



Section 94A Development Contributions Plan - Bankstown

Note:

Changes to the draft plan are shown as:

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



List of Amendments

Adopted by the former Bankstown City Council on 26 May 2009 and came into effect on 8 June 2009, as amended by Council on the following dates:

Amendment	Summary
1	Changes to Works Schedules and other amendments. Adopted 8 March 2011 and came into effect 23 March 2011.
2	Changes to work schedules, CBD levy and other amendments. Adopted 28 July 2015 and came into effect 11 August 2015.
3	Changes to work schedules and other amendments. Adopted 28 June 2016 and came into effect 12 July 2016.



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PART A—SUMMARY TABLES

The following summary tables are included in this plan:

- Works Categories (Tables 1 and 2).
- Summary of levy rates (Tables 3 and 4).

The Works Schedules (Appendix B) identify the public facilities for which section 94A levies will be required. Tables 1 and 2 below identify the categories of works included in the Works Schedules adopted by the former Bankstown City Council, and a summary of the expenditure on the respective items.

Money paid to Council under a condition authorised by this plan is to be applied by Council towards meeting the cost of one or more of the public facilities that will be or have been provided within the area as listed in the Works Schedules (Appendix B).

Table 1—Works categories for new public facilities in the former City of Bankstown to which the 1% section 94A levy will apply

Public Facilities	Estimated Costs (s94A funds only)	Estimated Timeframe
Buildings and Other Structures	\$14.486M	Completed 2025
Land (Community Land and Town Centres)	\$13.560M	Completed 2025
Parks and Recreation	\$8.300M \$9.809M	Completed 2025
Roads and Transport	\$9.692M	Completed 2025
Stormwater Drainage	\$3.671M	Completed 2025
Total value of program	\$49.718M \$51.218M	

Table 2—Works categories for new public facilities in the Bankstown CBD to which the additional 3% section 94A levy will apply

Public Facilities	Estimated Costs (s94A funds only)	Estimated Timeframe
Land (Community Land and Town Centres)	\$2.5M	Completed 2025
Parks and Recreation	\$3.153M	Completed 2025
Roads and Transport	\$6.313M	Completed 2025
Total value of program	\$11.965M	



Summary of levy rates

The section 94A levy will apply at the following rates:

Table 3–Development within the Bankstown CBD

Development within the Bankstown CBD area	Levy (%)*
All development types valued at \$100,000 or less	0.0%
All development types valued at \$100,001 and up to \$200,000	0.5 %
All development types valued in excess of \$200,000	1.0%

*Note: Council intends to seek the approval of the Minister for Planning to apply an additional 3% levy to development within the Bankstown CBD. If approved, the levy will be applied at 4% to all development valued in excess of \$200,000. Until such approval the levy will be applied as shown in Table 3 above.

Table 4–Development within the rest of the former City of Bankstown

Development within the former City of Bankstown (excluding the Bankstown CBD area)	Levy (%)
All development types valued at \$100,000 or less	0.0%
All development types valued at \$100,001 and up to \$200,000	0.5 %
All development types valued in excess of \$200,000	1.0%



PART B—EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

According to the Department of Planning & Environment's Population Projections (2014), the former City of Bankstown's population is projected to grow as shown in the table below:

Year	Population
2011	190,850
2016	201,500
2021	214,750
2026	228,800
2031	240,800

This projection represents an average annual population growth of 1.2%.

The incoming population will generate demands for new public facilities as well as having the potential to diminish the existing population's enjoyment and standards of public facilities. A section 94A levy is therefore proposed to enable the collection of contributions for the purposes of augmenting existing public facilities and providing new public facilities.

Money paid to Council under a condition authorised by this plan is to be applied by Council towards meeting the cost of one or more of the public facilities that will be or have been provided within the area as listed in the Works Schedules.



PART C—ADMINISTRATION AND OPERATION OF THE PLAN

C.1 What is the name of this development contributions plan?

This development contributions plan is called the Section 94A Development Contributions Plan - Bankstown.

C.2 Where does this plan apply?

This plan applies to all land within the former City of Bankstown as shown on Map 1 in Appendix A.

Maps 2 and 3 in Appendix A show the areas to which the two Works Schedules included in this plan apply.

This development contributions plan applies to applications for development consent and applications for complying development certificates under Part 4 of the Environmental Planning and Assessment Act 1979.

Tables 3 and 4 in Part A of this plan show the rates at which the levy will apply in different locations of the former City of Bankstown.

C.3 When does this development contributions plan commence?

This contributions plan commences on 8 June 2009.

C.4 Repeal of other contributions plans applying to the land

On its commencement and subject to clause C.5, this plan repeals the following former City of Bankstown's section 94 Contribution Plans:

- (a) Section 94 Contributions Plan for Bankstown CBD and Fringe Areas;
- (b) Section 94 Contributions Plan for the Natural Environment, Sport and Recreation, Community Facilities and Water Quality Works—Bankstown (except CBD and Fringe Areas);
- (c) Section 94 Contributions Plan for the Hume Highway Corridor; and
- (d) Section 94 Contributions Plan for Drainage for Land known as 678–692 Henry Lawson Drive, East Hills.



C.5 Savings and transitional provisions

If a development application has been made but has not been finally determined before this plan comes into effect, the application is to be determined in accordance with the contributions plan in effect at the time the application was originally made.

C.6 What is the purpose of this contributions plan?

The primary purposes of this contributions plan are:

- (a) To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 94A of the Act.
- (b) To require a certifying authority (Council or an accredited certifier) to impose, as a condition of issuing a complying development certificate, a requirement that the applicant pay to Council a levy determined in accordance with this plan.
- (c) To assist Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area.
- (d) To publicly identify the purposes for which the levies are required.

C.7 Are there any exemptions to the levy?

The section 94A levy provided for by this plan will not be imposed on development:

- (a) for the purpose of disabled access;
- (b) for the sole purpose of providing affordable housing;
- (c) for the purpose of reducing the consumption of mains supplied potable water, or reducing the energy consumption of a building;
- (d) for the sole purpose of the adaptive reuse of an item identified in Council's Heritage Schedule in the LEP;
- (e) other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out; and
- (f) where the proposed cost of carrying out the development is \$100,000 or less.



Council may consider exempting the following development, or components of developments from the section 94A levy:

- (g) development associated with providing infrastructure funded by section 94A levies;
- (h) 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;
- (i) applications submitted by Canterbury-Bankstown Council; and
- (j) applications submitted on behalf of Canterbury-Bankstown Council for the provision of public infrastructure.

