



## Bankstown Development Contributions Plan 2019





# **Bankstown Development Contributions Plan 2019**

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## Executive Summary

This is the Bankstown Development Contributions Plan 2019. It applies to the land known in this plan as the Bankstown Area as shown on Figure 1 in Section 2.5.

This Plan authorises consent authorities and accredited certifiers to impose conditions of consent on development applications and complying development certificates for development contributions under sections 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979*.

The Plan provides an administrative framework and infrastructure strategies to be implemented over the life of the plan. The life of the plan is 10 years.

The contribution rates that apply are as shown below.

### Section 7.11 contribution rates that apply to residential developments

Infrastructure item	Per resident*	Per secondary dwelling	Per self-contained seniors housing dwelling	Per 0 or 1 bed dwelling or boarding house rooms	Per 2 bed dwelling	Per 3 or more bed dwelling
Open space and recreation facilities	\$3,757	\$2,630	\$5,260	\$5,260	\$9,017	\$12,570
Roads and traffic facilities	\$721	\$505	\$1,009	\$1,009	\$1,730	\$2,427
Community facilities	\$445	\$311	\$623	\$623	\$1,068	\$1,488
Public domain facilities	\$997	\$698	\$1,396	\$1,396	\$2,393	\$3,336
Plan administration and management	\$53	\$37	\$75	\$75	\$128	\$179
<b>Total</b>	<b>\$5,974</b>	<b>\$4,181</b>	<b>\$8,363</b>	<b>\$8,363</b>	<b>\$14,336</b>	<b>\$20,000</b>

\* the per resident rate is relevant to calculating the contributions for group homes and hostels

### Section 7.12 levies that apply to developments where section 7.11 contribution rates do not apply

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



## 1. Introduction

The Bankstown Area comprises all of the land that was the responsibility of the former Bankstown City Council. Bankstown City Council was merged with Canterbury City Council to form the City of Canterbury-Bankstown Council in May 2016.

At the time this plan was prepared the Bankstown Area had a population of approximately 222,000 people by the year 2029.

Future residential development in the area is expected to accommodate over 28,000 additional residents. The development will be spread throughout the area with higher density residential development concentrated in and around the Bankstown CBD over the next 10 years.

This population growth can only be sustained by the provision of new and upgraded Local Infrastructure, including multi-purpose community buildings, open space and recreation facilities, roads, active transport and public domain.

Contributions of land, works and money from the developers of land in the Bankstown Area will be a key source funding for this infrastructure.

Sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises councils and other consent authorities to require contributions of land or money from developments toward the provision, extension or augmentation of Local Infrastructure.

Where the consent authority is a council or an accredited certifier, a local infrastructure contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

Upon the merger of the former councils, development in the Bankstown Area was subject to a contributions plan that authorised section 7.12 fixed rate levies, whereas development in the former Canterbury LGA was subject to contributions plans that authorised section 7.11 and 7.12 contributions. Under these inherited arrangements, residential developments in the Bankstown Area are required to make much lower contributions than similar developments elsewhere in the Canterbury-Bankstown LGA. This is despite the demands for local infrastructure generated by new residential development being broadly similar throughout the area.

Council has therefore prepared this plan to address this inconsistency by making the residential contribution rates in the Bankstown Area more comparable to the residential contribution rates in the other parts of the Canterbury-Bankstown LGA.

This plan's primary purpose is to authorise the Council or an accredited certifier to impose conditions on development consents or complying development certificates (**CDCs**) requiring section 7.11 contributions or section 7.12 fixed rate levies from development to which the plan applies.

The contributions that are made by developers will be applied by the Council to deliver the schedule of infrastructure land and works shown in **Appendix A** to this plan.



This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**); and having regard to the latest practice notes issued by the NSW Department of Planning and Environment.

This plan includes the following:

- A schedule of contribution rates for various classes of developments.
- Information on how the section 7.11 contribution rates were calculated.
- Council's policies on how and when developers can settle their development contributions obligations, including opportunities for developers to provide works in kind.
- Specific provisions on the role of accredited certifiers in imposing and collecting development contributions.
- Various other provisions related to the fair and transparent administration of development contributions received under this plan.





## **2. Plan summary**

### **2.1 How to use this plan**

This plan has been broken up into the following sections to allow easy navigation by Council staff, developers and private certifiers. A brief description of each section is provided below:

#### **Section 2 – Plan Summary**

This section identifies both the land and developments that this plan applies to, as well as the contributions rates that apply to these developments.

#### **Section 3 – How are the contributions rates calculated?**

This section explains how the development contributions are calculated. The expected development and their infrastructure needs are described. It also provides the formulas and approach for how the contribution rates have been calculated.

#### **Section 4 – How and when will contributions or levies be imposed on development?**

This section explains how conditions of consent will be imposed to require contributions and levies, and the ways in which contribution rates and amounts will be adjusted over time to reflect inflation in infrastructure costs. It also describes accredited certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

#### **Section 5 – How and when a contribution requirement can be settled?**

This section explains how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as using works in kind agreements.

#### **Section 6 – Other administration matters**

This section outlines other administrative arrangements applying to the operation of this plan.

### **Appendices**

The appendices include a schedule and location maps of the local infrastructure that is to be delivered under the plan, and a cost summary report to be used for the calculation of section 7.12 levies.



## 2.2 Dictionary

Words and phrases used in this plan have the same meaning as the terms defined in the Bankstown Local Environment Plan 2015, or the EP&A Act, except as provided for below.

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

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

**CDC** means complying development certificate.

**Consent authority** has the same meaning as in the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

**Council** means City of Canterbury-Bankstown Council.

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

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

**IPART** means Independent Pricing and Regulatory Tribunal

**LGA** means local government area.

**Local infrastructure** means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.

## 2.3 Name and commencement of plan

This plan is called Bankstown Development Contributions Plan 2019.

This plan commences on the date on which public notice was given under clause 31(2) of the EP&A Regulation or the date specified in that notice if it is a different date.

## 2.4 What are the purposes of this plan?

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- the Council or an accredited certifier, when issuing a CDC for development to which this plan applies,

to require either a contribution (under section 7.11 of the EP&A Act) or a fixed development levy (under section 7.12 of the EP&A Act) to be made towards the provision, extension or augmentation of Local Infrastructure required as a consequence of development in the Bankstown Area, or which were provided in anticipation of, or to facilitate, such development.



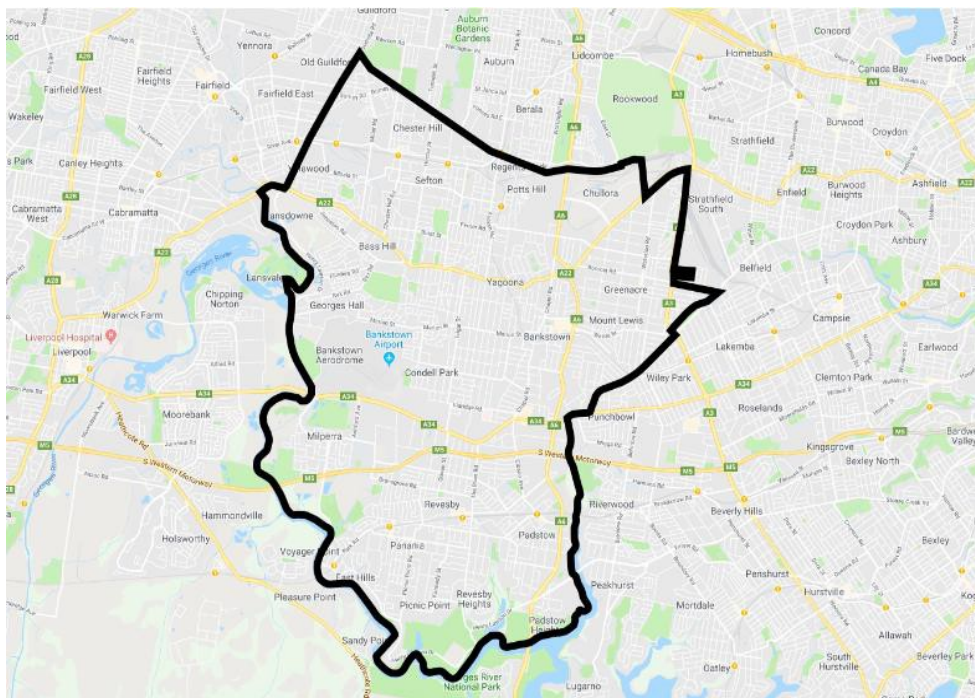
Other purposes of this plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions in Bankstown Area.
- To establish the relationship between the expected development and proposed Local Infrastructure to demonstrate that the section 7.11 contributions required under this plan are reasonable.
- To allow the opportunity for Local Infrastructure to be provided by land developers as works in kind in lieu of paying a monetary contribution.
- To allow the opportunity for the dedication of land by land owners at no cost to Council in lieu of a monetary contribution.
- To ensure that the broader Bankstown Area community is not unreasonably burdened by the provision of Local Infrastructure that is required as a result of development in the Bankstown Area.

## 2.5 What land and development does this plan apply to?

### Land

This plan applies to the Bankstown Area. Refer to **Figure 1**.



**Figure 1 Bankstown Area**

Source: GLN Planning



## Development

Subject to **Section 2.6**, this plan applies to:

- (a) Residential Accommodation development that would result in a net increase in residents on the land
- (b) other development types where the proposed cost of development is more than \$100,000.

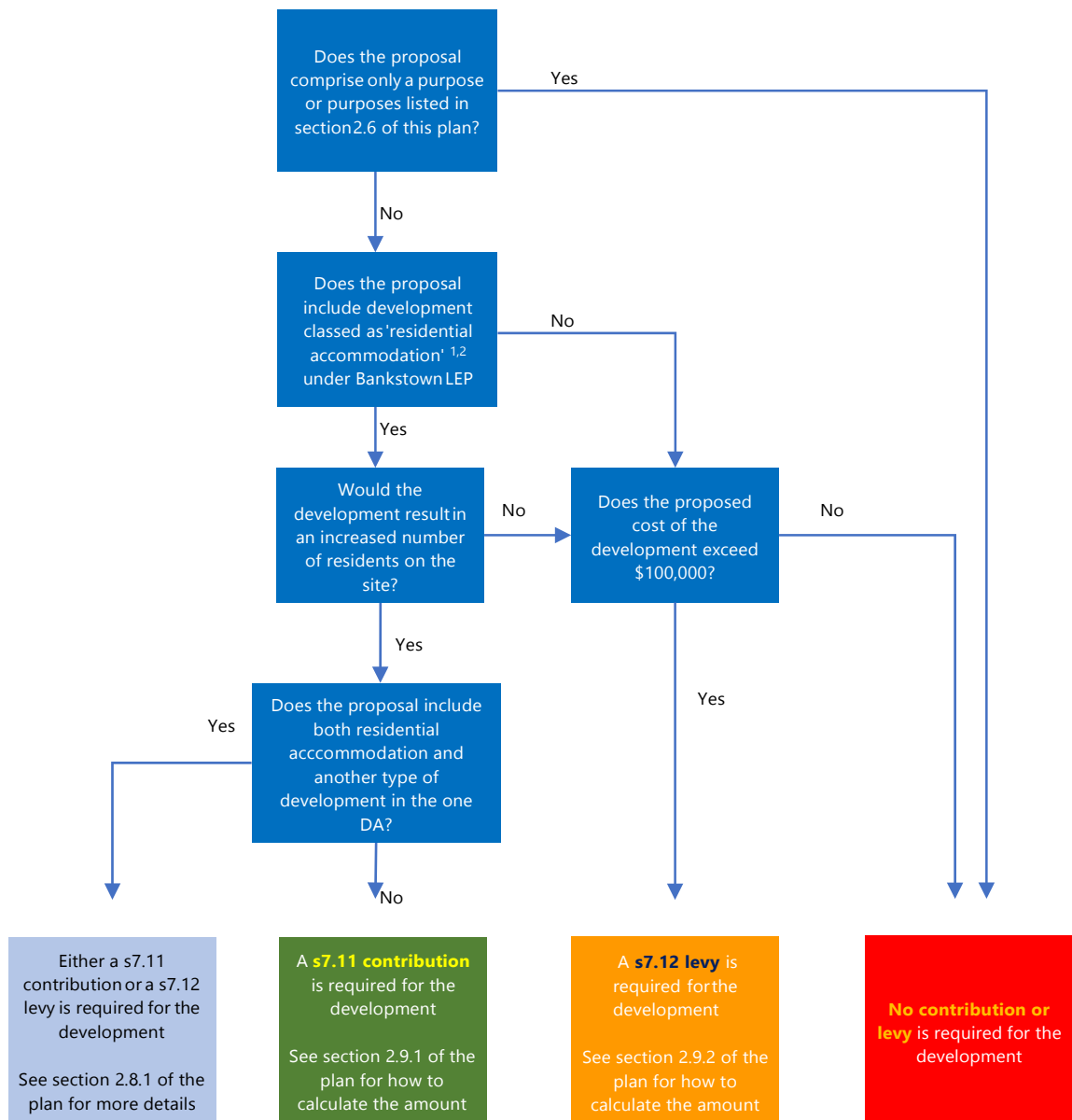
Type (a) developments will be subject to condition requiring a contribution imposed under section 7.11 of the EP&A Act. The contribution rates are included in Section 2.8.1.

Type (b) developments will be subject to a condition requiring the payment of a levy under section 7.12 of the EP&A Act. The levy rates are included in Section 2.8.2.

Where a single development application comprises a mix of type (a) and (b) developments, either a section 7.11 contribution or a section 7.12 levy will be imposed. The contribution method which produces the greater amount will be the method used for that application.

**Figure 2** shows the process for determining if contributions apply to development under this plan.

Refer to **Section 2.9** of this plan for the rates that apply to different development types.



Residential accommodation means a building or place used predominately as a place of residence , and includes any of the following:

- (a) attached dwellings
- (b) boarding houses
- (c) dual occupancies
- (d) dwelling houses
- (e) group homes
- (f) hostels
- (g) multi dwelling housing
- (h) residential flat buildings
- (i) rural workers' dwellings
- (j) secondary dwellings
- (k) semi-detached dwellings
- (l) seniors housing
- (m) shop top housing
- (n) manor houses
- (o) multi dwelling housing (terraces)

but does not include tourist and visitor accommodation or caravan parks

**Figure 2 Process to determine when a contribution is required**



## 2.6 What development is exempted?

This plan does not apply to the following types of developments:

- Development exempted from section 7.11 contributions or section 7.12 levies<sup>1</sup> by way of a direction made by the Minister for Planning. Copies of the current directions are available to download from the Department of Planning and Environment website.
- Development associated with providing infrastructure funded by s7.11 contributions or s7.12 levies.

Council may consider exempting the following development, or components of developments:

- Development that involves rebuilding or repair of damage resulting from declared natural disasters (such as flooding or bushfires) by the NSW State Government.
- Applications submitted by Council.
- Applications submitted on behalf of the Council for the provision of public infrastructure.

