



# **Canterbury-Bankstown Local Infrastructure Contributions Plan 2022**

**Adopted by Council:  
23 June 2022**

**Commencement Date:  
1 September 2022**



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# Summary

## Growth requires infrastructure

The Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 (this Plan) addresses the infrastructure impacts of growth in Canterbury-Bankstown in the period between 2021 and 2036. During this period, it is forecast that Canterbury-Bankstown will grow by at least:

**+39,000**

Dwellings



**+113,000**

Residents



**+24,000**

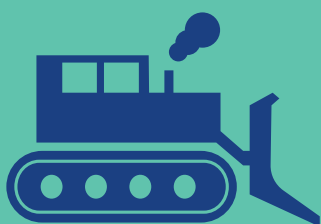
Jobs



This growing population will require additional or improved infrastructure to meet their needs, keep Canterbury-Bankstown attractive, efficient and appealing for our community, and to continue attracting jobs, visitors and investment.

It is appropriate that new development contributes its fair share towards the cost of new and improved infrastructure for which it generates a demand and derives a benefit.

This plan authorises Council or consent authorities to levy local infrastructure contributions on new development within Canterbury-Bankstown. Council will then apply these contributions toward providing the schedule of local infrastructure included in the plan.



**\$935m**

Value of growth-related infrastructure identified in this Plan for 2022 - 2036.



## Development affected by this Plan

This plan applies to development that:

- is located within Canterbury-Bankstown,
- requires development consent (including complying development),
- results in additional resident population, or will cost \$150,000 or more, and
- is not exempt from contributions or levies under section 1.3 of this Plan.

## Contribution rates to fund infrastructure

Development that results in additional resident population will be levied a section 7.11 contribution based on the contribution catchment where the development is located, and the contribution rates applying to certain types of residential development. Contributions will be indexed in accordance with section 3.3.

Summary section 7.11 contribution rates are listed in Table 1. Maps showing the location of the Bankstown City Centre and Campsie Town Centre contribution catchments are shown as Figure 1 and 2, following the table. The remainder of the Local Government Area (LGA) comprises all other land within Canterbury-Bankstown not within the Bankstown City Centre and Campsie Town Centre. A more detailed rates schedule is included in Appendix C.

Other development that has a cost greater than \$150,000 will be levied a section 7.12 contribution. Section 7.12 contribution rates are shown in Table 2 which follows.

For mixed developments that have both residential and non-residential components, refer to section 1.4 for more details of how the contribution is calculated.



Contributions towards  
infrastructure under  
this Plan

# Growth areas

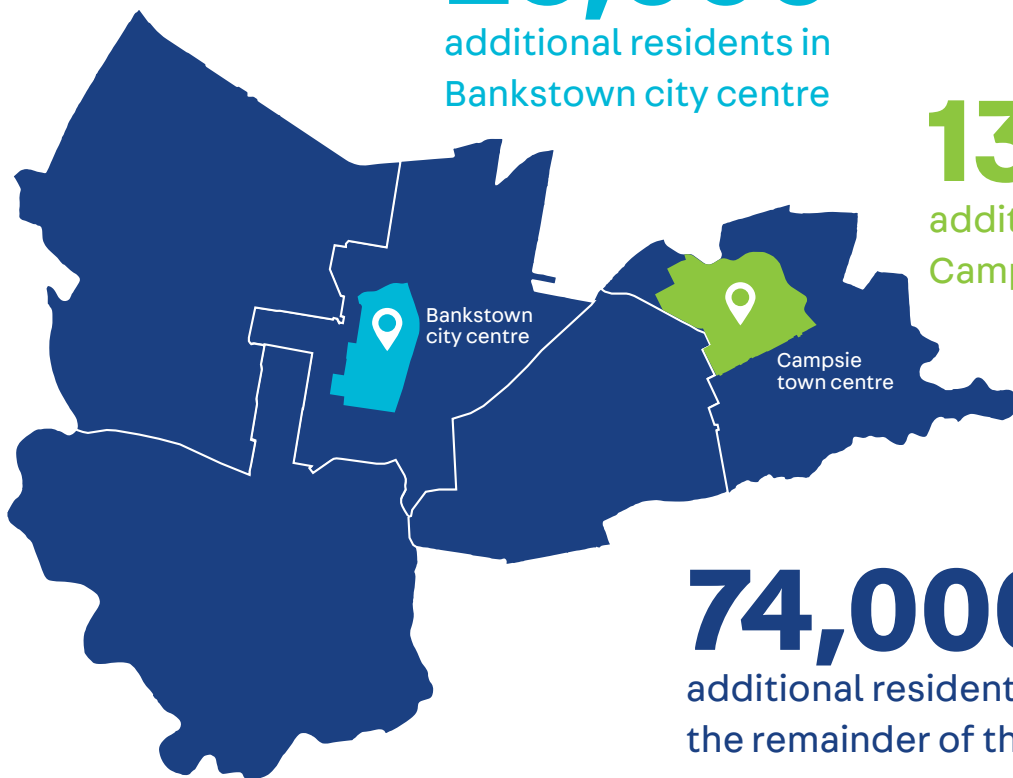


**26,000**

additional residents in  
Bankstown city centre

**13,000**

additional residents in  
Campsie town centre



**74,000**

additional residents in  
the remainder of the LGA



**Table 1–Section 7.11 contribution rates**

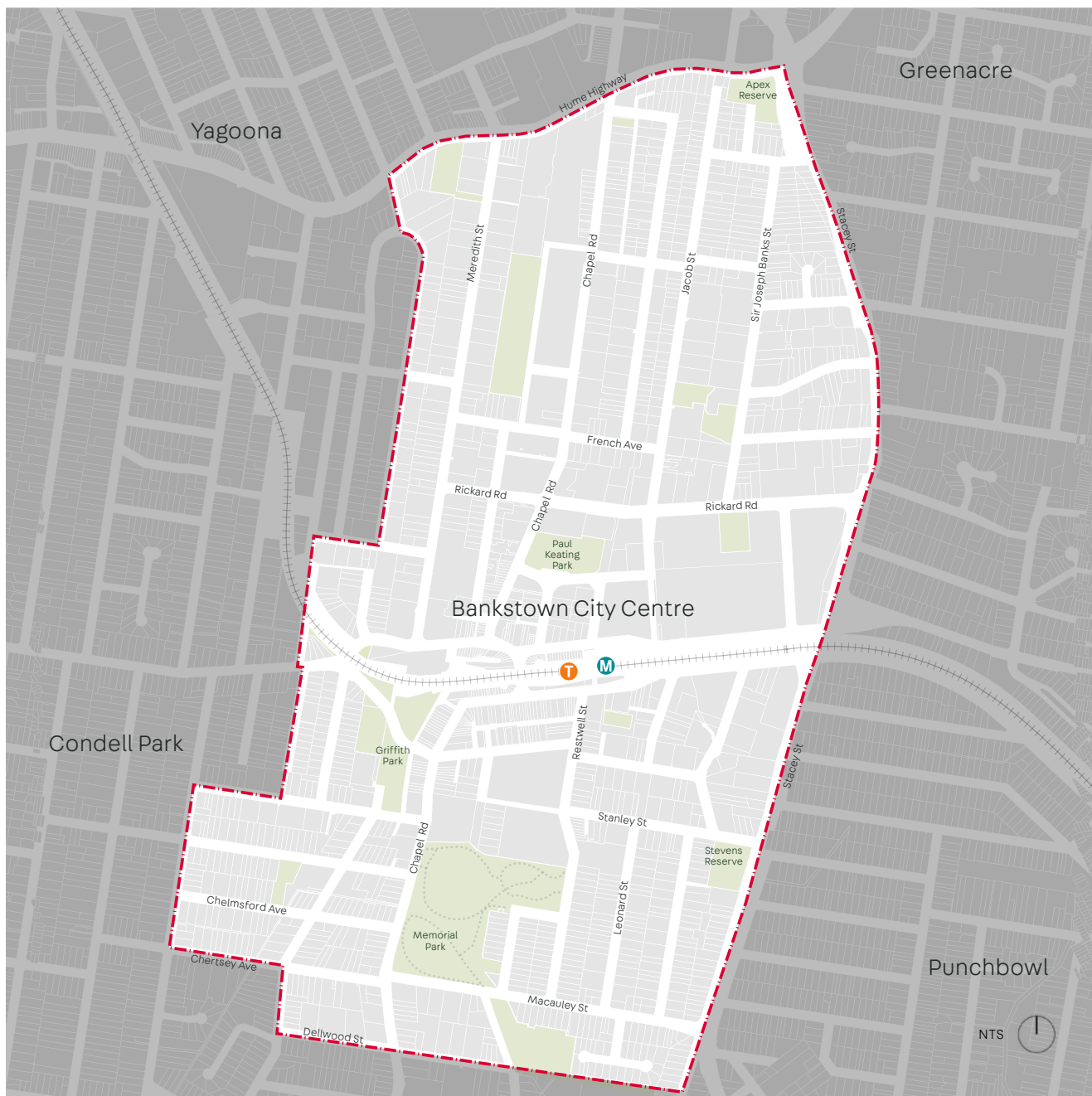
Residential Development Type	Campsie Town Centre	Bankstown City Centre	Remainder of LGA
Per 0 or 1 bedroom dwelling	\$10,336	\$10,422	\$9,385
Per 2 bedroom dwelling	\$16,552	\$16,689	\$15,028
Per 3 or more bedroom dwelling	\$20,000	\$20,000	\$20,000
Per subdivided dwelling house lot	\$20,000	\$20,000	\$20,000
Per 0 or 1 bedroom secondary dwelling	\$5,168	\$5,211	\$4,692
Per 2 bedroom secondary dwelling	\$8,276	\$8,345	\$7,514
Per 3 or more bedroom secondary dwelling	\$11,215	\$11,308	\$10,182
Per group home bed / hostel bed	\$6,756	\$6,812	\$6,134
Per boarding house / co-living housing room less than 16m <sup>2</sup>	\$6,756	\$6,812	\$6,134
Per boarding house room / co-living housing room 16m <sup>2</sup> or more	\$13,511	\$13,624	\$12,268
Per seniors housing independent living unit	\$10,336	\$10,422	\$9,385

### Note regarding Minister's Direction on maximum section 7.11 contributions for residential development

At the time this Plan was made, 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 28 August 2012, as amended. 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 while ever this direction (or any similar or subsequent direction) remains in place.







**Figure 2–Bankstown City Centre Catchment**

(boundary shown by dashed red line) — — — — —

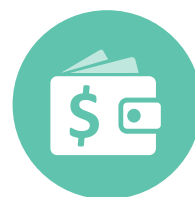
**Table 2–Section 7.12 contribution rates**

Proposed cost of development:	Contribution rate
Up to and including \$150,000	Nil
More than \$150,000 and up to and including \$300,000	0.5% of development cost
More than \$300,000	1% of development cost



## Infrastructure funded by this Plan

This plan will help fund a variety of infrastructure, services and amenities, as shown in Table 3 below:



**Table 3—Summary of proposed infrastructure costs**

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
<b>Total</b>	<b>\$935,010,000</b>

Details of the future infrastructure needs that will be addressed by this Plan and the schedule of works that will be funded by this Plan are included in Appendices B and C.

## How to use this Plan



### To work out whether a development is subject to a contribution under this Plan:

- Determine whether part or all of the development is exempted from contributions in section 1.3.
- If residential accommodation is proposed that increases the number of residents on the site, then a section 7.11 contribution will be payable.
- For other developments a section 7.12 will be payable if the proposed cost of development is over \$150,000. Where there is a mix of residential and other floor space in the same development, refer to section 1.2 (c) to determine whether section 7.11 or section 7.12 contributions are payable.

### To calculate an estimated contribution for a certain development under this Plan:

- A section 7.11 contribution amount is to be calculated using the latest indexed contribution rates published on Council's website. Table 1 of this Plan contains the rates that applied at plan commencement. Section 2.1 includes steps to calculate the contribution amount.
- A section 7.12 contribution amount is to be calculated using the rates included in Table 2 of this Plan.

### To settle a contribution obligation imposed under this Plan:

- Contact Council's customer service staff and request an adjusted (indexed) contribution amount.
- Pay the amount as per the requirements in section 4.3, or if an alternative settlement option is proposed, follow the requirements set out in section 4.5.

### General guidance on navigating this Plan:

- Definitions of terms and words used in this Plan – refer to Appendix A
- Specific obligations and guidance for private certifiers – refer to section 3.5
- Schedule and maps showing the location of infrastructure items fully or partly funded by contributions to be received under this Plan – refer to Appendix B
- Justification for the section 7.11 contribution rates included in this Plan – refer to Appendix C



# 01

## Scope of this Plan



### 1.1 Where does this Plan apply?

This plan applies to all land in the Canterbury-Bankstown Local Government Area.

### 1.2 What development does this Plan apply to?

Subject to the exemptions outlined section 1.3 of this Plan, this Plan applies to the following development types:

#### **(a) Residential development that will result in a net increase in residents**

Residential accommodation that will result in a net increase in residents on the land. This includes:

- Subdivision for residential lots;
- Dwelling houses;
- Attached dwellings;
- Semi-detached dwellings;
- Residential flat buildings;
- Shop top housing;
- Dual occupancies;
- Secondary dwellings;
- Co-living housing;
- Group homes;
- Multi dwelling housing;
- Manor houses;
- Boarding houses;
- Hostels;
- Independent living units;
- Residential care facilities;
- Student housing; and
- Any other residential accommodation not defined above that would result in a net increase in residents.

These developments may be levied a section 7.11 contribution under this Plan.

‘Net increase in residents’ is the proposed resident population on the site less the existing resident population, determined in accordance with section 2.1 of this Plan.

For the sake of clarity, the following developments do not attract a section 7.11 contribution, but may be subject to a section 7.12 contribution if the proposed cost of development is greater than \$150,000:

- alterations and additions to a dwelling, but only where no additional dwellings are created as a result of the application;
- erection of a single dwelling on a vacant allotment of land; or
- erection of a single dwelling that replaces a dwelling that was situated on a single allotment or over multiple contiguous allotments.

#### **(b) Other developments with a cost greater than \$150,000**

Developments with a cost greater than \$150,000 may be levied a section 7.12 contribution under this Plan. Refer to clause 208 of the Environmental Planning and Regulation 2021 for what is included in the cost of a development.

#### **(c) Mixed developments**

Where a single development application comprises a mix of (a) and (b) above, either a section 7.11 contribution or a section 7.12 levy will be imposed. The contribution type that produces the higher amount of contributions will be applied.

### 1.3 What development is exempt?

The following developments are exempted from contributions under this Plan:

- Any development exempted by Minister Directions under section 7.17 of the Environmental Planning and Assessment Act 1979. [link to relevant contributions Exempt Directions for CB City as of 04.07.22](#)
- Infrastructure funded by section 7.11 contributions and section 7.12 levies;
- Any other development or development costs in relation to section 7.12 levies exempted under clause 208 of the Environmental Planning and Regulation 2021;
- Applications submitted by Council;
- Applications submitted on behalf of the Council for the provision of public infrastructure;

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

- Short term or emergency accommodation by a community service organisation - for stays of less than two (2) weeks, provided that the community service organisation has received endorsement for the project as a deductible

gift recipient by the Australian Taxation Office under the category of a 'public benevolent institute';

- Rebuilding or repair of damage resulting from ~~NSW Government~~-declared natural disasters (such as flooding, storm or bushfires) ~~by the NSW Government~~, where written evidence is provided that:
  - the site is within a declared natural disaster area, and
  - either the NSW or Commonwealth Government has provided the owner of the site with financial assistance due to property damage, or
  - evidence is provided that rebuilding or repair is required due to the disaster damage (e.g. successful insurance claim); <https://www.nsw.gov.au/disaster-recovery/natural-disaster-declarations>
- Environmental facilities and environmental protection works;
- 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%; and
- Affordable housing carried out by or on behalf of a registered social housing provider, provided that:
  - the affordable housing is managed by a registered social housing provider;
  - the total residential gross floor area exempted is used solely for the purpose of the provision of affordable housing in perpetuity; and
  - a covenant is registered in the title of the site prior to the issuance of the Occupation Certificate, with wording shown in the box below.