C.8 Pooling of levies and unspent section 94 monies

This plan expressly authorises section 94A levies paid for different purposes to be pooled and applied progressively for those purposes. The priorities for the expenditure of the levies are shown in the Works Schedules included in Appendix B of this plan.

This plan also expressly authorises that unspent monies collected through previous section 94 plans is to be expended on works identified in those plans where those works have been carried across to the Works Schedules included in this plan. These works are identified in the Works Schedules included in Appendix B to this plan.

Furthermore, where works identified in previous plans are no longer considered necessary then this plan authorises that the unspent money be transferred to this plan and spent on the works identified in the Works Schedules included in Appendix B of this plan, which are similar to the works categories included in the previous section 94 plans. Works that have an allocation of funds collected from previous section 94 plans are indicated in the Works Schedules.

C.9 Construction certificates & the obligation of accredited certifiers

This plan requires a certifying authority (Council or an accredited certifier) to impose a condition on a complying development certificate requiring an applicant for a complying development certificate to pay Council a levy prior to the commencement of any construction works on site in accordance with the provisions of Tables 3 and 4 in Part A of this plan.

In accordance with clause 146 of the Environmental Planning and Assessment Regulation 2000, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of levies has been satisfied.



In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with clause 142(2) of the Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, or dedication of land has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

C.10 How will the levy be calculated?

The levy will be determined on the basis of the rate as set out in the summary schedule. The levy will be calculated as follows:

$$\text{Levy payable} = \%C \times \$C$$

where

%C is the levy rate applicable

\$C is the proposed cost of carrying out the development as certified.

The proposed cost of carrying out the development will be determined in accordance with clause 25J of the Regulation. The procedures set out in Schedule 1 or 2 of Appendix C to this plan must be followed to enable Council to determine the amount of the levy to be paid.

The value of the works must be provided by the applicant at the time of the request, and if the quantum of works exceeds \$500,000, must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

C.11 How will the levy be adjusted?

Levies required as a condition of consent authorised by this plan will be calculated in accordance with Clause C.10 of this plan. The levy required is to be adjusted at the



time of payment of the levy in accordance with the following formula, and applying quarterly adjustments to the CPI where necessary:

Levy at time of payment = \$C + A

where:

\$C is the original levy as determined in accordance with the applicable rates included in Tables 3 and 4 in Part A of this plan.

A is the adjustment amount which is =
$$\frac{\$C \times ([\text{Current CPI} - \text{Base CPI}])}{[\text{Base CPI}]}$$

where:

Current CPI is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics and available at the time of payment.

Base CPI is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the date of certification of the cost report.

Note: In the event that the Current CPI is less than the previous CPI, the Current CPI shall be taken as not less than the previous CPI.

C.12 When is the levy payable?

A levy must be paid to Canterbury-Bankstown Council at the time specified in the condition that imposes the levy. If no such time is specified, Council's policy is that the levy is to be paid prior to the issue of a construction certificate, or for development subject to a complying development certificate, before any construction works commence on the site.

C.13 Refunds

Council's policy is that there are generally no refunds of section 94A levy payments made under this plan. Council may however consider giving a refund in the case of a surrendered development consent provided that:

- (a) the development application has not lapsed; and
- (b) the surrendered development consent takes effect in accordance with the Environmental Planning and Assessment Act 1979; and
- (c) no demolition, building, engineering or construction work has physically commenced that results in gross floor area on the site; and
- (d) Council is to retain 10% of the levy payment where any works have commenced.



C.14 Are there alternatives to the payment of the levy?

For circumstances in which a section 94A levy is payable under this plan, Council will consider varying this requirement in the following circumstances:

- (a) where Council agrees to negotiate a planning agreement with the applicant and where that agreement is successfully completed;
- (b) where Council agrees to the preparation of a site specific section 94 Plan to apply to the DA that would otherwise be subject to the levy and where that plan is successfully completed;
- (c) where the applicant offers to provide for the carrying out of works in kind, or a material public benefit in lieu of some or all of the section 94A levy. If Council agrees to the applicant's offer, a condition will be included in the consent for the development requiring payment of the agreed works in kind or public benefit. If Council does not agree then the requirement for payment of the section 94A levy will stand.

C.15 Can deferred or periodic payments be made?

Council does not permit deferred or periodic payments of the section 94A levy under this plan.