In addition, the following types of development will be exempted from a requirement to pay s7.12 levies 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 house by more than 10%.
- Alterations and additions to an existing dwelling house where the new development does not result in an increase of gross floor area of the existing dwelling by more than 10%.

## 2.7 What local infrastructure will be provided under this plan?

The local infrastructure to be provided by contributions from developers received under this plan is listed below:

- Open space and recreation land and works including playing fields, amenities buildings, playgrounds, landscaping, seating, lighting and equipment, walking trails, indoor sports and aquatic recreation centres.
- Community facilities including library and community spaces.
- Public domain facilities including cycleways, footpath paving, street tree planting, bus shelters and street lighting.
- Roads and active transport including traffic facilities and cycleways.

The costs of administering this plan will also be met by contributions imposed under this plan.

A summary of the costs of local infrastructure to be met by development approved under this plan and predecessor contributions plans is shown in **Table 1**.

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<sup>1</sup> or the corresponding sections 94 and 94A of the EP&A Act that existed immediately before the commencement of the Environmental Planning and Assessment Amendment Act 2017



More details on the demand for local infrastructure, the relationship of the local infrastructure with the expected development, and specific facilities to be provided are included in **Part 3** and **Appendix A** to this plan.

**Table 1 Summary of infrastructure costs**

Type of local infrastructure	Total cost of works	Cost attributable to new development*
Open space and recreation facilities	\$174,872,806	\$106,583,080
Public domain facilities	\$20,450,000	\$20,450,000
Community facilities	\$26,200,000	\$12,621,575
Roads and active transport	\$71,155,300	\$33,279,825
Plan administration and management	\$1,515,452	\$1,515,452
<b>Total</b>	<b>\$294,193,558</b>	<b>\$174,449,932</b>

\* This is the anticipated total amount expected from section 7.11 contributions levied on residential development under the plan. Additional monies from section 7.12 levies levied on other development will increase the overall pool of development contributions

## **2.8 What are the contribution rates required for local infrastructure?**

### **2.8.1 Development subject to a section 7.11 contribution**

**Table 2** contains the rates for developments that are subject to a section 7.11 contribution under this plan.

In the case of mixed-use developments that comprise both residential and non residential components:

- if application of a section 7.12 levy to the whole development yields a higher contribution amount than application of a section 7.11 contribution, then a section 7.12 levy shall be imposed on the whole development; or
- if application of a section 7.12 levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution, then a section 7.11 contribution shall be imposed only on the component of the development that comprises Residential Accommodation.



**Table 2 Section 7.11 contribution rates**

Infrastructure item	Per resident*	Per secondary dwelling <sup>a</sup>	Per self-contained seniors housing dwelling	Per 0 or 1 bed dwelling or boarding house rooms	Per 2 bed dwelling	Per 3 or more bed dwelling
Open space and recreation facilities	\$3,757	\$2,630	\$5,260	\$5,260	\$9,017	\$12,570
Roads and traffic facilities	\$721	\$505	\$1,009	\$1,009	\$1,730	\$2,427
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Public domain facilities	\$997	\$698	\$1,396	\$1,396	\$2,393	\$3,336
Plan administration and management	\$53	\$37	\$75	\$75	\$128	\$179
<b>Total</b>	<b>\$5,974</b>	<b>\$4,181</b>	<b>\$8,363</b>	<b>\$8,363</b>	<b>\$14,336</b>	<b>\$20,000</b>

\* the per resident rate is relevant to calculating the contributions for group homes and hostels

<sup>a</sup> represents a discounted contribution rate – refer to section 4.2.3 for more information

Important Note: At the time this plan was prepared, consent authorities could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling. This restriction is due to a direction made by the Minister for Planning on 17 July 2017. **The consent authority therefore shall not impose a total monetary contribution under this plan that exceeds \$20,000 for each dwelling approved in the development.**

## 2.8.2 Developments subject to a section 7.12 fixed development consent levy

**Table 3** contains the rates for developments that are subject to a section 7.12 fixed development consent levy under this plan.

**Table 3 Section 7.12 levy rates**

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

\*Note exempted developments in Section 2.6 and how to calculate the proposed cost of carrying out the development in Section 4.3.1





## 2.9 Calculating a contribution under this plan

Any single development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.

A development application to increase gross floor area and alterations/additions to an existing development will be subject to a s7.12 levy.

### 2.9.1 Calculating a section 7.11 contribution

The section 7.11 contributions that apply to the development is calculated using the rates shown in **Table 2**, **less any allowances for assumed infrastructure demand arising from existing developments, if applicable** (refer to **Table 4**).

The occupancy rates included in **Table 4** reflect the estimate of future infrastructure demand for proposed dwellings as well as the estimate of existing demand allowances (or credits) for existing development.

#### 2.9.1.1 Section 7.11 contribution demand credits for existing residential development

Except where provided for below, section 7.11 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 4**.

**Table 4 Assumed occupancy rates for calculation contributions and demand credits**

Development type	Assumed occupancy rate
<b>Residential accommodation</b>	
Dwellings with 3 or more bedrooms, or vacant allotments that have a dwelling entitlement	3.4 persons per dwelling
Dwellings with 2 bedrooms	2.4 persons per dwelling
Secondary dwellings, bed-sitters, one-bedroom dwellings, boarding house rooms or self-contained seniors living dwellings	1.4 persons per dwelling or boarding house room
Group homes and hostels	1 person per bed

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 small lots, a demand credit will be issued for one of the lots.



An example is a dual occupancy development that required the demolition of an existing three bedroom dwelling. The house was used mainly for residential purposes and will be eligible for a demand credit. A credit for a three bedroom dwelling as shown in Table 4 is deducted from the contribution payable for the two new dwellings proposed.

Where development is subject to more than one of the section 7.11 contributions listed in **Table 2**, the total contribution will be the sum of all the contributions that apply to that development.

#### **Worked example:**

A proposed shop top housing development in Bankstown Area involves the demolition of an existing 3 bedroom house and construction of a mixed-use development containing 30 x 2-bedroom apartments and 300 square metres of ground floor retail GFA.

30 x 2 bedroom dwellings	=	30 x \$14,336 (refer to Table 2) = \$430,080
Plus 300m <sup>2</sup> ground floor retail	=	\$0 (no s7.11 contribution applies to non residential development)
<u>less</u> 1 dwelling house	=	\$20,000
<b>Total contribution</b>	=	<b>\$410,080</b>

#### **2.9.2 Calculating a section 7.12 fixed development consent levy**

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in **Table 3** by the proposed cost of the development.

There is no allowance for assumed existing infrastructure demand in the calculation of any section 7.12 levy.

#### **Worked example:**

A proposed warehouse development in Chullora involves the demolition of existing improvements and the construction of a building, car parking and landscaping with a cost of construction of \$6 million.

\$6 million X 1%	=	\$60,000
<b>Total contribution</b>	=	<b>\$60,000</b>

Details on the levy rates applicable for section 7.12 levies are included in **Section 2.8.2** of this plan.



### **3. How are the contribution rates calculated?**

This section principally applies to section 7.11 contributions.

There are requirements for section 7.11 contributions as distinct from section 7.12 levies, including the following:

- Contributions can only be imposed if the consent authority considers that the development 'will or is likely to require the provision of or increase the demand for public amenities and public services within the area' (s7.11(1)).
- Contributions toward recoupment of facilities can only be imposed if the facilities were provided in preparation for or to facilitate the carrying out of development in the area and the development will benefit from the provision of those public amenities or public services (s7.11(3)).
- Contributions that are imposed must be reasonable (s7.11(2) and (4)), and that a developer may appeal to the Land and Environment Court on the grounds that contributions imposed on a development are unreasonable in the particular circumstances of the case (s7.13(3)).

These requirements mean that a contributions plan that authorises section 7.11 contributions should show that the contribution rates are reasonable by explaining the relationship between the anticipated developments and the infrastructure included in the plan that is needed to meet the demands of those developments.

So that the contributions that are imposed are reasonable, the section 7.11 contribution rates in this plan have been calculated having regard to the principles of nexus and fair cost apportionment. This has included consideration of:

- whether the infrastructure serves existing or new populations or both
- whether the infrastructure serves the Bankstown Area development, or populations beyond the Bankstown Area boundaries.

This section explains the expected development in the Bankstown Area, the infrastructure necessary to support this development, and the way in which the section 7.11 contribution rates have been calculated.

#### **3.1 Expected demand for local infrastructure**

##### **3.1.1 Area context**

Bankstown Area is the land of the former City of Bankstown LGA and now forms part of Canterbury-Bankstown LGA. It is in Sydney's south western suburbs and part of the South Area Plan. It is approximately 15 kilometres from the Sydney CBD. It is bounded by the local government areas of Cumberland and Strathfield to the north, Georges River and Sutherland councils to the south and east and Liverpool and Fairfield to the west.

The Georges River frames the western and southern parts of the area. The river is a major recreation resource.



The Bankstown Area is approximately 76 square kilometres. Its residential areas consist of a mix of:

- suburban-style low density housing, or detached dwellings on lots less than 1,000 square metres;
- areas of medium density housing, such as town houses and walk-up residential flat buildings;
- high density, high rise housing mainly in the Bankstown CBD.

The area also has both minor and major employment areas, the most significant being:

- Bankstown CBD, which contains a range of retail, commercial and other services typical of a regional centre;
- Milperra, Chullora, Regents Park, Padstow, Condell Park, Villawood, Sefton and Revesby industrial areas, with concentrations of industrial, warehouse and related employment uses;
- Bankstown-Lidcombe Hospital; and
- Bankstown Airport.

### 3.1.2 Recent development and population characteristics

Bankstown Area has been experiencing high rates of residential development from medium to large sized apartment blocks in the Bankstown CBD to dual occupancies, villas and town houses throughout the suburban areas. The construction of these types of housing is likely to continue due to the area's proximity to the Sydney CBD and local employment areas.

## Housing

**Table 5** below shows the increase in number of dwellings between 2011 and 2016. The highest increase in the types of housing during this period was for medium and high density dwellings. Over this time 3,647 dwellings were created.

**Table 5 Dwelling structure comparison 2011-2016**

Dwelling type	2011		2016		Change 2011 to 2016
	Number	%	Number	%	
Separate house	44,854	67.4	44,556	63.5	-298
Medium density	15,423	23.1	17,396	24.8	+1,973
High density	5,737	8.6	7,742	11	+2,005
Caravans, cabin, houseboat	42	0.1	5	0	-37
Other	317	0.5	381	0.5	+64
Not stated	148	0.3	88	0.1	-60
<b>Total Private Dwellings</b>	<b>66,521</b>	<b>100</b>	<b>70,168</b>	<b>100</b>	<b>+3,647</b>

Source: Compiled and presented by .id



## Household type

Bankstown Area's household type and family structure are outlined in **Table 6** below.

**Table 6 Household type 2016 census**

Household type	Bankstown Area 2016 (No.)	Bankstown Area 2016 (%)
Couples with children	26,266	42.2
Couples without children	10,882	17.4
One parent families	8,638	13.8
Other families	899	1.4
Group household	1,268	2.0
Lone person	11,521	18.4
Other not classifiable household	2,826	4.5
Visitor only households	188	0.3
<b>Total households</b>	<b>62,488</b>	<b>100.0</b>

Source: Compiled and presented by .id

The dominant household type in Bankstown Area was couples with children, accounting for 42% of households. This trend is expected to continue.

## Occupancy rates

The following occupancy rates were recorded across Bankstown Area at the 2016 Census.

**Table 7 Occupancy rates**

Residential development type	Occupancy rate
0 and 1 bedroom dwellings	1.4 persons per dwelling
2 bedroom dwellings	2.4 persons per dwelling
3 or more bedroom dwellings	3.4 persons per dwelling

## Language and cultural diversity

The population of Bankstown Area is culturally diverse.

Between 2011 and 2016 the number of people born overseas from a non-English speaking background increased by 2.4%.

In 2016, 38% of people were born overseas and 35.3% were from a non-English speaking background, compared with 36.7% and 29.3 respectively in Greater Sydney.

The most common countries of birth were Vietnam (7.6%), Lebanon (7.3%), and China (3.5%).



Other overseas origins include people from Pakistan, Bangladesh, Greece and Syria.

In Bankstown Area, 57% of people speak a language other than English. The dominant language is Arabic, with 22% (43,539 people) speaking this language at home. Other languages that are highly represented include Vietnamese, Mandarin, Cantonese, Bengali, Urdu and Greek.

### **Labour force and education**

At the time of the 2016 census, 53.6% of Bankstown Area's 15+ years population were employed, which was less than the Greater Sydney average of 61.6%. The unemployment rate was 8.1%, which is higher than the 6% in Greater Sydney.

Of those employed, 57.3% worked full-time and 31.7% part-time. Of those persons looking for work, 4.2% were looking to work full-time and 3.9% were looking for part-time.

Compared to Greater Sydney, the population in the Bankstown Area has a significantly lower proportion of people holding formal qualifications that may include a Bachelor or higher degree, Advance Diploma or Diploma, or vocational qualifications. It also has a lower proportion of people with no formal qualifications. Overall, 41% of the population aged over 15 held educational qualifications and 49.3% have no qualifications compared with 52.7% and 37.7% respectively for Greater Sydney.

The most common occupations were professionals (18.3%), clerical and administration (16.1%) and technicians and trades (14.5%). In combination these occupations account for 48.7% of the employed resident population.

### **Income**

In 2016, compared to Greater Sydney, in Bankstown Area there was a lower proportion of people earning a high income (more than \$1,750 per week or more) and a higher proportion of people of low income (less than \$500 per week). Overall, 6.5% of the population earned a high income, and 46% earned a low income compared with 14.4% and 36.1% respectively for Greater Sydney.

The median household weekly income was \$1,322 in 2016, compared to \$1,745 for Greater Sydney.

The lower income is consistent with the relatively high number of people without qualifications and higher unemployment rate.

### **Non residential development**

In 2016 there were approximately 78,000 jobs located in the Bankstown Area with an orientation toward skilled and professional jobs.

Manufacturing was the most represented industry group (16.5%). Health care and social assistance (with 10.4%) and construction (also 10.4%) were the next most represented jobs. In comparison, Greater Sydney employed 7.7% in manufacturing, 10.8% in health care and social assistance and 7.4% in construction. Most industry sectors of employment, except manufacturing, grew between 2011-2016.



