (East) - Orion Centre to Council Administration Centre	\$120,000	178.8	\$120,000	81	2015/2016
Campsie Town Centre	South Pde (Both sides) - Beamish St to Beamish Lane	\$80,000	178.8	\$80,000	71	2015/2016
Campsie Town Centre	Clissold Pde (Both sides) - Beamish St to Lane	\$80,000	178.8	\$80,000	67	2015/2016
Campsie Town Centre	North Pde West (Both sides) - Beamish St to Dispensary Lane	\$80,000	178.8	\$80,000	82	2015/2016
Campsie Town Centre	Campsie St (North) - Beamish St to End of shops	\$40,000	178.8	\$40,000	60	2015/2016
Campsie Town Centre	Hill St (North) - Beamish St to Hill Ln	\$55,000	178.8	\$55,000	50	2016/2017
Campsie Town Centre	Hill St (South) - Beamish St to Unara Ln	\$45,000	178.8	\$45,000	50	2016/2017
Campsie Town Centre	Canterbury Rd - Sideline of No. 485	\$35,000	178.8	\$35,000	67	2016/2017
Campsie Town Centre	Canterbury Rd - In front of No. 499	\$20,000	178.8	\$20,000	25	2016/2017
Campsie Town Centre	Anzac Mall Redevelopment Design	\$206,000	178.8	\$206,000	0	2013/2014
Campsie Town Centre	Anzac Mall Redevelopment Delivery	\$1,317,783	178.8	\$1,317,783	185	2014/2015
Clemton Park Town Centre	William St (South) - from 196 to corner shop 214 and other side corner shop 216 including both sidelines of shops in	\$250,000	178.8	\$250,000	180	2013/2014
Croydon Park Town Centre	Opp. McDonalds to Clyde St (Incl. Threshold across Dunmore St)	\$270,000	145.0	\$332,938	150	2004/2005
Croydon Park Town Centre	McDonalds to Brighton Avenue (Infrastructure Renewal)	\$148,300	145.0	\$182,869	50	2004/2005
Croydon Park Town Centre	Dunmore St and Clyde St (side of shopping area)	\$50,000	178.8	\$50,000	40	2016/2017
Earlwood Town Centre	Clarke Street (Both sides)	\$235,000	142.1	\$295,693	230	2003/2004
Earlwood Town Centre	Homer St (North Side) - Williams St / Lewins Lane to Earlwood Ave	\$325,000	175.9	\$330,358	98	2011/2012
Earlwood Town Centre	Installation of the notice board	\$20,000	178.8	\$20,000	0	2013/2014
Earlwood Town Centre	Replace bins through shopping centre	\$50,000	175.9	\$50,824	0	2011/2012
Earlwood Town Centre	Homer St (North side) - Collingwood Ave to Wardell Rd	\$185,000	178.8	\$185,000	107	2012/2013
Earlwood Town Centre	Homer St (North side) - Earlwood Ave to Collingwood Ave	\$360,000	178.8	\$360,000	230	2012/2013
Earlwood Town Centre	Homer St (South side) - Hartill-Law Ave to St James Ave	\$360,000	178.8	\$360,000	149	2014/2015
Earlwood Town Centre	Homer St (South side) - View St to Service Station	\$80,000	178.8	\$80,000	27	2013/2014
Earlwood Town Centre	Homer St (South side) - St James Ave to View St	\$210,000	178.8	\$210,000	128	2013/2014
Earlwood Town Centre	Homer St (North side) - Wardell Rd to Watkin Ave	\$295,000	178.8	\$295,000	160	2015/2016
Hurlstone Park Town Centre	Paving over Railway Bridge / Station Entrance & Floss St shop area paving	\$200,000	148.2	\$241,296	43	2005/2006
Hurlstone Park Town Centre	Crinan St (Both sides) - from 27-31 Crinan St to 21-23 Duntroun St; and 4 to 38 Crinan St	\$350,000	178.8	\$350,000	242	2016/2017
Hurlstone Park Town Centre	96-108 Duntroun St footpath (in front of shop)	\$35,000	178.8	\$35,000	23	2016/2017
Hurlstone Park Town Centre	Installation of noticeboard	\$20,000	175.9	\$20,330	0	2011/2012
Lakemba Town Centre	Replace bins through Centre	\$55,000	155.6	\$63,201	0	2007/2008
Lakemba Town Centre	Haldon St (West side) - Hall Pde to The Boulevarde	\$544,311	155.6	\$625,468	417	2007/2008