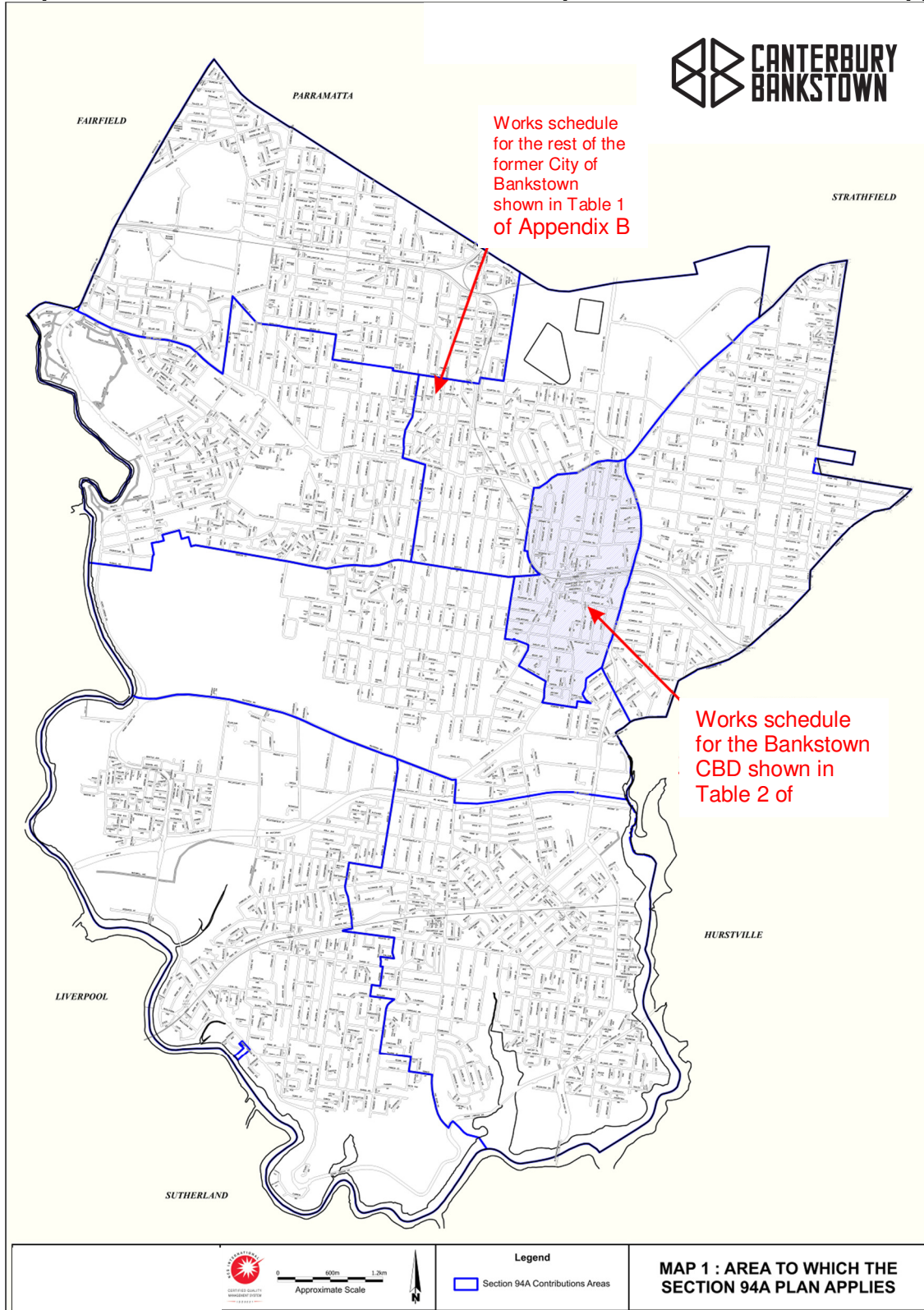
APPENDIX A–MAPS

The following maps are included:

- Map 1 Area to which the section 94A Development Contributions Plan applies
- Map 2 Location of s94A funded projects to be undertaken in the former City of Bankstown under the 1% s94A contributions
- Map 3 Location of s94A funded projects to be undertaken in the Bankstown CBD under the additional 3% s94A contributions

