
Planning Matters - 28 April 2020

ITEM 0.0 **Canterbury Development Contributions Plan - Works Program Review**

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PURPOSE AND BACKGROUND

To consider the exhibition of amendments to the works program for the Canterbury Development Contributions Plan 2013.

ISSUE

An interim review of the 2013 Canterbury Development Contributions Plan Works Program has been undertaken to ensure the proposed program of works reflects current priorities for local infrastructure projects.

It is important to note that this housekeeping review does not propose any changes to the way in which developer contributions are levied or how the Plan is implemented. Instead, this review predominantly updates the Open Space Embellishment program of works to ensure it corresponds with Council's Operational Plan, Delivery Program and recently adopted Strategic Plans.

It is recommended to exhibit the amendments to the Canterbury Development Contributions Plan 2013 Works Program. This report therefore summarises the amendments to the Plan for exhibition purposes.

RECOMMENDATION That -

1. Council exhibit the amendments to Works Program contained within the Canterbury Development Contributions Plan 2013 as shown in Attachment A.
2. A further report be submitted to Council following the exhibition period.

ATTACHMENTS

- A. Canterbury Development Contributions Plan 2013

POLICY IMPACT

This housekeeping review of the Works Program within the Canterbury Development Contributions Plan is an administrative amendment to the existing Plan. It does not alter the policy intent or contribution rates of the Plan and is a further step towards aligning the contributions plans across the City of Canterbury Bankstown.

FINANCIAL IMPACT

The Canterbury Development Contributions Plan, as adopted in 2013, outlines approximately \$106 million of infrastructure improvement works in the former Canterbury LGA over the life of the plan. The projected contributions income to Council remains the same, estimated at \$86 million over the life of the plan. As a result, there will still be a requirement for Council to supplement the shortfall of the plan through other sources of income including grants, general revenue or loans. This shortfall will be managed through Council's annual budgetary processes as part of the development of the annual capital works program.

COMMUNITY IMPACT

The Canterbury Development Contributions Plan remains committed to approximately \$106 million of infrastructure works for open space, recreation facilities, community facilities and public domain facilities over the life of the plan.

Should Council decide to proceed, the next step is to place the revised works program on public exhibition for a period of 28 days.

It is intended that the housekeeping amendments to the Works Program incorporated into the Canterbury Development Contributions Plan 2013 would come into effect from 1 July 2020.

DETAILED INFORMATION

Background

The Canterbury Development Contributions Plan (the Plan) was adopted by the former Canterbury Council in 2013.

The Plan was prepared to address anticipated demand for local infrastructure generated by both residential and non-residential development within the former Canterbury Local Government Area (LGA) over a twenty year period. It is based on a population growth of approximately 12,700 new residents over the life of the Plan. These growth figures are based on projections at the time the Plan was adopted. Once the review and consolidation of Council's Local Environmental Plan is completed, a city wide development contributions plan will be prepared based on updated growth projections.

Specifically, the Plan provides the mechanism to enable Council to impose Section 7.11 contributions and Section 7.12 levies on development to help fund the cost of providing new public local infrastructure and services in the former Canterbury LGA (except for the Canterbury Town Centre and Riverfront Precinct which is subject to a separate plan).

The Plan also identifies infrastructure projects that will be funded by these contributions and levies. The works program is based on the application of local infrastructure contributions along with funds from other sources towards the delivery of a prioritised list of infrastructure items (ie items listed in Part 5 of the Plan). It is noted in the Plan that the scope of, and priority attached to, each of the infrastructure items will likely 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 and indexed as time passes to ensure project costs are covered.

At the time of its adoption in 2013, the Plan proposed approximately \$106 million in works and it was projected that contributions paid under this Plan would provide for over \$86 million of these works.

Update to the Works Program

The Works Program in the Canterbury Development Contributions Plan sets out the infrastructure delivery priorities for the land to which the Plan applies.

It is important that these priorities are consistent with Council's suite of integrated planning documents and adopted strategic plans. More recently, Council and the community have experienced a shift in infrastructure priorities arising from the adoption of multiple strategic documents and the identification of works required to increase the carrying capacity of important community infrastructure assets.

Given the Plan has been in effect for several years, it is timely to undertake a housekeeping review of the Works Program.

In reviewing the works program, Council has considered the need to incorporate projects which align with recently adopted strategic plans and a higher demand for local infrastructure.

In 2019, Council adopted the Leisure and Aquatic Strategic Plan. This document forms the strategic position for Council on the provision of leisure and aquatic services and facilities into the future. It highlights the demand for such facilities due to growth and identified the upgrade of Canterbury Leisure & Aquatic Centre as a priority.

As part of the 2019/20 Operational Plan, Council has also been undertaking an investigation into a synthetic field on the eastern side of the city. Construction of synthetic sporting fields have numerous benefits and provide greater carrying capacity as opposed to grass fields.

Through these pieces of work, Council has identified two significant projects attributed to changes in the local area that require a level of funding from development contributions and levies to ensure their implementation. They are:

- Canterbury Leisure and Aquatic Centre - These proposed upgrades, as identified in the Leisure and Aquatic Strategic Plan, are being undertaken in order to address the current asset condition of an older facility and to cater for growth. For this reason, the cost of works can only be partially apportioned to growth and therefore development contributions will fund a portion of the cost of these upgrades.
- Rudd Park Synthetic Field – The cost of this facility will be fully apportioned to the expected population growth. This is reasonable because the extra population will demand additional sporting fields, and Council will partly meet that demand by increasing the carrying capacity of existing fields through the provision of a synthetic sportsfield.

The Works Program in the Canterbury Development Contributions Plan 2013 (Attachment A) has been updated to reflect the above.

Exhibition

Should Council support the recommendations in this report, the amendments to the Canterbury Development Contributions Plan 2013 Works Schedule will be exhibited for a minimum 28 days. Following the exhibition, this matter will be reported back to Council with the outcomes of the exhibition.