## Affordable Housing Covenant

In accordance with section 88E of the Conveyancing 1919, the covenant will:

- Require the affordable housing to be retained as affordable housing in perpetuity unless otherwise allowed to be terminated by a term of this covenant;
- Require the affordable housing to be managed in accordance with the affordable housing principles;
- Allow at the sole discretion of the Canterbury-Bankstown Council for the removal of the covenant to facilitate the sale of affordable housing where the Council is satisfied equivalent or better replacement stock is to be provided within the Canterbury-Bankstown Local Government Area;
- Allow for the lifting of the covenant at the sole discretion of the Canterbury-Bankstown Council in the circumstance that the eligible community housing provider becomes insolvent and another eligible community housing provider, or the Canterbury-Bankstown Council, is unable or unwilling to take over the interest in the asset; and
- Allow for the lifting of the covenant at the sole discretion of the Canterbury-Bankstown Council if development contributions are paid in accordance with the applicable contributions plan.



Complying developments and development applications seeking an exemption must provide written information describing how the development complies with the exemption provisions related to the proposal. For example, this may require:

- calculations on the amount and percentage increase of additional residential floorspace to demonstrate it is less than a 10% increase, or
- for short term emergency accommodation, details on the community service organisation providing the service, length of occupant stay and endorsement of the project's tax deductibility, or
- information demonstrating satisfaction of the affordable housing operation provisions.

Determination of whether the development is exempt from contributions will be made by:

- the registered certifier for complying development, or
- Council officer or the relevant consent authority for development applications, after the registered certifier, Council officer or relevant consent authority has assessed the application's exemption request against the Plan requirements.

## 1.4 What contribution type applies?

Figure 4 shows the process for determining if contributions apply to development under this Plan, and if so, what type of contribution.

Figure 4–Process to determine if a contribution is required.

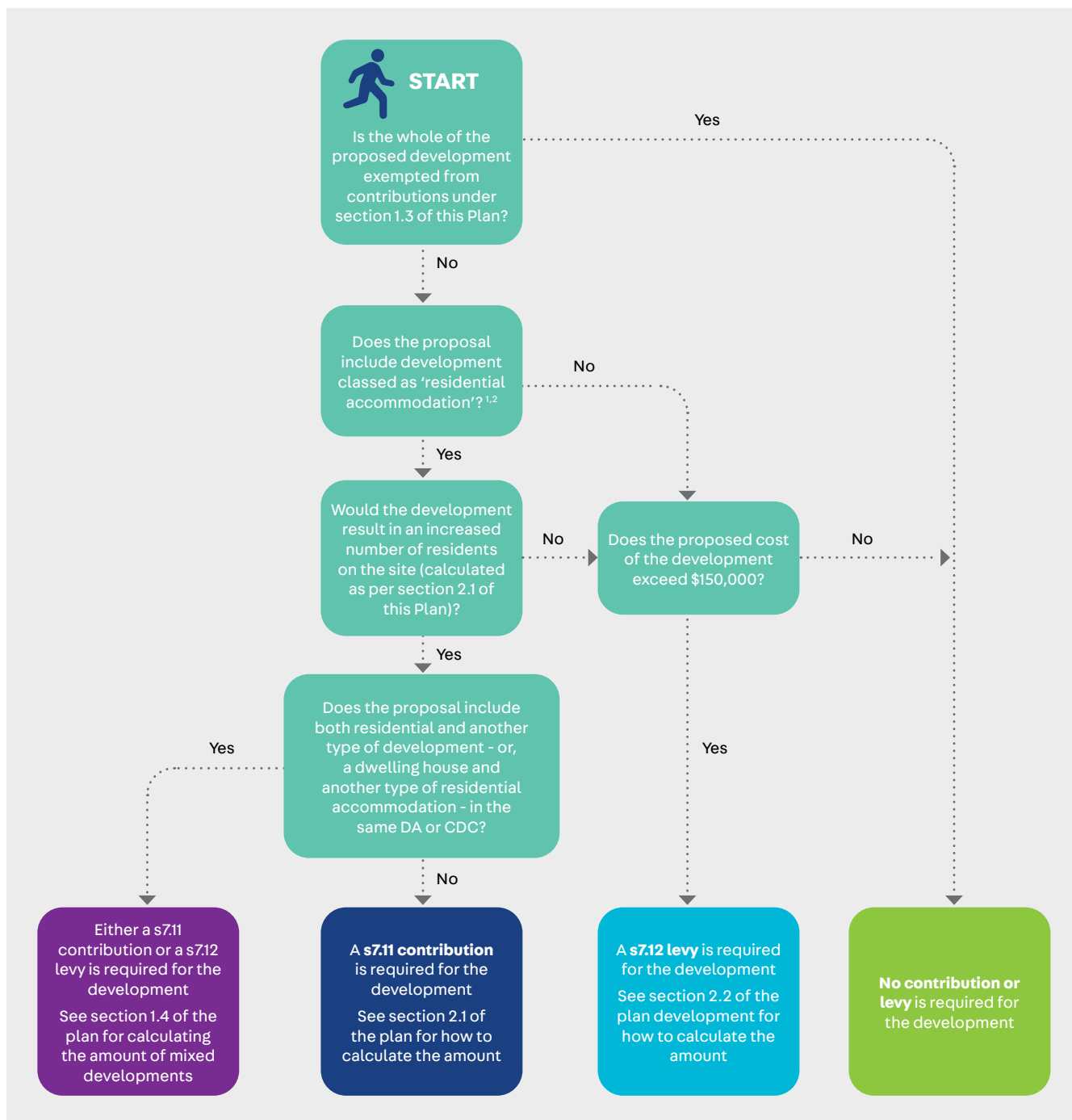


Table 4 shows examples of common development and land use types and the type of contribution that would apply.

**Table 4—Example development types and the contribution types that apply.**

Development	Contribution type that applies
<b>Residential</b>	
Residential subdivision	Section 7.11 contribution, see Table 1
Apartments, shop top housing	Section 7.11 contribution, see Table 1
Dual occupancies, multi dwelling housing	Section 7.11 contribution, see Table 1
Secondary dwellings	Section 7.11 contribution, see Table 1
Boarding houses, co-living, group homes, hostels	Section 7.11 contribution, see Table 1
Seniors living housing (independent living units)	Section 7.11 contribution, see Table 1
Dwelling houses (including alterations and additions) on land that was not the subject of a section 7.11 contribution on the initial subdivision	Section 7.12 levy <sup>(1)</sup> , see Table 2
Dwelling houses over multiple lots	Refer to clause 2.1, Table 5 and Note 1 regarding “infrastructure demand credits” in that clause
<b>Non-residential</b>	
Industrial and business park development	Section 7.12 levy <sup>(1)</sup> , see Table 2
Retail shops, business premises, commercial premises, offices	Section 7.12 levy <sup>(1)</sup> , see Table 2
Educational establishments	Section 7.12 levy <sup>(1)</sup> , see Table 2
Tourist and visitor accommodation	Section 7.12 levy <sup>(1)</sup> , see Table 2
Change from one non-residential use to another with or without fitout	Section 7.12 levy <sup>(1)(2)</sup> , see Table 2
Parking deficient non-residential development in town centres	Refer to Council’s Planning Agreements Policy
Development that comprises both residential development resulting in a net increase in residents and other development	Section 7.11 contribution or section 7.12 levy <sup>(3)</sup>
All other development	Section 7.12 levy <sup>(1)</sup> , see Table 2

(1) Development with a cost exceeding \$150,000 only

(2) Only required where development involves an enlargement, expansion or intensification of a current use of land, as required under clause 208(3)(g) Environmental Planning and Regulation 2021

(3) The contribution type used will be the type that yields the highest contribution amount, refer to Section 1.2(c) of this Plan for details

# 02 Calculating the Contribution Amount



Any single development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both. The process for calculating either contribution type is shown below.

## 2.1 Calculating a section 7.11 contribution

A section 7.11 contribution applies to development that is likely to result in a net increase in the number of residents on the site. A net increase in residents means the new

resident population is greater than the existing population on the development site. This is determined using the occupancy rates in Table 5.

The occupancy rates included in Table 5 reflect the estimate of future infrastructure demand attributable to proposed residential development, as well as the estimate of existing demand allowances (or credits) for existing development.

The section 7.11 contribution that applies to a development is then calculated using the rates shown in Table 1, less any allowances or credits for assumed infrastructure demand arising from existing developments, if applicable.

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) will be applied to determining the net increase in resident population. The credit applied will be based on the rates shown in Table 5.

**Table 5—Assumed occupancy rates for calculation of contributions and demand credits**

Development type	Assumed occupancy rate
<b>Residential</b>	
Dwelling houses, dwellings of 3 or more bedrooms, or a vacant allotment where a dwelling can be erected <sup>(1) (2)</sup>	3.32 persons per dwelling
2 bedroom dwellings <sup>(1)</sup>	2.45 persons per dwelling
Bed-sitters and one-bedroom dwellings <sup>(1)</sup>	1.53 persons per dwelling
Independent living units	1.53 persons per dwelling
Boarding houses and co-living housing <sup>(3)</sup>	1 person per room less than 16m <sup>2</sup> 2 persons per room 16m <sup>2</sup> or greater
Group homes and hostels	1 person per bed

Source: ABS 2016 Census Notes:

(1) For the purpose of determining a credit an existing dwelling house will be given the same occupancy rate as a 3 bedroom dwelling

(2) See note on the following page concerning credits where a house has been erected over multiple allotments

(3) Includes Manager's bedrooms 12m<sup>2</sup> or greater



If there is a net increase in resident population, then the latest indexed monetary section 7.11 contribution rates are to be used to determine the section 7.11 contribution amount.

The rates at the commencement of this Plan are shown in Table 1. Council publishes the latest indexed section 7.11 rates on its website.

The contribution amount is the difference between the contribution calculated for the proposed residential development less the credit contribution amount deemed to apply to any existing residential lots or development, i.e.

#### **Section 7.11 contribution (\$) = \$ Contribution Dev – \$ Contribution Credit**

##### **Where:**

**\$ Contribution Dev** is the \$ amount determined by multiplying - for each residential accommodation type in the proposed development - the number of dwellings, beds or rooms by the relevant contribution rate shown in Table 1 for each type of residential accommodation development.

**\$ Contribution Credit** is the \$ amount determined by multiplying - for each residential accommodation type existing on the development site - the number of dwellings, beds, or rooms by the relevant contribution rate shown in Table 1 for each type of residential accommodation development.



#### **Notes on infrastructure demand credits**

1. For an existing dwelling house that is or has been erected 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 lots, a demand credit for one three bedroom dwelling will be assumed for the site.
2. Existing dwellings sometimes contain non-residential uses. Where the floor area occupied by a non-residential activity within the dwelling/s and any associated ancillary buildings exceeds 50% of the total floor area on the development site, the building will be deemed to be used primarily for non-residential activities and will not be eligible for the credit for existing development.

### Worked example 1

A proposed high-density development in the Campsie Town Centre involves the demolition of 3 existing dwelling houses on separate allotments and the construction of an 8 storey residential flat building containing 15 x 1 bedroom, 36 x 2 bedroom, and 12 x 3 bedroom dwellings. The development increases the number of residents on the site, meaning a s7.11 contribution applies to the development.

#### Proposed development:

15 x 1 bedroom dwellings	=	15	x	\$9,193	=	\$137,895
36 x 2 bedroom dwellings	=	36	x	\$14,721	=	\$529,956
12 x 3 bedroom dwellings	=	12	x	\$19,949	=	\$239,388

#### Existing development:

3 x dwelling houses	=	3	x	\$19,949	=	\$59,847
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<b>Contribution:</b>	=	\$907,239	less	\$59,847	=	<b>\$847,392</b>
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### Worked example 2

A proposed shop top housing development located in Belmore involves the demolition of an existing 3 bedroom house and construction of 30 x 2 bedroom apartments comprising 2,500 square metres of GFA and 300 square metres of ground floor retail Gross Floor Area (GFA). The proposed cost of development is \$16.5 million. Because the proposal includes residential dwellings accommodating extra residents as well as other (retail) development, s7.11 and s7.12 contributions are compared to determine which contribution type yields the greater amount.

#### S7.11 calculation

##### Proposed development:

30 x 2 bedroom dwellings	=	30	x	\$15,028	=	\$450,840
300 square metres retail	=	\$0				

##### Existing development:

1 x dwelling house	=	1	x	\$20,000	=	\$20,000
s7.11 contribution	=	\$450,840	less	\$20,000	=	\$430,840

#### S7.12 calculation

Development cost	=	\$16,500,000				
s7.12 levy	=	1%	x	\$16,500,000	=	\$165,000

S7.11 yields higher, therefore contribution that applies to development is

**\$430,840**

## 2.2 Calculating a section 7.12 levy

The total levy amount imposed on any individual development is calculated by multiplying the applicable contribution rate in Table 2 by the proposed cost of the development. That is:

**Section 7.12 contribution (\$) = % Rate x \$ Cost Dev**

**Where:**

% Rate is the relevant rate that applies to the development as shown in Table 2.

\$ Cost Dev is the proposed cost of carrying out the development.



Section 7.12 levies are calculated as a percentage of the cost of development. Clause 208 of the Environmental Planning and Regulation 2021 sets out how the proposed cost of carrying out development is determined. There are no demand credits given in the calculation of section 7.12 contributions.

### Worked example 3

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 construction cost	=	1%	X	\$6,000,000
Contribution:	=	<b>\$60,000</b>		





# 03 How and When Contributions Will be Imposed



## 3.1 Monetary contributions

This plan authorises Council, a consent authority or a registered certifier, to impose a condition requiring either a monetary contribution under section 7.11 or a levy under section 7.12 of the *Environmental Planning and Assessment 1979*, when determining an application for development or an application for a complying development certificate. Contributions are levied 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.

The condition will specify the contribution amount payable and how the contribution amount will be adjusted over time to address the effects of inflation.

## 3.2 Land contributions

Land identified for dedication in Appendix B of this Plan may be required to be dedicated to Council, free of cost, by a consent authority (other than a private certifier), as a condition of development consent.

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

Secondary dwellings increase the demand for the provision of services and infrastructure and it is appropriate to section 7.11 contributions authorised by this Plan.

However, 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. This is because these dwellings are often constructed to provide accommodation for the extended family of the principal dwelling.

### 3.4 Indexing of contribution rates

To ensure that the value of section 7.11 contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, the contribution rates listed in Table 1 will be adjusted over time.

Council can – without 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 base period for the adjustment of contribution rates in line with movements in CPI is the December 2021 quarter.

Council will publish the latest indexed contribution rates on its website.

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 – refer to the note following Table 3.

#### The formula for indexation is:

$$\text{\$Rate} \times \left( \frac{\text{CPI Current}}{\text{CPI base}} \right)$$

#### Where:

- \$ Rate is any of the contribution rates listed in Table 1.
- CPI current is the published Sydney CPI of the current quarter.
- CPI base is the published Sydney CPI at the time the plan was adopted.



### 3.5 Cost Summary Reports

Where a section 7.12 levy is required to be imposed under this Plan, the DA or application for a CDC 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 prepared in accordance with the formats included in Appendix D.

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development is set out in Table 6 below:

**Table 6—Approved persons to complete Cost Summary Reports**

Proposed cost of development	Approved person
Between \$150,001 and \$500,000	Any suitably qualified building industry professional
Greater than \$500,000	A quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors

Should Council consider a costing to be inaccurate, it may, at its sole discretion and at the applicant's cost, engage a suitably qualified person to review a Cost Summary Report submitted by an applicant.



### 3.6 Obligations of registered certifiers

#### 3.6.1 Complying development certificates

When issuing complying development certificates for development subject to this Plan, a registered certifier must:

- Determine the amount of monetary contribution to be paid in accordance with relevant sections of this Plan; and
- Impose a condition requiring the monetary contribution authorised by this Plan in terms consistent with this section.