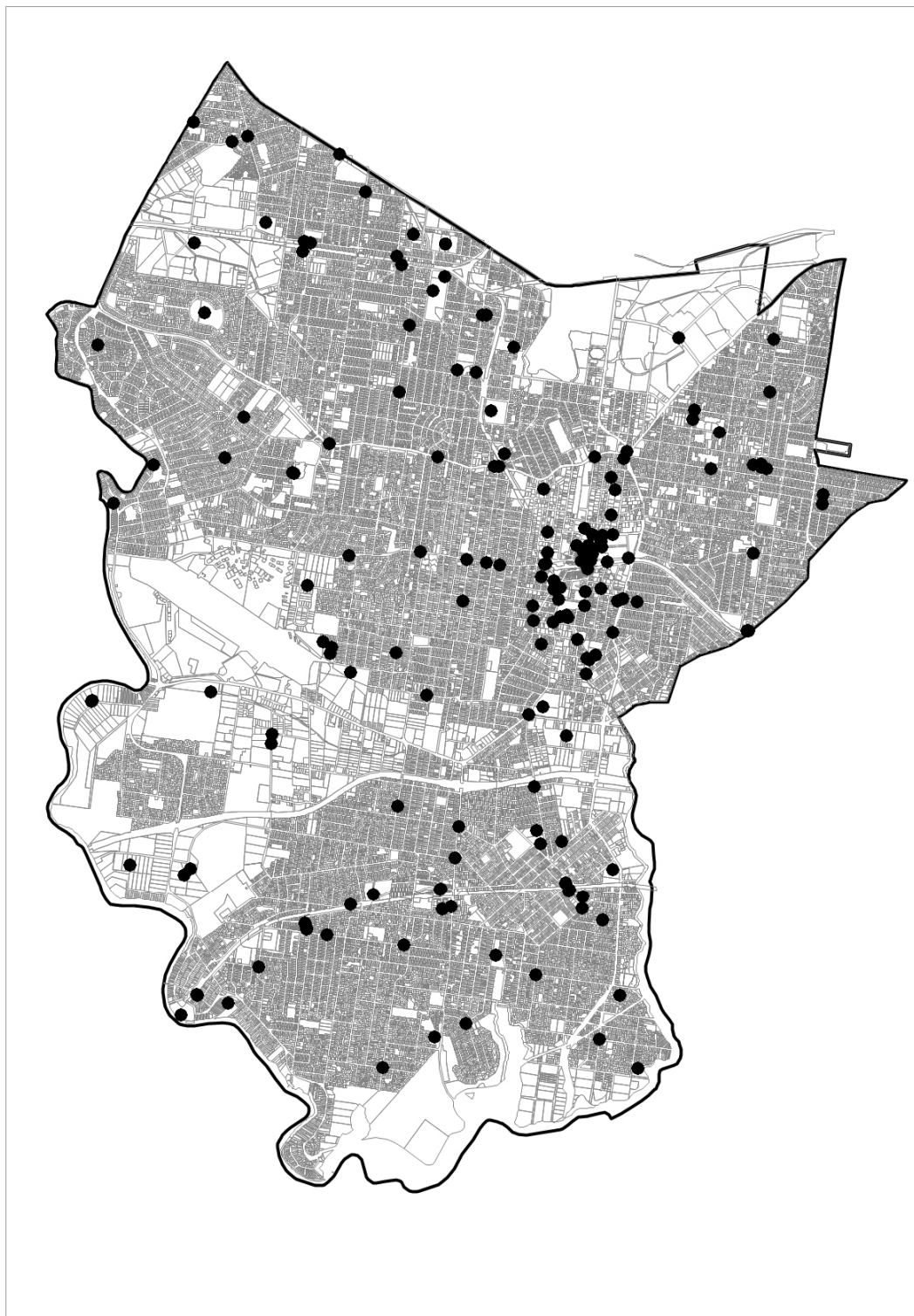


Map 1—Area to which the section 94A Development Contributions Plan applies



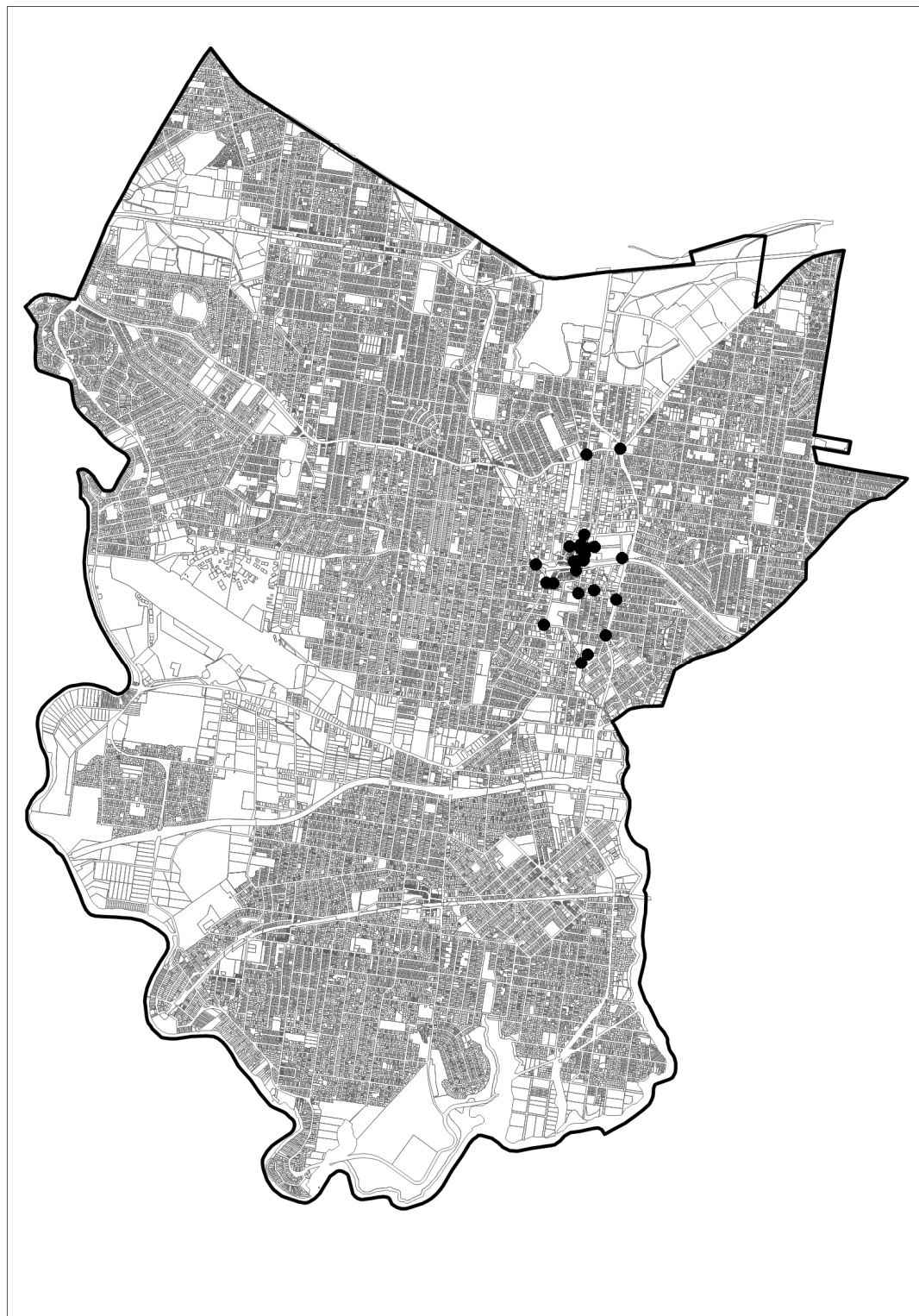


Map 2—Location of s94A funded projects to be undertaken in the former City of Bankstown under the 1% s94A contributions





Map 3—Location of s94A funded projects to be undertaken in the Bankstown CBD under the additional 3% s94A contributions





APPENDIX B–WORKS SCHEDULES

Table 1: Schedule of s94A funded projects to be undertaken in the former City of Bankstown under the 1% s94A contributions

Asset	Total Project \$	1% funding allocation	<i>Priority</i>
Buildings and Other Structures	\$41,645,000	\$14,486,250	
Community Facilities	\$17,135,000	\$8,223,750	
Construct new high quality multi-purpose community facility at Padstow using environmentally sustainable design to consolidate nearby community facilities			<u>H</u>
Construct new community hub in Bankstown CBD			<u>H</u>
Construct new high quality multi-purpose community facility at Greenacre using environmentally sustainable design to consolidate nearby community facilities			<u>H</u>
Construct new high quality multi-purpose community facility at Revesby using environmentally sustainable design to consolidate nearby community facilities			<u>H</u>
Construct new high quality multi-purpose community facility at Panania using environmentally sustainable design to consolidate nearby community facilities			<u>H</u>
Increase the capacity of Bill Lovlee Youth Centre and expand to become multi purpose centre with a health, well-being and fitness focus			<u>M</u>
Construct new community facility using environmentally sustainable design at Thurina Park to replace Wran Leisure Centre.			<u>M</u>
Construct new high quality multi-purpose community facility at Yagoona using environmentally sustainable design to consolidate nearby facilities			<u>H</u>
Upgrade community buildings with LED lighting			<u>M</u>



Asset	Total Project \$	1% funding allocation	Priority
Libraries	\$6,750,000	\$1,687,500	
Upgrade the Panania Library including construction of associated high quality public domain works			<u>H</u>
Provide additional books for a growing library community - ANNUAL PROGRAM			<u>M</u>
Major Carparks	\$7,600,000	\$1,900,000	
Upgrade Griffith Park car park capacity, lighting quality and visitor safety			<u>H</u>
Improve pedestrian access and safety between Council owned car parks and retail, dining and entertainment areas			<u>M</u>
Parks Buildings and Facilities	\$2,160,000	\$665,000	
Upgrade Ruse Park amenities building, including upgrade of lighting to LEDs			<u>M</u>
Upgrade Monash Reserve toilet block, including upgrade of lighting to LEDs			<u>M</u>
Upgrade Garrison Point toilet block, including upgrade of lighting to LEDs			<u>M</u>
Upgrade at Bankstown Basketball Stadium, including upgrade of lighting to LEDs			<u>M</u>
Upgrade O'Neill Park change rooms, including upgrade of lighting to LEDs			<u>L</u>
Upgrade Lockwood Reserve change rooms, including upgrade of lighting to LEDs			<u>L</u>
Upgrade Kelso North facilities, including upgrade of lighting to LEDs			<u>L</u>
Aquatic and Leisure	\$8,000,000	\$2,000,000	
Upgrade Birrong Leisure & Aquatic Centre to meet future needs			<u>H</u>
Upgrade Max Parker Leisure & Aquatic Centre to meet future needs			<u>H</u>
Land	\$27,170,000	\$13,560,000	
Community Land	\$4,600,000	\$2,275,000	
Purchase land to provide new local parks in the vicinity of Yagoona			<u>M</u>
Purchase land to provide local parks in the vicinity of Chester Hill			<u>M</u>