Town Centre Improvement Program

Centre	Location of improvement works	Estimate/ Actual Costs	CPI (All Groups) Sydney*	Estimate/ Actual Costs (2012\$)	Length (m)	Date completed or proposed completion date
Lakemba Town Centre	Haldon St (East Side) - 30 metres either side of women's rest centre	\$60,226	155.6	\$69,206	60	2007/2008
Lakemba Town Centre	Haldon St (East side) - Railway Pde to end of shops	\$113,514	155.6	\$130,439	60	2007/2008
Lakemba Town Centre	Haldon St (West side) - Railway Pde to former IGA site and Railway Pde (North side) shops area paving	\$200,695	155.6	\$230,619	190	2007/2008
Lakemba Town Centre	The Boulevarde Reserve - Improvements	\$97,000	155.6	\$111,463	0	2007/2008
Lakemba Town Centre	The Boulevarde (South) - Haldon St to Croydon St	\$150,000	155.6	\$172,365	101	2007/2008
Lakemba Town Centre	The Boulevarde (North Side) - Railway Station Entrance to opposite Croydon St	\$38,953	155.6	\$44,761	0	2007/2008
Lakemba Town Centre	Haldon St (East side) - Gillies St to The Boulevarde	\$441,326	161.7	\$487,997	211	2008/2009
Lakemba Town Centre	Installation of the notice board	\$20,000	178.8	\$20,000	0	2012/2013
Lakemba Town Centre	Haldon St/The Boulevarde; S/E Corner (Church) & N/E corner shops	\$50,000	178.8	\$50,000	50	2016/2017
Narwee Town Centre	Fisher Place / Fisher Arcade Paving and Landscaping	\$150,000	145.0	\$184,966	157	2004/2005
Narwee Town Centre	Penshurst Road North at Carpark	\$75,000	145.0	\$92,483	47	2004/2005
Narwee Town Centre	Broadarrow Road (Fisher Ln to Fisher Pl and Penshurst Rd Sth)	\$100,000	145.0	\$123,310	42	2004/2005
Narwee Town Centre	Penshurst Rd (South) and Arcade	\$150,000	145.0	\$184,966	118	2004/2005
Punchbowl Town Centre	Punchbowl Rd (South) - Property 838/840 to The Boulevarde	\$188,815	155.6	\$216,967	94	2007/2008
Punchbowl Town Centre	The Boulevarde(South) - Punchbowl Rd to Broadway	\$455,823	161.7	\$504,027	250	2008/2009
Punchbowl Town Centre	The Boulevarde (North) - Punchbowl Rd to Opp Matthews St	\$225,738	165.6	\$243,732	175	2009/2010
Punchbowl Town Centre	Rossmore Ave (East) - Turner Ln to Punchbowl Rd	\$57,457	165.6	\$62,037	40	2009/2010
Punchbowl Town Centre	Arthur St (East) - Lane to The Boulevarde	\$64,901	165.6	\$70,074	40	2009/2010
Punchbowl Town Centre	Arthur St (West) - Lane to The Boulevarde	\$16,195	165.6	\$17,486	48	2009/2010
Punchbowl Town Centre	Matthews St (West) - Lane to The Boulevarde	\$32,640	165.6	\$35,242	40	2009/2010
Punchbowl Town Centre	Matthews St (East) - Lane to The Boulevarde	\$38,902	165.6	\$42,003	39	2009/2010
		\$14,021,410		\$15,025,783	8,908	

Public Car Parking

Location	Spaces	Land Acquisition Costs	Works Costs	Total Costs	Rate per space	Priority
Belmore	75	\$994,193	\$632,400	\$1,626,593	\$21,688	2
Campsie	48	\$1,526,701	\$511,091	\$2,037,792	\$42,454	16 spaces in Anzac Mall, priority 1. Balance of spaces, priority 3.
Lakemba	51	\$1,474,153	\$183,000	\$1,657,153	\$32,493	1
Punchbowl	54	\$1,238,730	\$192,000	\$1,430,730	\$26,495	3
TOTAL	228			\$6,752,268		