#### Procedure for determining a section 7.11 contribution amount

A registered certifier will determine the amount of the section 7.11 monetary contribution for complying development by following the calculation procedure in section 2.1 of this Plan, i.e.:

- By using the contribution rates included in Table 1 of this Plan, as indexed and published on Council's website; and
- Accounting for any exempted development specified in section 1.3 and any infrastructure demand credit relating to existing development (refer section 2.1).

#### Terms of a section 7.11 condition

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

#### Contribution

*The Council is to be paid a s7.11 monetary contribution in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Canterbury-Bankstown Local Infrastructure Contributions Plan 2022.*

Open space and recreation facilities	\$ [insert amount]
Access and public domain facilities	\$ [insert amount]
Community and cultural facilities	\$ [insert amount]
Plan administration	\$ [insert amount]
<b>Total</b>	<b>\$(insert amount)</b>

#### Indexation

*The monetary contribution is to be adjusted between the date of this certificate and the date of payment to reflect the Consumer Price Index (All Groups Index) for Sydney.*

#### Timing of payment

*The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 156 of the Environmental Planning and Assessment Regulation 2021.*

#### 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 that applies to this Certificate.*



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

A registered certifier will determine the amount of the section 7.12 levy for complying development by following the calculation procedure in section 2.2 of this Plan, by:

- Ensuring that the development is not subject to a section 7.11 contribution under this Plan;
- Accounting for any exempted development specified in section 1.3 of this Plan;
- Using the Cost Summary Report prepared under section 3.4 of this Plan; and
- Applying the levy rates included in Table 2 of this Plan.

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

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

#### **Contribution**

*The Council must be paid a s7.12 monetary contribution in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Canterbury-Bankstown Local Infrastructure Contributions Plan 2022.*

*The monetary contribution is to be adjusted between the date of this certificate and the date of payment to reflect the Consumer Price Index (All Groups Index) for Sydney.*

#### **Indexation**

*The monetary contribution is to be adjusted between the date of this certificate and the date of payment to reflect the Consumer Price Index (All Groups Index) for Sydney.*

### **Timing of payment**

*The contribution must be paid prior to any work authorised by this complying development certificate commencing, as required by clause 156 of the Environmental Planning and Assessment Regulation 2021.*

### **Works in kind agreement**

*This condition does not need to be complied with to the extent specified, if a works in kind agreement applies to this Certificate.*

### **3.6.2 Construction certificates**

It is the responsibility of a registered 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. Copies of receipts must be included with copies of the certified plans provided to Council.

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

# 04 Paying the Contribution



## 4.1 When to pay

A monetary contribution is to be paid at the time specified in the condition in the approval. Generally, the condition will provide for payment as follows:

- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen 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. See also the note below.
- For works authorised under a CDC, the contributions are to be paid prior to any work commencing, as required by clause 156 of the Environmental Planning and Assessment Regulation 2021.

At the time of payment, the monetary contribution will also be indexed in accordance with section 4.2 below.

## 4.2 Indexing of contribution amounts

A section 7.11 monetary contribution amount or section 7.12 levy required by a condition of development consent under this Plan, will be indexed between the date of the consent and the date of payment in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics. Indexation will be done in accordance with the formula below:

$$\frac{\$C_c \times CPI_p}{CPI_c}$$

### Where:

$\$C_c$	is the contribution amount shown in a condition of consent or 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 or levy
$CPI_c$	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 the development approval or certificate



If Council grants consent to a modification application under section 4.55 of the *Environmental Planning and Assessment 1979* that results in an increase in the number of persons, and the applicant has already paid the original contribution, Council will only index the contribution required for the modified part of the development. If the original contribution has not been paid, Council will index the contribution for the whole development (including the modification).

### 4.3 How to pay

When applicants are required to pay their contributions, they should contact Council to arrange payment.

Contributions may be paid by EFTPOS (debit and credit card only), cash, or bank cheques made payable to Canterbury-Bankstown Council. Personal and company cheques are not accepted. **A surcharge fee of 0.62 per cent of the value of the payment applies to payment made through credit cards.**

Council will provide a receipt to confirm the payment. A copy of the receipt can then be presented to a private certifier to obtain a construction certificate.

### 4.4 Deferred or periodic 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, Council reserves the rights to call up the Banks Guarantee without further notice.

### 4.5 Alternatives to monetary contributions

#### 4.5.1 Works in kind and dedication of land

Section 7.11(5) of the *Environmental Planning and Assessment 1979* allows a section 7.11 contribution obligation to partly or fully satisfied by providing a material public benefit.

Council may, at its sole discretion, accept a material public benefit to satisfy a section 7.11 condition if that material public benefit is an infrastructure item identified in this Plan's works schedule included in Appendix B. Such a public benefit is regarded as 'works in kind' (see definitions in Appendix A).

If a developer wishes to provide works in kind this can be done by:

- a. Offering to enter into a planning agreement to undertake the works. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent.
- b. If the developer has already received a development consent containing a section 7.11 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.

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.

#### 4.5.2 Offers and agreements generally

Any offer for works in kind should be made in writing to Council and should be made prior to commencement of any works proposed as part of that offer.

Offers may be accepted by 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;
- Council determines that the works in kind are, or the land to be dedicated is appropriate and meets a broad community need; and
- The timing of the proposed delivery of the works is appropriate to meet demand generated by development under this Plan.

In assessing the request, Council will consider the following:

- Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant. Independent valuation of the cost of works submitted may be carried out by Council at the applicant's cost;
- Land proposed to be transferred is to include a site contamination investigation report, remediation works if required 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 together with any other reasonable terms Council considers necessary:

- An acceptable standard for workmanship and materials;
- Frequency of progress works inspections;

- The program for completion of the works or the dedication of land;
- Landscaping management plan; and
- An appropriate defects liability period.

Retrospective works in kind agreements will only be accepted in exceptional circumstances.

#### 4.5.3 Reimbursement of works or land values above contribution requirements

Council will consider reimbursing an applicant who provides works in kind or land with a value above 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 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 this Plan, adjusted to reflect cost changes over time as allowed by this Plan (i.e. inflation); and
- 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 Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 fund).

Where Council agrees to reimburse an applicant, 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 will be the responsibility of the applicant.



# 05

## Other Plan Matters



### 5.1 Commencement and transitional arrangements

- (a) This plan commences on 1 September 2022.
- (b) This plan applies from the date of its commencement to any development for which a development application or application for a complying development certificate is lodged on or after the date this Plan commences, to the exclusion of the following contributions plans:
  - Bankstown Development Contributions Plan 2019;
  - Canterbury Development Contributions Plan 2013;
  - Canterbury Town Centre and Riverfront Precinct Development Contributions Plan 2011.

#### **(Existing Plans)**

- (c) The Existing Plans are amended to the extent necessary to give paragraph (b) its full effect.
- (d) Notwithstanding paragraph (a), until 31 December 2022, this Plan does not apply to any development the subject of a development application or application for a complying development certificate lodged but not determined before this Plan commences.

### 5.2 Relationship to other contributions plans

This plan repeals the Existing Plans on 1 January 2023.

This plan does not affect any conditions of consent that were issued under previous or Existing Plans.

### 5.3 Modification of consents with contributions obligations

When determining an application to modify a development consent under section 4.55 of the *Environmental Planning and Assessment 1979*, the consent authority may:

- Amend any contributions condition(s) imposed under section 7.11 or section 7.12 of the *Environmental Planning and Assessment 1979* included in the development consent.
- Amend a contribution condition where the contribution calculated for the modified development under the relevant contributions plan is different from the contribution amount payable under the condition in the approved development consent.

The relevant contributions plan is the plan under which the contributions condition was imposed, including a repealed contributions plan.

### 5.4 Pooling of contributions funds and adjustment of plan priorities

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 Local Government Area 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.

If there is a greater than expected development in areas not anticipated by this Plan, then Council may adjust the priorities for delivery of works to serve the needs of the incoming population.

### 5.5 Use of contributions collected under this Plan and repealed plans

Council will allocate contributions to local infrastructure as provided in the works program in Appendix B. Council will pool contributions to deliver the works in an orderly and timely manner. Where contributions have been previously collected for purposes not identified in this Plan these will be spent on comparable works.

### 5.6 Accountability and public access to information

Council is required to:

- Maintain and make accessible a contributions register;
- Provide access to accounting records for contributions receipts and expenditure;
- Provide annual financial reporting of contributions; and
- Provide public access to contributions plans and supporting documents.

Any member of the public can view these records free of charge and upon request with reasonable notice at Council's Bankstown administration building during normal office hours. This plan and Council's Annual Report are available on Council's website.

### 5.7 Refunds

This plan does not allow for refunds of already paid contributions. A credit may be given to paid contributions – see section 5.8 below.



## 5.8 Contributions credit where works have not physically commenced

If a monetary development contribution was paid under a development consent, Council, the consent authority or registered certifier may grant a credit against a monetary contribution required to be paid under a condition of a later development consent, provided that:

- (a) The applicant for the original development consent and the later development consent are the same;
- (b) The applicant has requested in writing that Council, the consent authority or the registered certifier apply a credit before the later development consent is determined;
- (c) No works have physically commenced that result in gross floor area on the site;
- (d) The original development consent has been surrendered and has not lapsed;
- (e) The purposes for which the monetary contributions were paid under the original development consent are the same as the purposes for which monetary contributions could be required to be paid under the later development consent, subject to any repeal or amendment of the applicable contributions plan; and
- (f) The later development consent contains a condition stating that the monetary contributions payable under the later development consent have been reduced as a result of the application of a credit for the monetary contributions paid under the original development consent in accordance with this clause.

## 5.9 Life of this Plan

This plan will operate until either Council has collected contributions for all items in the works program, or the plan is repealed.

## 5.10 Monitoring and review of this Plan

The contributions plan will be reviewed regularly to ensure:

- It remains financially sustainable;
- It continues to address the priority infrastructure needs generated by new development;
- It can plan for and source complementary revenue streams in order to deliver the portion of the works schedule not met via development contributions
- That public infrastructure will be delivered in a reasonable time
- That contribution rates remain reasonable over time
- Changes to relevant legislation are addressed
- Its works schedule continues to align with new Council strategies and plans as they are developed
- Changes in land values and the cost of works are incorporated into the plan
- Changes in population forecasts and growth patterns are incorporated.

# Appendix A

## Definitions

Words and phrases used in this Plan have the same meaning as the terms defined in the relevant local environmental plan applying to a development site,<sup>1</sup> or the *Environmental Planning and Assessment 1979*, except as provided for below.

**Affordable housing** has the same meaning as contained in section 1.4 of the *Environmental Planning and Assessment 1979*. Note: At the time of commencement of this Plan, the *Environmental Planning and Assessment 1979* defined affordable housing as 'housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument'.

**Apportionment** means that costs are shared equitably between benefiting developments, based on the level of demand they generate. The purpose of apportionment in a contributions plan is to ensure that development which is required to make section 7.11 contributions only pays the share or portion of the cost of the local infrastructure that is equivalent to the demand that development is likely to generate.

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

**CDC** means complying development certificate.

**Community service organisation** means a not for profit society, association or club established for community service purposes except political or lobbying purposes.

**Consent authority** has the same meaning as in the *Environmental Planning and Assessment 1979* but also includes an accredited certifier responsible for issuing a complying development certificate.

**Council** means Canterbury-Bankstown Council.

**DA** means development application.

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

**EP&A Regulation** means the Environmental Planning and Assessment Regulation 2021.

**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.

**Material public benefit** (or MPB) means a benefit offered as a means of partial or full settlement of a condition of consent requiring a s7.11 contribution in accordance with section.

7.11 (5) of the *Environmental Planning and Assessment 1979*. An MPB is generally either:

- A work in kind, which is undertaking a work that is specifically listed in the works schedule of a contributions plan for which a monetary contribution under that plan would normally be sought, or
- The provision of other public amenities or services that is not included in a contributions plan.

An MPB is not the dedication of land or the payment of a monetary contribution.

<sup>1</sup> The relevant local environmental plans at the time this Plan commenced were Canterbury Local Environmental Plan 2012 and Bankstown Local Environmental Plan 2015

**Minister means** the Minister for Planning.

**Natural disaster declaration (NSW)** means the regularly updated list of Local Government Areas (LGAs) that have been impacted by a natural disaster issued by the NSW Government and incorporating an Australian Government reference number (AGRN). Note: At the time of issuing of this Plan, the relevant website link for natural disaster declaration areas is here: <https://www.nsw.gov.au/disaster-recovery/natural-disaster-declarations>

**Section 7.11 contribution** means a contribution authorised to be imposed on a development consent under section 7.11 of the *Environmental Planning and Assessment 1979*.

**Section 7.12 contribution** means a fixed rate levy authorised to be imposed on a development consent under section 7.12 of the *Environmental Planning and Assessment 1979*.

**Social housing provider** has the same meaning as in State Environmental Planning Policy (Housing) 2021 – i.e. any of the following:

- (a) The Department of Human Services;
- (b) The Land and Housing Corporation;
- (c) A registered community housing provider;
- (d) The Aboriginal Housing Office;
- (e) A registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing 1998*;
- (f) A local government authority that provides affordable housing; and
- (g) A not-for-profit organisation that is a direct provider of rental housing to tenants.

**Work in kind** is a material public benefit that is a work this included in the works schedule of a contributions plan adopted by Council.

# Appendix B

## Infrastructure Schedule and Location Maps

## Infrastructure Schedule

### Open Space and Recreation

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded *	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS1	1 Westella Avenue, Roselands	Expansion of open space to Ludgate Street Reserve - land acquisition and embellishment (455m2)	New park land acquisition / embellishment	\$1,360,000	\$1,360,000	B	2027-2032
OS2	118 Quigg Street South, Lakemba	Expansion of open space to provide access to Anne Pringle Reserve - land acquisition and embellishment (626m2)	New park land acquisition / embellishment	\$1,270,000	\$1,270,000	B	2027-2032
OS3	121 Dennis Street, Lakemba	Expansion of open space to provide access to Anne Pringle Reserve - land acquisition and embellishment (470m2)	New park land acquisition / embellishment	\$1,080,000	\$1,080,000	B	2027-2032
OS4	131 Biloelia St, Villawood	Expansion of open space to improve access to Wattle Reserve - land acquisition and embellishment (520 sqm)	New park land acquisition / embellishment	\$630,000	\$630,000	B	2027-2032
OS5	137 Moreton Street, Lakemba	Expansion of open space to improve access to Harold Bull Reserve - land acquisition (675 sqm)	New park land acquisition / embellishment	\$1,450,000	\$1,450,000	B	2027-2032
OS6	16-34 Margaret Street Belfield (rear of property - 116m2)	Expansion of open space to improve link along the Cooks River - land acquisition and embellishment (116m2)	New park land acquisition / embellishment	\$170,000	\$170,000	B	2027-2032
OS7	18 & 20 Garrong Road, Lakemba	Expansion of open space to Wangee Road - land acquisition and embellishment (1010m2)	New park land acquisition / embellishment	\$1,940,000	\$1,940,000	C	2033-2036
OS8	25 Raymond Street, Bankstown	Upgrade and embellishment, works may include landscaping and street furniture.	Existing park embellishment	\$70,000	\$70,000	C	2033-2038

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS9	4 Clissold Parade, Campsie	New open space to improve link along the Cooks River - land acquisition and embellishment (518 sqm)	New park land acquisition / embellishment	\$1,680,000	\$1,680,000	C	2033-2038
OS10	45 Flora Street, Roselands	Expansion of open space to Flora Street Reserve - land acquisition and embellishment (647m2)	New park land acquisition / embellishment	\$1,560,000	\$1,560,000	B	2027-2032
OS11	6-8 Margaret Street, Belfield	Expansion of open space to improve link along the Cooks River - land acquisition and embellishment (1000m2)	New park land acquisition / embellishment	\$1,030,000	\$1,030,000	B	2027-2032
OS12	80 Duke Street, Campsie	Expansion of open space - land acquisition and embellishment (466m2)	New park land acquisition / embellishment	\$2,170,000	\$2,170,000	A	2021-2026
OS13	Alice Park, Bankstown	Upgrade and embellishment, works may include landscaping and street furniture.	Existing park embellishment	\$420,000	\$420,000	B	2027-2032
OS14	Apex Park, Bankstown	Upgrade and embellishment, works may include landscaping, street furniture and installation of exercise equipment.	Existing park embellishment	\$690,000	\$690,000	B	2027-2032
OS15	Area bounded by Brighton Avenue, Shakespeare Street, Clissold Parade and Moore Street, Campsie	Open space land acquisition and embellishment for new linear park (2500m2)	New park land acquisition / embellishment	\$13,000,000	\$13,000,000	C	2026-2036
OS16	Bankstown Memorial Park/ Salt Pan Creek Open Space Improvements	Implement high priority Masterplan actions at Bankstown Memorial Park and adjacent Salt Pan Creek Corridor	District or regional park embellishment	\$37,590,000	\$37,590,000	A	2021-2026
OS17	Belmore Sport and Recreation Precinct	Implement high priority actions in the Belmore Sport and Recreation Precinct Masterplan.	District or regional park embellishment	\$30,730,000	\$30,730,000	A	2021-2026
OS18	Birrong Leisure and Aquatic Facility	Implement high priority actions in the Leisure and Aquatic Strategic Plan	Aquatic centre upgrade	\$30,500,000	\$7,015,000	B	2027-2032

#### Advisory footnotes

\* **Total cost rounded** is the value of the entire infrastructure item project, which in the case of some items, may be delivered in several stages, extend beyond the life of the Plan and be funded by multiple sources, such as grants or general revenue.