Asset	Total Project \$	1% funding allocation	Priority
Purchase portion of 53 De Witt Street, Bankstown to improve pedestrian access			<u>M</u>
Acquire right of way over 30 Raymond Street			<u>L</u>
Town Centres	\$22,570,000	\$11,285,000	
Construct streetscape works at The Mall (between Fetherstone Street and The Appian Way)			<u>H</u>
Construct streetscape works at The Appian Way			<u>H</u>
Construct streetscape works at Chapel Road (Dale Lane to Memorial Oval)			<u>H</u>
Construct streetscape works at North terrace (north side – Bankstown City Plaza to Appian Way)			<u>H</u>
Construct streetscape works at South Terrace (implement CBD street tree plan)			<u>H</u>
Implement Town Centre Improvement Program at selected Tier 1 centres, including constructing new footpaths, pedestrian crossing devices, new street furniture, tree and shrub planting, WSUD, and community-based public art at centres including: - Panania - Revesby - Padstow - Chester Hill - Yagoona - Greenacre - Sefton - Punchbowl - East Hills - Birrong			<u>H</u>
Construct streetscape works at Rickard Road (implement CBD street tree plan)			<u>H</u>



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
<p>Implement Town Centre Improvement Program at selected Tier 3 centres, including constructing new footpaths, pedestrian crossing devices, new street furniture, tree and shrub planting, WSUD, and community-based public art at:</p> <ul style="list-style-type: none"> - 63 Rose St Sefton - 159 Rose St Sefton - Wattle/ Waterloo Greenacre - Burns/ Kennedy Picnic Point - Centaur/ Morotai Revesby Heights - Alma/ Faraday Padstow - The River Rd/ Doyle Revesby - Dilke/ Villiers Padstow Heights - Lucas/ Lehn East Hills - Edgar/ Marion Condell Park - Queen St Revesby 			<u>H</u>
Construct CBD wayfinding, landscaping and theme setting features at key locations			<u>M</u>



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
Implement Town Centre Improvement Program at selected Tier 2 centres, including constructing new footpaths, pedestrian crossing devices, new street furniture, tree and shrub planting, WSUD, and community-based public art at: <ul style="list-style-type: none"> - Middleton Rd, Chester Hill - Miller Rd/ Gurney Rd, Chester Hill - Hector St/ Hume Hwy, Bass Hill - Hector St/ Munro St, Sefton - Hume Hwy/ Diffey Lne, Yagoona - Rawson/ Hillcrest St, Greenacre - Canterbury Rd/ Chapel Rd, Bankstown - Gibson Rd, Padstow - Johnston Rd, Bass Hill 			<u>H</u>
Construct small scale public domain improvements around the CBD core (e.g. seating, shade trees, lighting, low key artwork) to create informal gathering spaces/ pocket parks - ANNUAL PROGRAM			<u>M</u>
Improve gateways to Bankstown CBD including signs, public art, street trees, LED lighting, flag poles and/ or banners at: <ul style="list-style-type: none"> - Stacey Street with Macauley Avenue - Stacey Street with the Hume Highway - Chapel Road with the Hume Highway - Chapel Road with Macauley Avenue - Marion Street and the railway overpass 			<u>M</u>
Construct new gateways to the former Bankstown LGA at key locations			<u>L</u>
Install new and replacement tree plantings in and around town centres			<u>L</u>



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
Parks and Recreation	\$24,425,000	\$8,308,750	
Other assets	\$500,000	\$250,000	
Construct civic space and park improvements in Nugent Park using environmentally sustainable design principles			<u>H</u>
Parks and Recreation – Various	\$14,170,000 \$17,170,000	\$5,320,000 \$6,820,000	
<u>Upgrade open space at Jensen Reserve, including the creation of a synthetic turf pitch</u>			<u>H</u>
Upgrade open space at Paul Keating Park in the civic precinct, including landscaping, amenities/22facilities, LED lighting, WSUD, irrigation, furniture, pedestrian facilities etc as required			<u>H</u>
Construct new amenity facility at Bankstown City Gardens			<u>H</u>
Upgrade Griffith Park, including landscaping, amenities/22facilities, LED lighting, WSUD, furniture, pedestrian facilities etc as required.			<u>H</u>
Upgrade / park improvements in Playford Park, including landscaping, providing basic amenities/22facilities, LED lighting, WSUD, irrigation, furniture, signage, artwork, footpaths etc as required			<u>H</u>
Upgrade open space at Bankstown City Gardens including landscaping, amenities/22facilities, LED lighting, WSUD, irrigation, furniture, pedestrian facilities etc as required (stage 2 of works)			<u>H</u>
Upgrade Ruse Park/ Hoskins Park as part of Salt Pan Creek Recreation Corridor, including landscaping, amenities/22facilities, LED lighting, WSUD, irrigation, furniture, pedestrian facilities etc as required.			<u>H</u>