Canterbury City Council
Development Contributions Plan 2013

Works Program

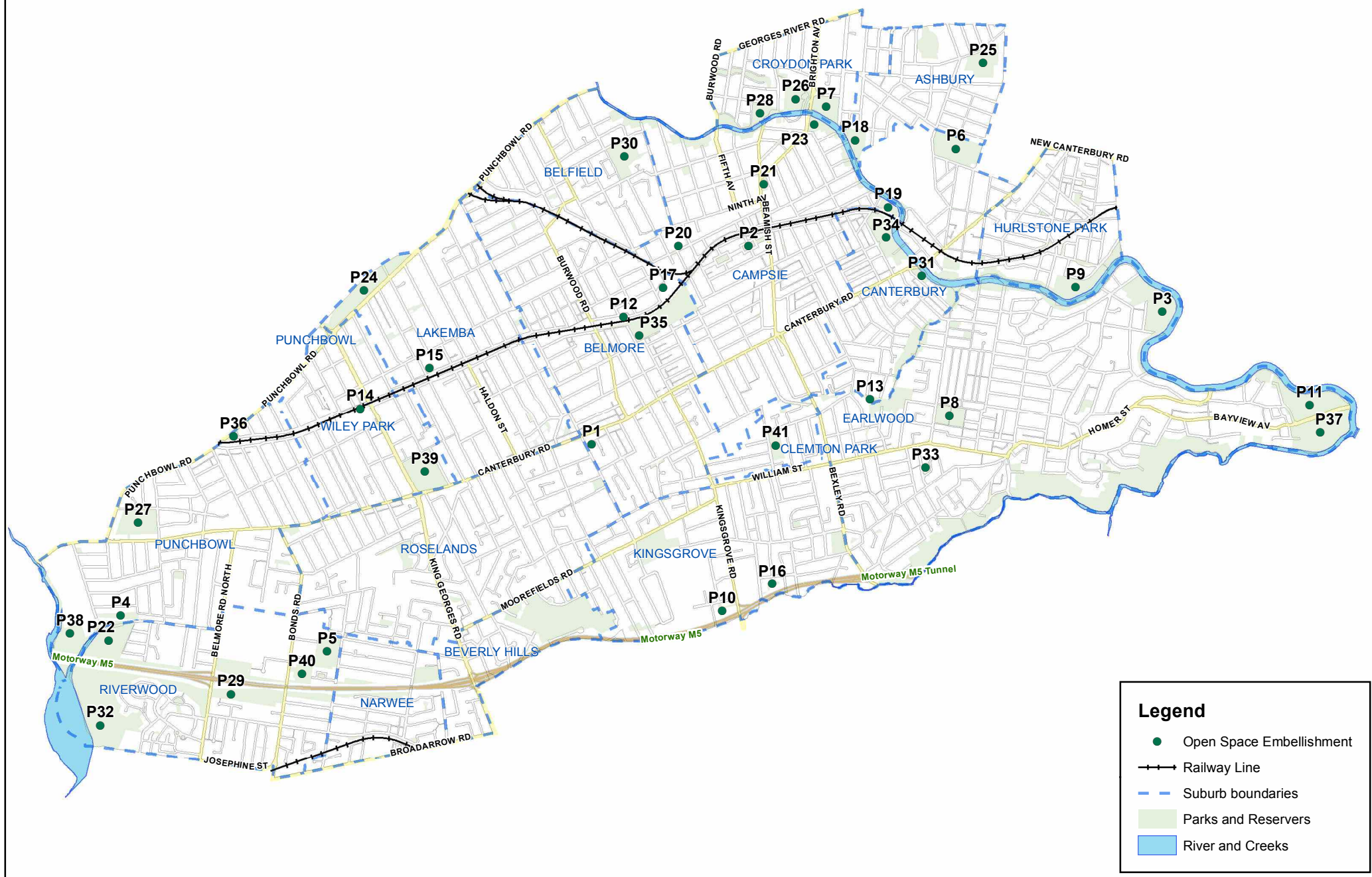
Plan preparation and administration

Item Code		Item Description	Annual Salary	On costs	Average annual costs to Council	Estimated costs relevant to CP admin	Estimated costs over life of CP
Admin1	Salary	Town Planners <u>Contributions officers</u>	\$80,000	\$35,000	\$115,000	\$57,500	\$1,150,000
Admin2	Salary	Finance	\$80,000	\$20,000	\$100,000	\$10,000	\$200,000
Admin3	Salary	Admin	\$50,000	\$12,500	\$62,500	\$6,250	\$125,000
Admin4	Consultant	Planner to assist in writing, review and amending CP			\$10,000	\$10,000	\$200,000
Admin5	Consultant	Legal advice			\$5,000	\$5,000	\$100,000
					\$292,500	\$88,750	\$1,775,000