# **Cost allocated to development in the Plan** refers to that component of the Total cost rounded amount which is funded by contributions collected under the Plan over its life in accordance with the cost apportioned to new development in Figure C4 at Appendix C of the Plan.

# **Cost allocated to development in the Plan** refers to that component of the Total cost rounded amount which is funded by:

- contributions collected under the Plan over its life; and
- any other sources (e.g. grants, general revenue).

The cost apportioned to new development for infrastructure items funded through contributions levied under the Plan is detailed in Figure C4 of Appendix C of the Plan.

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS19	Canterbury Leisure and Aquatic Centre	Implement high priority actions in the Leisure and Aquatics Strategic Plan	Aquatic centre upgrade	\$44,960,000	\$10,340,000	A	2021-2026
OS20	Carrington Square, Campsie	Upgrade and embellishment of park.	Existing park embellishment	\$500,000	\$500,000	B	2027-2032
OS21	Chelmsford Reserve, Bankstown	Upgrade and embellishment, works may include landscaping, street furniture and installation of play equipment.	Existing park embellishment	\$450,000	\$450,000	B	2027-2032
OS22	Cooks River foreshore (between Sixth Avenue and Beamish Street)	New level 3 play space with supporting embellishment	Playground	\$1,450,000	\$200,000	C	2033-2038
OS23	Cooks River Foreshore Open Space	Upgrade and embellishment, works may include landscaping, street furniture and access paths.	District or regional park embellishment	\$3,590,000	\$3,590,000	A	2021-2026
OS24	Cos Egan Reserve, Bankstown	Upgrade and embellishment, works may include landscaping and street furniture.	Existing park embellishment	\$120,000	\$120,000	C	2033-2038
OS25	Eather Place Reserve, Bankstown	Upgrade and embellishment, works may include landscaping and street furniture.	Existing park embellishment	\$60,000	\$60,000	B	2027-2032
OS26	Federation Reserve, Campsie	New level 2 play space with increased scope and supporting embellishment	Playground	\$450,000	\$450,000	B	2027-2032
OS27	Gough Whitlam & Waterworth Parks	Implement high priority actions from the Gough Whitlam & Waterworth Parks Masterplan	Sports ground - upgrade	\$3,500,000	\$3,500,000	A	2021-2026
OS28	Greenacre Splash Park and Play Space	Construction of new water play and dry play space with amenities	Playground	\$6,500,000	\$6,500,000	A	2021-2026
OS29	Griffith Park Cultural Precinct	Upgrade and embellishment of park precinct, including the construction of new multipurpose community centre and associated infrastructure.	Multi-purpose community floor space	\$32,660,000	\$32,660,000	A	2021-2026

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS30	Harcourt Reserve, Campsie	New level 2 play space with increased scope and supporting embellishment	Playground	\$750,000	\$350,000	B	2027-2032
OS31	Harold Street Reserve, Campsie	Expand existing open space (approximately 1,370 sqm on Harold Street)	Existing park embellishment	\$310,000	\$310,000	B	2027-2032
OS32	Kelso Park North, Panania	Implement high priority actions from the Kelso Park North Sports Masterplan	Sports ground - upgrade	\$6,000,000	\$6,000,000	A	2021-2026
OS33	Land in the vicinity of the Cooks River foreshore, Campsie	Expansion of open space to improve linkages along the Cooks River foreshore	New park land acquisition / embellishment	\$2,100,000	\$2,100,000	A, B, C	2021-2036
OS34	Lincoln Reserve (17 Lincoln Road), Campsie	Upgrade and embellishment, works may include landscaping.	Existing park embellishment	\$170,000	\$170,000	C	2033-2038
OS35	Area bounded by Brighton Avenue, Shakespeare Street, Clissold Parade and Moore Street, Campsie	New level 3 play space with supporting embellishment	Playground	\$840,000	\$500,000	C	2026-2038
OS36	Loch Street Reserve, Campsie	New level 2 play space with increased scope and supporting embellishment	Playground	\$470,000	\$350,000	B	2027-2032
OS37	Lofts Garden	Expansion and embellishment of open space as part of proposed Civic Centre Hub/ Cultural Precinct	Existing park embellishment	\$450,000	\$450,000	A	2021-2026
OS38	Marlowe Street Reserve, Campsie	New level 3 play space with supporting embellishment	Playground	\$340,000	\$200,000	B	2027-2032
OS39	Max Parker Leisure and Aquatic Facility, Revesby	Implement high priority actions in the Leisure and Aquatic Strategic Plan	Aquatic centre upgrade	\$55,400,000	\$12,742,000	A	2021-2026
OS40	McLeod Reserve, Bankstown	Upgrade and embellishment, works may include landscaping, street furniture and installation of play equipment.	Existing park embellishment	\$580,000	\$580,000	C	2033-2038
OS41	Mildura Reserve, Campsie	New level 2 play space and investigate skate park or recreation court (youth focus).	Existing park embellishment	\$1,380,000	\$1,380,000	B	2027-2032

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS42	New open space - land acquisition and embellishment	De Witt Street, Bankstown (880sqm)	New park land acquisition / embellishment	\$2,220,000	\$2,220,000	A	2021-2026
OS43	New open space - land acquisition and embellishment	Chester Hill (3500 sqm)	New park land acquisition / embellishment	\$7,180,000	\$7,180,000	C	2033-2036
OS44	New open space - land acquisition and embellishment	Punchbowl (3500 sqm)	New park land acquisition / embellishment	\$6,830,000	\$6,830,000	A	2021-2026
OS45	New open space - land acquisition and embellishment	Condell Park (3500 sqm)	New park land acquisition / embellishment	\$6,830,000	\$6,830,000	B	2027-2032
OS46	New open space - land acquisition and embellishment	Yagoona (3500 sqm)	New park land acquisition / embellishment	\$6,480,000	\$6,480,000	B	2027-2032
OS47	New open space - land acquisition and embellishment	Padstow (3500 sqm)	New park land acquisition / embellishment	\$8,230,000	\$8,230,000	C	2033-2036
OS48	New open space - land acquisition and embellishment	Revesby (3500 sqm)	New park land acquisition / embellishment	\$7,880,000	\$7,880,000	C	2033-2036
OS49	New open space - land acquisition and embellishment	Belmore - Lakemba Street between Redman Lane and Cecilia Street (3500 sqm)	New park land acquisition / embellishment	\$11,610,000	\$11,610,000	A	2021-2026
OS50	New open space - land acquisition and embellishment	Belmore - between York Street and Collins Street (approx. 3500 sqm)	New park land acquisition / embellishment	\$12,190,000	\$12,190,000	C	2033-2036
OS51	New open space - land acquisition and embellishment	Campsie / Canterbury - between Bexley Road, Northcote Street, Cross Street and Canterbury Road (approx. 3500 sqm)	New park land acquisition / embellishment	\$9,990,000	\$9,990,000	B	2027-2032
OS52	New open space - land acquisition and embellishment	Lakemba - Gilles Street between Quigg Street South and Peel Street (approx. 3500 sqm)	New park land acquisition / embellishment	\$11,000,000	\$11,000,000	A	2021-2026
OS53	New open space - land acquisition and embellishment	Punchbowl / Wiley Park - between Canterbury Road, Rossmore Avenue, Renown Avenue and The Boulevarde (approx. 3500 sqm)	New park land acquisition / embellishment	\$8,440,000	\$8,440,000	B	2027-2032

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS54	New open space - land acquisition and embellishment	Wiley Park - between Robinson Street North and Cornelia Street (approx. 3500 sqm)	New park land acquisition / embellishment	\$7,150,000	\$7,150,000	B	2027-2032
OS55	Oswald Street Reserve, Campsie	Upgrade and embellishment, works may include landscaping and street furniture.	Existing park embellishment	\$100,000	\$100,000	C	2033-2038
OS56	Padstow Park	Construction of synthetic field	Sports ground - upgrade	\$3,000,000	\$3,000,000	A	2021-2026
OS57	Paul Keating Park, Bankstown	Implement high priority actions from the Paul Keating Park Masterplan.	District or regional park embellishment	\$10,000,000	\$10,000,000	A	2021-2026
OS58	Raw Avenue, Bankstown	New open space with embellishment. Works to include a shared pedestrian/vehicular access zone.	New park land acquisition / embellishment	\$990,000	\$990,000	A	2021-2026
OS59	RM Campbell Reserve, Bankstown	Upgrade and embellishment, works may include landscaping and street furniture.	Existing park embellishment	\$560,000	\$560,000	B	2027-2032
OS60	RM Campbell Reserve, Bankstown	Improve the link between both halves of the Reserve, including lighting, new fencing bordering 15-25 Jacobs Street in the link section, landscaping and park furniture, and embellish the public domain along both sides of Jacob Street between the Reserve and Rickard Road.	<del>New park land</del> Existing park embellishment of right-of-way parcel and street access improvements	\$170,000	\$170,000	B	2027-2032
OS61	Roselands Leisure and Aquatic Facility	Implement high priority actions in the Leisure and Aquatic Strategic Plan	Aquatic centre upgrade	\$19,000,000	\$19,000,000	B	2027-2032
OS62	Rudd Park, Belfield	New exercise equipment and half court.	Fitness stations	\$500,000	\$500,000	B	2027-2032
OS63	Rudd Park, Belfield	New level 2 play space with supporting embellishment and street furniture.	Playground	\$350,000	\$350,000	B	2027-2032
OS64	Saint Mary MacKillop Reserve, Canterbury	Upgrade and embellishment, works may include landscaping, street furniture and installation of play equipment.	Existing park embellishment	\$1,110,000	\$400,000	B	2027-2032

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS65	Salt Pan Creek Corridor	Implement high priority Salt Pan Creek Corridor improvements south of Bankstown Masterplan area. Locations may include: Salt Pan Creek Boardwalk; Eastern Shareway, Riverwood. Works may include landscaping, dog park, shelters and picnic seating, lighting, tree planting and streetscapes.	District or regional park embellishment	\$7,000,000	\$7,000,000	A	2021-2026
OS66	Salt Pan Creek Reserve, Riverwood	Implement high priority actions from the Salt Pan Creek Masterplan	Sports ground - upgrade	\$15,000,000	\$15,000,000	B	2027-2032
OS67	Shelley Street Reserve, Campsie	Upgrade and embellishment, works may include landscaping and street furniture.	Existing park embellishment	\$150,000	\$150,000	C	2033-2038
OS68	Stevens Reserve, Bankstown	Upgrade and embellishment, works may include landscaping and street furniture.	Existing park embellishment	\$590,000	\$590,000	B	2027-2032
OS69	Sydenham to Bankstown Corridor	Implement high priority Sydenham to Bankstown Open Space Corridor improvements. Locations may include: Sydenham-Bankstown Linear Park; Wangee Road Lakemba. Works include landscaping, improve water edge, lighting, informal play amenities, ponds, entry ways, improved access, tree planting for shade.	District or regional park embellishment	\$4,560,000	\$4,560,000	A	2021-2026
OS70	Tasker Park, Canterbury	Upgrade and embellishment of recreation precinct including improvements to public domain interface with river foreshore	Existing park embellishment	\$4,380,000	\$4,380,000	B	2027-2032
OS71	Tasker Park, Canterbury	New level 1 play space and supporting embellishment and street furniture	Playground	\$1,520,000	\$1,520,000	A	2021-2026
	Upgrade and embellishment of priority parks	Works may include landscaping, amenities, street furniture and lighting. Locations may include:					

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS72		Carl Little Reserve, Padstow	Existing park embellishment	\$500,000	\$500,000	C	2033-2038
OS73		Deepwater Park, Milperra	Existing park embellishment	\$4,000,000	\$4,000,000	A	2021-2026
OS74		East Hills Park, East Hills	Existing park embellishment	\$500,000	\$500,000	C	2033-2038
OS75		George Cayley Reserve, Punchbowl	Existing park embellishment	\$100,000	\$100,000	B	2027-2032
OS76		Gough Whitlam Park, Earlwood	Existing park embellishment	\$1,500,000	\$1,500,000	A	2021-2026
OS77		Hampden Road Reserve, Lakemba	Existing park embellishment	\$100,000	\$100,000	B	2027-2032
OS78		John Mountford Reserve, Narwee	Existing park embellishment	\$200,000	\$200,000	B	2027-2032
OS79		Jubilee Reserve, Lakemba	Existing park embellishment	\$100,000	\$100,000	C	2033-2038
OS80		Knox Street Reserve, Belmore	Existing park embellishment	\$100,000	\$100,000	C	2033-2038
OS81		Leonard Reserve, Roselands	Existing park embellishment	\$150,000	\$150,000	C	2033-2038
OS82		Mirambeena Regional Park, Georges Hall	Existing park embellishment	\$5,000,000	\$5,000,000	A	2021-2026
OS83		Nugent Park, Chester Hill	Existing park embellishment	\$500,000	\$500,000	A	2021-2026
OS84		Pat O'Connor Reserve, Canterbury	Existing park embellishment	\$500,000	\$500,000	B	2027-2032
OS85		Peace Park, Ashbury	Existing park embellishment	\$500,000	\$500,000	A	2021-2026
OS86		Peel Park, Lakemba	Existing park embellishment	\$100,000	\$100,000	B	2027-2032
OS87		Riverwood Parklands, Riverwood	Existing park embellishment	\$1,500,000	\$1,500,000	B	2027-2032
OS88		Various other locations identified in the Generic Plan of Management, including Beaumont Park, Earlwood, Coolabah St Reserve, Beverly Hills, Lambeth Reserve, Picnic Point, Maluga Passive Park, Birrong	Existing park embellishment	\$10,000,000	\$10,000,000	B	2027-2032
OS89	Various locations - Develop high priority sports precinct plans	Develop site specific precinct plans to increase capacity, sites may include Canterbury Park, The Crest, Punchbowl Park and Riverwood Sports Precinct	Sports ground - upgrade	\$200,000	\$200,000	A	2021-2026

