

Draft Amendment No.1 to Canterbury Bankstown Local Infrastructure Contributions Plan 2022 – Information Sheet

This information sheet provides some explanatory information about local infrastructure contributions and the proposed amendment No.1 to *Canterbury Bankstown Local Infrastructure Contributions Plan 2022*.

What are Local Infrastructure Contributions?

Local infrastructure contributions (also known as development contributions) are levies applied to 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 by Council or approval authorities on development applications and complying development certificates.

A contributions plan contains information such as contributions rates, a schedule and map of infrastructure funded by the contributions, justification for the contributions amount, payment details. The content of a contributions plan is governed by State legislation and supporting practice notes.

What contributions plan applies to the City of Canterbury-Bankstown?

The *Canterbury Bankstown Local Infrastructure Contributions Plan 2022* applies to all new affected development in Canterbury Bankstown. This plan is the subject of the proposed amendments currently on exhibition.

What different types of contributions are there?

There are two types of contributions levied for in the contributions plan – section 7.11 contributions and section 7.12 contributions. These contributions are permitted under sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979:

Section 7.11 Contributions

These contributions apply to development that directly result in an increased demand for services and facilities. Examples include additional dwellings or additional residential lots.

Section 7.12 Contributions

These contributions are based on the cost of works. These contributions are applied 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 summary, what is being proposed in the exhibited draft amendment to the Plan?

The draft plan proposes administrative amendments to the *Canterbury-Bankstown Local Infrastructure Contributions Plan 2022* to clarify its requirements from both applicants and assessing authorities, and to improve its interpretation by users. The draft amendments do not propose any changes to contribution rates or impact on the current policy intentions of the Plan. A table describing all the proposed amendments is included in the exhibition material.

Why is the plan being reviewed so soon after its commencement on 1 Sep 2022?

- Legislation requires regular review of plan – Review is also recommended in the Department of Planning Practice Notes, which apply to all contributions plans.

- Feedback from Plan users – Users of the Plan, including customers, assessing staff and customer service staff suggested making certain content clearer to aid interpretation and achieve the intention of the Plan.
- Infrastructure schedule clarification – these changes follow our further research on some works proposed in the Plan (for example, discovering a public access easement over a property which means acquisition is not required).
- Correcting spelling errors or inserting a missing word

Are there any changes to policy intentions of the existing Plan arising from the amendments?

No, and no additional policy content is proposed in the amendments. The amendments are minor, and simply seek to clarify the existing contribution Plan's intentions and directions, not add to it.

Will contribution rates change?

No. The amendments do not propose changes to contribution rates or the indexing of these rates in accordance with rises in inflation.

Are there any retrospective implications for existing consents?

No. The changes will only apply to undetermined applications and future applications

Are any additional development types being made exempt?

No. The list of developments exempt from contributions is unchanged.

Are certifiers being given more authority regarding exemptions?

No, the amendments simply confirm more clearly the responsibilities of certifiers to review the Plan and determine if contributions apply to complying development.

What are the key clause amendments proposed?

A complete list of the amendments is described in other exhibition material. In summary, the amendments propose adding certainty to existing controls, not adding more controls, such as :

- Contributions Exemptions - Confirming the submission requirements from applicants seeking exemptions, including for complying development
- dwelling houses over multiple lots - Confirming in Table 4 the contribution types which apply
- credit card surcharge rate – 0.62% on value of contribution paid only if credit cards are used.
- Certifiers - clarifying roles of certifiers regarding complying development, including applying contributions credits and information required from applicants requesting exemption.
- Material required to support applications for development exempt from contributions - Describing the information required to be submitted with those development applications and complying developments described as exempt from contributions under the Plan.

What are the infrastructure schedule key changes?

- clarifying the locations of open space works where it is unclear – for example suburb names
- deleting duplicated description of works – for example, playground upgrades for the same park which is listed in 2 works item descriptions
- clarifying infrastructure delivery timeframes – e.g. library books and resources over 15 years
- clearer explanation of the proportion of infrastructure funded by contributions made under the Plan.

What changes to the Infrastructure Schedule Map in the Plan are proposed?

- Correcting map icon numbers to match the numbers for works described in the Plan's infrastructure schedule
- Correcting the names of several streets shown on the map

- Making the presentation of the map clearer

How can the community make a comment on the draft plan?

Written comments can be made and must be received by Friday **INSERT DETAILS** using:

- 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.gov.au

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.