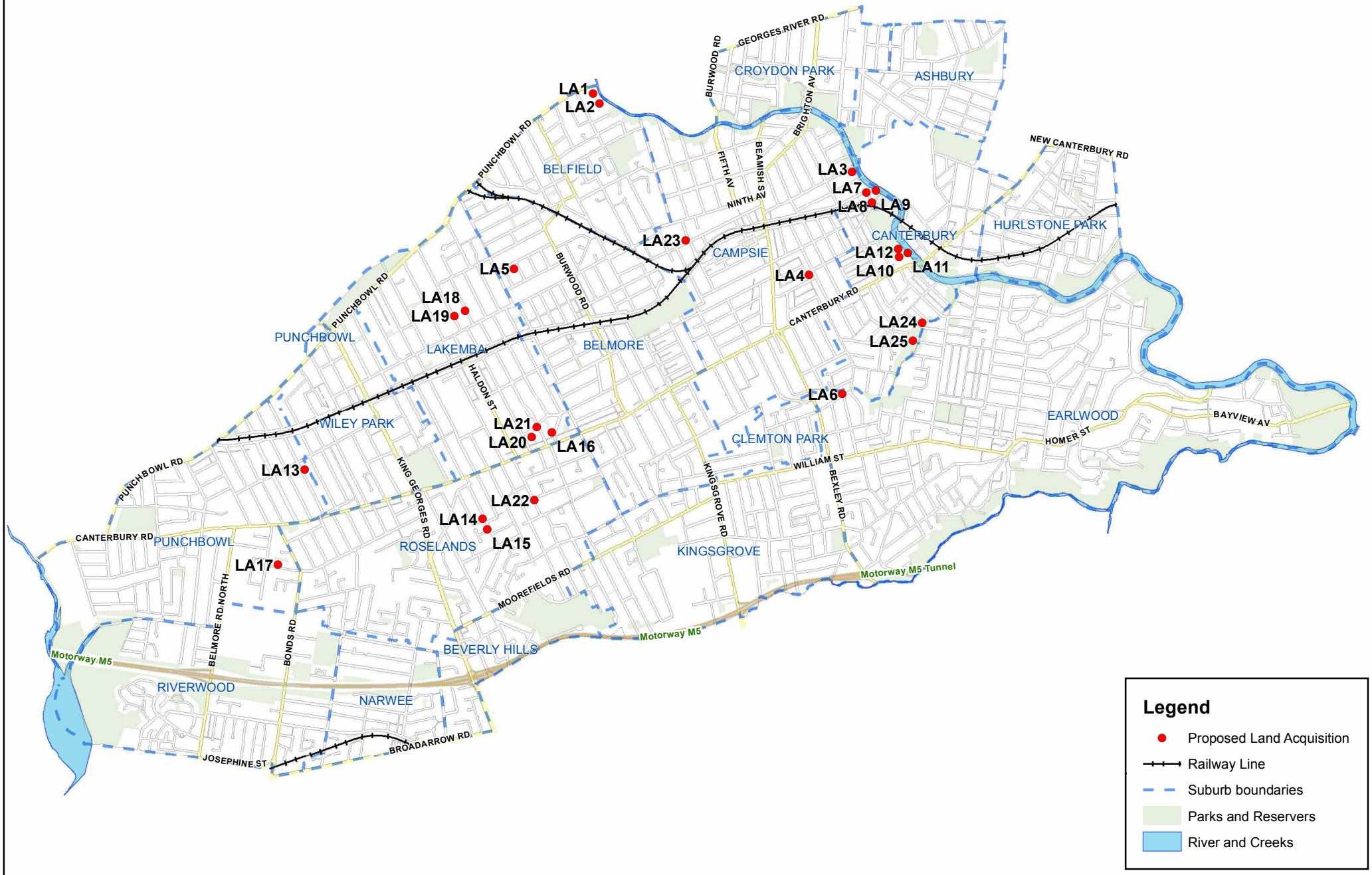
Schedule 5.2

Works Maps
for Open Space and Recreation
Facilities and Community Facilities

OPEN SPACE EMBELLISHMENT



LAND ACQUISITION



COMMUNITY FACILITIES






Schedule 5.3

Land subject to contributions for
Town Centre Improvement Program
+ Works Maps

BELFIELD TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP

Legend

-  Parcel boundaries
-  Property boundaries
-  Subject Land



Scale 1:2,500 @ A4

0 20 40 80 Meters

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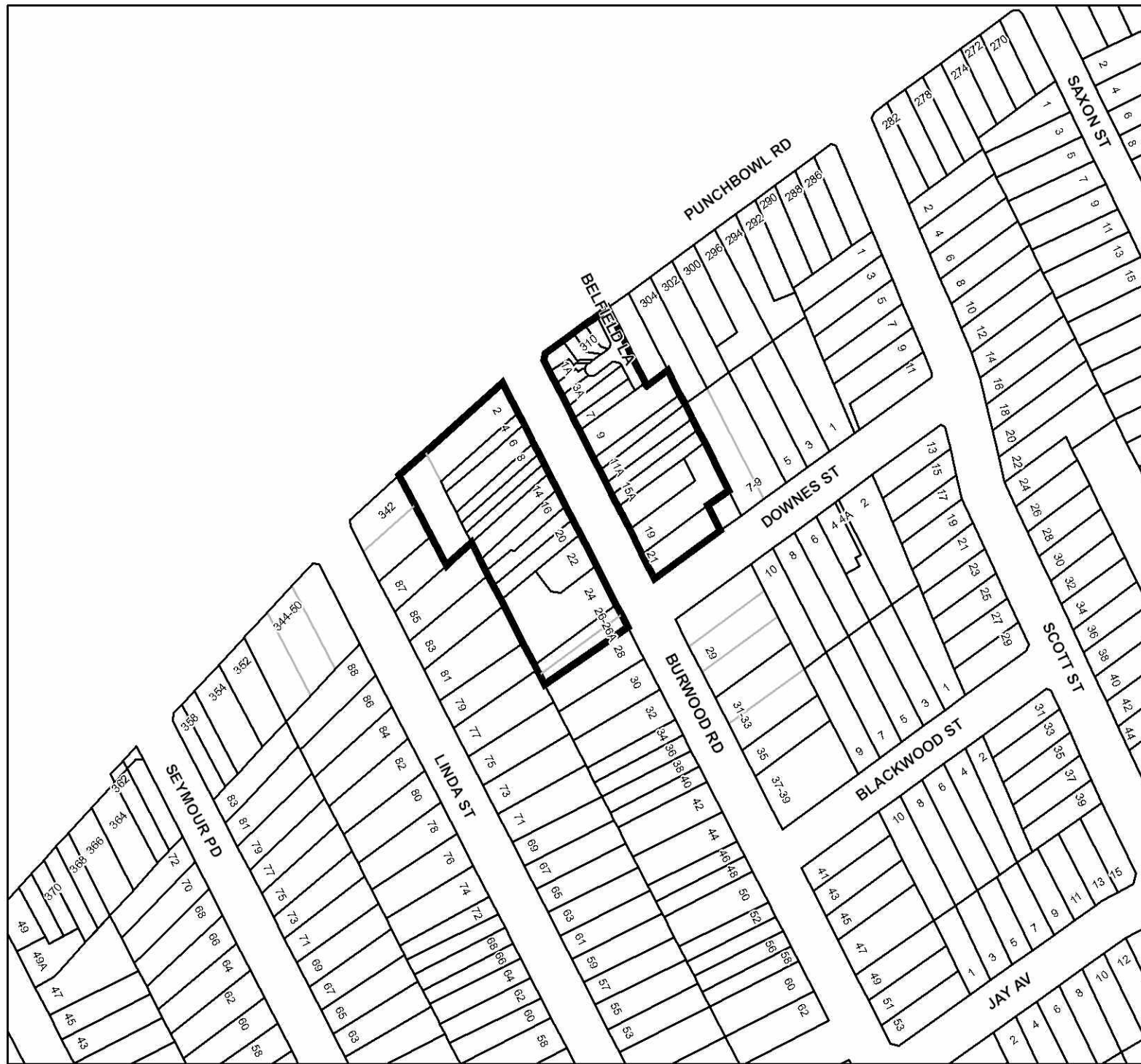
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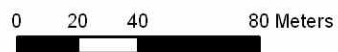
BELMORE TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP 1

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-  Subject Land



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BELMORE TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP 2

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CAMPSIE TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP 1

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-  Property boundaries
-  Subject Land



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CAMPSIE TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP 2

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-  Subject Land



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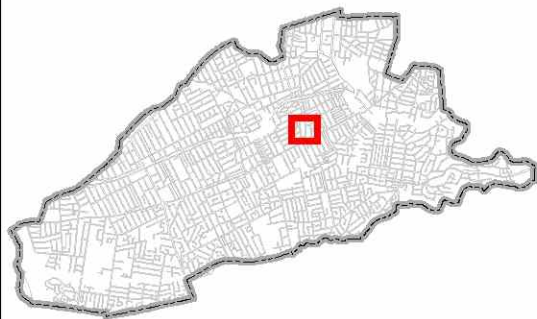
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CAMPSIE TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP 3