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS90	Various locations - Exercise equipment and youth recreation facilities	Locations may include: Mildura Reserve, Campsie; Gough Whitlam Park, Earlwood; Tasker Park, Canterbury; Close St Reserve, Canterbury; Thurina Park, Villawood; Hampden Road Reserve, Lakemba	Fitness stations	\$ 2,000,000	\$ 2,000,000	B	2027-2032
OS91	Various locations - Level 1 Playgrounds and Play Spaces	Locations may include parks in Belmore, Birrong, Campsie, Hurlstone Park, Milperra, Padstow, Riverwood, Wiley Park	Playground	\$14,400,000	\$ 14,400,000	A	2021-2026
OS92	Various locations - Level 2 Playgrounds and Play Spaces	Locations may include: Bankstown, Belmore, Campsie, Canterbury, Condell Park, Lakemba, Padstow, Revesby, Riverwood, Roselands, Yagoona	Playground	\$ 4,500,000	\$ 4,500,000	A	2021-2026
OS93	Various locations - Level 3 playgrounds in new or existing parks  Various locations - Upgrade of Regional/ City Wide and District sports facilities to improve capacity	Locations may include: Bankstown, Belmore, Campsie, Lakemba, Roselands  Works may include sports amenities buildings and clubhouses, field reconstruction, irrigation and lighting. Locations may include:	Playground	\$ 500,000	\$ 500,000	B	2027-2032
OS94		Beaman Park, Earlwood	Sports ground - upgrade	\$ 2,500,000	\$ 2,500,000	A	2021-2026
OS95		Bill Delauney Reserve, Revesby Heights	Sports ground - upgrade	\$1,000,000	\$ 1,000,000	B	2027-2032
OS96		Croydon Park & Picken Oval Recreation Precinct, Croydon	Sports ground - upgrade	\$ 3,000,000	\$ 3,000,000	A	2021-2026
OS97		Earlwood Oval, Earlwood	Sports ground - upgrade	\$ 2,500,000	\$ 2,500,000	A	2021-2026
OS98		Jensen Park, Sefton	Sports ground - upgrade	\$1,000,000	\$ 1,000,000	B	2027-2032
OS99		Jim Ring Reserve, Birrong	Sports ground - upgrade	\$1,000,000	\$ 1,000,000	A	2021-2026

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
OS100		Marco Reserve, Panania	Sports ground - upgrade	\$ 750,000	\$ 750,000	A	2021-2026
OS101		Padstow Park, Padstow	Sports ground - upgrade	\$ 1,500,000	\$ 1,500,000	A	2021-2026
OS102		Parry Park, Lakemba	Sports ground - upgrade	\$ 1,250,000	\$ 1,250,000	A	2021-2026
OS103		Punchbowl Park, Punchbowl	Sports ground - upgrade	\$ 2,000,000	\$ 2,000,000	B	2027-2032
OS104		Rudd Park, Belfield	Sports ground - upgrade	\$ 1,000,000	\$ 1,000,000	A	2021-2026
OS105		Ruse Park, Bankstown	Sports ground - upgrade	\$ 800,000	\$ 800,000	B	2027-2032
OS106		Tasker Park, Canterbury	Sports ground - upgrade	\$ 1,500,000	\$ 1,500,000	B	2027-2032
OS107	West Terrace, Bankstown	New open space and embellishment, works may include landscaping, street furniture and lighting.	Existing park embellishment	\$ 3,860,000	\$ 3,860,000	B	2027-2032
OS108	Wiley Park, Wiley Park	Implement high priority actions from the Wiley Park Masterplan, including ponds enhancement, access / entry ways and further embellishments	District or regional park embellishment	\$ 5,000,000	\$ 5,000,000	A	2021-2026
OS109	Wolli Creek Corridor	Implement High Priority Wolli Creek Open Space Corridor improvements. Access and entry ways, landscaping, tree planting	District or regional park embellishment	\$ 6,210,000	\$ 6,210,000	C	2033-2038
OS110	Upgrade of Priority City Wide Sporting Facilities Identified in Sports Facilities Strategic Plan	Locations may include – Amour Park, Clemton Park, Lance Hutchinson Oval and O'Neil Park.	District or regional park embellishment	\$ 10,300,000	\$ 10,300,000	B	2027-2032

#### Advisory footnotes

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## Infrastructure Schedule

### Access and Public Domain facilities

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded *	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
AP1	Anzac Mall	Upgrade and embellishment, works may include landscaping street furniture	Streetscape / public domain works	\$ 500,000	\$ 500,000	B	2027-2032
AP2	Appian Way Public Domain	Public domain upgrades (includes public art)	Streetscape / public domain works	\$ 30,000	\$ 30,000	C	2033-2038
AP3	Bankstown CBD Public Domain	Public domain upgrades. Locations may include War Memorial Civic Centre	Streetscape / public domain works	\$ 20,000	\$ 20,000	C	2033-2038
AP4	Bankstown Complete Streets	Complete Streets public domain improvements and road works in Bankstown City Centre	Streetscape / public domain works	\$ 72,230,000	\$ 30,000,000	A	2021-2026
AP5	Bankstown CBD Water Sensitive Urban Design Treatments	Installation of WSUD treatments. Locations may include Northam Avenue from Griffith Park to Chertsey Avenue	Stormwater management facility	\$ 890,000	\$ 890,000	B	2027-2032
AP6	Beamish Street Public Domain	Public domain improvements along Beamish Street	Streetscape / public domain works	\$ 430,000	\$ 430,000	C	2033-2038
AP7	Campsie Town Centre roadworks and public domain improvements	Complete Streets public domain improvements and road works in Campsie City Centre	Shared zone / full street width works	\$ 26,560,000	\$ 15,000,000	B	2027-2032
AP8	Canterbury Road and Charles Street, Canterbury	Intersection upgrade including signalisation and local road widening for intersection approaches	Intersection upgrade	\$ 8,000,000	\$ 1,840,000	A	2021-2026
AP9	Chapel Road, Bankstown	New footpath on western side of Chapel Road, from Chertsey Avenue to Cambridge Avenue	Footpath - new or upgraded	\$ 110,000	\$ 25,300	B	2027-2032
AP10	Cooks River Public Domain	Public domain improvements along the Cooks River	Streetscape / public domain works	\$ 50,000	\$ 50,000	C	2033-2038

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
AP11	Liveable Centres Program - Local Centres	Local Centres upgrade works (including footpaths, pedestrian crossings, street furniture and landscaping). Locations may include: Revesby, Padstow, Yagoona, Lakemba, Belmore, Earlwood, Canterbury, Greenacre, Chester Hill	Streetscape / public domain works	\$ 30,000,000	\$ 30,000,000	A	2021-2026
AP12	Liveable Centres Program - Other Centres	Town Centre Upgrade Works (including footpaths, pedestrian crossings, street furniture and landscaping. Locations may include: Panania and Punchbowl	Streetscape / public domain works	\$ 5,000,000	\$ 5,000,000	B	2027-2032
AP13	Macauley Ave/ Restwell Street pedestrian facilities	Upgrade pedestrian facilities at Macauley Ave/ Restwell Street junction, including signalised intersection	Pedestrian and cycle network upgrades	\$ 700,000	\$ 700,000	B	2027-2032
AP14	Various locations - New footpaths at priority locations to improve connectivity	Provision of new footpaths to improve connectivity along bus routes and near priority Town Centres across the Bankstown, Bass Hill, Canterbury, Revesby, Roselands Wards	Footpath - new or upgraded	\$ 23,720,000	\$5,455,600	A	2021-2026
AP15	Various locations - New public toilet amenities at priority sites servicing the public domain	Locations may include: Bankstown, Belmore, Campsie and Canterbury	Streetscape / public domain works	\$ 1,600,000	\$ 1,600,000	B	2027-2032
AP16	Various locations - Pedestrian network facilities upgrades	Candidate locations including priority Town Centres such as Belmore, Canterbury, Chester Hill, Earlwood, Greenacre, Lakemba, Padstow, Panania, Punchbowl Revesby and Yagoona	Pedestrian and cycle network upgrades	\$ 12,350,000	\$ 12,350,000	A	2021-2026

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
AP17	Various locations - Road network and traffic improvements	Upgrade of intersections and streets in support of increased development and Town Centre Improvements. Priority Town Centres include: Chester Hill, Greenacre, Lakemba, Padstow, Punchbowl, Revesby	Road upgrade works	\$ 5,000,000	\$ 5,000,000 To be confirmed by City Plan	A	2021-2026
AP18	West Terrace Public Domain	Public domain upgrades	Streetscape / public domain works	\$ 160,000	\$ 160,000	C	2033-2038
AP19	West Terrace through-site pedestrian link enhancements	Embellishment of new West Terrace through-site pedestrian link (879 sqm)	Streetscape / public domain works	\$ 440,000	\$ 440,000	C	2033-2038
	New or upgrade of existing bridges to increase carrying capacity	Locations may include:					
AP20		Bayview Ave, Earlwood (Parallel bridge for pedestrians/ cyclists at Unwin's Bridge - Route 12- Cooks River shared path)	Pedestrian and cycle network upgrades	\$ 3,000,000	\$ 3,000,000	B	2027-2032
AP21		Broughton Street, Canterbury (Underpass - Route 12- Cooks River shared path)	Pedestrian and cycle network upgrades	\$ 2,500,000	\$ 2,500,000	C	2033-2038
AP22		Charles St, Canterbury (Canterbury to cross to Tasker Park - Route 8- Sydenham to Bankstown rail line route)	Pedestrian and cycle network upgrades	\$ 3,000,000	\$ 3,000,000	A	2021-2026
AP23		Fifth Avenue, Campsie (Upgrade and widening of existing Bridge over Cooks River including expansion of shared path)	Pedestrian and cycle network upgrades	\$ 5,000,000	\$ 5,000,000	C	2033-2038
AP24		Salt Pan Creek Corridor. Locations may include Ruse Park Bankstown, Gow Street Padstow, Stuart Street Reserve Padstow, Henry Lawson Drive, Padstow	Pedestrian and cycle network upgrades	\$ 3,000,000	\$ 3,000,000	A	2021-2026

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
AP25		Wardell Road, Earlwood (New bridge or underpass - Route 12- Cooks River shared path)	Pedestrian and cycle network upgrades	\$ 3,000,000	\$ 3,000,000	C	2033-2038
	Various locations - Transit cycleway routes to connect centres	Establish priority sections of new cycleways in line with the Transport Plan. Routes may include:					
AP26		Route 2 - City-wide north-south route that utilises Bankstown CBD as a node	Pedestrian and cycle network upgrades	\$ 10,710,000	\$ 10,710,000	B	2027-2032
AP27		Route 5 - North-south connection linking the M5 route, with the Sydenham-Bankstown corridor, from Wiley Park to Narwee	Pedestrian and cycle network upgrades	\$ 2,990,000	\$ 2,990,000	B	2027-2032
AP28		Route 7 - North-south connection linking the M5 route, with the Sydenham-Bankstown corridor, from Earlwood to Croydon Park	Pedestrian and cycle network upgrades	\$ 3,820,000	\$ 3,820,000	A	2021-2026
AP29		Route 8 - Georges Hall to Hurlstone Park (via Glassop Street)	Pedestrian and cycle network upgrades	\$ 2,580,000	\$ 2,580,000	A	2021-2026

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## Infrastructure Schedule

### Community and Cultural Facilities

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
CC1	Bankstown Arts Centre	Expansion of facilities to incorporate exhibition/ event space	Events & exhibition space	\$15,260,000	\$ 1,150,000	C	2033-2038
CC2	Bankstown Library and Knowledge Centre	Expansion of facilities to incorporate additional meeting space	Library - new or refurbished	\$ 9,110,000	\$ 920,000	B	2027-2032
CC3	Campsie Civic Centre Hub /Cultural Precinct	Construction of multi-purpose civic centre. Includes library and knowledge centre, meeting rooms, cultural spaces and adaptive reuse of the Orion Centre for community use	Multi-purpose community floor space	\$ 58,100,000	\$ 58,100,000	B	2027-2032
CC4	Library collections and supporting resources expansion	Provide additional library collection resources, including books, CDs, DVDs, computers and furniture for a growing library community, Annual program over 15 years	Library book stock	\$10,000,000	\$10,000,000	A	2021-2036
CC5	New community facility, Earlwood	New facility to be located in Earlwood (assumed size 1000 sqm)	Multi-purpose community floor space	\$ 5,300,000	\$ 5,300,000	C	2033-2038
CC6	New community facility, Greenacre	New facility to be located in Greenacre (assumed size 1000 sqm)	Multi-purpose community floor space	\$ 5,300,000	\$ 5,300,000	A	2021-2026
CC7	New community facility, Hurlstone Park	New facility to be located at Hurlstone Park Memorial Reserve (assumed size 220 sqm)	Multi-purpose community floor space	\$ 2,000,000	\$ 2,000,000	A	2021-2026
CC8	New community facility, Lakemba	New facility to be located in Lakemba (assumed size 1000 sqm)	Multi-purpose community floor space	\$ 5,300,000	\$ 5,300,000	C	2033-2038
CC9	New community facility, Padstow	New facility to be located in Padstow (assumed size 1000m2)	Multi-purpose community floor space	\$ 5,300,000	\$ 5,300,000	B	2027-2032
CC10	New community facility, Villawood	New facility to be located in Villawood (assumed size 1000 sqm)	Multi-purpose community floor space	\$ 5,300,000	\$ 5,300,000	A	2021-2026

Ref	Item description 1	Item description 2	Infrastructure Sub-category	Total cost rounded*	Cost allocated to development in plan <sup>#</sup>	Priority	Staging/ timing
CC11	Upgrade community facility, Chester Hill	Upgraded facility in Chester Hill (assumed size 2000 sqm)	Multi-purpose community floor space	\$10,600,000	\$10,600,000	C	2033-2038
CC12	Upgrade community facility, Morris lemma Indoor Sports Centre	Upgrade of Morris lemma Sports Centre (assumed size 1,000 sqm)	Multi-purpose community floor space	\$5,300,000	\$5,300,000	A	2021-2026
CC13	Upgrade community facility, Panania	Upgraded facility in Panania (assumed size 1500 sqm)	Multi-purpose community floor space	\$7,950,000	\$7,950,000	C	2033-2038
CC14	Upgraded community facility, Riverwood	Upgraded facility in Riverwood (assumed size 1000 sqm)	Multi-purpose community floor space	\$5,300,000	\$5,300,000	C	2033-2038

#### Advisory footnotes

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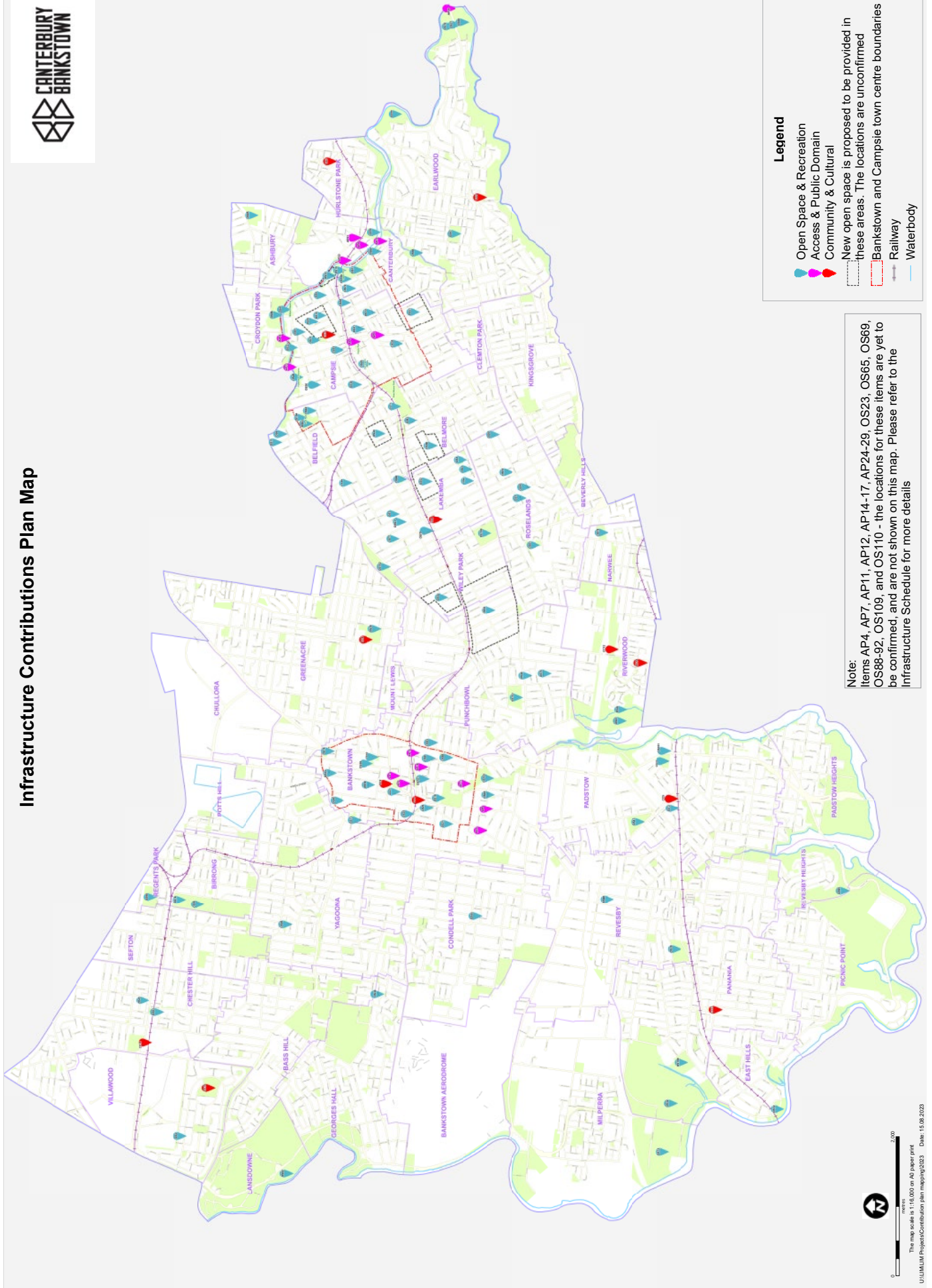
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# Infrastructure Contributions Plan Map





# Appendix C

## Infrastructure demand and the calculation of s7.11 contribution rates

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# Purpose of this appendix

## **The purpose of this appendix is to:**

- Describe the development expected to occur in the City of Canterbury-Bankstown LGA by 2036;
- Outline the infrastructure necessary to support this development; and
- Explain the relationship between the s7.11 contribution rates, the forecast development and the infrastructure funded under this Plan to meet the new demand.