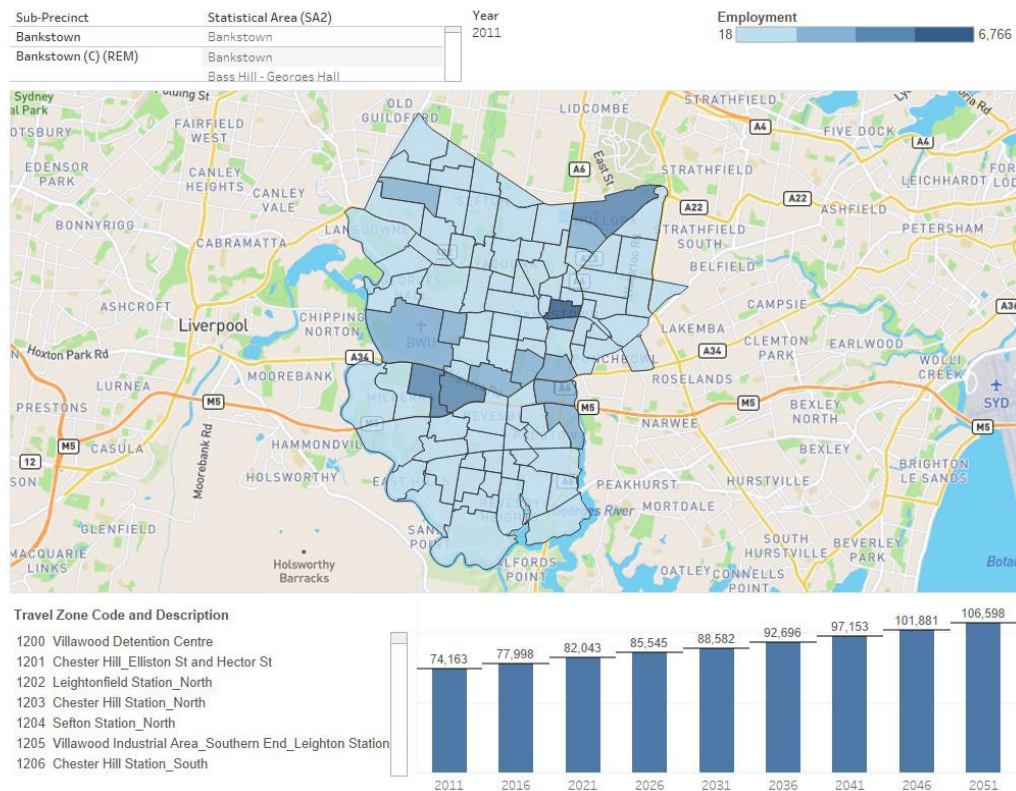
Major employment locations include the Bankstown CBD and immediate surrounds, and the industrial areas located around the Bankstown Airport including Revesby and Chullora.

**Table 8** shows worker population projections for the period up to 2026. The current geographical spread of jobs within the LGA is shown in **Figure 3**.

**Table 8 Employment forecast 2016-2026**

Location	2016	2026	Change in workers
Bankstown CBD	11,965	13,736	1,771
Bankstown Airport and surrounds	15,700	16,324	624
Rest of Bankstown Area	50,333	55,485	5,152
<b>Total Bankstown Area</b>	<b>77,998</b>	<b>85,545</b>	<b>7,547</b>

Source: Transport for NSW, Bureau of Transport Statistics, Travel Zone Explorer at <http://visual.bts.nsw.gov.au/tz/>



Source: Transport for NSW, Bureau of Transport Statistics, Travel Zone Explorer at <http://visual.bts.nsw.gov.au/tz/>

**Figure 3 Bankstown Area LGA employment**



### 3.1.3 Expected development and population

**Table 9** below summarises the current and projected population figures for the Bankstown Area that are used in the calculation of contribution rates in this plan.

**Table 9 Population forecast 2018-2028**

Suburb	2018	2028	Change	
	Number	Number	Number	%
Bankstown Balance	14,252	17,813	+3,561	+25.0
Bankstown CBD	21,312	33,224	+11,912	+55.9
Bass Hill - Lansdowne	9,474	8,998	-475	-5.0
Birrong - Regents Park - Potts Hill	5,380	7,000	+1,620	+30.1
Chester Hill	12,432	13,147	+715	+5.8
Condell Park - Bankstown Aerodrome	12,174	13,128	+954	+7.8
Georges Hall	9,483	9,653	+170	+1.8
Greenacre - Mount Lewis - Chullora	25,653	28,720	+3,067	+12.0
Milperra	4,207	5,810	+1,603	+38.1
Padstow - Padstow Heights	17,513	18,471	+958	+5.5
Panania - East Hills	16,108	16,608	+499	+3.1
Punchbowl (part)	8,590	10,653	+2063	+19.3
Picnic Point	6,192	6,258	+65	+1.1
Revesby - Revesby Heights	16,774	17,232	+458	+2.7
Sefton	6,171	6,426	+254	+4.1
Villawood	4,650	4,656	+6	+0.1
Yagoona	19,300	20,238	+938	+4.9
<b>Total</b>	<b>209,665</b>	<b>238,035</b>	<b>+28,368</b>	<b>14%</b>

Source: Compiled and presented by .id

The data show that most suburbs except Bass Hill – Lansdowne and Villawood are expected to grow in population. The suburbs forecast to grow significantly in future are Bankstown CBD and immediate surrounds (70%+ of total), Greenacre-Mount Lewis-Chullora, Milperra and Birrong – Regents Park-Potts Hill.

**Table 10** shows the number of dwellings in the Bankstown Area is forecast to grow from 66,737 to approximately 76,825 in 2028. Another 10,088 dwellings are expected to be constructed, meaning an average of over 1,000 per year.





**Table 10 Forecast dwellings and development 2018-2028**

Suburb	2018	2028	Change	
			Number	%
Bankstown Balance	4,129	5,066	+937	+22.7
Bankstown CBD	7,820	12,434	+4,614	+59.0
Bass Hill-Lansdowne	3,088	3,088	0	0
Birrong-Regents Park-Potts Hill	1,698	2,253	+555	+32.7
Chester Hill	4,142	4,410	+268	+6.5
Condell Park -Bankstown Aerodrome	3,735	4,135	+400	+10.7
Georges Hall	2,908	3,053	+145	+5.0
Greenacre-Mount Lewis-Chullora	7,690	8,701	+1,011	+13.1
Milperra	1,379	1,920	+541	+39.2
Padstow-Padstow Heights	6,436	6,854	+418	+6.5
Panania-East Hills	5,917	6,216	+299	+5.1
Picnic Point	2,141	2,188	+47	+2.2
Punchbowl (part)	2,593	3,199	+606	+19.0
Revesby-Revesby Heights	5,874	6,098	+224	+3.8
Sefton	1,951	2,093	+142	+7.3
Villawood	1,549	1,585	+36	+2.3
Yagoona	6,280	6,731	+451	+7.2
<b>Total</b>	<b>69,330</b>	<b>80,024</b>	<b>10,694</b>	

Source: Compiled and presented by .id

## Age structure

A summary of the current and expected future age profile of the Bankstown Area population is shown in **Table 11**.

**Table 11 Age profile 2016 and 2028**

Age group (years)	2016 Bankstown Area %	2016 Greater Sydney %	2028 Bankstown Area %
0 - 4	7.2	6.4	7.3
5 - 14	13.3	12.2	12.8
15 - 24	13.4	13.1	13.0
25 - 34	15.3	16.0	14.6
35 - 44	13.5	14.5	13.3



Age group (years)	2016 Bankstown Area %	2016 Greater Sydney %	2028 Bankstown Area %
45 - 54	12.7	13.0	11.9
55 - 64	10.7	10.8	10.1
65 - 74	7.2	7.7	8.4
75 - 84	5.7	4.2	6.0
85+	2.2	2.0	2.7
<b>Total population</b>	<b>100</b>	<b>100</b>	<b>100</b>

Source: Compiled and presented by .id

The data show that the age structure is generally like that of Greater Sydney, although Bankstown Area is marginally younger.

Notable anticipated changes to the age structure in Bankstown Area include:

- Lower proportions of children and young working age adults aged between 15 and 34 years.
- Higher proportions of older people aged 65 years or more.

## 3.2 Infrastructure schedule and nexus

### 3.2.1 Background

New and augmented infrastructure will be required to support the further development and increased population in the area.

As described in section 3.1.1 Bankstown Area is a built-up locality with residential and employment areas and significant green space along the Georges River corridor.

These land-use attributes mean that future development will take place by either/both:

- conversion of already-developed land from one use to another (e.g. a residential use replacing a commercial use), or
- denser development of the same land use on the same parcel of land (e.g. residential flat buildings replacing detached dwelling houses).

The common feature will be more intensive use of land.

This has significant implications in terms of planning for the infrastructure needs of the future developments in the Bankstown Area:

- Parts of Bankstown Area, particularly the southern part is well-endowed with open space, much of it along the Georges River foreshore, with limited opportunity for public use beyond passive recreation. Other parts have limited open space.
- Developable land is a scarce resource becoming scarcer, meaning its price will likely continue to increase.



- The above two factors will mean that opportunities to increase the amount of open space will be limited. Existing open space, recreation and community facilities assets will need to work more effectively to accommodate both current and future needs.
- Many of the people living in future developments will be almost exclusively apartment-dwellers who will have access to a very limited amount of private open space. Increasingly, apartments are being occupied by couples with children and lone person households who, despite living side by side, have limited interaction with each other. The availability of high-quality, ground-level public open space areas that are within walking distance will be important to the quality of life of these people.
- Development will increasingly be in vertical form, which will create the opportunity for floors within the new buildings to be used for community purposes such as libraries, community centres and, in the case of rooftops, outdoor sports courts<sup>2</sup> and other open space.

In response, Council has identified a schedule of local infrastructure to meet the needs of the current and future (2028) population.

Further detail on specific items, their estimated costs and staging, and location maps are included in **Appendix A**.

The works schedule in this plan has been based on various studies, mostly focused on the need for various types of social infrastructure such as recreation and community facilities. These studies include:

- Various Local Area Plans – Bankstown CBD 2011, North Central 2016, North East 2016, North West 2013, South East 2016 and South West 2016.
- Bankstown Open Space Strategic Plan 2022, published 2013
- Draft Playgrounds and Play Spaces Strategic Plan 2018

### **3.2.2 Open space and recreation**

#### **Objectives**

Provide a range of open space and recreation facilities that will meet the demand of future residents.

#### **Needs assessment**

Council currently manages 800 hectares of open space. Most of this area comprises natural areas including bushland, river foreshores and structured recreation areas.

There are 446 hectares of developed open space containing various recreation facilities including:

- District and local parks and playgrounds
- sporting fields and courts

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<sup>2</sup> Vertical approach to social infrastructure provision is reflected in the NSW Government's strategy to develop vertical primary and secondary schools in Sydney



- tracks, paths and cycleways
- leisure and aquatic centres

The Bankstown Area community currently enjoys provision of a range of facilities – the current rates of provision are included in **Table 12**.

**Table 12 Local infrastructure provision**

Facility	Current provision	Current rate of provision
Undeveloped/passive open space	354ha	16.8m <sup>2</sup> per person
Developed open space	446ha	21.3m <sup>2</sup> per person
Playgrounds	132	1 per 1,588 people
Outdoor courts (basketball, volleyball or handball)	5	1 per 42,000 people
Outdoor half-courts (basketball, tennis or multi-use)	8	1 per 6,208 people
Tennis courts	14	1 per 15,000 people
Skate Parks	4	1 per 52,417 people
Multi-purpose community floor space		60-80sqm per 1,000 people
Off road cycleways	28km	155m per 1,000 people
On road cycleways	18.1km	100m per 1,000 people

Source: Canterbury-Bankstown Council

The Bankstown Open Space Strategy Plan 2022 was completed to review and make recommendations on the open space needs of the community.

**Table 13** presents an analysis of the recreation needs of occupants of future developments.



**Table 13 Analysis of demand for open space**

Population characteristics	Demand for recreation opportunities	Implications for Bankstown Area
<b>Mixed age profile</b> Comparatively high proportion of younger and middle-aged adults indicating an aging population. Recent baby boom. A significant increase in the number of people aged 70+.	Age is the most important determinant of recreational patterns. Younger people are more active in a variety of recreational pursuits. Participation in sport is higher in younger age groups. As people get older, they participate less frequently in activities that require high physical effort and prefer walking and golf. People of all ages enjoy activities such as walking, observing nature, cycling, swimming and golf.	Focus on facilities for young children, young adults, and older adults such as child-friendly, accessible and sheltered spaces and facilities. Aging population requires focus on less structured non- sporting facilities and services e.g. walking tracks and parks.
<b>Gender</b> Approximately even % of males and females	Males are likely to use open space and participate more often than females in active recreational pursuits such as cycling and using indoor and outdoor recreation facilities. Females participate more in unstructured and informal activities such as walking, nature activities and aerobics; and sporting activities such as netball, gymnastics and badminton. Females prefer to use unstructured settings. Activities in which males and females participate equally include visiting parks, picnics and barbecues, bushwalking, baseball/softball, outdoor hockey, tennis.	Provision of sporting facilities in Bankstown Area has prioritised traditional male sports. Recognise the need to equitably cater for the different recreation preferences of males and females. Bankstown has a large proportion of the population (20%) being of Islamic religion. There are cultural considerations for Islamic women (approx. 10% of the population) when participating in sport.
<b>Place of birth</b> High proportion of people born overseas and from a non-English speaking background. 57% of households spoke a language other than English at home. Main countries represented include Vietnam, China, Lebanon, India.	People from a non-English speaking background (NESB) do not participate in sport as often as people from an English speaking background. This is particularly true for women.	People from different cultural backgrounds have different preferences and interests in recreation activities. Social meeting places, picnic and barbecue facilities, and indoor sports facilities are important. There may be opportunities for integrating and sharing cultures in recreation settings.
<b>Educational qualifications</b> Relatively low education and skill levels.	People with higher levels of education and occupations use open space more often than the less educated, particularly the more expensive outdoor activities and indoor sports.	The generally lower level of education in Bankstown Area may result lower participation rate in recreation activities.
<b>Household type</b>	Households with children and	The high number of families with



Population characteristics	Demand for recreation opportunities	Implications for Bankstown Area
Couples only and couple families with children under 15 years are the dominant household types, representing 59% of all households. One parent families represent 13.8% of households.	younger people are more frequent users of recreation facilities than other household types.  Family households in medium and high-density apartments highly value local amenities and services.	children implies a higher than average demand for playgrounds, sports fields, swimming pools and indoor sports facilities.  Opportunities to participate in recreation are important to alleviate social isolation.  Focus on providing meeting places for apartment dwellers where they can relax, have picnics / barbecues and enjoy informal games.
<b>Household income</b>  Compared to Greater Sydney, Bankstown Area is a lower income locality.	Use of recreation facilities and settings reflects the cost of using those facilities. People earning medium to higher incomes demonstrate an above average participation in gym activities, tennis and golf which cost money to play.  People and households earning lower incomes are more likely to use free public and school facilities.	There is a much lower ability to pay for recreation activities. There is a need for affordable opportunities, particularly for older adults, young people and families.
<b>Dwelling structure</b>  The dominant housing types are separate houses (64%) and medium density dwellings (24%).  New development will mainly comprise dual occupancies, medium density and apartments.	The future occupants of medium and high density dwellings have little private open space or play space, which increases reliance on local public open space.	The denser population close to transport routes requires open space to compensate for limited private recreation space.  There is a need to provide enough open space, particularly children's play space, in medium and high density residential areas.  Families require space beyond home for informal active recreation (kicking balls, walking dogs etc.).
<b>Vehicle ownership</b>  Reliance on motor vehicles for transport is high. However, 9% of Bankstown Area households do not have a car.	Vehicle owners have the mobility to use open space more frequently for active recreation and use a greater variety of recreational spaces and facilities.  People without access to a vehicle tend to visit local parks within walking distance of their homes or on a public transport route.	Greater access to motor vehicles increases access to recreation options. Households with one or no vehicles are constrained in their access to a range of recreation opportunities.  Public transport and quality close-to-home recreation opportunities are particularly important for these households.