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
Upgrade / park improvements in Carl Little Reserve, including landscaping, providing basic amenities/23facilities, LED lighting, WSUD, irrigation, furniture, signage, artwork, footpaths etc as required			<u>M</u>
Upgrade Alice Park, including landscaping, amenities/23facilities, LED lighting, WSUD, irrigation, furniture, pedestrian facilities etc as required			<u>M</u>
Upgrade Stevens Reserve, including landscaping, amenities/23facilities, LED lighting, WSUD, irrigation, furniture, pedestrian facilities etc as required			<u>M</u>
Upgrade Caird Reserve, including landscaping, amenities/23facilities, LED lighting, WSUD, irrigation, furniture, pedestrian facilities etc as required			<u>M</u>
Upgrade / park improvements in East Hills, including landscaping, providing basic amenities/23facilities, LED lighting, WSUD, furniture, signage, artwork, footpaths etc as required			<u>M</u>
Upgrade Chelmsford Reserve, including landscaping, amenities/23facilities, LED lighting, WSUD, irrigation, furniture, pedestrian facilities etc as required			<u>M</u>
Upgrade RM Campbell Reserve, including landscaping, amenities/23facilities, LED lighting, WSUD, furniture, pedestrian facilities etc as required			<u>M</u>
Upgrade entry from De Witt Street to Ruse Park, using crime prevention through environmental design methods			<u>M</u>
Construct new dog off leash area at Ruse Park			<u>L</u>
Upgrade / park improvements at Mirambeena Regional Park, including landscaping, providing basic amenities/23facilities, LED lighting, WSUD, irrigation, furniture, signage, artwork, footpaths etc as required			<u>M</u>



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
Upgrade / park improvements in Deepwater Park, including landscaping, providing basic amenities/24facilities, LED lighting, WSUD, irrigation, furniture, signage, artwork, footpaths etc as required			<u>M</u>
Upgrade / park improvements in Clarke Reserve, including landscaping, providing basic amenities/24facilities, LED lighting, WSUD, irrigation, furniture, signage, artwork, footpaths etc as required			<u>M</u>
Implement recommendations from The Crest Masterplan			<u>M</u>
Develop Masterplan for future of The Crest			<u>M</u>
Upgrade / park improvements in Padstow Park, including landscaping, providing basic amenities/24facilities, LED lighting, WSUD, irrigation, furniture, signage, artwork, footpaths etc as required			<u>M</u>
Upgrade / park improvements in Apex Park, including entry treatment			<u>L</u>
Construct new dog off leash area at Band Hall Reserve			<u>L</u>
Construct new dog off leash area at Virginius Reserve			<u>L</u>
Install new bins in parks as part of litter free bins program			<u>M</u>
Playgrounds	\$8,000,000	\$2,250,000	
Upgrade playgrounds in line with the Playground Plan – ANNUAL PROGRAM			<u>M</u>
Upgrade and construct new shade structures in line with the Shade Plan – ANNUAL PROGRAM			<u>M</u>
Playing fields	\$1,755,000	\$488,750	
Upgrade sportsfield lighting at Jim Ring Reserve			<u>M</u>



Asset	Total Project \$	1% funding allocation	Priority
Upgrade sportsfield lighting at Kinch Reserve			<u>L</u>
Upgrade sportsfield lighting at Vale of Ah			<u>L</u>
Upgrade sportsfield lighting at Deverall Park			<u>L</u>
Upgrade sportsfield Vale of Ah			<u>L</u>
Upgrade Kelso North sportsfield including new wickets			<u>M</u>
Upgrade Grahame Thomas Oval practice wickets			<u>M</u>
Upgrade Kinch Reserve sportsfield			<u>L</u>
Roads and Transport	\$33,520,800	\$9,692,200	
Bridges	\$490,000	\$197,500	
Upgrade Memorial Oval bridge to cope with additional traffic			<u>L</u>
Strengthen HMLV road bridges to cope with additional heavy vehicle traffic			<u>M</u>
Upgrade Wolumba Street road bridge to cope with additional traffic			<u>M</u>
Footpaths	\$7,248,000	\$2,874,000	
Construct new pedestrian footpath along Greenwood Avenue, between Marion Street and Brandon Avenue			<u>H</u>
Construct new pedestrian footpath along Heath Street, from Jacobs Street to Sir Joseph Banks Street			<u>H</u>
Construct new pedestrian footpath along White Avenue, between Chapel Road and Northam Avenue			<u>H</u>
Construct new pedestrian footpath along Jacobs Street, from Heath Street to Frederick St, East side			<u>H</u>
Construct cycle facilities and footpath/ cycleway connections into and around Bankstown CBD			<u>H</u>



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
Construct footpaths to improve pedestrian access to town centres – ANNUAL PROGRAM – including: - Chester Hill - Yagoona - Birrong - Sefton - Greenacre - Punchbowl - Panania - East Hills - Revesby - Padstow			<u>H</u>
Construct new pedestrian footpath along Bungalow Crescent			<u>H</u>
Construct new pedestrian footpath along Marshall Street, from Macauley Avenue to De Witt Street			<u>H</u>
Implement Industrial Area Improvement Program at Tier 1 industrial areas, including: - Bankstown/ Padstow Industrial Precinct - Chullora Industrial/ Technology Park Precinct - Villawood Industrial Precinct - Milperra Industrial Precinct			<u>M</u>
Implement Industrial Area Improvement Program at Tier 2 industrial areas, including: - Condell Park Industrial Precinct - Sefton Industrial Precinct - Other small industrial pockets			<u>M</u>
Pavements	\$19,291,000	\$4,822,750	



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
Upgrade pedestrian facilities near Chapel Street and The Mall			<u>H</u>
Upgrade crossings/intersections at Railway Station precinct: - Marion Street and Olympic Parade. Provide additional phases at the lights for vehicles. Provide missing pedestrian legs. Improve footpath under the bridge. - Fetherstone Street and North Terrace. Realign pedestrian crossing leg across North Terrace to give direct access to station			<u>H</u>
Upgrade pedestrian crossing at North Terrace near The Appian Way			<u>H</u>
Construct upgrades and undertake heavy patching and resurfacing of roads outside industrial areas – ANNUAL PROGRAM			<u>M</u>
Construct upgrades and undertake heavy patching and resurfacing of roads in industrial areas – ANNUAL PROGRAM			<u>M</u>
Upgrade Marion Street pavement to cope with additional traffic and heavy vehicle movements			<u>H</u>
Upgrade Chapel Road pavement to cope with additional traffic and heavy vehicle movements			<u>H</u>
Upgrade Horsley Road pavement to cope with additional traffic and heavy vehicle movements			<u>H</u>
Upgrade The River Road pavement to cope with additional traffic and heavy vehicle movements			<u>H</u>
Upgrade Waterloo Road pavement to cope with additional traffic and heavy vehicle movements			<u>M</u>
Upgrade Flinders Road pavement to cope with additional traffic and heavy vehicle movements			<u>M</u>
Upgrade Eldridge Road pavement to cope with additional traffic and heavy vehicle movements			<u>M</u>
Upgrade Macquarie Street pavement to cope with additional traffic and heavy vehicle movements			<u>M</u>
Upgrade Tower Street pavement to cope with additional traffic and heavy vehicle movements			<u>M</u>