There are particular requirements for s7.11 contributions 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)); and
- 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 s7.11 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. This appendix addresses these issues.

## Section 7.11 contribution rates

### Campsie Town Centre

		Secondary dwellings (includes 50% discount)			Other residential development							
	per person	per 0 or 1 bedroom secondary dwelling	per 2 bedroom secondary dwelling	per 3 or more bedroom secondary dwelling	per 0 or 1 bedroom dwelling	per 2 bedroom dwelling	per 3 or more bedroom dwelling	per subdivided dwelling house lot	per group home bed / hostel bed	per boarding house room / co-living housing room less than 16m <sup>2</sup>	per boarding house room / co-living housing room 16m <sup>2</sup> or more	per independent living unit
<b>Occupancy rate</b>	1.00	1.53	2.45	3.32	1.53	2.45	3.32	3.32	1.00	1.00	2.00	1.53
Open space and recreation facilities	\$3,885	\$2,972	\$4,759	\$6,449	\$5,944	\$9,519	\$11,502	\$11,502	\$3,885	\$3,885	\$7,770	\$5,944
Access and public domain facilities	\$1,707	\$1,306	\$2,091	\$2,834	\$2,612	\$4,183	\$5,054	\$5,054	\$1,707	\$1,707	\$3,414	\$2,612
Community and cultural facilities	\$1,064	\$814	\$1,303	\$1,765	\$1,627	\$2,606	\$3,149	\$3,149	\$1,064	\$1,064	\$2,127	\$1,627
Plan management and administration	\$100	\$76	\$122	\$166	\$153	\$245	\$296	\$296	\$100	\$100	\$200	\$153
<b>Total</b>	<b>\$6,756</b>	<b>\$5,168</b>	<b>\$8,276</b>	<b>\$11,215</b>	<b>\$10,336</b>	<b>\$16,552</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$6,756</b>	<b>\$6,756</b>	<b>\$13,511</b>	<b>\$10,336</b>

### Bankstown City Centre

		Secondary dwellings (includes 50% discount)			Other residential development							
	per person	per 0 or 1 bedroom secondary dwelling	per 2 bedroom secondary dwelling	per 3 or more bedroom secondary dwelling	per 0 or 1 bedroom dwelling	per 2 bedroom dwelling	per 3 or more bedroom dwelling	per subdivided dwelling house lot	per group home bed / hostel bed	per boarding house room / co-living housing room less than 16m <sup>2</sup>	per boarding house room / co-living housing room 16m <sup>2</sup> or more	per independent living unit
<b>Occupancy rate</b>	1.00	1.53	2.45	3.32	1.53	2.45	3.32	3.32	1.00	1.00	2.00	1.53
Open space and recreation facilities	\$3,885	\$2,972	\$4,759	\$6,449	\$5,944	\$9,519	\$11,407	\$11,407	\$3,885	\$3,885	\$7,770	\$5,944
Access and public domain facilities	\$1,763	\$1,348	\$2,159	\$2,926	\$2,697	\$4,318	\$5,175	\$5,175	\$1,763	\$1,763	\$3,525	\$2,697
Community and cultural facilities	\$1,064	\$814	\$1,303	\$1,765	\$1,627	\$2,606	\$3,123	\$3,123	\$1,064	\$1,064	\$2,127	\$1,627
Plan management and administration	\$101	\$77	\$123	\$167	\$154	\$247	\$296	\$296	\$101	\$101	\$201	\$154
<b>Total</b>	<b>\$6,812</b>	<b>\$5,211</b>	<b>\$8,345</b>	<b>\$11,308</b>	<b>\$10,422</b>	<b>\$16,689</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$6,812</b>	<b>\$6,812</b>	<b>\$13,624</b>	<b>\$10,422</b>

## Remainder of LGA

		Secondary dwellings (includes 50% discount)			Other residential development							
	per person	per 0 or 1 bedroom secondary dwelling	per 2 bedroom secondary dwelling	per 3 or more bedroom secondary dwelling	per 0 or 1 bedroom dwelling	per 2 bedroom dwelling	per 3 or more bedroom dwelling	per subdivided dwelling house lot	per group home bed / hostel bed	per boarding house room / co-living housing room less than 16m <sup>2</sup>	per boarding house room / co-living housing room 16m <sup>2</sup> or more	per independent living unit
<b>Occupancy rate</b>	1.00	1.53	2.45	3.32	1.53	2.45	3.32	3.32	1.00	1.00	2.00	1.53
Open space and recreation facilities	\$3,885	\$2,972	\$4,759	\$6,449	\$5,944	\$9,519	\$12,668	\$12,668	\$3,885	\$3,885	\$7,770	\$5,944
Access and public domain facilities	\$1,094	\$837	\$1,341	\$1,817	\$1,675	\$2,681	\$3,569	\$3,569	\$1,094	\$1,094	\$2,189	\$1,675
Community and cultural facilities	\$1,064	\$814	\$1,303	\$1,765	\$1,627	\$2,606	\$3,468	\$3,468	\$1,064	\$1,064	\$2,127	\$1,627
Plan management and administration	\$91	\$69	\$111	\$150	\$139	\$222	\$296	\$296	\$91	\$91	\$181	\$139
<b>Total</b>	<b>\$6,134</b>	<b>\$4,692</b>	<b>\$7,514</b>	<b>\$10,182</b>	<b>\$9,385</b>	<b>\$15,028</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$6,134</b>	<b>\$6,134</b>	<b>\$12,268</b>	<b>\$9,385</b>

# Planning and development context

## Area context

The City of Canterbury Bankstown is located in Sydney's south-western suburbs, between 8 and 25 kilometres from the Sydney CBD and is within the South District of Sydney as defined by the Greater Sydney Commission. The City has an area of approximately 110 square kilometres and is bounded by the local government areas of Inner West, Burwood, Strathfield and Cumberland to the north; Bayside, Georges River, and Sutherland to the south and Liverpool and Fairfield to the west.

Canterbury-Bankstown is a highly urbanised metropolitan environment that occupies a strategic position within Sydney's primary transport and freight corridors, accessible by air, rail, and road and is 30 minutes from Sydney (Kingsford Smith) Airport and Port Botany. The City is a gateway to western and southern Sydney, traversed by major state roads including the M5 Motorway, Hume Highway, King Georges Road, Henry Lawson Drive, Canterbury Road, Roberts Road and Stacey Street.<sup>1</sup>

The City is also crossed by 2 metropolitan rail lines – Bankstown and East Hills (Airport line). The Bankstown line is currently being upgraded to accommodate Metro rail rolling stock that will provide services directly linking neighbourhoods in Canterbury-Bankstown with the Sydney CBD and northern Sydney destinations along the Metro North West line to Tallawong (Rouse Hill). The 66km line is due to open in 2023.

The Canterbury-Bankstown LGA's residential areas include a mix of:

- Suburban-style low density housing, dual occupancies and secondary dwellings on lots less than 1,000 square metres;
- Areas of medium density housing, such as town houses and walk-up residential flat buildings; and
- High-density, high-rise housing.

The area also has many employment, institutional and special use areas that support employment, including Bankstown City Centre, Bankstown Airport, Bankstown Hospital precinct, Canterbury Hospital Precinct, and industrial and warehouse areas at Revesby / Condell Park, Riverwood, Kingsgrove, Villawood, Milperra, and Chullora.

Major retail precincts are located in Bankstown, Campsie, Revesby, Chester Hill, Chullora, Bass Hill, Lakemba and Roselands. These locations are also included in the 43 town centres across the LGA.

In 2016, 37,000 businesses were registered in Canterbury-Bankstown. They employed 95,000 persons.<sup>2</sup>

<sup>1</sup> City of Canterbury-Bankstown Asset Management Strategy 2019-2029, p13

<sup>2</sup> City of Canterbury-Bankstown Economic Profile, accessed on 23/12/21 at <https://economy.id.com.au/canterbury-bankstown/workers-key-statistics>

### **Bankstown City Centre**

Bankstown is the LGA's largest centre and will be the focus of significant redevelopment in the future.

The vision for Bankstown City Centre is to serve as a premier location of commerce, civic, cultural, administrative and sociality. The area aims to provide additional dwellings for 29,500 new residents, 15,300 new jobs and capacity for 25,000 students between 2016 and 2036. Attracting investment from other stakeholders including Western Sydney University and additional hospital provision are key to enabling planned population, job and education growth.

The City Centre will offer diverse employment opportunities with health and education specialisations leveraging new, major infrastructure – Sydney Metro and a Western Sydney University campus. The NSW Government has also committed to a new \$1.3 billion hospital investment in Bankstown, with the site yet to be confirmed.

As a result of this investment, Bankstown City Centre is expected to see significant population growth and associated dwellings. The development will be spread throughout the area with higher density residential development concentrated in and around the City Centre over the next 10-15 years.

### **Campsie Town Centre**

Campsie Town Centre, the second largest centre in the Canterbury-Bankstown LGA, is undergoing significant transformation. Identified as the key Strategic Centre in the eastern part of Canterbury-Bankstown, Campsie is shifting from a main street shopping centre to a health and lifestyle precinct. Driving this transformation is the conversion of Campsie Station into a Metro Station, which will improve connectivity and position Campsie as a key junction between the Sydney CBD and Western Sydney.

The vision for Campsie Town Centre is that it serves as an anchor to the Eastern Lifestyle and Medical Precinct by leveraging an upgrade of Campsie station to a metro station and using key assets including Canterbury Hospital, Canterbury Aquatic Centre and open space assets along the Cooks River. The area aims to provide additional dwellings for 14,800 new residents and 2,700 new jobs.

Campsie is also identified to become a civic and cultural hub. The centre will have new and enhanced community, arts and cultural facilities in the Campsie Civic Precinct. The Precinct will become a hub of new and consolidated facilities (including a library, meeting rooms and arts spaces) that support residents and workers, as well as visitors from the wider region.

## Planning framework

Future development in the Canterbury-Bankstown LGA is guided by a number of plans and policies, including the *Greater Sydney Regional Plan: A Metropolis of Three Cities* and the *South District Plan* – both prepared by the Greater Sydney Commission (**GSC**). Key Council plans that relate to the infrastructure identified in this contributions plan are the Canterbury-Bankstown Local Strategic Planning Statement – *Connective City 2036* (**LSPS**) and Bankstown and Campsie centre master plans.

### South District Plan

Canterbury-Bankstown is one of three LGAs covered by the South District Plan. Key priorities of the plan relevant to this contributions plan are:

- Sustaining vibrant public places, walking and cycling and cultural, artistic and tourism assets;
- Matching growth and infrastructure, including social infrastructure;
- Protecting and enhancing natural assets; and
- Innovation in providing recreational and open space, and increased urban tree canopy.<sup>3</sup>

### Local Strategic Planning Statement (LSPS)

Council's Canterbury-Bankstown LSPS – *Connective City 2036* – sets out strategic initiatives outlining how the City will grow and develop up to 2036.<sup>4</sup>

Building on the work done in the Canterbury-Bankstown Housing Strategy and Employment Lands Strategy, *Connective City 2036* sets out where housing and job opportunities will be focused.

The LSPS aims to inform land use planning that 'results in quality development, supported by appropriate and timely delivery of infrastructure, community facilities and open space, while preserving the character of areas that make the City desirable'.<sup>5</sup>

Other aims of the LSPS are to:

- Identify and define the locations that offer opportunities for growth and change, the vision for that change and how it will occur;
- Provide direction on what infrastructure is required and where it should be located to help guide Council, the community, employers and decision making; and
- Inform State agencies of City priorities when they are planning and programming to determine State infrastructure needs.

The LSPS introduces and describes many of the infrastructure items included in this contributions plan, including:

- Improvements to strategic 'green grid' and 'blue grid' corridors including Salt Pan Creek and Cooks River;
- Upgrade of the City's aquatic facilities;
- New and upgraded open space in the City's main centres of Bankstown and Campsie;
- Attractive urban streets in centres that meet the needs of pedestrians; and
- An interconnected and accessible walking and cycling network.

### Master plans for centres

Council has recently prepared master plans for its two main centres – Bankstown and Campsie. Each plan sets a 15-year vision for each centre.

These two centres are anticipated to accommodate around 35% of the City's anticipated population growth over the period 2021-36.

<sup>3</sup> South District Plan 2018, p6

<sup>4</sup> LSPSs are prepared by all councils – their principal purpose being to apply the State Government's regional and district plans to local circumstances. LSPSs must be considered when proposals to rezone land are being considered.

<sup>5</sup> City of Canterbury-Bankstown (2020), *Connective City 2036*, p8



The Campsie Town Centre Master Plan establishes the future vision of Campsie as a ‘thriving health and lifestyle precinct’. New investment in development is being driven by the conversion of Campsie Station into a Metro Station. This will improve connectivity and position Campsie as a key junction between the Sydney CBD and other Western Sydney destinations.

The Bankstown City Centre Master Plan is in response to the major infrastructure investments that have been announced or are underway – for example, Sydney Metro City and Southwest, a new Western Sydney University Bankstown City Campus, and a new public hospital. This city-shaping infrastructure will stimulate the Bankstown City Centre and deliver opportunities for higher education, world-class health services and concentration of innovative jobs.<sup>6</sup>

The master plans describe design principles for new development, outline key directions for change, inform future changes to planning controls, and identify infrastructure investments that are needed to bring the centre’s vision from plan to reality. The latter includes investments that cover all scales of infrastructure, including those that are beyond the responsibility of the Council.

This contributions plan supports the master plans by identifying local infrastructure projects that will be partly or fully funded by developers making local infrastructure contributions. They include new or revitalised open space areas, transforming the role of streets to be also places where people gather (‘complete streets’), and new or augmented social infrastructure including libraries, cultural and community centres.