Legend

-  Parcel boundaries
-  Property boundaries
-  Subject Land



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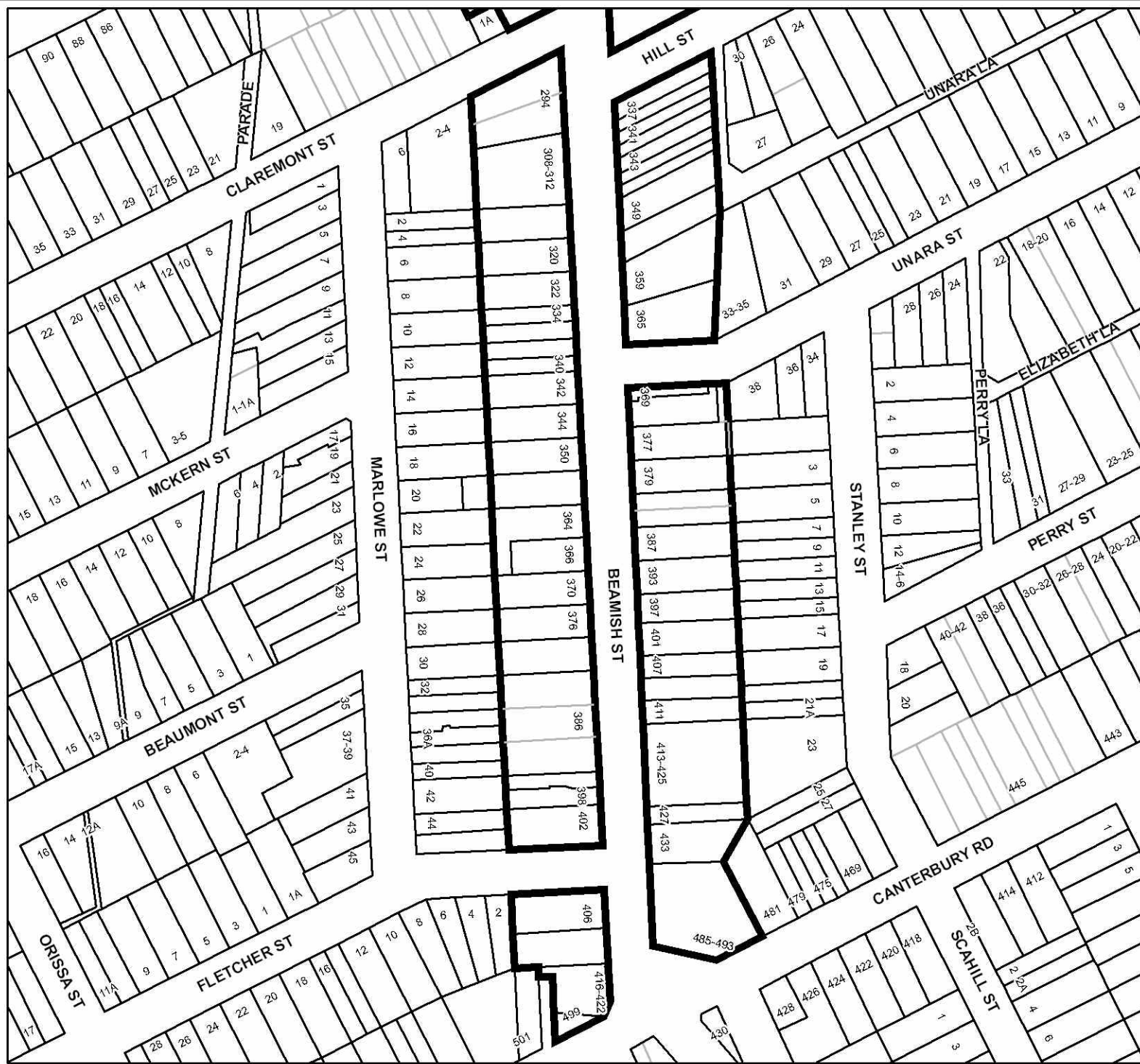
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CLEMTON PARK WORKS CATCHMENT AND LOCATION MAP

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- Property boundaries
- Subject Land



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

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CROYDON PARK TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP

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-  Property boundaries
-  Subject Land



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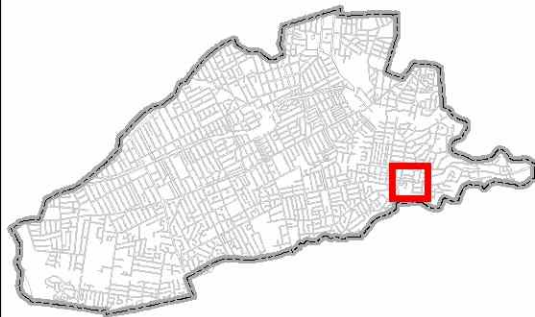
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EARLWOOD TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP

Legend

- Parcel boundaries
- Property boundaries
- Subject Land



Scale 1:3,500 @ A4

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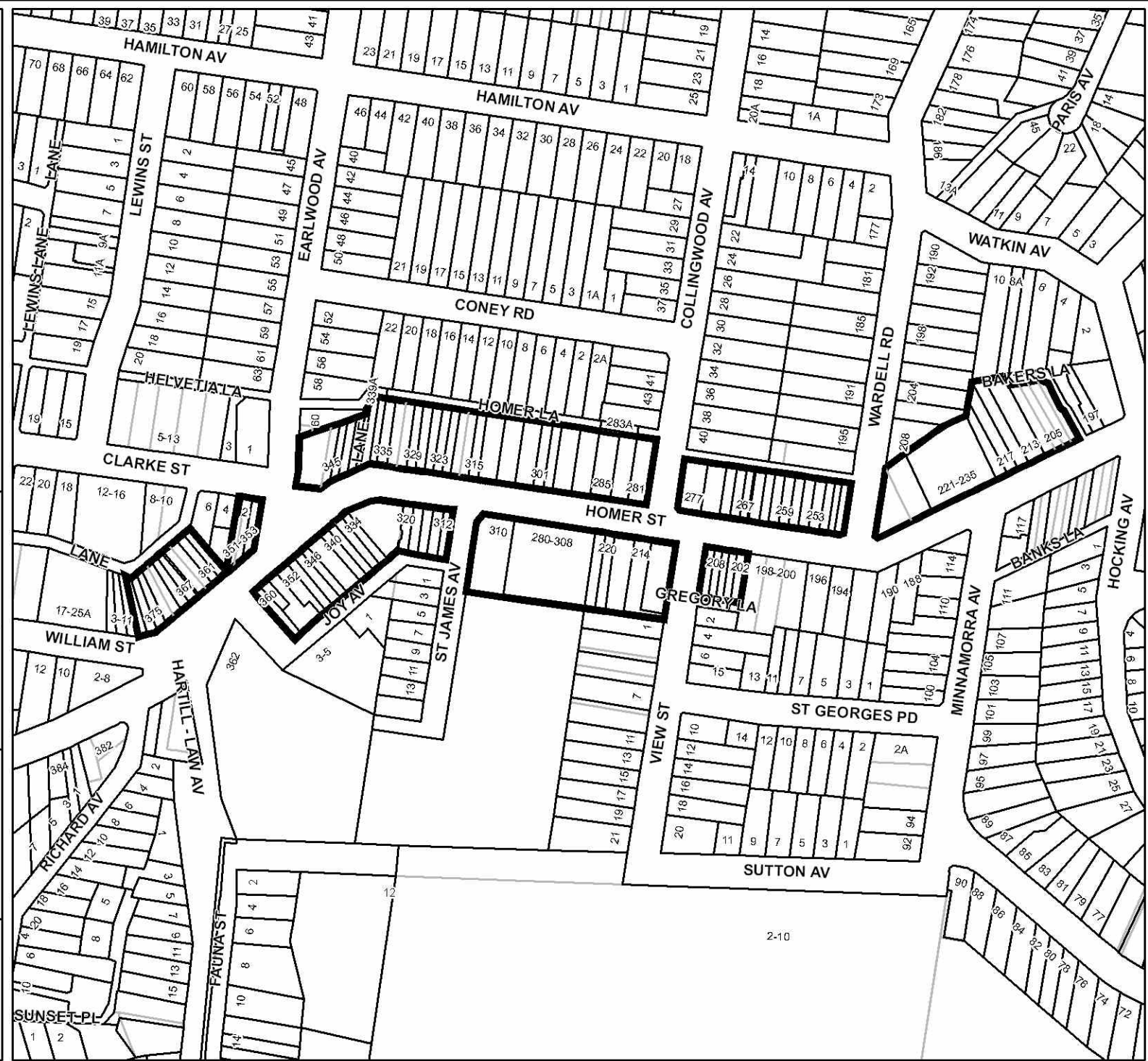
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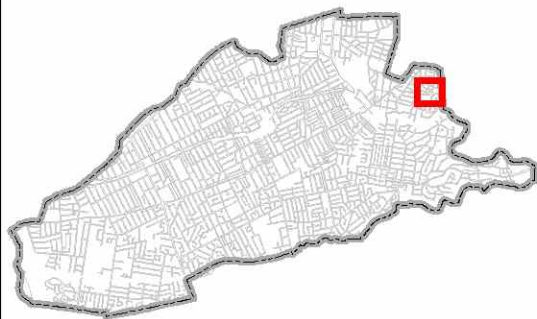
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HURLSTONE PARK TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP