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
Upgrade Rickard Road pavement to cope with additional traffic and heavy vehicle movements			<u>H</u>
Upgrade Jacob Street pavement to cope with additional traffic and heavy vehicle movements			<u>H</u>
Traffic Management Devices	\$6,491,800	\$1,797,950	
Upgrade traffic management on Tower Street by extending the High Pedestrian Activity Area 40km/h zone between Lambeth Street and Picnic Point Road			<u>H</u>
Upgrade traffic management and facilities at The Appian Way			<u>H</u>
Upgrade pedestrian access and facilities at Jacob Street and The Mall – raise two pedestrian crossings			<u>H</u>
Upgrade traffic and pedestrian movement between Stanley Street and Salvia Avenue, across Stacey Street			<u>H</u>
Upgrade traffic management measures in the eastern portion of the Greenacre Small Village Centre to designate car park access routes and manage additional traffic flow to the new Wilbur Street multi-storey carpark			<u>H</u>
Upgrade pedestrian facilities at the intersection of Lady Cutler Avenue and North Terrace			<u>H</u>
Upgrade traffic management at the intersection of The Mall and The Appian Way			<u>H</u>
Upgrade traffic management at Mc Donald Lane and Restwell Street			<u>H</u>
Improve the operation of traffic lights along The River Road, between Bransgrove Road and Tower Street			<u>H</u>
Upgrade bus stops to improve accessibility			<u>M</u>
Upgrade traffic calming devices as per asset management strategy			<u>M</u>
Install traffic calming devices at Gurney Road			<u>M</u>
Install traffic calming devices at the intersection of Auburn and Ferrier Roads			<u>M</u>



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
Install traffic calming devices at Cooper Road			<u>M</u>
Install traffic calming devices at Faraday Road			<u>M</u>
Install traffic calming devices at Howard Road carpark Shoults Lane			<u>M</u>
Install traffic calming devices at Banksia Road			<u>M</u>
Install traffic calming devices at Chaseling Street			<u>M</u>
Install traffic calming devices at Hillcrest Avenue			<u>M</u>
Install traffic calming devices at Chiswick Road			<u>M</u>
Install traffic calming devices at Salvia Avenue			<u>M</u>
Install traffic calming devices at Hunter Street			<u>M</u>
Install traffic calming devices at Marco Avenue			<u>M</u>
Install traffic calming devices at Simmat and Townsend Avenues			<u>M</u>
Stormwater Drainage	\$13,832,000	\$3,670,500	
Drainage Conduits	\$5,570,000	\$1,392,500	
Upgrade drainage system at Chapel Road South			<u>M</u>
Construct waterway restoration at Morgans Creek (between Thomas Street and The River Road)			<u>L</u>
Construct waterbody restoration at Lake Gillawarna North			<u>L</u>
Construct upgrade of Milperra Drain through widening of the channel and increasing its capacity			<u>L</u>
Drainage Structures	\$800,000	\$400,000	
Construct stormwater harvesting, treatment and use works at Memorial Oval precinct, including irrigation of Ruse Park			<u>M</u>
Flood Mitigation	\$4,462,000	\$1,128,000	
Upgrade Marion Street drainage at Market Street to William Street			<u>M</u>



Asset	Total Project \$	1% funding allocation	<u>Priority</u>
Construct improvements to overland flow path upstream of Playford Park			<u>M</u>
Construct improvements to overland flow path between Newey Avenue and Arab Road			<u>M</u>
			<u>M</u>
Upgrade Marion Street drainage at Pringle Avenue to Clarence Street			
Upgrade drainage system at Fetherstone Street and The Mall			<u>M</u>
Upgrade stormwater assets in Salt Pan Creek subcatchment to manage increasing runoff			<u>M</u>
Upgrade Marion Street drainage at Clarence Street to Market Street			<u>M</u>
Construct new catch drain to divert surface flow along railway corridor to the west towards the North Terrace railway underpass			<u>M</u>
Upgrade drainage system at Northam and Chertsey Avenue intersection			<u>M</u>
Upgrade drainage pit inlets at The Appian Way and enhance overland flow path downstream of South Terrace			<u>M</u>
Construct new inlet pits in Rickard Road and French Avenue to address overland flow			<u>M</u>
Construct diversion embankment in Clarke Reserve to mitigate flooding			<u>M</u>
Construct flood mitigation works at Valley Road by regrading access behind 5-17 Valley Road			<u>L</u>
Construct low level embankment to mitigate flooding from Janice Avenue to Alma Road			<u>L</u>
Construct improvements to overland flow path downstream of the Homemakers Centre			<u>L</u>
Implement actions to address flooding at high priority sites			<u>M</u>
Water Quality Devices	\$3,000,000	\$750,000	
Upgrade and construct new pollution control devices to improve water quality across the catchments of the former Bankstown LGA			<u>M</u>
Grand Total	\$140,592,800	\$49,717,700	



Asset	Total Project \$	1% funding allocation	<i><u>Priority</u></i>
	<u>\$143,592,800</u>	<u>\$51,217,700</u>	



Table 2: Schedule of s94A funded projects to be undertaken in the Bankstown CBD under the additional 3% s94A contributions

Asset	Total \$	Additional 3% s94A	<u>Priority</u>
Land	\$ 4,950,000	\$ 2,500,000	
Purchase portion of 53 De Witt Street, Bankstown to improve pedestrian access			<u>M</u>
Acquire right of way over 30 Raymond Street			<u>L</u>
Construct CBD wayfinding, landscaping and theme setting features at key locations			<u>M</u>
Construct streetscape works at Chapel Road (Dale Lane to Memorial Oval)			<u>H</u>
Construct streetscape works at North terrace (north side - Bankstown City Plaza to Appian Way)			<u>H</u>
Construct streetscape works at The Appian Way			<u>H</u>
Construct streetscape works at The Mall (between Fetherstone Street and The Appian Way)			<u>H</u>
Improve gateways to Bankstown CBD including signs, public art, street trees, LED lighting, flag poles and/ or banners at: - Stacey Street with Macauley Avenue - Stacey Street with the Hume Highway - Chapel Road with the Hume Highway - Chapel Road with Macauley Avenue - Marion Street and the railway overpass.			<u>M</u>
Construct streetscape works at South Terrace (implement CBD street tree plan)			<u>H</u>
Construct streetscape works at Rickard Road (implement CBD street tree plan)			<u>H</u>
Construct small scale public domain improvements around the CBD core (e.g. seating, shade trees, lighting, low key artwork) to create informal gathering spaces/ pocket parks - ANNUAL PROGRAM			<u>M</u>