<sup>6</sup> Draft Bankstown City Centre Master Plan, p1

## Development and population characteristics

### Residential development

Recent activity in dwelling approvals in Canterbury-Bankstown LGA has been significant. Table C1 shows the change in net additional dwellings in the City since 2016. Average annual net dwelling growth exceeded over 2,000 dwellings per annum until 2018, and has since declined markedly.

**Table C1 Net additional dwelling growth in Canterbury-Bankstown LGA since 2016**

Calendar year	Net additional detached dwellings	Net additional multi-unit dwellings	Total net additional dwellings
2016	485	1761	2246
2017	618	1552	2170
2018	432	1682	2114
2019	273	1408	1681
2020	313	699	1012
<b>Total</b>	<b>2,121</b>	<b>7,102</b>	<b>9,223</b>

Source: DPIE (2021), NSW, Greater Sydney, Central Coast, Illawarra-Shoalhaven and Greater Newcastle Regions Local Government Area Housingivity.

Note: The DPIE figures do not record all net additional housing over this period. Some housing types such as boarding houses, secondary dwellings, and public housing are not included.

In 2019 the City of Canterbury Bankstown had an estimated resident population of 378,000, which is the largest population of any LGA in NSW. The population increased by over 50,000 persons in the ten years between 2009 and 2019<sup>7</sup> – an average increase on 5,000 persons per annum.

The distribution of this population is characterised by:

- Higher population densities focused around railway stations along the Bankstown Line (which runs east-west through the City), and also on the northern side of the Airport / Macarthur Line (which skirts the southern boundary);
- Relatively lower population densities located in surrounding suburbs further away from the main centres and public transport services.

## Forecast development and population

### Residential development and population

The following pages contain tables and a map summarising the City's planning for future residential development.

**Table C2** summarises the main locations identified for growth in the Council's Housing Strategy. These locations are primarily in the various centres.

**Figure C2** shows the locations of the centres earmarked for growth.

**Table C3** shows the planned distribution of the growth among centres and surrounding suburbs. Council has adopted the Housing Strategy target of 50,000 dwellings between 2016 and 2036. The Housing Strategy (Table 26)<sup>8</sup> provides the estimate of housing approvals between 2016 and 2021 as 10,594 dwellings. The life of this Plan is 2022 to 2036, thus the forecast number of dwellings required to be addressed by this Plan is 39,406 dwellings, as shown in **Table C3**.<sup>9</sup>

<sup>7</sup> ABS Catalogue No. 3218.0 Regional Population Growth, Australia

<sup>8</sup> Source: Canterbury-Bankstown Housing Strategy, p88

<sup>9</sup> Dwelling target assumed to be 50,000 minus 10,594 dwellings

The Housing Strategy also anticipates that the population in the LGA will grow by approximately 112,869 people during the life of this Plan.<sup>10</sup> The assumed distribution of dwellings and additional population relevant to the contribution catchments used in this Plan, is shown in **Tables C4** and **C5**.

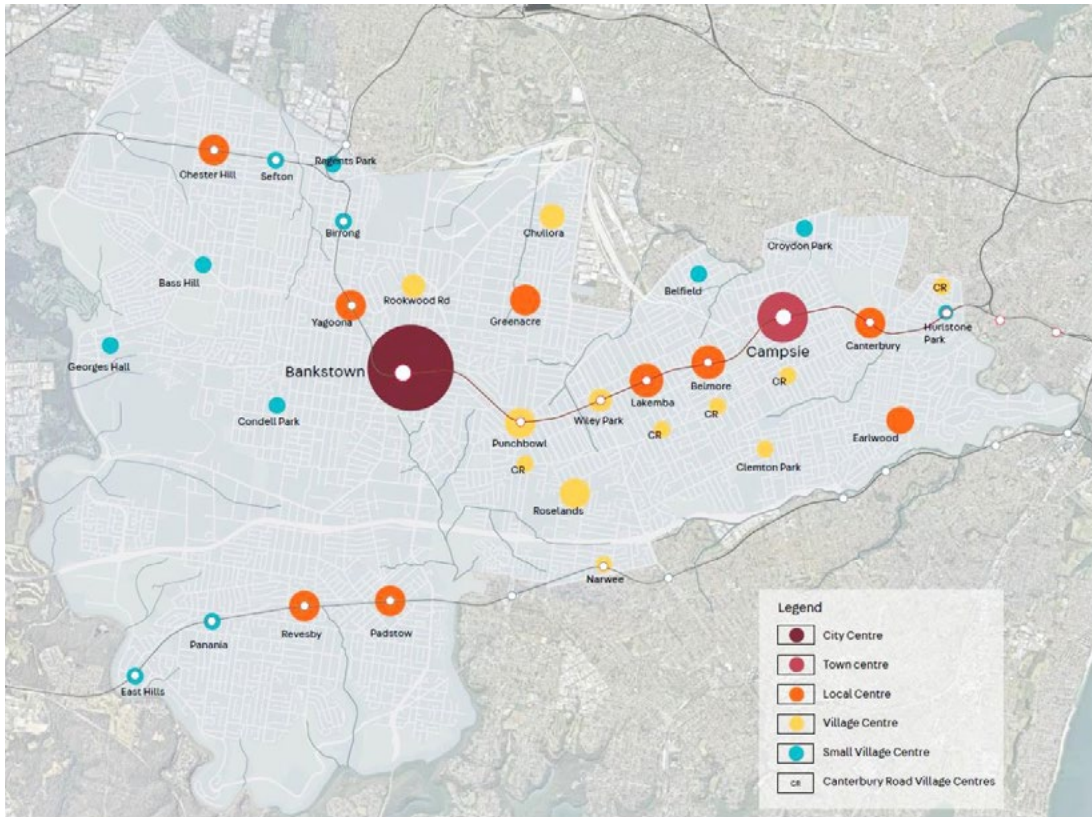
**Table C2 Canterbury-Bankstown Housing Strategy focusing housing growth in centres**

Centre type	Role of centre(s) in providing housing
<b>Strategic centre</b> (Bankstown)	The Bankstown Strategic Centre will transition to a modern, high profile mixed use CBD providing employment uses and apartment accommodation suited to singles, couples, executives and professionals, key workers, older people and families. Consistent with the Greater Sydney Commission's position, 5–10% of new dwellings are to be affordable dwellings. Student housing would support the establishment of a new Western Sydney University Campus and student-related aviation functions of Bankstown Airport. Executive, short-stay and medium term accommodation would support Bankstown's emerging health and education role.
<b>Strategic centre</b> (Campsie)	The Campsie Strategic Centre will provide mixed housing options suited to singles, couples, key workers, professionals and executives, older people and families. Consistent with Greater Sydney Commission's position, 5–10% of new dwellings are to be affordable dwellings. Campsie will emerge as a lifestyle precinct with a strong night time economy and vibrant entertainment precinct. Stronger connections to Canterbury Hospital, the Cooks River foreshore, Bankstown CBD and Sydney CBD will further improve the functionality and appeal of Campsie.
<b>Local Centres:</b> Including Canterbury, Belmore, Lakemba, Padstow, Revesby, Chester Hill, Earlwood, Greenacre and Yagoona	New housing will provide a mix of dwelling types in a built form that is compatible with local character. Additional housing will have good access to jobs and community facilities. Improved civic spaces and public domain will provide opportunities for social interaction and community-based activities. Population increases resulting from housing growth will support local businesses.
<b>Village Centres:</b> Punchbowl, Wiley Park, Canterbury Road–Hurlstone Park, Canterbury Road–Campsie, Canterbury Road–Belmore, Canterbury Road–Lakemba, Canterbury Road–Punchbowl, Narwee, Clemton Park, Roselands, Rookwood Road and Chullora	New housing will add to the diversity of housing choice in a built form that is compatible with local character.
<b>Small village centres:</b> Bass Hill, Regents Park, Georges Hall, Condell Park, Hurlstone Park, Birrong, East Hills, Belfield, Croydon Park, Sefton and Panania	Housing in these centres could include low rise medium density dwellings such as terrace houses.

Source: City of Canterbury Bankstown Housing Strategy, p14

<sup>10</sup> Source: Canterbury-Bankstown Housing Strategy, p55

**Figure C2 Canterbury-Bankstown dwelling target locations**



Source: Canterbury-Bankstown Housing Strategy, p11

**Table C3 Canterbury-Bankstown dwelling assumptions breakdown by location**

Location (refer to map in Figure C2)	Projected dwelling growth 2016-2036	Assumed interim growth in Housing Strategy 2016-21
Bankstown City Centre	12,500	1,338
Campsie Town Centre	6,360	603
Local Centres	10,100	8,653
Village Centres	8,340	
Small Village Centres	2,600	
Suburban Areas	10,100	
<b>Total</b>	<b>50,000</b>	<b>10,594</b>

Source: Tables 26, 28, Canterbury-Bankstown Housing Strategy

**Table C4 Canterbury-Bankstown dwelling projections by contribution catchment**

Area	2016	2021	2036	2021-2036 growth	Proportion of growth
Bankstown Centre	6,200	7,538	18,700	11,162	28.3%
Campsie Centre	8,900	9,503	15,260	5,757	14.6%
Remainder of the LGA	105,762	114,415	136,902	22,487	57.1%
<b>Total</b>	<b>120,862</b>	<b>131,456</b>	<b>170,862</b>	<b>39,406</b>	

**Table C5 Assumed resident population growth by contribution catchment**

Area	2016	2021	2036	2021-2036 growth	Proportion of growth
Bankstown Centre	16,500	20,061	46,000	25,939	23.0%
Campsie Centre	24,500	26,160	39,371	13,211	11.7%
Remainder of the LGA	305,200	340,800	414,519	73,719	65.3%
<b>Total</b>	<b>346,200</b>	<b>387,021</b>	<b>499,890</b>	<b>112,869</b>	

Sources: Adapted from Table 10, Table 11 of Canterbury-Bankstown Housing Strategy

### Household occupancy rates

Average occupancy rates inform the contribution rates levied on different development types and sizes.

**Table C6** shows average household size in different dwelling sizes in 2016.<sup>11</sup>

**Table C6 Occupancy rates Canterbury-Bankstown LGA**

Residential development type	Occupancy rate
0 and 1 bedroom dwellings	1.44 persons per dwelling
2 bedroom dwellings	2.17 persons per dwelling
3+ bedroom dwellings	3.12 persons per dwelling

Source: Compiled from ABS census 2016 data

There is limited research available on contemporary occupancy rates for independent living units seniors living dwellings. On the basis of the results of surveys of retirement living undertaken in recent years, a reasonable occupancy rate for this housing form would be 1.3 to 1.4 persons per dwelling.<sup>12</sup> Given that some dwellings would accommodate live-in carers, a slightly higher occupancy rate for these dwellings is appropriate – i.e. the occupancy rate for 1 bedroom dwellings (which is 1.53 persons).

Secondary dwellings and boarding houses also make up the housing mix in the LGA. The ABS census does not separate data for occupancy of these dwelling types. For the purposes of this Plan, Council has assumed an average dwelling occupancy rate for secondary dwellings according to the number of bedrooms per dwelling.

### Social indicators

The City's social and economic character shows marked variation between the wealthier suburbs in the eastern end compared to the numerous suburbs in the centre and south whose residents are some of the most disadvantaged in the nation. **Table C7** over page shows the SEIFA<sup>13</sup> Index of Relative Socio-Economic Disadvantage scores which measure the relative level of socio-economic disadvantage based on a range of Census characteristics. SEIFA indexes provide a general view of the relative level of disadvantage in one area compared to others - a higher score on the index means a lower level of disadvantage.

The Citywide score (935) lies in the 17<sup>th</sup> percentile of national SEIFA scores. Only 5 of the City's 31 comparison areas had a SEIFA score above the Greater Sydney average. Three areas – Lakemba, Riverwood and Villawood – had scores that placed them in the 5<sup>th</sup> percentile or less.

<sup>11</sup>Source: SGS Economics, Canterbury-Bankstown Demographic Study, 2018 p74

<sup>12</sup> Surveys were PWC and Property Council Retirement Census, November 2018, and Seniors Living Insight, Knight Frank September 2017. The average occupancy rate for 'independent living units' derived by each publication was 1.39 and 1.30, respectively. The average rate could be closer to 1.5 persons if there are substantial numbers of 'live-in' carers in the dwellings.

<sup>13</sup> Socio-Economic Indexes for Areas

The SEIFA index has significant implications for the provision of services in the Canterbury-Bankstown LGA. That is, the future residents (who are likely to exhibit similar social characteristics to the current population) will have a relatively high need for accessible, plentiful and affordable cultural, community, leisure and recreation services compared to wealthier, more advantaged areas, as these residents are less able to afford private provision of these facilities. Not-for-profit providers such as Council will therefore have a key role to play in delivering these functions. The contributions plan focuses on the provision of these services.

**Table C7 Index of Relative Socio-economic Disadvantage, 2016**

Area	2016 SEIFA index	Percentile <sup>14</sup>
Ashbury	1080.2	91
Picnic Point	1078.4	90
Milperra	1060.8	82
Earlwood	1028.8	63
Hurlstone Park	1024.4	60
Panania - East Hills	1009.8	51
Padstow - Padstow Heights	1007.4	50
Croydon Park (part)	1004.2	48
Kingsgrove	1001.6	46
Georges Hall	1001.0	45
Belfield	995.7	43
Canterbury	993.0	41
Revesby - Revesby Heights	988.8	39
Roselands	971.3	30
Narwee - Beverley Hills	956.1	24
Birrong - Regents Park - Potts Hill	945.1	20
Condell Park - Bankstown Aerodrome	941.8	19
Campsie - Clemton Park	921.3	14
Belmore	914.8	12
Greenacre - Mount Lewis - Chullora	914.2	12
Bass Hill - Lansdowne	913.3	12
Sefton	904.9	10
Yagoona	901.9	10
Bankstown Balance	900.6	10
Punchbowl	879.8	7
Wiley Park	874.9	7
Chester Hill	871.3	7
Bankstown CBD	856.1	6
Lakemba	851.9	5
Riverwood	799.0	3
Villawood	669.4	2
<b>City of Canterbury Bankstown</b>	<b>935.0</b>	<b>17</b>
<b>Greater Sydney</b>	<b>1018.0</b>	<b>56</b>
<b>Australia</b>	<b>1001.9</b>	<b>46</b>

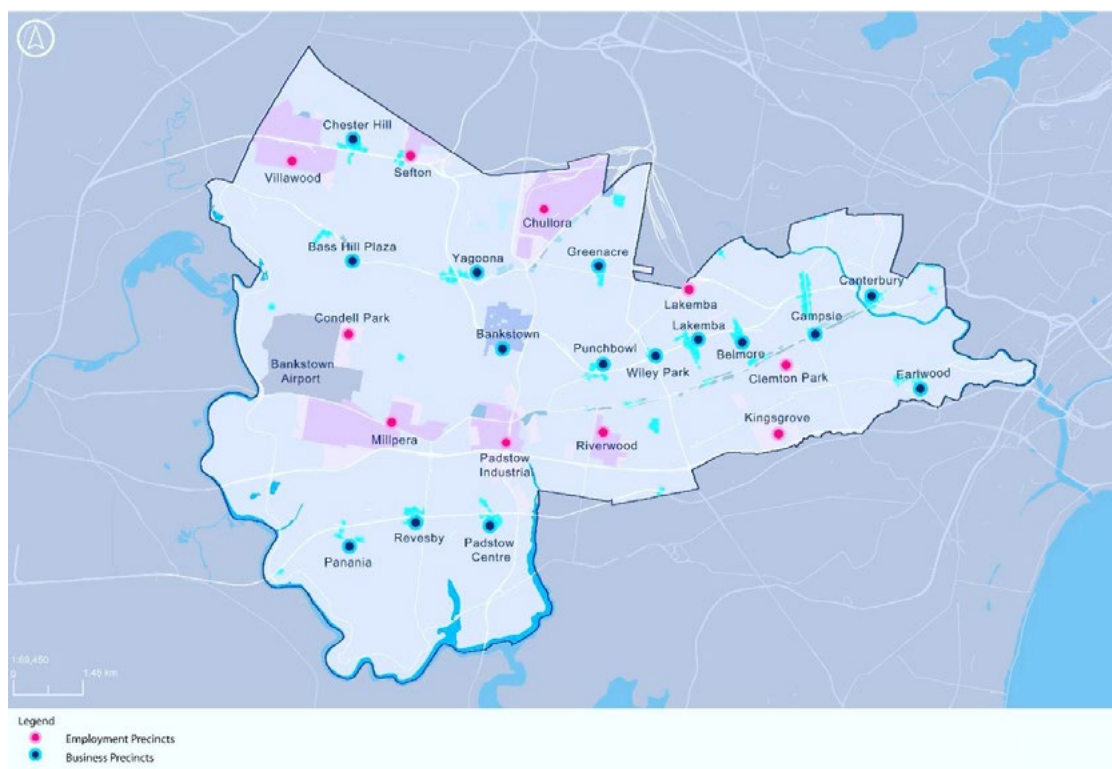
Source: City of Canterbury Bankstown community profile, accessed at [https://profile.id.com.au/Canterbury Bankstown/seifa-disadvantage-small-area](https://profile.id.com.au/Canterbury-Bankstown/seifa-disadvantage-small-area)

<sup>14</sup> Based on all Australian postcodes

## Employment related development

Most of the future employment development will likely be focused in the City's existing commercial centres, employment precincts and business precincts, as shown in **Figure C3**.