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-  Property boundaries
-  Subject Land



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LAKEMBA TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP

Legend

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-  Property boundaries
-  Subject Land



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NARWEE TOWN CENTRE WORKS CATCHMENT AND LOCATION MAP

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-  Subject Land



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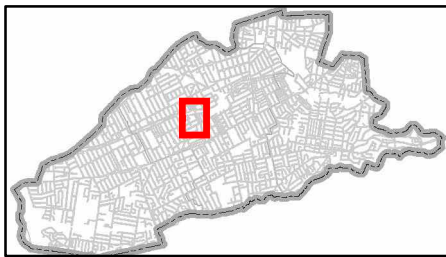


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Schedule 5.4

Land subject to contributions for
Public Car Parking
+ Works Maps

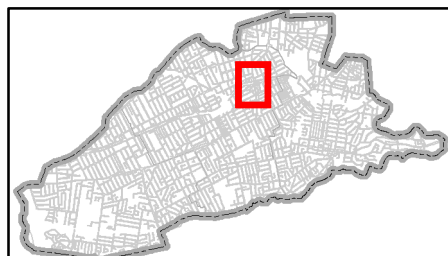
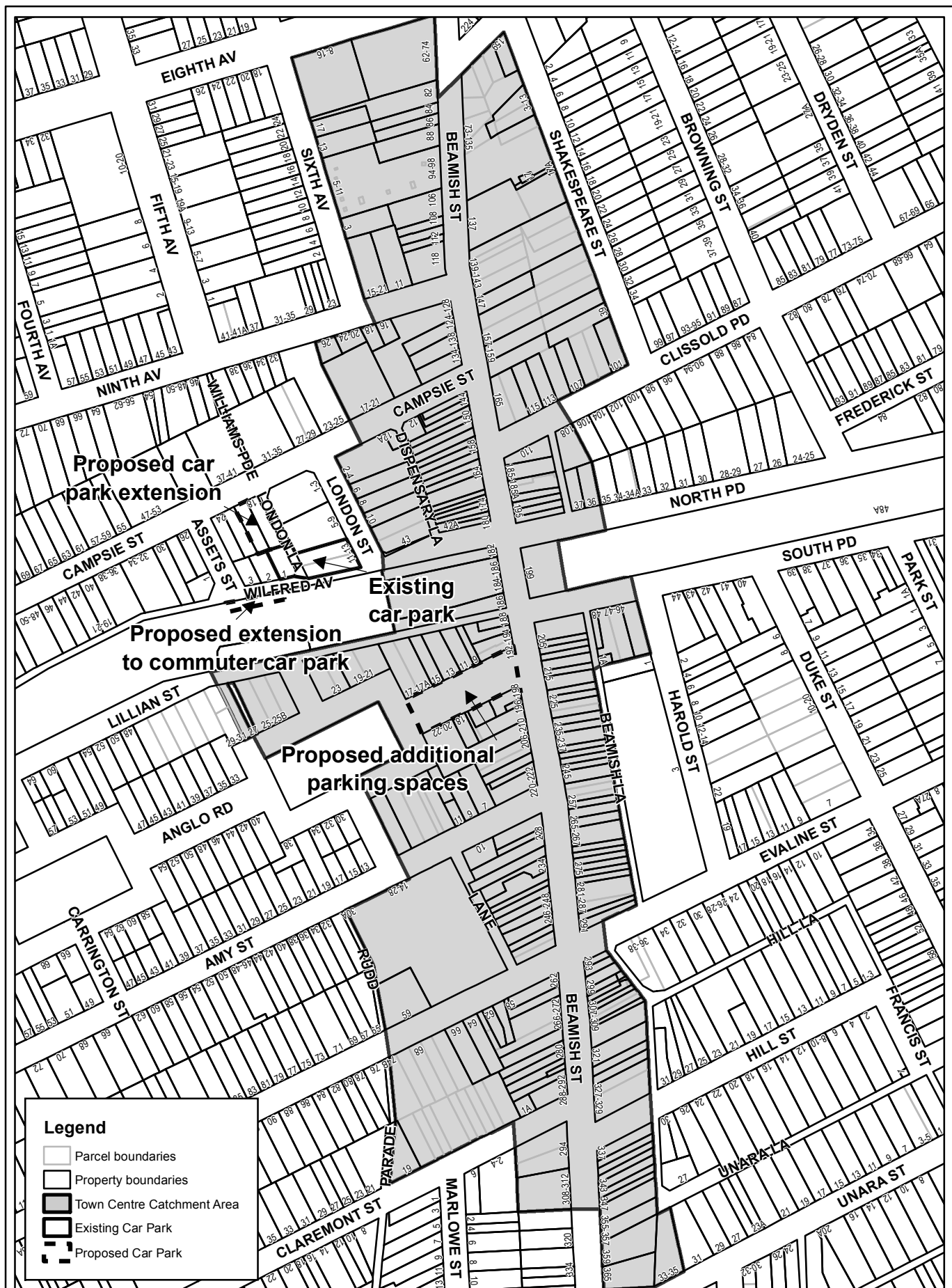


