

Local Infrastructure Contributions Plan Information Sheet

This information sheet outlines some key aspects about local infrastructure contributions and the draft plan.

You are encouraged to read the draft plan to see if there are any aspects relevant to you.

What are Local Infrastructure Contributions?

Local infrastructure contributions (also known as development contributions) are monetary and land contributions from new development that enable Council to provide infrastructure that supports growth. This infrastructure includes open space, community facilities, public domain (streetscape) works, roads and transport infrastructure.

Council can only require local infrastructure contributions if it has a local infrastructure contributions plan in place. Contributions are levied on development applications and complying development certificates.

A contributions plan contains information such as contributions rates, an infrastructure schedule, justification for the contributions amount, payment details, and mapping of facilities. The plan content is governed by legislation with supporting practice notes.

What different types of contributions are there?

There are two types of contributions levied for in the draft plan:

Section 7.11 Contributions

These contributions apply to development that directly result in an increased demand for services and facilities. In the draft plan they are generally levied on residential development that results in a net increase in residents. These contributions are capped at \$20,000 per dwelling by the NSW Government.

Section 7.12 Contributions

These contributions are based on the cost of works. They are often used when there is not a strong relationship between new development and the need for additional services and facilities. Examples include alterations and additions to buildings and new commercial/industrial development. In the draft plan these contributions, unless specifically exempted, apply to development where Section 7.11 contributions are not charged.

What is the current contributions plan framework?

Currently there are three contributions plans operating within the City of Canterbury Bankstown:

Canterbury Town Centre & Riverfront Precinct Development Contributions Plan (2011)

This plan enables Council to require contributions for new development in Canterbury Town Centre including the redevelopment area between the town centre and Cooks River. The main facilities provided under the plan are new public domain and road works. This plan requires new development affected by this plan to provide Section 7.11 contributions.

Canterbury Development Contributions Plan (2013)

This plan covers the remainder of the former Canterbury Council area and allows for the levying of both Section 7.11 and 7.12 contributions, depending on the type of development.

Bankstown Development Contributions Plan (2019)

This plan covers the former Bankstown Council area and it also allows for the levying of both Section 7.11 and 7.12 contributions, depending on the type of development.

It is proposed that the draft plan will replace these existing plans.

Why is consolidation of these plans being proposed?

Consolidation will implement an action in Council's Local Strategic Planning Statement Connective City 2036, and ensure provisions and rates are consistently applied across Canterbury Bankstown.

What key changes are there to contribution rates?

Section 7.11 Contributions

Many rates will change – see the table below for more details on the most common development types. The draft plan contains a full set of rates

Compared to existing plans, the draft plan also has separate contribution catchments for Bankstown City Centre and Campsie Town Centre. This reflects the specialised infrastructure demands arising from the growth in these centres.

1 bedroom dwellings (1)	Current	Proposed
Bankstown City Centre	\$8,363	\$10,422
Campsie Town Centre	\$9,317	\$10,336
Rest of LGA	\$8,363 (B) / \$9,317 (C)	\$9,385
2 bedroom dwellings (1)	Current	Proposed
Bankstown City Centre	\$14,336	\$16,689
Campsie Town Centre	\$14,549	\$16,552
Rest of LGA	\$14,336 (B) / \$14,549 (C)	\$15,028
3 bedroom dwellings (1)	Current	Proposed
Bankstown City Centre	\$20,000	\$20,000
Campsie Town Centre	\$20,000	\$20,000
Rest of LGA	\$20,000	\$20,000

(B) = Former Bankstown (C) = Former Canterbury

(1) Excludes secondary dwellings – see rate for these on the following page.

Section 7.12 contributions

It is proposed to adjust contribution thresholds to reflect increases in inflation. This will provide relief particularly to residential and small business applicants carrying out alterations and additions to existing houses and businesses.

S7.12 threshold - Existing Plan	S7.12 threshold - Proposed	Contribution rate
Up to and including \$100,000	Up to and including \$150,000	Nil
More than \$100,000 and up to and including \$200,000	More than \$150,000 and up to and including \$300,000	0.5% of development cost
More than \$200,000	More than \$300,000	1% of development cost

Why have secondary dwelling (granny flat) rates been changed?

Secondary dwellings result in an increased demand for facilities, given the high numbers constructed in Canterbury Bankstown LGA. Approximately 1,000 were estimated to have been completed between 2016 and 2021.

Proposed changes are outlined in the table below:

1 bedroom dwellings	Current	Proposed
Bankstown Town Centre	\$4,181	\$5,211
Campsie Town Centre	\$4,659	\$5,168
Rest of LGA	\$4,181 (B) / \$4,659 (C)	\$4,692
2 bedroom dwellings	Current	Proposed
Bankstown Town Centre	\$4,181	\$8,345
Campsie Town Centre	\$4,659	\$8,276
Rest of LGA	\$4,181 (B) / \$4,659 (C)	\$7,514

(B) = Former Bankstown (C) = Former Canterbury

What infrastructure is being provided under the plan?

The draft plan amends the current works schedules and identifies 153 projects across LGA for full or partial funding through the plan. The total cost of works identified in the plan is \$935 million. The table below shows the breakdown of works:

Type of local infrastructure	Total cost of infrastructure
Open space and recreation facilities	\$557,500,000
Access and public domain facilities	\$227,390,000
Community and cultural facilities	\$150,120,000
Total	\$935,010,000

Have recent proposed planning reforms been considered?

The draft plan has been prepared in the context of ongoing reforms of the contributions system proposed by the NSW Government.

There is currently no certainty if and when the reforms will be implemented. To best enable Council to plan appropriately for local infrastructure, preparation of this draft plan has been progressed.

Should the reforms in part or whole be adopted, these will be considered as part of future reviews of the plan.

Other proposed amendments

Some existing provisions such as exemptions, refunds, and car parking contributions are proposed to be amended or removed in the draft plan.

What happens if I lodge a development application or complying development certificate now?

It is proposed in the draft plan to apply transitional provisions. These will allow for all development applications and complying development certificates lodged before it comes into effect to be assessed using the provisions of the relevant plan at the time of lodgement.

If the draft plan is adopted by Council, it will apply to all development applications and complying development certificates lodged after it is made.

How can I make a comment on the draft plan?

Written comments can be made and must be received by Friday 3 June 2022 via:

- Post: General Manager, City of Canterbury Bankstown, PO Box 8, Bankstown NSW 1885;
- Email: council@cbc.city.nsw.gov.au; or
- Online: cb.city/haveyoursay

Please note that all submissions received by Council are not confidential and may be made available to the public through the GIPA Act 2009. If you wish to be contacted prior to the release of your submission, please indicate '**in confidence**' in your submission.