Source: GLN Planning



## Infrastructure strategy

### *Prohibitive cost of providing new open space requires a more practical approach*

Future development and the additional populations in those developments will create greater demands for open space and recreation facilities. Most of the new residents will be apartment-dwellers with access to very little private open space. Thus, the needs of the new residents will arguably be greater than most of Bankstown Area's existing residents.

The current resident population of Bankstown Area is supplied with developed open space at the rate of 2.1 hectares per 1,000 residents. Bushland and river foreshore open space is provided at the rate of 1.7 hectares per 1,000 residents.

While bushland areas provide some passive recreation function, the primary reason for these areas being set aside as public reserves is because of their natural conservation, ecological and scenic values. Developed open spaces are those where multiple recreation experiences can be accommodated and are the key areas to support the populations' active and sports recreation needs.

The current rate of provision of developed open space (2.1 ha per 1,000 persons) is low- moderate when compared to the traditional standard of 2.8 ha per 1,000 persons.

On this basis alone Council would be acting responsibly in the public interest if it pursued a strategy of providing the new residents of Bankstown Area with the same level of developed open space as that enjoyed by the existing residents of Bankstown. Based on the current provision rate, and an anticipated resident population growth of 28,368 over the next 15 years, this would mean that a further 59 hectares of open space would need to be provided.

The main way additional open space is provided is through State or local government acquiring land by purchasing it from existing owners. Purchasing land in Bankstown Area is very expensive. On the most optimistic assessment<sup>3</sup>, 59 ha of new open space land would cost \$1.03 billion. This would translate to a section 7.11 contribution of over \$87,350 for a typical 2- bedroom apartment.

Imposition of such a high contribution would make new developments unaffordable and put upward pressure on the price of existing housing stock. This traditional approach is clearly impractical and unachievable.

A more workable and realistic approach will be for Council to pursue a two-pronged approach that entails:

- (a) Acquiring, or negotiating with developers to provide, a limited number of local open space areas in strategic locations.
- (b) Increasing the recreation carrying capacity of existing Council and other public land (i.e. making existing assets work more effectively).

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<sup>3</sup> Assumed acquisition cost of \$1,750 per m<sup>2</sup>, which in turn is derived from a typical 600m<sup>2</sup> lot having a market value of \$1.05 million. This amount was the median price for a non strata dwelling in Bankstown District in 2017 (refer to NSW Rent and Sales Report, June Quarter 2017, prepared by Housing NSW)



### *New open space in strategic locations*

Almost two-thirds of the anticipated population growth in Bankstown Area is expected to occur in and around of the Bankstown CBD (refer **Table 9**). Most, if not all this growth will be accommodated in apartments with very little private open space.

The South Area Plan prepared by the Greater Sydney Commission has also set a priority to promote and encourage connectivity and upgrade and increase public open spaces.

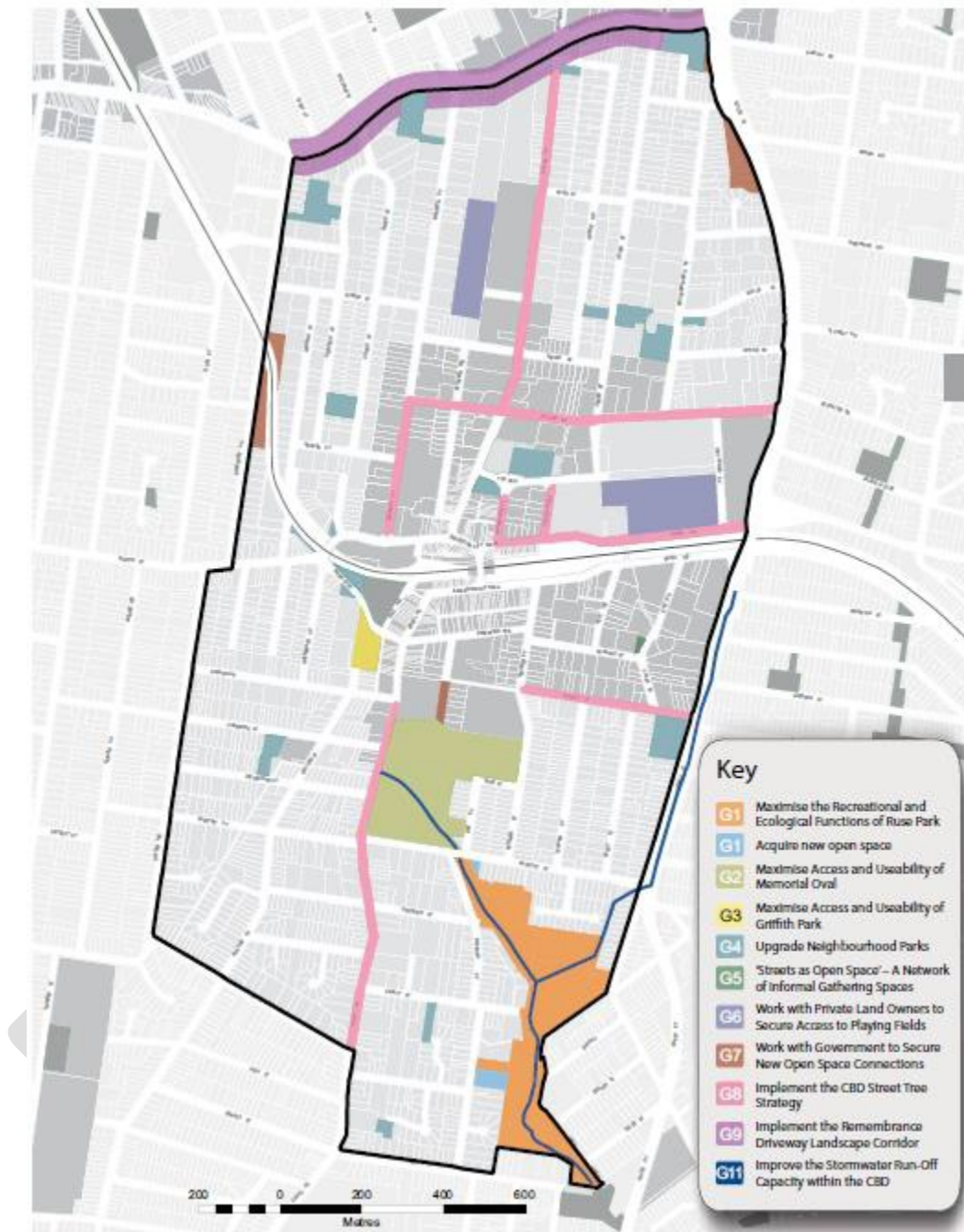
Council therefore intends to focus efforts to increase the amount of developed open space in the areas of highest projected population growth.

Council will do this by doing one or more of the following:

- acquiring and embellishing new open space in locations consistent with the Bankstown Local Area Plan ( as shown in **Figure 4**) and the Draft Playgrounds and Play Spaces Strategy 2018
- facilitating or directly providing linkages between existing and new public open space areas
- embellishing areas dedicated by developers at ground level for passive recreation purposes
- selective acquisition of properties outside of the CBD and adjacent to existing parks to improve the attractiveness and usability of those parks.

To help fund these new open space and recreation facilities, Council intends to collect up to \$57.3 million in section 7.11 contributions from residential development for the acquisition of land approved under this plan. The embellishment of this new land will also be funded by section 7.11 contributions collected under this plan.





**Figure 4 Potential public domain and open space projects in Bankstown CBD**

### *Making assets work more effectively*

Council will apply the following efficiency principles in its infrastructure planning:

- Better planning and design of the existing network so that increases in capacity, quality, diversity, usability and accessibility of open space can be achieved.
- Providing flexible and multi-purpose use arrangements wherever possible.



- Improving access to existing open space assets both within and outside the LGA through better connections and crossing points, upgrading or providing new linear linkages and access paths (such as footpaths and cycleways), and implementing the metropolitan strategy's 'Green Grid'.
- Providing greater opportunities for walking and passive recreation through new and upgraded paths through publicly owned bushland.
- Increasing the weekly time available for active recreation pursuits by converting turf areas to synthetic surfaces, providing floodlighting and improving field / court drainage.
- Partnering with schools and other institutions to make available open space and sporting facilities on their lands for public use.
- Exploring the opportunities to convert existing public-owned land to parkland or to accommodate recreation facilities.

The infrastructure strategies outlined in the Open Space and Recreation Plan and Draft Playgrounds and Play Spaces Strategy are a combination of renewal of existing facilities and provision of new and augmented facilities that will provide improved active and passive recreation.

The works include:

- renewal of existing and construction of new playgrounds,
- upgrade sporting pavilions, lighting, irrigation systems and spectator seating,
- provision of additional walking paths, furniture and exercise equipment to numerous existing parks,
- conversion of existing sports fields to synthetic surfaces where appropriate,
- new and upgraded aquatic and sports facilities.

### **Nexus and apportionment**

This plan levies section 7.11 contributions on residential accommodation development.

As the new open space and the works that increase carrying capacity of existing open space are to accommodate new demand from new residents, it is reasonable that the contribution rate calculation for those works assumes that the costs be met entirely by the growth populations.

New playgrounds and playground upgrade embellishment have been apportioned with respect to the current rate of provision for playgrounds in the Bankstown Area. The current provision is 1 playground for every 1588 residents. The expected growth of 28,368 people will generate a demand for  $(28,368/1588)$  17.8 additional playgrounds. The average cost to embellish one playground (\$225,000) results in a total embellishment cost of \$4,005,000 that will be met by the growth population.

### ***Water play space and aquatic facilities***

Council proposes to provide a new water play space with amenities at Greenacre. This play space is the first of its kind for the Bankstown Area. Council considers that this facility will be used by both the existing and future population of the Bankstown Area equally. On this basis,



50% of the \$5 million cost of the new facility is to be apportioned to the new population with the remainder of the cost to be provided by alternate funding sources.

Max Parker Aquatic Centre at Revesby and Birrong Aquatic Centre are proposed to be redeveloped.

The Max Parker Centre is to be developed into a regional sized facility. The new facilities will include:

- a new 50m outdoor pool,
- new 25m indoor pool and warm water program pool,
- new multi-purpose fitness and health facilities,
- redevelopment of the amenities, entry and car parking.

The new centre is proposed to increase in size by 40% to meet current demand and allow for future demand. The cost of the redevelopment is to be funded using several sources. It is reasonable that the incoming population to the Bankstown Area should contribute its share to the future facility. Forty percent of the total cost (of \$55.4 million) is approximately \$22.2 million. It is considered reasonable that the new population should contribute 50% of this cost, or \$11.1 million. The balance of the centre cost (\$44.3m) is to be obtained from alternate funding sources.

The Birrong Centre is to be renovated to a more functional recreation space. It will:

- retain the current 50m outdoor pool,
- provide a new 25m indoor pool,
- relocate the administration area,
- activate the surrounding landscape with the inclusion of a café and water play area,
- enhance access and connectivity to the adjacent sports grounds and open space.

The revitalised centre is proposed to increase in size by 30% to allow for existing and future demand. The cost of the redevelopment is to be funded using several sources. Like the Max Parker Aquatic Centre, it is considered reasonable that the incoming population should contribute its share to the future facility. Thirty percent of the total cost (of \$30.5 million) is approximately \$9.2 million. It is considered reasonable that the new population should contribute 50% of this cost, or \$4.6 million. The balance of the centre cost (\$25.9m) is to be obtained from alternate funding sources.

### **Summary of demand population**

**Table 14** shows the different classes of facilities and the equivalent residents that will generate demand for or benefit from those facilities.



**Table 14 Demand populations**

Facility class	Resident demand
Strategic land acquisitions to meet additional needs for open space	28,368
Capital works to increase carrying capacity (new demand)	28,368
Works to augment the existing infrastructure (existing and new demand)	238,035

### Section 7.11 contribution rates calculation

The contribution formula for open space and recreation infrastructure can be expressed as follows:

$$\text{Contribution per person (\$)} = \sum \left( \frac{\$INF}{EP} \right)$$

Where:

$\$INF$  = the apportioned estimated cost of providing each of the open space and recreation infrastructure items required to meet the development of the Bankstown Area (refer works schedule in **Appendix A**).

$EP$  = The expected persons that will generate the demand for the open space and recreation infrastructure (refer to **Table 14** for values).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 4**.

Contribution calculations should also account for any residential demand credits pertaining to the existing development on the site. Refer to **Section 2.9.1** for more details.

### 3.2.3 Community facilities

#### Objectives

Provide a range of community facilities and services to meet the demands created by future residents.

#### Needs assessment and infrastructure strategy

Council currently provides the following community facilities and services:

- library services
- child services and childcare



- community centres, halls and meeting spaces
- youth facilities.

The intensification of land use has implications for the current services provided by Council. Some facilities and services have capacity to absorb some of the demand that will be generated by the incoming population. Other facilities are already operating at or over capacity and will be unable to cater for the expected population growth.

Council has recently undertaken an audit of all Council community facilities to establish the location and extent of deficiencies.

The Bankstown Library and Knowledge Centre was upgraded recently and opened in 2014. This facility has the capacity to accommodate future growth and no contributions will be levied for new library services under this plan. Council will continue to levy for new library stock items to increase the capacity of available stock.

Council intends to move toward more multipurpose community hubs. Existing community space is proposed to be demolished and replaced by multipurpose facilities with increased floor space to cater for existing and future demand. The standard of provision for community space is proposed to 60-80 m<sup>2</sup>/1000 people<sup>4</sup>.

Council proposes to provide 4,000m<sup>2</sup> of new multipurpose community space in various locations that may include Padstow, Bankstown CBD, Greenacre and Thurina Park.

### **Nexus and apportionment**

It is reasonable for the cost of additional floorspace generated by new demand to be met by the future population.

Assuming the rate of provision of 80m<sup>2</sup> per 1000 people, a population growth of 28,368 will generate a demand for 2,269m<sup>2</sup> of multipurpose community space. The cost to provide multipurpose community space is approximately \$5,300 per square metre.

The balance of the cost to provide the remaining 1,731m<sup>2</sup> of community space will be funded through alternate means.

In the case of library stock items, new demand will be levied for its share of the proposed program of \$5 million over 10 years. The new demand share will be approximately 12%.

### **Contribution rates calculation**

The contribution rate is based on the apportioned estimated cost of the community facilities divided by the number of persons that demand the facilities, i.e.

$$\text{Contribution per person (\$)} = \sum \left( \frac{\text{\$INF}}{\text{EP}} \right)$$

Where:

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<sup>4</sup> Source: Canterbury-Bankstown Council Canterbury District Facilities Strategy, Elton Consultants 2016.