TOWN CENTRE FUTURE CAR PARKING CATCHMENT AND LOCATION MAP

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TOWN CENTRE FUTURE CAR PARKING CATCHMENT AND LOCATION MAP

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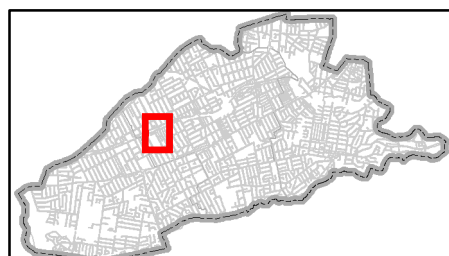


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TOWN CENTRE FUTURE CAR PARKING CATCHMENT

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





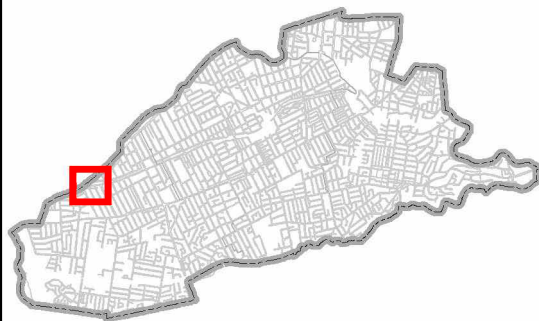
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TOWN CENTRE FUTURE CAR PARKING CATCHMENT AND LOCATION MAP

Legend

-  Parcel boundaries
-  Property boundaries
-  Town Centre Catchment Area
-  Existing Car Park
-  Proposed Car Park



Scale 1:3,500 @ A4



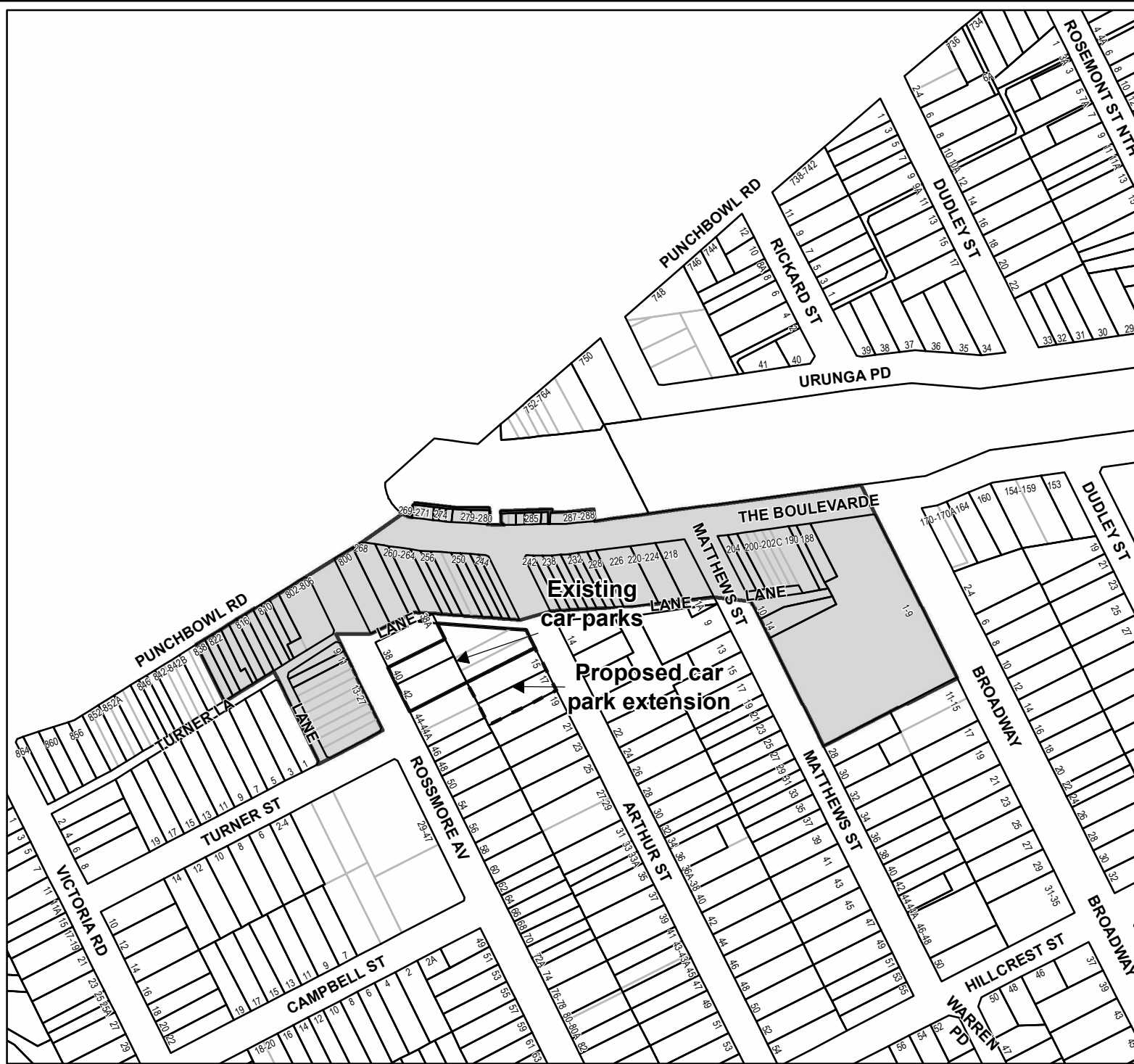
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Appendix A