Asset	Total \$	Additional 3% s94A	<u>Priority</u>
Parks and Recreation	\$ 5,870,000	\$ 3,152,500	
Parks and Recreation - Various	\$ 5,870,000	\$ 3,152,500	
Upgrade Ruse Park/ Hoskins Park as part of Salt Pan Creek Recreation Corridor, including landscaping, amenities/facilities, LED lighting, WSUD, irrigation, furniture, pedestrian facilities etc as required.			<u>H</u>
Upgrade Griffith Park, including landscaping, amenities/facilities, LED lighting, WSUD, furniture, pedestrian facilities etc as required.			<u>H</u>
Upgrade open space at Paul Keating Park in the Civic Precinct, including landscaping, amenities/facilities, LED lighting, WSUD, irrigation, furniture, pedestrian facilities etc as required			<u>H</u>
Roads and Transport	\$ 8,650,000	\$ 6,312,500	
Pavements	\$ 4,850,000	\$ 3,637,500	
Upgrade crossings/intersections at Railway Station precinct: - Marion Street and Olympic Parade. Provide additional phases at the lights for vehicles. Provide missing pedestrian legs. Improve footpath under the bridge. - Fetherstone Street and North Terrace. Realign pedestrian crossing leg across North Terrace to give direct access to station			<u>H</u>
Upgrade pedestrian crossing at North Terrace near The Appian Way			<u>H</u>
Upgrade pedestrian facilities near Chapel Street and The Mall			<u>H</u>
Traffic Management Devices	\$ 3,800,000	\$ 2,675,000	
Upgrade traffic management and facilities at The Appian Way			<u>H</u>
Upgrade traffic management at the intersection of The Mall and The Appian Way			<u>H</u>
Upgrade traffic and pedestrian movement between Stanley Street and Salvia Avenue, across Stacey Street			<u>H</u>



Asset	Total \$	Additional 3% s94A	<u>Priority</u>
Upgrade pedestrian facilities at the intersection of Lady Cutler Avenue and North Terrace			<u>H</u>
Upgrade traffic management at Mc Donald Lane and Restwell Street			<u>H</u>
Upgrade pedestrian access and facilities at Jacob Street and The Mall - raise two pedestrian crossings			<u>H</u>
Grand Total	\$ 19,470,000	\$ 11,965,000	



APPENDIX C—PROCEDURE FOR ESTABLISHING COSTS

A cost summary report is required to be submitted to allow council to determine the contribution that will be required. The following should be provided:

- A Cost Summary Report in accordance with Schedule 1 must be completed for works with a value no greater than \$500,000. However, should Council consider that the costs included in the Cost Summary Report are not an accurate indication of the costs of the development based on Council's previous experience with this type of development, then Council reserves the right to require the submission of a Registered Quantity Surveyors Report to be prepared in accordance with Schedule 2.
- A Quantity Surveyor's Detailed Cost Report in accordance with Schedule 2 must be completed by a registered Quantity Surveyor for works with a value greater than \$500,000.

Section 25J of the Regulation sets out the matters that should be included in the estimation of the construction costs 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.

Section 25J(3) of the Regulation also specifies the matters that do not need to be taken into account when determining the cost.



Schedule 1–Cost Summary Report for Development cost less than \$500,000

DEVELOPMENT APPLICATION No.

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No.

DATE:

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT DESCRIPTION: _____

DEVELOPMENT ADDRESS: _____

ANALYSIS OF DEVELOPMENT COSTS:

Item	Cost
Demolition and alterations	\$
Structure	\$
External walls, windows and doors	\$
Internal walls, screens and doors	\$
Wall finishes	\$
Floor finishes	\$
Ceiling finishes	\$
Fittings and equipment	\$
Hydraulic services	\$
Mechanical services	\$
Fire services	\$
Lift services	\$
External works	\$
External services	\$
Other related work	\$
Sub-total	\$
Sub-total above carried forward	\$
Preliminaries and margin	\$
Sub-total	\$
Consultant Fees	\$
Other related development costs	\$
Sub-total	\$
Goods and Services Tax	\$
TOTAL DEVELOPMENT COST	\$

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



Signed: _____
 Name: _____
 Position and Qualifications: _____
 Membership No: _____
 Date: _____

Schedule 2—Registered Quantity Surveyor's Detailed Cost Report for developments costs in excess of \$500,000

Development cost in excess of \$500,000

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No. _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No. _____

CONSTRUCTION CERTIFICATE No. _____

DATE: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT DESCRIPTION: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS	
Gross Floor Area – Commercial	m ²
Gross Floor Area – Residential	m ²
Gross Floor Area – Retail	m ²
Gross Floor Area – Car Parking	m ²
Gross Floor Area – Other	m ²
Total Gross Floor Area	m ²
Total Site Area	m ²
Total Car Parking Spaces	
Total Development Cost	\$
Total Construction Cost	\$
Total GST	\$

ESTIMATE DETAILS	
Excavation	\$
Cost per square metre of site area	\$/m ²
Demolition and Site Preparation	\$
Cost per square metre of site area	\$/m ²
Construction – Commercial	\$
Cost per square metre of commercial area	\$/m ²
Construction – Residential	\$
Cost per square metre of residential area	\$/m ²
Construction – Retail	\$
Cost per square metre of retail area	\$/m ²
Car Park	\$
Cost per square metre of site area	\$/m ²



Cost per space	\$ /space
Fit-out – Commercial	\$
Cost per m ² of commercial area	\$ /m ²
Fit-out – Residential	\$
Cost per m ² of residential area	\$/m ²
Fit-out – Retail	\$
Cost per m ² of retail area	\$/m ²
Professional Fees	\$
% of Development Cost	%
% of Construction Cost	%

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors
- calculated the development costs in accordance with the definition of development costs in the section 94A Development Contributions Plan applicable to the former Bankstown LGA at current prices.
- included GST in the calculation of development cost
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2)

Signed: _____

Name: _____

Position and Qualifications: _____

Membership No: _____

Date: _____