\$INF = the apportioned estimated cost of providing the community facilities (refer works schedule in **Appendix A**).

EP = The expected number of persons that will demand the public facilities (Refer to **Table 14**).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 4**.

Contribution calculations should also account for any residential demand credits pertaining to the existing development on the site. Refer to **Section 2.9.1** for more details.

### **3.2.4 Roads and active transport**

#### **Objectives**

Provide improvements to the existing road network and an array of active transport to meet the demands of the future resident population.

#### **Needs assessment and infrastructure strategy**

The additional development expected across the Bankstown Area over the next 10 years will create additional vehicle trips on the existing road network.

The 10,600 additional dwellings over that time is expected to generate in the order of 53,000 additional daily vehicle trips on the road network.<sup>5</sup> In order for the road network to continue to operate at a satisfactory level of service, the extra traffic may require new road connections, the widening of existing road links, the provision of LATM<sup>6</sup> devices and the upgrade of existing intersections.

Council's engineers have identified a range of road improvements and intersection works to meet both existing and future access demands. The works included in this plan are considered the highest priority items to address traffic volumes and flows. The works will either be fully or partly funded by development contributions.

There is currently a high reliance on private vehicle for most travel within the area despite the existence of a reliable train service. The cost of creating more capacity in the road network is very high and, in some cases, not possible due to land constraints. Council wants to encourage healthier lifestyles by making it more attractive for residents and workers to use active transport modes for shorter trips.

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<sup>5</sup> Based on an average of 5 daily trips per dwelling, recognising there will be a mix of dwelling types ranging from low density detached houses (RMS assumes a daily trip rate of 10.7 trips per dwelling) to high density apartments (RMS assumes a daily trip rate of 2-3 trips per dwelling for suburban developments). RMS assumptions found in Technical Direction TDT 2013/04A dated August 2013.

<sup>6</sup> Local Area Traffic Management devices may include roundabouts, signals, road humps, crossings and the like.



Bankstown Walking and Cycle Plan identifies a number of new routes to augment the Bankstown Area's existing network. Council is committed to extend both on-road and off-road facilities within Bankstown, to provide a comprehensive and connected network that meets the needs of pedestrian and cyclists of all abilities and ages and links with the wider metropolitan network.

## **Nexus and apportionment**

### ***Roads and traffic management***

roadworks that will increase the carrying capacity of the network are required for the new demand created by the future residents in the Bankstown Area. It is reasonable that, for the purpose of determining the contribution rate, the costs of the infrastructure works are apportioned to the future demand population.

Where the works are to augment the existing network to address deficiencies and provide additional road capacity. It is reasonable for the purpose of determining the contribution rate that the costs of the infrastructure works are apportioned to all the future (existing and new) population.

### ***Cycleways***

The existing population of the Bankstown Area enjoys a cycleway network provision as shown in Table 12. If the existing benchmark is applied to the new demand of 28,368 people, then the resulting need to meet the demand is a total of 7.1 km made up of:

- 4.3km of off-road cycleway, and
- 2.8km of on-road cycleway.

The cost of the 7.1 km is required for the new demand created by the future residents in the Bankstown Area. It is reasonable that, for the purposes of determining the contribution rate, the costs of the infrastructure works are apportioned to the future demand population.

### ***Footpaths***

Council is committed to providing new footpaths along bus routes. The works will augment the existing network and will benefit all the future population. It is reasonable for the purposes of determining the contribution rate, that the cost of infrastructure is apportioned to all the future (existing and new) population.

## **Contribution rates calculation**

The contribution formula for roads and active transport can be expressed as follows:

$$\text{Contribution per person (\$)} = \sum \left( \frac{\$INF}{EP} \right)$$

Where:

$\$INF$  = the apportioned estimated cost of providing each of the roads and active transport





infrastructure items required to meet the development of the Bankstown Area LGA (refer works schedule in **Appendix A**).

EP = The expected number of persons that will demand the public facilities (Refer to **Table 14**).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 4**.

Contribution calculations should also account for any residential demand credits pertaining to the existing development on the site. Refer to **Section 2.9.1** for more details.

### 3.2.5 Public domain

#### Objectives

Provide upgrades to public domain facilities to meet the demands created by future residents.

#### Needs assessment and infrastructure strategy

The quality of the public domain in Bankstown Area varies from centre to centre. The anticipated increase in population will create demand in local centres due to the increased levels of activity. Additional works will be required to provide a higher standard to improve the level of comfort, convenience and amenity.

Council intends to increase the level of amenity in Bankstown CBD and high growth local centres by improvement of pedestrian pavements, the widening of pedestrian areas (where possible), implementation of street furniture, lighting, public art, signage and landscaping.

#### Nexus and apportionment

Bankstown CBD is the main shopping and a significant employment destination in the Bankstown Area. Council has identified a range of improvements to the Bankstown CBD and surrounds to accommodate the increased population that is expected to reside and visit in future. Larger and more usable public domain will be important for the growth populations as these facilities will help offset the lack of private open space available in the apartments they will be living in. As the works in the CBD and surrounds are to meet the demand from new residents, it is reasonable that the contribution rate calculation assumes that the costs are met entirely by the future demand population.

Public domain works have also been identified for those other centres in the Bankstown Area where high residential growth is expected. The centres include Revesby, Yagoona, Villawood, Bass Hill, Greenacre and Chester Hill. Again, access to better public domain spaces will be important to the growth population to offset the lack of private open space available in the higher density residential complexes. As the works are required as a direct result of the future demand, it is reasonable that the contribution calculation assumes the costs are apportioned to the future demand population.





### Contributions rate calculation

The contribution formula for public domain can be expressed as follows:

$$\text{Contribution per person (\$)} = \sum \left( \frac{\$INF}{EP} \right)$$

Where:

$\$INF$  = the estimated cost of providing public domain infrastructure items required to meet the development of the Bankstown Area LGA (refer works schedule in **Appendix A**).

$EP$  = The expected number of persons that will demand the public facilities (Refer to **Table 14**).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 4**.

### 3.2.6 Plan administration

#### Objectives

Implement and manage this plan so that the contributions remain reasonable over the life of the plan, and that the infrastructure is provided in a reasonable time.

#### Strategy

This plan has been prepared in order to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.
- Monitoring and programming works identified in the works schedules including design works and land acquisition.
- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time



funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications.

- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of any works in kind and material public benefits proposed by a developer.
- Preparing and making available the accountability information as required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of the plan.
- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan.
- Plan reviews

### **Nexus, apportionment and contribution rates calculation**

As plan administration costs arise directly as a result of the future development, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area. Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark<sup>7</sup> of an allowance equivalent to 1.5% of the cost of construction works that are to be met by development approved under this plan.

This allowance has been built into the contributions formulae for each infrastructure type.

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<sup>7</sup> Independent Pricing and Regulatory Tribunal of New South Wales (2014), Local Infrastructure *Benchmark Costs*, page 63



## 4. How and when will contributions be imposed on developments?

### 4.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring either a contribution under section 7.11 or a levy under 7.12 of the EP&A Act on that approval for:

- the provision, extension or augmentation of local infrastructure to be provided by Council; and
- the recoupment of the previous costs incurred by Council in providing existing local infrastructure.

A section 7.12 levy cannot be required in relation to development if a section 7.11 contribution is required in relation to that development.

The types of development subject to either a contribution or levy, and the contribution or levy rates applying to different development types, are identified in **Section 2.8, Table 2** and **Table 3** of this plan.

Accredited certifiers should also refer to **Section 4.4** of this plan as to their obligations in assessing and determining applications.

### 4.2 Section 7.11 contributions

This section of the plan applies only in respect to the calculation of section 7.11 contributions for individual developments.

#### 4.2.1 Land contributions

This plan authorises the consent authority, other than an accredited certifier<sup>8</sup>, when granting consent to an application to carry out development to which this plan applies, to impose a condition under section 7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of local infrastructure to be provided by Council.

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.

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<sup>8</sup> Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.



#### 4.2.2 Cap on monetary section 7.11 contributions for residential development

The Minister for Planning has issued a Direction to Council that caps section 7.11 contributions (or s94 as it was formerly known) for residential development in Bankstown Area LGA.

The Direction requires that:

*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.*

Consistent with the Direction, consent authorities (including accredited certifiers) shall not issue a DA consent or a CDC that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot.

#### 4.2.3 Discounting of section 7.11 contribution rates for secondary dwellings

The section 7.11 contribution rates for secondary dwellings (also known as granny flats) that are shown in Table 2 reflect a 50 percent discount of the reasonable contribution rates that the consent authority could impose for this type of development.

Secondary dwellings represent an affordable form of housing that can be provided in the residential areas of the Bankstown Area. These dwellings are often constructed to provide accommodation for the extended family of the principal dwelling.

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 7.11 contributions authorised by this Plan.

#### 4.2.4 Latest rates to be used

The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 7.11 contribution rates shown in **Table 2** reflect the contribution rates at the date that this plan commenced. These rates will be regularly adjusted for inflation and fluctuations in land values (see **Section 6.3**).

Applicants and accredited certifiers should inquire at the Council for information on the latest contribution rates.

Regardless of the above, the maximum contribution for residential development shall not exceed \$20,000 per lot or dwelling, as per the Minister's direction.



### 4.3 Section 7.12 fixed development consent levies

This section of the plan applies only in respect to the calculation of section 7.12 levies for individual developments.

#### 4.3.1 Determining the proposed cost of carrying out a development

Section 7.12 levies are calculated as a percentage of the cost of development.

[Clause 25J](#) of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

#### 4.3.2 Cost Summary Report must accompany development application

Where a section 7.12 levy is required under this plan in relation to a DA or application for a CDC, the application is to 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 is to 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 **Section 4.3.3** to review a Cost Summary Report submitted by an applicant.

#### 4.3.3 Who may provide a Cost Summary Report?

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

- where the applicant's estimate of the proposed cost of carrying out the development is less than \$1,000,000 – any building industry professional; or
- where 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.

### 4.4 Obligations of accredited certifiers

#### 4.4.1 Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this section
- the terms of the condition be in accordance with this section.



### Procedure for determining a section 7.11 contribution amount

The procedure for an accredited certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act such as that envisaged in **Section 2.9.1** of this plan, or an exemption or part or the whole of the development under **Section 2.6** of this plan, the accredited certifier must:
  - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
  - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in **Table 2** of this plan taking into account any exempted development specified in **Section 2.6** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Section 6.3** to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

### Terms of a section 7.11 condition

The terms of the condition requiring a section 7.11 contribution are as follows:

#### Contribution

*The developer must make a monetary contribution to Canterbury-Bankstown City Council in the amount of \$[insert amount] for the purposes of the local infrastructure identified in the Bankstown Development Contributions Plan 2019.*

<i>Open space and recreation</i>	<i>\$ [insert amount]</i>
<i>Community facilities</i>	<i>\$ [insert amount]</i>
<i>Public domain</i>	<i>\$ [insert amount]</i>
<i>Roads and active transport</i>	<i>\$ [insert amount]</i>
<i>Plan administration</i>	<i>\$ [insert amount]</i>
<b><i>Total</i></b>	<b><i>\$[insert amount]</i></b>

#### Indexation



*The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:*

$$\frac{\$C_C \times CPI_P}{CPI_C}$$

*Where:*

*$\$C_C$  is the contribution amount shown in this certificate expressed in dollars*

*$CPI_P$  is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution*

*$CPI_C$  is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate*

*Note: The contribution payable will not be less than the contribution specified in this certificate.*

*Time for payment*

***The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Environmental Planning and Assessment Regulation 2000.***

*Deferred payments of contributions will not be accepted.*

*Works in kind agreement*

*This condition does not need to be complied with to the extent specified in any planning agreement of works in kind agreement entered into between the developer and the Council.*

## **Procedure for determining the section 7.12 levy amount**

1. Ensure that the development is not subject to a section 7.11 contribution under this plan or any other contributions plan adopted by the Council and that remains in force.
2. Determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 4.3** of this plan using the rates included in **Table 3** of this plan and taking into account any exempt development specified in **Section 2.6**.

## **Terms of a section 7.12 condition**

The terms of the condition requiring a section 7.12 levy are as follows:

*Contribution*



*The developer must make a monetary contribution to Canterbury-Bankstown City Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Bankstown Development Contributions Plan 2019.*

#### Indexation

*The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:*

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

*Where:*

*\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate*

*Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment*

*Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution*

#### Time for payment

***The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 136L of the Environmental Planning and Assessment Regulation 2000. Deferred payments of contributions will not be accepted.***

#### Works in kind agreement

*This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.*

### **4.4.2 Construction certificates**

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

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 Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.



## 5. How and when can a contribution requirement be settled?

### 5.1 Timing of payments

A monetary contribution required to be paid by a condition imposed on the development consent in accordance with this plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- For development where no further approvals are required – before the development consent is issued.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (line plan).
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commencing, as required by clause 136L of the EP&A Regulation.

At the time of payment, it will be necessary for monetary contribution amounts to be updated in accordance with the relevant indexes (see **Section 6.3**).

### 5.2 Deferred payments

Council may consider deferred payment of monetary contributions 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?

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 the deferring payment 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 Banks Guarantee without further notice.

### **5.3 Can the contribution be settled by dedicating land or undertaking works?**

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 part or full satisfaction of a monetary contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf, then the developer can approach this either one of two ways:

- (a) The developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.
- (b) If the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

Any offer of works or land should also be consistent with the relevant LEP and DCP applying to the land.

The decision to accept settlement of a contribution by way of works in kind or the dedication of land is at the sole discretion of Council.

#### **5.3.1 Offers and agreements generally**

Any offer for works in kind or other material public benefit shall be made in writing to the Council and shall be made prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

Works in kind or the dedication of land may be accepted by the Council under the following circumstances:

- Council will generally only accept offers of works or land that are items included in the schedule of local infrastructure in this plan, and
- Council determines that the works in kind are, or the land to be dedicated is, appropriate and meets a broad community need.

In assessing the request, Council will consider the following:



- The design of the facilities, and whether the design will result in facilities that are fit for purpose.
- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant. Land proposed to be transferred is to include site a contamination investigation report, if required remediation works and transfer of land fees.

Should an offer of works in kind or land dedication be accepted, Council will negotiate with the applicant, as relevant, the following:

- an acceptable standard for workmanship and materials
- frequency of progress works inspections
- the program for completion of the works or the dedication of the land
- landscaping management plan
- an appropriate defects liability period.

### **5.3.2 Reimbursement of works values in excess of contribution requirements**

Council will consider reimbursing an applicant who provides works in kind with a value in excess of the monetary contribution payable by their development, under the following circumstances:

- The works in kind provided by the development are for a facility that is identified in this contributions plan and for which the development would have been required to pay a contribution.
- The amount of the reimbursement is limited to the value of the facility identified in the contributions plan, adjusted to reflect cost changes over time as allowed by this plan (i.e. inflation).
- The reimbursement will be drawn only from the monies available in the same contributions fund from which the facility would have normally been funded (i.e. monies available in the Bankstown Development Contributions Plan 2019 fund).