List of Supporting Information

List of supporting information

- Department of Planning, *Sydney Metropolitan Strategy, South Subregion, Draft Subregional Plan*, 2007
- Newplan, *Canterbury Development Contributions Issues Paper* June 2009
- Department of Planning, *Draft Local Development Contributions Guidelines*, November 2009
- GML Social Research, *Community Facility Plan for the City of Canterbury*, January 2006
- Parkland Environmental Planners, Cred Community Planning, POD Landscape Architecture and Newplan, *Strategic Recreation Plan*, March 2010
- Canterbury Council, *Strategic Recreation Plan – Summary (Contains: Strategic Recreation Plan, Implementation Plan, Land Acquisition for Recreation*, March 2010
- Canterbury City Council, *Report to City Services Committee ‘Strategic Recreation Plan’*, 8 July 2010
- Canterbury City Council, *Report to Council ‘Strategic Recreation Plan’*, 23 June 2011
- Canterbury City Council, *Council Delivery Plan 2012-2015*, Adopted 26 May 2011
- Canterbury City Council, *Strategic Asset Management Plan*, Adopted 26 May 2011
- Canterbury City Council, *Long Term Financial Plan 2012-2021* Adopted 26 May 2011
- .id (demographers), *Community Profile, 2006 and 2001 Enumerated Census information for: Canterbury City Council*, sourced from Canterbury Council website July 2011
- .id (demographers), *Population and Household Forecasts for: Canterbury City Council*, sourced from Canterbury Council website July 2011

Appendix B

Cost Report for Calculation of Section
94A Levy

Cost Estimate Report

DA NO. : (Office use only)

DATE:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT ADDRESS:

ANALYSIS OF DEVELOPMENT COSTS:

Development Cost provided with DA

ADD costs included in clause 25J(1) ...see over

LESS costs included in clause 25J(3) ...see over

TOTAL cost for calculating s94A levy

Show the breakdown of costs that are added or subtracted against the relevant item on the reverse of this sheet.

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- Included GST in the calculation of development cost.
- If the total development cost is over \$1,000,000, prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.

Signed:

Name:

Position & Qualifications:

How do I calculate my cost of development so Council can determine the levy to be paid?

25J Section 94A levy—determination of proposed cost of development

(1) The proposed cost of carrying out development is to be determined ... by adding up all the costs and expenses that ... 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.
- (d) 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.

(2)

(3) **THE FOLLOWING COSTS ... ARE NOT TO BE INCLUDED** in any estimate or determination of the proposed cost of carrying out development:

- (a) the cost of the land on which the development is to be carried out,
- (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,
- (c) the costs associated with marketing or financing the development (including interest on any loans),
- (d) the costs associated with legal work carried out or to be carried out in connection with the development,
- (e) project management costs associated with the development,
- (f) the cost of building insurance in respect of the development,
- (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),
- (h) the costs of commercial stock inventory,
- (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,
- (j) the costs of enabling access by disabled persons in respect of the development,
- (k) the costs of energy and water efficiency measures associated with the development,
- (l) the cost of any development that is provided as affordable housing,
- (m) the costs of any development that is the adaptive reuse of a heritage item.

COST OF EACH ELEMENT	
(a)	
(b)	
(c)	
(d)	
(a)	
(b)	
(c)	
(d)	
(e)	
(f)	
(g)	
(h)	
(i)	
(j)	
(k)	
(l)	
(m)	

Canterbury City Council
Development Contributions Plan 2013

(4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.

(5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.

Appendix C

Schedule of Existing Community Facilities

Suburb	Facility Name	Community Facilities (floor area sqm)	Library
Ashbury	Ashbury Senior Citizens Centre	410	
Ashbury	Canterbury City Childcare Centre	160	
Belmore	Canterbury Children's Cottage	70	
Belmore	MTC Work Solutions Job Network	480	
Belmore	Senior Citizens Centre/Early Childhood Health Centre	496	
Belmore	Youth Resource Centre	480	
Campsie	Canterbury Family Day Care	275	
Campsie	Campsie Centre Library		1,960
Campsie	Carrington Centre	215	
Campsie	Early Childhood Health Centre	150	
Campsie	The Orion Centre	1,485	
Campsie	Women's Rest Centre	100	
Croydon Park	Korean Society of Sydney	288	
Earlwood	Canterbury Earlwood Caring Association	172	
Earlwood	Earlwood Children's Centre	410	
Earlwood	Earlwood Library		358
Earlwood	Early Childhood Health Centre	210	
Earlwood	Senior Citizens Centre	172	
Hurlstone Park	Hurlstone Park Children's Centre	120	
Lakemba	28 Croydon Street	128	
Lakemba	Canterbury Community Centre	248	
Lakemba	Koorana Child and Family Centre	530	
Lakemba	Lakemba Baby Health Centre	312	
Lakemba	Lakemba Children's Centre	0	
Lakemba	Lakemba Library		615
Lakemba	Lakemba Senior Citizen's Centre	265	
Lakemba	Lakemba Women's Rest Centre	180	
Punchbowl	Punchbowl Children's Centre	580	
Punchbowl	Punchbowl Senior Citizen's Centre	307	
Riverwood	Riverwood Community Centre	1,890	
Riverwood	Riverwood Library		410
Riverwood	Riverwood Senior Citizen's Centre	424	
Wiley Park	Wiley Park Amphitheatre		
	TOTAL	10,557	3,343