Where Council agrees to reimburse an applicant over a period of time the applicant will be required to enter into a deed of agreement with Council to establish the arrangements under which the reimbursement will be made. All legal fees incurred by Council in negotiating and drafting the deed of agreement will be the responsibility of the applicant.



## **6. Other administration matters**

### **6.1 Relationship of this plan to other contributions plans**

The following contributions plan is repealed by this plan:

- Section 94A Development Contributions Plan – Bankstown (Amendment 4) 2017

This plan however does not affect development consents applying to land in the Bankstown Area LGA containing conditions requiring contributions or levies under the above plan.

Contributions imposed on developments under the above plan and paid to or held by Council will be applied to completing the works schedules in this plan.

### **6.2 Transitional arrangements**

This plan applies to a development application lodged or complying development certificate that was registered by Council on or after the date on which this plan took effect.

### **6.3 Adjustment of contributions to address the effects of inflation**

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that contribution rates and the contribution amounts included in consents will be adjusted over time.

#### **6.3.1 Section 7.11 contribution rates**

Council will - without the necessity of preparing a new or amending contributions plan - make changes to the section 7.11 contribution rates set out in this plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

The latest contribution rates will be published on the Council's website.

#### **6.3.2 Contribution and levy amounts in consents**

A section 7.11 monetary contribution amount 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 quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Similarly, the proposed cost of carrying out development the subject of a section 7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.



## **6.4 Pooling of contributions funds**

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan that is in effect in the Canterbury-Bankstown LGA to be paid and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedule of this plan<sup>9</sup>.

## **6.5 Accountability and access to information**

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought
- Nature and extent of the contribution required by the relevant condition of consent
- Name of the contributions plan under which the condition of consent was imposed
- Date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published every year in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon request.

## **6.6 Review of contributions plan**

The contributions plan will be reviewed four (4) years following the date of adoption. Council may review the plan prior to that time if required by changes to, planning instruments, legislation or development conditions.

## **6.7 Refund policy**

Council's policy is that there are no refunds of section 7.11 or section 7.12 contributions made under this plan.

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

- (a) the development application and complying development certificate had not lapsed; and

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<sup>9</sup> Section 27(3) EP&A Regulation 2000 allows pooling where the consent authority is satisfied the infrastructure will be delivered in a reasonable time.



- (b) the surrendered development consent and complying development certificate takes effect in accordance with the EP&A Act; 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 contribution/levy payment where any works have commenced.





## **APPENDIX A**

### **Infrastructure schedule and location maps**

## Bankstown Development Contributions Plan 2019

### Open Space and Recreation Facilities

Ref	Item description 1	Item description 2	Project reference	Estimated total cost	Nexus	Demand (residents)	Contribution rate per resident	Priority	Staging/timing
Strategic land acquisitions to meet additional needs for open space									
	Aquisitions	Land and right of way to provide neighbourhood parks and improve pedestrian access. Locations include:	S94A plan (Amend 4, 2017) & Open space strategy	\$ 53,660,500	Future residents	28368	\$ 1,891.60	A	2019-2028
OS1		Bankstown (DeWitt Street - 130 sqm)							
OS2		Bankstown (30 Raymond Street 170 sqm)							
OS3		Chester Hill (3500 sqm)							
OS4		Punchbowl (3500sqm)							
OS5		Condell Park (3500 sqm)							
OS6		Yagoona (3500sqm)							
OS7		Padstow (3500 sqm)							
OS8		Revesby (3500 sqm)							
OS9	Access to Wattle Reserve	131 Billoelia St, Villawood	Open space strategy	\$ 500,000	Existing and future				
OS10	Embellishment of new parks	21,000sqm @\$150 sq/m				238035	\$ 2.10	A	2019-2020
			Playground and playspace strategy	\$ 3,150,000	Future residents	28368	\$ 111.04	B	2024-28
		Subtotal		\$ 57,310,500			\$ 2,004.74		
Capital works to increase carrying capacity									
(a) Parks - Sport									
OS11	Various locations	Upgrades to lighting. Locations may include Kelso South, Panania, Jim Ring Reserve, Padstow Park and Potts Park	Capex	\$ 2,000,000	Future residents	28368	\$ 70.50	A	2019-2021
	Various locations	Upgrade of facilities works may include amenities blocks, fields, irrigation, fencing and furniture. Locations may include:	S94A plan (Amend 4, 2017), Sports Facilities Strategy & Capex	\$ 4,293,000	Future residents	28368	\$ 151.33	A	2019-2024
OS12		Clarke Reserve, Padstow							
OS12		Jim Ring Reserve, Birrong							
OS12		Kinch Reserve							
OS12		Gordon Park Reserve, Milperra							
OS12		Kelso Park South, Panania							
OS12		Ruse Park, Bankstown							
OS12		Padstow Park, Padstow							
OS12		The Crest, Bass Hill / Kelso North, Panania / Stuart Street, Padstow							
OS13	Jensen Reserve, Sefton	Upgrade of amenity building - Stage 2	S94A plan (Amend 4, 2017)	\$ 3,000,000	Future residents	28368	\$ 105.75	A	2019-2024
OS14	The Crest , Bankstown	Develop Masterplan	S94A plan (Amend 4, 2017)	\$ 100,000	Future residents	28368	\$ 3.53	B	2024-28
OS15	The Crest , Bankstown	Implement recommendations from the Crest Masterplan	S94A plan (Amend 4, 2017)	\$ 8,100,000	Future residents	28368	\$ 285.54	B	2024-28
		Subtotal		\$ 17,493,000			\$ 616.65		
(b) Parks - playgrounds									

**Bankstown Development Contributions Plan 2019**  
**Open Space and Recreation Facilities**

Ref	Item description 1	Item description 2	Project reference	Estimated total cost	Nexus	Demand (residents)	Contribution rate per resident	Priority	Staging/timing
OS16	Greenacre	Construction of new water play space with amenities	Leisure and Aquatic Strategic Plan	\$ 5,000,000	Future residents (50%)	28368	\$ 88.13	A	2019-2020
OS17	Various locations	Embellishment of 4 parks play level 1 playgrounds in accordance with Council's Playgrounds and Play Spaces strategic Plan	Playground and Play Spaces Strategic Plan				see below	A	2019-24
OS18	Various locations	Embellishment 16 new play level 2 playgrounds in accordance with Council's Playgrounds and Play Spaces Strategic Plan districts 1,3,4, 5, 6, 15, Plan 16 and 17	Playground and Play Spaces Strategic Plan				see below	B	2019-28
	Subtotal playground upgrades	New demand is 17.8 playgrounds at an average cost of \$225,000 (based on existing provision of 1 playground per 1588 people)		\$ 4,005,000	Future residents	28368	\$ 141.18		
		<b>Subtotal</b>					<b>\$ 229.31</b>		
	<b>(c) Parks - passive</b>								
OS19	Virginus Reserve, Padstow	New dog off leash area	S94A plan (Amend 4, 2017)	\$ 200,000	Future residents	28368	\$ 7.05	A	2020-2028
OS20	Paul Keating Park, Bankstown	Implement high priority actions from Masterplan	S94A plan (Amend 4, 2017)	\$ 3,000,000	Future residents	28368	\$ 105.75	A	2020-2028
OS21	Griffith Park, Bankstown	Implement high priority actions from Masterplan	S94A plan (Amend 4, 2017)	\$ 2,000,000	Future residents	28368	\$ 70.50	A	2019-2021
OS22	Nugent Park, Chester Hill	New civic space and park embellishment	S94A plan (Amend 4, 2017)	\$ 500,000	Future residents	28368	\$ 17.63	B	2024-2028
	Various locations	Upgrade of facilities works may include landscaping, amenities, streetfurniture and lighting. Locations may include	S94A plan (Amend 4, 2017)	\$ 4,340,000	Future residents	28368	\$ 152.99	A	2019-2028
OS23		Carl Little Reserve, Padstow							
OS23		Alice Park, Bankstown							
OS23		Stevens Reserve, Bankstown							
OS23		Cairds Reserve, Bankstown							
OS23		East Hills Park, East Hills							
OS23		Monash Reserve, East Hills							
OS23		Chelmsford Reserve							
OS23		Campbell Reserve, Bankstown							
OS23		Ruse Park, Bankstown							
OS23		Mirambeena Regional Park, Georges Hall							
OS23		Deepwater Park, Milperra							
OS23		Garrison Point, Georges Hall							
OS23		Bankstown City Gardens Stg2							
OS23		Hoskins Reserve, Bankstown							
		<b>Subtotal</b>		<b>\$ 10,040,000</b>			<b>\$ 353.92</b>		
	<b>(c) Aquatic and indoor sports facilities</b>								
OS24	Birrong Centre	Demolition of existing and construction of indoor and outdoor pools, spa, sauna, amenities and support services and café	S94A plan (Amend 4, 2017)	\$ 30,596,812	Future residents	28368	\$ 161.79	B	2025-2030

Bankstown Development Contributions Plan 2019  
Open Space and Recreation Facilities

Ref	Item description 1	Item description 2	Project reference	Estimated total cost		Nexus	Demand (residents)	Contribution rate per resident	Priority	Staging/timing
OS25	Max Parker	Demolition and construction of indoor (30m and 50m pools) and outdoor water play area with amenities, gymnasium and fitness, consulting rooms and cafe.	S94A plan (Amend 4, 2017)	\$	55,427,494	Future residents	28368	\$ 390.78	A	2020-28
		Subtotal		\$	86,024,306			\$ 552.56		
		Total for all facilities		\$	174,872,806			\$ 3,757.19		

NOTE: Items that have the same reference number are proposed locations for works. The exact location for the works will be determined by Council.

## Bankstown Development Contributions Plan 2019

### Roads and Active Transport

Ref	Item description 1	Item description 2	Project reference	Estimated total cost	Nexus	Demand (equivalent residents)	Contribution rate per equivalent resident	Priority	Staging/timing
Capital works to increase capacity									
(a) Traffic management									
TR1	Upgrade pedestrian facilities - various facilities	Candidate locations include:	S94A plan (Amend 4, 2017)	\$ 12,341,800	Future residents	28368	\$ 435.06	B	2019-2024
TR2		Railway Station precinct, CBD Bankstown							
TR3		North Terrace, CBD Bankstown							
TR4		Tower Street, Panania							
TR5		Appian Way, Bankstown							
TR6		Chester Hill Terrace and Salvia Avenue, Bankstown							
TR7	Upgrade traffic management	Wilbur Street Carpark , Greenacre	S94A plan (Amend 4, 2017)	\$ 1,420,000	Future residents	28368	\$ 50.06	B	2019-2028
TR8	Traffic light improvements	The River Road, Revesby between Bransgrove Rd and Tower Street	S94A plan (Amend 4, 2017)	\$ 300,000	Future residents	28368	\$ 10.58	A	2020-2024
	Installation of LATM devices	Facilities may include roundabouts, raised islands, speed humps, pedestrian crossings	S94A plan (Amend 4, 2017) &	\$ 1,799,500	Future residents	28368	\$ 63.43		
		and other devices. Locations may include:	Capex						
TR9		Gurney Road, Chester Hill						A	2019-2020
TR9		Cooper Road, Yagoona						A	2019-2020
TR9		Hillcrest Avenue, Greenacre						A	2019-2020
TR9		Edward Street, Bansktown						B	2024-2028
TR9		Chiswick Road, Greenacre						A	2024-2028
TR9		Marco Avenue, Panania						B	2024-2028
TR9		Mimosa Road, Greenanacre						A	2019-2020
TR9		Northcote Road, Greenacre						B	2024-2028
TR9		Bennett Street/ Sir Thomas Mitchell Rd, Chester Hill						A	2019-2020
TR9		Maiden Street, Greenacre						A	2019-2020
		Subtotal		\$ 15,861,300			\$ 559.13		
Capital works -other									
(b) Carparks and pedestrian access									
TR10	New open carparks or extension to existing	Bankstown CBD	Capex	\$ 500,000	Existing and future residents	238035	\$ 2.10	B	2025-2028
TR11		Town Centres (ex-CBD)	Capex	\$ 1,500,000	Existing and future residents	238035	\$ 6.30	B	2025-2028
TR12		Remainder LGA	Capex	\$ 3,000,000	Existing and future residents	238035	\$ 12.60	B	2025-2028
	Replacement of existitng pedestrian bridges	Locations include:	Capex	\$ 550,000	Existing and future residents	238035	\$ 2.31	A	2020-2024
TR13		Stuart Street, Padstow							
TR13		The Crest , Bankstown (Bridge 1 , 3 & 5)							
TR13		Campbell Hill Road, Chester Hill							
TR13		Carlingford Street, Regents Park							
TR14	Car park upgrades	Weston Street, Panania	Capex	\$ 60,000	Existing and future residents	238035	\$ 0.25	A	2019-2024
TR15		Rabaul Road, Georges Hall	Capex	\$ 60,000	Existing and future residents	238035	\$ 0.25	A	2019-2024
		Subtotal		\$ 5,670,000			\$ 23.82		
(c) Cycleways - New									

<b>Transit routes to connect centres</b>							
TR16	To Velodrome	3.0 km from CBD to Velodrome via Glassop Street	Walking and cycle plan	\$	2,490,000		A 2019-2024
TR17	Chester Hill	3.8 km from Velodrome to Parramatta via Campbell Hill Rd	Walking and cycle plan	\$	3,154,000		A 2019-2024
TR18	Auburn/Birrong	2.3 km from CBD to Birrong via Auburn Road	Walking and cycle plan	\$	1,909,000		A 2019-2024
<b>Recreational network</b>							
TR19	Link Duck River to Sydney Water Pipeline	0.77 km	Walking and cycle plan	\$	639,100		A 2019-2024
TR20	Georges River	6.23 km extension at Picnic Point	Walking and cycle plan	\$	5,170,900		A 2019-2024
<b>Subtotal cycleways</b>		New demand is 2.8km on road @ \$830/m and 4.3km off-road @ \$1,000/m based on existing provision of 100m per 1000 on-road, 155m per 1000 off-road		\$	6,624,000	Future residents 28368	\$ 233.50
<b>(d) Footpaths - New</b>							
TR21	Provide new footpaths along bus routes and near Town Centres	Footpaths to be located on one side of the street - not mapped	Walking and cycle plan	\$	43,000,000	Existing and future residents 238035	\$ 180.65
<b>Total for all facilities</b>				\$	71,155,300		\$ 997.10

NOTE: Items that have the same reference number are proposed locations for works. The exact location for the works will be determined by Council.

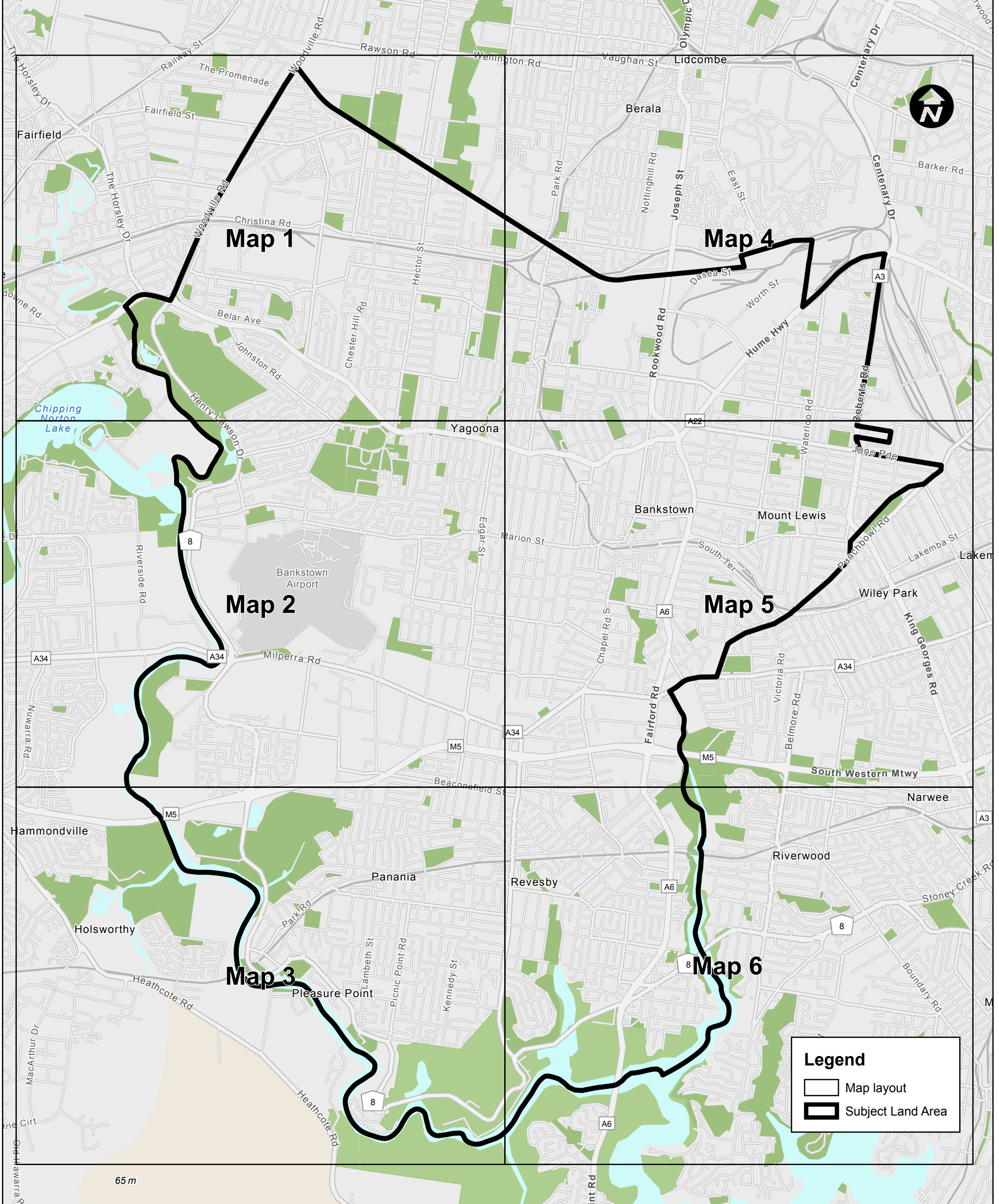
**Bankstown Development Contributions Plan 2019**  
**Public Domain**


Ref	Item description 1	Item description 2	Project reference	Estimated total cost	Nexus	Demand (residents)	Contribution rate per resident	Priority	Staging/timing
(a) Bankstown CBD and surrounds									
PD1	CBD locations	Way Finding and theme signage	S94A plan (Amend 4, 2017)	\$ 200,000	Future residents	28368	\$ 7.05	B	2020-28
PD2	Various locations	Construct new gateways at key locations	S94A plan (Amend 4, 2017)	\$ 600,000	Future residents	28368	\$ 21.15	A	2019-24
PD3	Various locations	Construct streetscape works may include footpaths, furniture, signs, lighting, street trees and landscape solutions. Locations may include	S94A plan (Amend 4, 2017)	\$ 4,650,000	Future residents	28368	\$ 163.92	A	2020-2028
		The Mall, The Appian Way, Chapel Road, North Terrace, South Terrace, Rickard Road and Featherstone street							
PD4	Public domain improvements	Construct around the CBD core (e.g. seating, shade trees, lighting, low key artwork) to create informal gathering spaces/ pocket parks - - Annual program	S94A plan (Amend 4, 2017)	\$ 5,000,000	Future residents	28368	\$ 176.26	B	2020-28
		Subtotal		\$ 10,450,000			\$ 368.38		
(b) Other Centres									
PD5	Town Centres improvement program	Liveable Centre Program Works may include new footpaths	Livable Centres Program/S94A	\$ 10,000,000	Future residents	28368	\$ 352.51	A	2019-24
		pedestrian crossings, street furniture, landscaping and public art (Locations may include - Revesby, Chester Hill, Yagoona, Villawood, Bass Hill, Greenacre)	Plan						
		Subtotal		\$ 10,000,000			\$ 352.51		
		Total all facilities		\$ 20,450,000			\$ 720.89		

**Bankstown Development Contributions Plan 2019**  
**Community Facilities**

Ref	Item description 1	Item description 2	Project Reference	Estimated total cost	Apportioned cost	Nexus	Demand (residents)	Contribution rate per resident	Priority	Staging/timing
<b>Capital works to increase carrying capacity</b>										
<b>(a) Community Centres</b>										
CF1	Community Facility Padstow	New 1000 sqm high quality multi-purpose community facility	S94A plan (Amend 4, 2017)	\$ 5,300,000	\$ 3,006,425	Future residents	28,368	\$ 105.98	B	2024-2028
CF2	Community Facility Bankstown CBD	New 1000sqm community hub	S94A plan (Amend 4, 2017)	\$ 5,300,000	\$ 3,006,425	Future residents	28,368	\$ 105.98	A	2019-2024
CF3	Community Facility Greenacre	New 1000sqm high quality multi-purpose community facility	S94A plan (Amend 4, 2017)	\$ 5,300,000	\$ 3,006,425	Future residents	28,368	\$ 105.98	A	2019-2024
CF4	Community Facility Thurina Park	New 1000sqm community facility to replace Wran Leisure Centre.	S94A plan (Amend 4, 2017)	\$ 5,300,000	\$ 3,006,425	Future residents	28,368	\$ 105.98	A	2019-2024
		<b>Subtotal</b>		<b>\$ 21,200,000</b>	<b>\$ 12,025,700</b>			<b>\$ 423.92</b>		
<b>(b) Libraries</b>										
CF5	Book stock	Provide additional books for a growing library community - annual program over 10 years	S94A plan (Amend 4, 2017)	\$ 5,000,000		Exisiting & future residents	238035	\$ 21.01		
		<b>Subtotal</b>		<b>\$ 5,000,000</b>				<b>\$ 21.01</b>		
		<b>Total all facilites</b>		<b>\$ 26,200,000</b>				<b>\$ 444.93</b>		







**CANTERBURY BANKSTOWN**

## MAP INDEX

Scale 1:43,500 @ A3

0 495 990 1,980 Meters

Printed date: 23/05/2019

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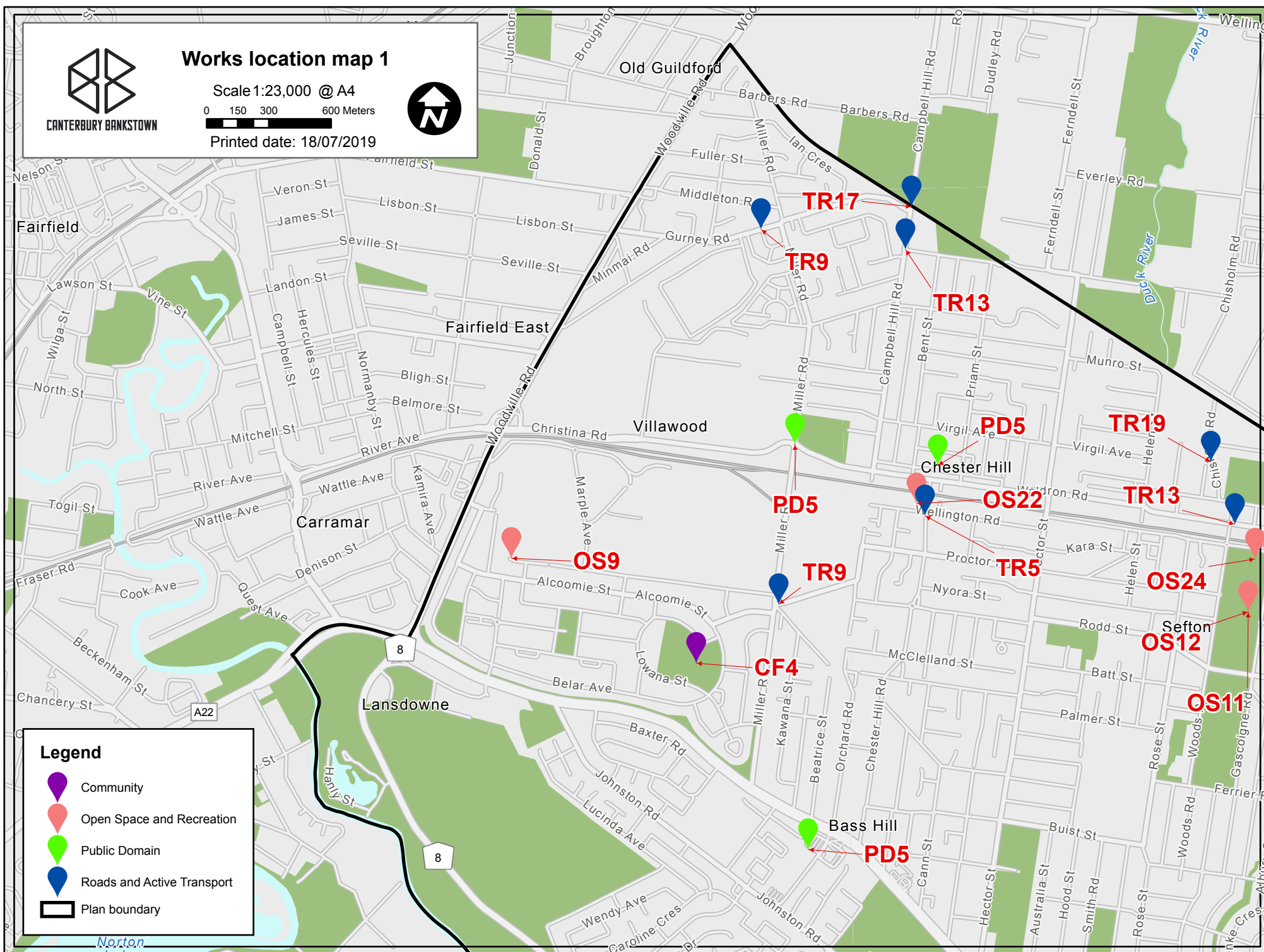


### Works location map 1

Scale 1:23,000 @ A4

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Printed date: 18/07/2019





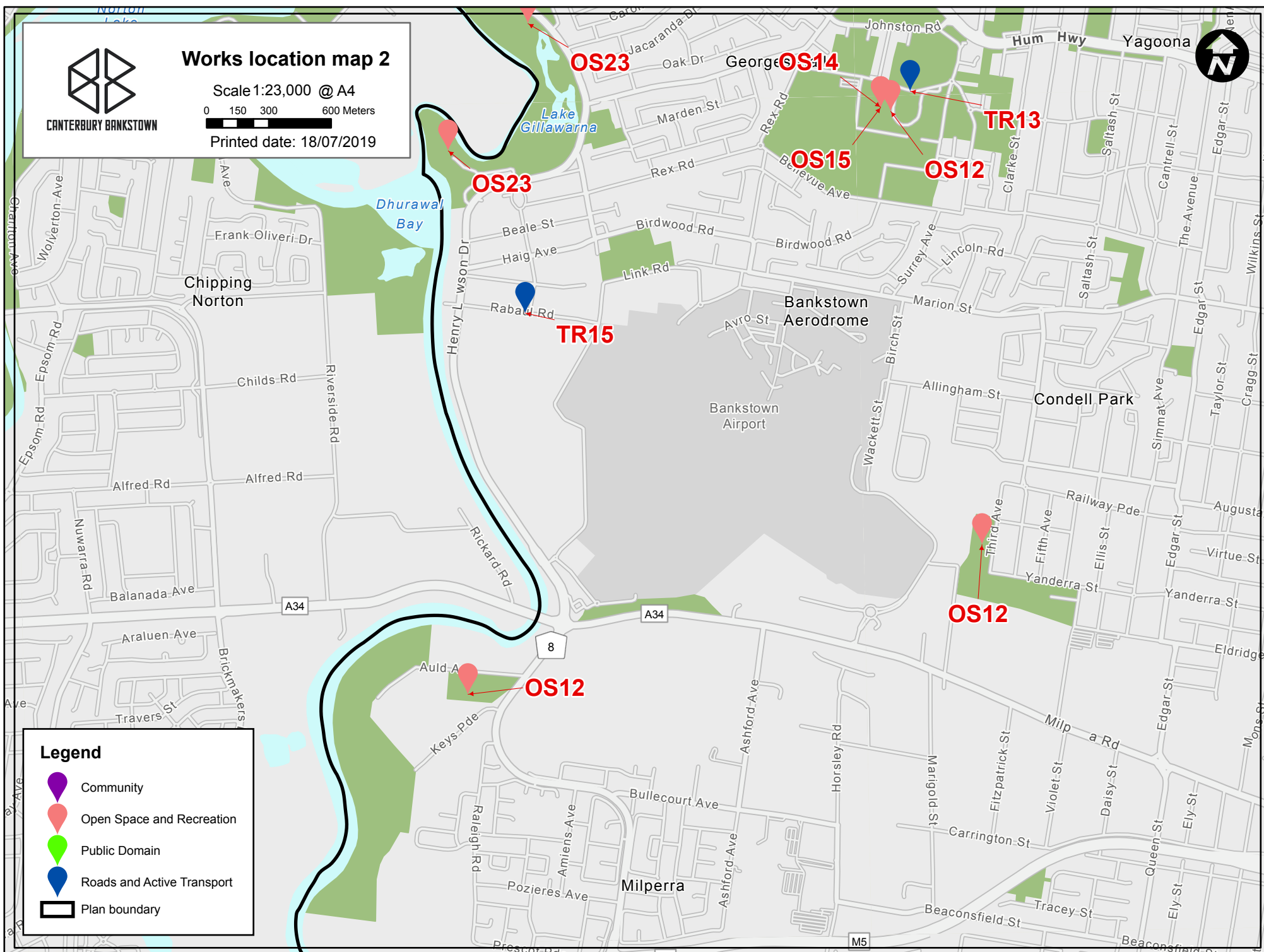
CANTERBURY BANKSTOWN

## Works location map 2

Scale 1:23,000 @ A4

0 150 300 600 Meters

Printed date: 18/07/2019



### Legend

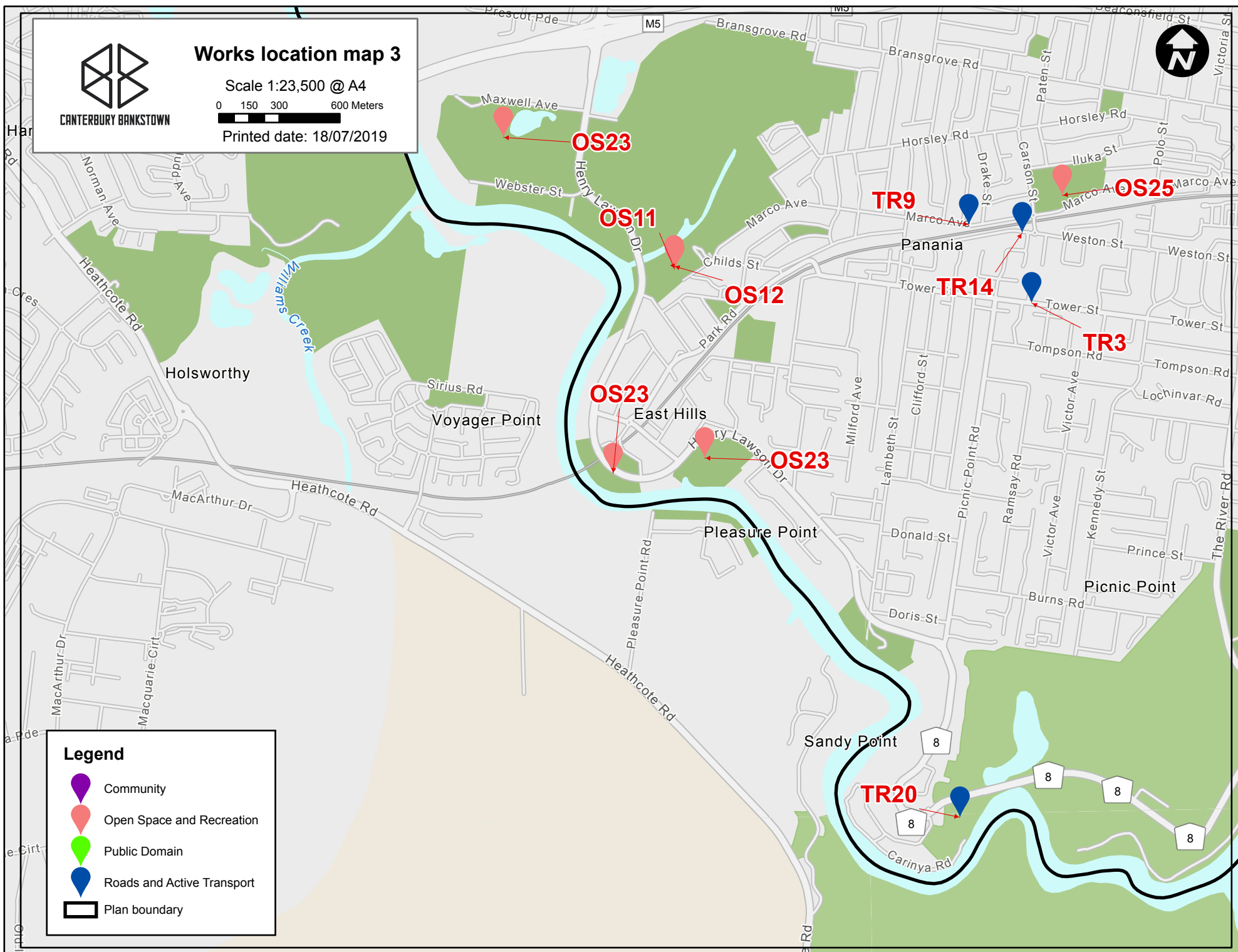
- Community
- Open Space and Recreation
- Public Domain
- Roads and Active Transport
- Plan boundary



Scale 1:23,500 @ A4

0      150      300                  600 Meters

Printed date: 18/07/2019





## Works location map 4



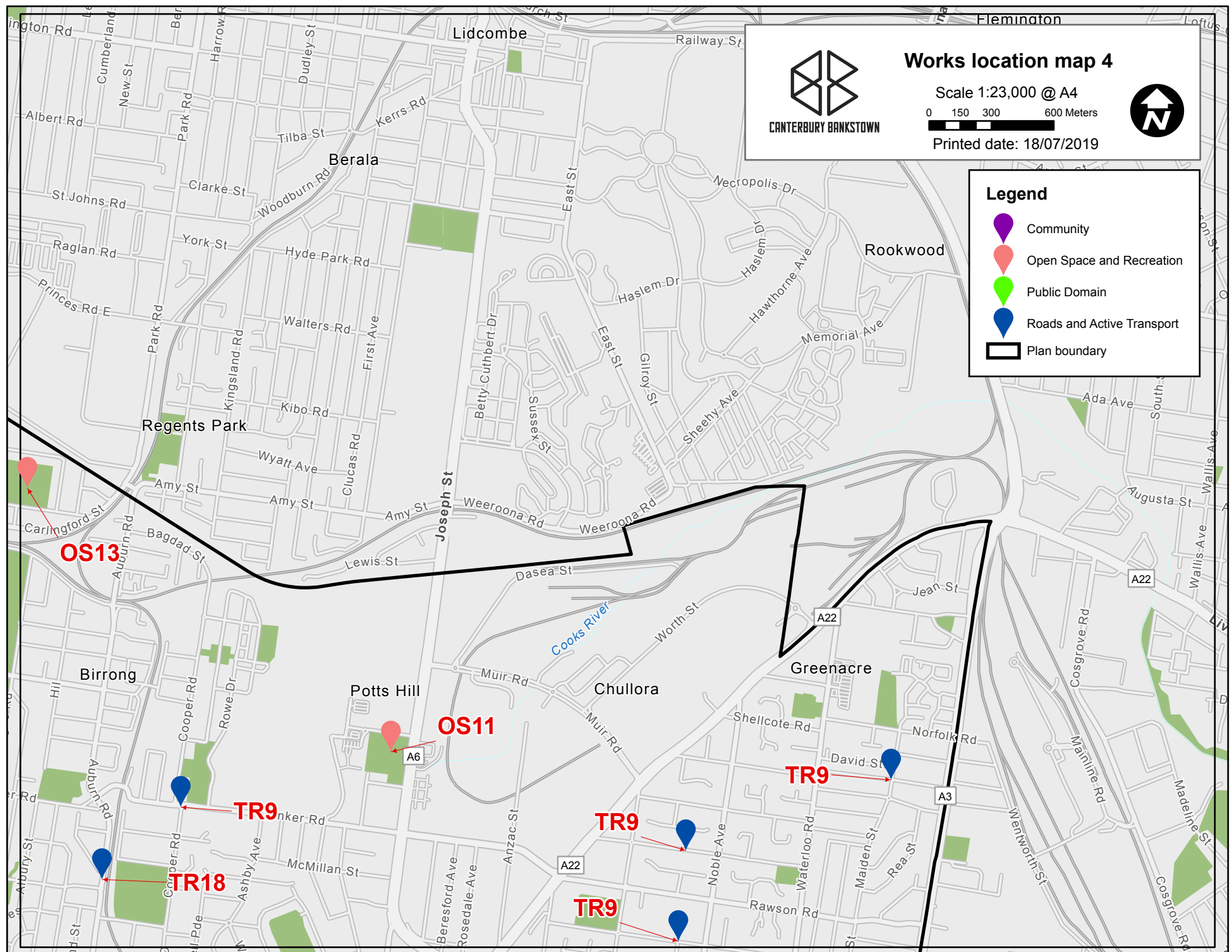
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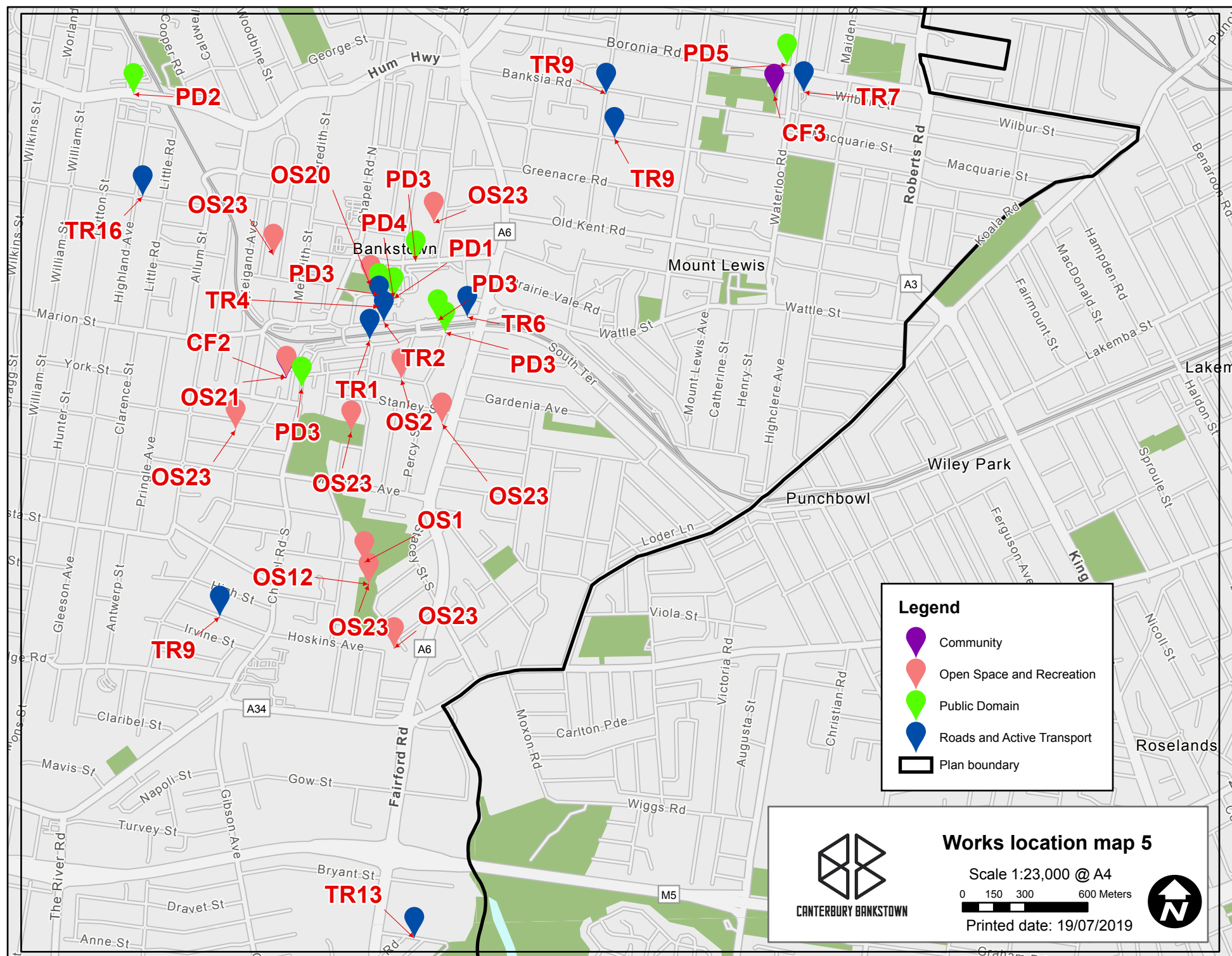
Printed date: 18/07/2019



### Legend

- Community
- Open Space and Recreation
- Public Domain
- Roads and Active Transport
- Plan boundary









## **APPENDIX B**

### **Cost summary reports**



## COST SUMMARY REPORT

Development Cost no greater than \$1,000,000

DEVELOPMENT APPLICATION No: \_\_\_\_\_ Reference: \_\_\_\_\_

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: \_\_\_\_\_

CONSTRUCTION CERTIFICATE No: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICANTS NAME: \_\_\_\_\_

APPLICANTS ADDRESS: \_\_\_\_\_

DEVELOPMENT NAME: \_\_\_\_\_

DEVELOPMENT ADDRESS: \_\_\_\_\_

### ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	
Hydraulic services	
Structure	
Mechanical services \$	
External walls, windows and doors	
Fire services \$	
Internal walls, screens and doors	
Demolition and alterations	
Lift services	
Wall finishes	
External works	
Floor finishes	
External services	
Ceiling finishes	
Other related work	
Fittings and equipment	
Preliminaries and margin	
<b>Subtotal</b>	
Consultant fees	
Other related development costs	
Goods and services Tax	
<b>TOTAL DEVELOPMENT COST</b>	

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 costs.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Position and Qualifications: \_\_\_\_\_

## DETAILED COST SUMMARY REPORT

### REGISTERED\* QUANTITY SURVEYOR'S DETAILED COST REPORT

Development Cost in excess of \$1,000,000

\*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No: \_\_\_\_\_ Reference: \_\_\_\_\_

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: \_\_\_\_\_

CONSTRUCTION CERTIFICATE No: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICANTS NAME: \_\_\_\_\_

APPLICANTS ADDRESS: \_\_\_\_\_

DEVELOPMENT NAME: \_\_\_\_\_

DEVELOPMENT ADDRESS: \_\_\_\_\_

#### DEVELOPMENT DETAILS:

Gross Floor Area – commercial	m <sup>2</sup>	Gross Floor Area – other	m <sup>2</sup>
Gross Floor Area – residential	m <sup>2</sup>	Total Gross Floor Area	m <sup>2</sup>
Gross Floor Area – retail	m <sup>2</sup>	Total site area	m <sup>2</sup>
Gross Floor Area – car parking	m <sup>2</sup>	Total car parking spaces	
<b>Total development cost</b>	\$		
<b>Total construction cost</b>	\$		
<b>Total GST</b>	\$		

#### ESTIMATE DETAILS:

<b>Professional Fees</b>	\$	<b>Excavation</b>	\$
% of development cost		Cost per m <sup>2</sup> of site area	
% of construction cost		<b>Car Park</b>	
<b>Demolition and Site Preparation</b>		Cost per m <sup>2</sup> of site are	
Cost per m <sup>2</sup> of site area		Cost per space	
<b>Construction Commercial</b>		<b>Fit out – Commercial</b>	
Cost per m <sup>2</sup> commercial area		Cost per m <sup>2</sup> of commercial area	
<b>Construction Residential</b>		<b>Fit-out - Residential</b>	
Cost per m <sup>2</sup> of residential area		Cost per m <sup>2</sup> of residential area	
<b>Construction Retail</b>		Fit out - Retail	
Cost per m <sup>2</sup> of retail area		Cost per m <sup>2</sup> of retail area	

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 Development Contributions Plan of the Council of Dungog at current prices.
- Included GST in the calculation of development costs.
- 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: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Position and Qualifications: \_\_\_\_\_