**Figure C3 Canterbury-Bankstown employment and business precincts**



Source: Canterbury-Bankstown Employment Lands Strategy, p20

Council's employment lands strategy projects that up to 44,200 extra jobs could be created in workplaces in the Canterbury-Bankstown LGA between 2016 and 2036. The level of growth is highly dependent upon the delivery of major employment generating projects in Bankstown CBD and Bankstown Airport. Without these major projects to stimulate employment generation, around 24,000 additional jobs would be expected.<sup>15</sup>

The strategy's projections for additional floor area are shown in the **Table C8**.

**Table C8 Employment lands strategy additional floor area projections, 2016-36**

Development area / type	Projected additional gross floor area 2016-36 (m2)
Retail development in all centres	112,000
Commercial development in centres	193,323
Industrial and other employment development in areas zoned for employment uses	Scenario 1: minus 78,790 Scenario 2: 170,502 Scenario 3: 248,879 Scenario 4: 487,500

Source: Canterbury-Bankstown Employment Lands Strategy, Tables 31 and 34

<sup>15</sup> Source: Hill PDA (2020), Canterbury-Bankstown Employment Lands Strategy. The strategy identified 4 employment growth scenarios with jobs growth being 24,214, 29,474, 35,715 and 44,215 for each scenario, respectively.

For Bankstown and Campsie centres the jobs and floor space targets for the period 2016-2036 are shown in **Table C9**.

**Table C9 Employment targets for Bankstown and Campsie centres, 2016-36**

Target Indicator	Bankstown City Centre	Campsie town centre
2036 jobs target (No.)	25,000 jobs	7,500 jobs
Extra jobs required to meet target (No.)	16,000 jobs	2,700 jobs
Extra floor space needed to meet target (square metres)	550,000 sq.m	124,000 sq.m

Sources: Bankstown City Centre Master Plan Phase One Report, March 2021; Campsie Town Centre Master Plan: Phase One Report (undated)

### Summary of relationship between development and need for infrastructure

Council has planned for the local population to reach 500,000 by 2036 – an increase of 112,000 persons over 15 years, or 7,500 persons per year. The number of workers in the area is forecast to increase between 24,000 and 44,000 positions in the 20 years to 2036. 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, live transport and public domain works.

The City of Canterbury Bankstown is a developed locality with residential and employment areas and significant green space along the Cooks River, Georges River and Salt Pan Creek corridors. These land-use attributes mean that future development will take place by:

- Conversion of already-developed land from one use to another (e.g. a residential use replacing a commercial, retail or industrial use); or
- Higher density development of the same land use on the same parcel of land (e.g. residential flat buildings replacing detached dwelling houses).

This has significant implications in planning for the infrastructure needs of the future developments in Canterbury-Bankstown (particularly open space, recreation and community infrastructure):

- Parts of Canterbury-Bankstown (such as Picnic Point and Milperra) have ample open space, particularly along the river foreshores. Other parts of the LGA, including areas along the rail corridors (such as Lakemba and Punchbowl) with high concentrations of apartment-dwellers, have limited access to open space;
- Land costs are very high in Canterbury-Bankstown, in keeping with its central metropolitan location. Developable land is a scarce resource, meaning its cost will likely continue to increase;
- Council would be acting responsibly in the public interest if it pursued a strategy of providing the new residents with the same level of developed open space as that enjoyed by existing residents. However, because of the very high land costs, maintaining provision levels would result in excessively high contribution rates making new developments unaffordable and putting upward pressure on the price of existing housing stock;
- These factors will mean that opportunities to enlarge infrastructure that requires significant areas of land will be limited. Existing open space, recreation and community facilities assets will need to work more efficiently to accommodate both current and future needs; and
- Many of the occupants of future residential developments 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 existing residents. The availability of high-quality, ground-level public open space within walking distance will be important to the future population's quality of life.

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; and
- (b) Increasing the recreation carrying capacity of existing Council and other public land through embellishment and other works.

The development of the Bankstown and Campsie master plans and a review of various facility needs in the remainder of the LGA has enabled Council to prepare a schedule of local infrastructure items for the current and future (2036) population. This schedule including estimated costs and staging, and location maps, is included in **Appendix B**.

The next section discusses the identified infrastructure needs and proposed works, and the calculation of reasonable contributions that reflect the relationship between expected development and the need for infrastructure.



# Infrastructure needs and the calculation of s7.11 contribution rates

## Information relied upon

The works schedule in this Plan has been based on numerous studies which identify the need for various types of social infrastructure such as recreation and community facilities. These studies include, but are not limited to:

- Bankstown City Centre Masterplan (2021);
- Campsie Town Centre Masterplan (2021);
- Local Strategic Planning Statement - Connective City 2036;
- Community Strategic Plan CBCity 2028 (2019);
- Bankstown Open Space Strategic Plan 2014;
- Belmore Sport and Recreation Precinct Masterplan 2019;
- Canterbury Open Space Strategy 2017;
- Canterbury Strategic Recreation Plan 2015;
- Creative City Strategic Plan 2019;
- Leisure and Aquatics Strategic Plan 2019;
- Playground and Play Spaces Strategic Plan 2018;
- Salt Pan Creek Reserve Masterplan 2018; and
- Wiley Park Landscape Masterplan.

## Contributions plans are one of a suite of strategies needed to deliver infrastructure

Infrastructure contributions alone will not be sufficient to fund delivery of all of the infrastructure needed to meet the needs of the future population. Similarly, Council will not be the only agency responsible for delivering local infrastructure. This will be particularly the case in the delivery of infrastructure to support

the development visions for Bankstown and Campsie centres.

For infrastructure items that are necessary to meet current and future needs but which are not Council's primary responsibility – such as regional roads, mass transit, commuter car parking, schools and hospitals – Council will advocate to the State Government for delivery of new or enhanced infrastructure. For example, master planning for Campsie identified a long-standing need for a bypass road. Council will advocate for the provision of the Campsie bypass which will require State government funding.

This contributions plan will contribute to a portion of the local infrastructure costs required by the forecast development, while a mix of other funding sources will be needed to provide the balance of the required funding. These other funding sources can include:

- Council reserves;
- Grants and funding from other levels of Government;
- Unspent contributions collected under previous plans;
- Renewal of Council's property assets;
- Infrastructure delivered through planning agreements with developers;
- Shared use of school facilities;
- Strengthening existing and creating new partnership arrangements with other providers, including RSL and sports clubs; and
- Grants and funding from other levels of Government.<sup>16 17</sup>

<sup>16</sup> Draft Campsie Town Centre Masterplan (2021), p42

<sup>17</sup> City of Canterbury-Bankstown (2020), *Connective City 2036*, p90



## Infrastructure needs and Council responses

Based on the infrastructure needs assessments above, Council developed a schedule of infrastructure to meet the needs of the Canterbury-Bankstown population up to 2036. The schedule items are grouped into the categories and sub-categories shown in **Table C10**.

**Table C10 Infrastructure categories and sub categories**

Infrastructure category	Infrastructure subcategory
<b>Open Space &amp; Recreation</b>	Aquatic centre upgrades New park land acquisition / embellishment District or regional park embellishments Existing park embellishments Fitness stations Playgrounds Sports grounds - upgrade
<b>Access &amp; Public Domain</b>	Streetscape / public domain works Shared zone / full street width works Footpath - new or upgraded Intersection upgrade Stormwater management facility Road upgrade works Pedestrian and cycle network upgrades
<b>Community &amp; Cultural</b>	Events & exhibition space Library - new or refurbished Multi-purpose community floor space Library book stock

**Table C11** contains information on the infrastructure needs relating to each facility category and sub-category and how the Council intends to respond to meet those needs. meets the needs of existing and future populations in the City of Canterbury Bankstown.

**Table C11 Infrastructure categories and sub categories**

Infrastructure category and sub- category	Infrastructure needs and responses
<b>Open Space &amp; Recreation</b>	
Aquatic centre upgrades	<p>The plan contains 4 infrastructure items for this sub-category.</p> <p>Current levels and quality of provision and recommendations for the future development of the City's aquatic recreation centres are contained in the Leisure and Aquatic Strategic Plan (2019).</p> <p>The current centres are located at Birrong, Canterbury, Greenacre, Revesby, Roselands and Villawood. Most were developed more than 40 years ago and many facilities are getting to the end of their usable life. Current deficiencies noted in the strategic plan evident in one or more centres include:</p> <ul style="list-style-type: none"> <li>• General oversupply due to the facilities serving small population catchments and similar facilities being located in adjacent local government areas</li> <li>• Not compliant with current standards and their layout increases resource management costs and risks</li> <li>• Not easily accessible or well-connected, especially forive transport</li> <li>• They are not located near centres or where the community needs them to be</li> <li>• They have not been planned as a network of complementary facilities.<sup>18</sup></li> </ul> <p>In response to these issues, Council plans to rationalise and improve the facility offering at aquatic centres.ions that will be part funded by contributions collected under the contributions plan include:</p> <ul style="list-style-type: none"> <li>• Replace the current Greenacre facility with a water park and enhanced play space at Roberts Park</li> <li>• Replace the current Wran Leisure and Aquatic Centre at Villawood with new, enhanced community facility at Thurina Park, Villawood</li> <li>• Various scales of redevelopment of the Birrong, Max Parker, Canterbury, and Roselands Leisure and Aquatic Centres. New facilities to include change rooms, outdoor water play area, replacement and / or additional pools, multi-purpose fitness facilities.<sup>19</sup></li> </ul> <p>The planned upgrades and reconfiguration of the aquatic centres are being undertaken to meet demands of both the existing and planned future populations. For example, the Canterbury Leisure and Aquatic Centre, where the upgraded facility will include an additional swimming lane to the outdoor pool and an approximately 50% increase in the expanded indoor/outdoor facilities, demonstrating increased capacity to meet additional demand. Apportionment of costs and the calculation of contribution rates reflect these demands.</p>

<sup>18</sup> Canterbury-Bankstown Leisure and Aquatic Strategic Plan (2019), p9

<sup>19</sup> Canterbury-Bankstown Leisure and Aquatic Strategic Plan (2019), pp 26-32

Infrastructure category and sub- category	Infrastructure needs and responses			
New park land acquisition / embellishment	<p>The plan contains 29 infrastructure items for this sub-category.</p> <p>Canterbury-Bankstown LGA has 1141 ha of open space, 745 ha of which is developed open space. Developed open space includes local, neighbourhood, district and regional parks which are used for passive and active recreation (as distinct from 'natural areas' open space such as bushland parks which have minimal embellishments).</p> <p>This reflects a rate of provision for developed open space of 2.16 ha/1,000 residents. When natural areas are included, the overall rate of provision is 3.31 ha/1,000 residents.</p>			
		Former Canterbury LGA	Former Bankstown LGA	City of Canterbury Bankstown
	Date of survey	2015	2013	
	Population	151,746	193,085	344,831
	Natural areas open space (ha)	44.0	352.3	396.28
	Other (developed) open space (ha)	297.3	447.6	744.9
	Total open space (ha)	341.3	799.9	1141.18
	Rate of provision – developed open space (ha/1000 people)	1.96	2.32	2.16
	Rate of provision - all open space (ha/1000 people)	2.25	4.14	3.31
	<p>Sources: Bankstown City Council (2013), Open Space Strategic Plan 2022; City of Canterbury Bankstown (2017) Canterbury Open Space Strategy</p> <p>The expected development to occur during the plan's life is 39,406 dwellings and a corresponding increase in population of 112,869 persons. Without land acquisitions for additional open space, the rate of provision enjoyed by residents would drop from 3.31 to 2.28 (ha/1000 people).</p> <p>It is cost prohibitive for Council to provide future populations with the same rate of provision of open space. This contributions plan therefore focuses on strategic acquisition of land that will enhance the amenity and utility of existing park areas, by increasing their size, expanding their recreation offering, or providing better linkages to the larger existing open space areas.</p> <p>Total land to be acquired using funds collected under the plan is 5.1655 ha. This is 2% of the open space area required for the future additional population using current benchmarks.<sup>20</sup> To help address this shortfall, the strategic open space land acquisition program will be complemented by a comprehensive embellishment program comprising:</p> <ul style="list-style-type: none"> <li>• Works that increase the carrying capacity of existing open space areas (e.g. upgrades to sports grounds)</li> <li>• Embellishment of existing local, district and regional parks so that they can be used by more people</li> <li>• New and enhanced links to open spaces to enhance walkability and promote connection to open space.</li> </ul>			

<sup>20</sup> Developed open space benchmark is 2.16 ha/1000 persons, or 21.6 m<sup>2</sup> per person. The 5.1 ha increment of additional open space provided for the additional 112,000 population, represents a provision rate of 0.45 m<sup>2</sup> per person (or 1/50th of the current rate of provision)

Infrastructure category and sub- category	Infrastructure needs and responses
District or regional park embellishments	<p>The plan contains 10 infrastructure items for this sub-category.</p> <p>District and regional parks are parks that provide a wider range of recreational opportunities than local or neighbourhood parks. They include facilities with multiple formalised sporting facilities (e.g. Belmore Sports Ground), and spaces that provide multiple passive recreation facilities (e.g. cycleways, fitness and picnic facilities within open space fronting the Cooks River and Salt Pan Creek waterways.</p> <p>Their multi-use and environmental qualities means that they are likely to attract many additional users from the new population.</p> <p>The facilities included in this Plan aim to make existing district and regional parks more useable and attractive so that they can meet the extra demands.</p> <p>For example, the plan includes:</p> <ul style="list-style-type: none"> <li>• Implementation of the Belmore Sport and Recreation Precinct Masterplan and Wiley Park Masterplan.</li> <li>• Embellishment of the Cooks River foreshore open space and Salt Pan Creek corridor creating more capacity for the popular recreationivities of walking and cycling</li> </ul>
Existing park embellishments	<p>The plan contains 34 infrastructure items for this sub-category.</p> <p>Although they provide a more limited range of recreation offerings and settings than district and regional parks, local and neighbourhood parks are also important in the city's parks hierarchy.</p> <p>They are smaller but spread more evenly throughout the city, ideally within ten minutes walking time of most residents. Local parks are critical for the residents of future residential developments. Most new dwellings will be in the form of apartments with little private open space for residents.</p> <p>'Walk-to' parks will be in high demand for most new residents. Council's strategy will be to provide amenities such as playgrounds, BBQ shelters, fitness stations and other amenities to meet these needs.</p>
Fitness stations	<p>The plan contains 2 infrastructure items for this sub-category. Fitness stations complement landscaping, seating, paths and other embellishments of parks designed to respond to increasing trend toward casual use of open space settings. The new stations will increase the range of recreation offerings in a park, attracting a wider diversity and increased number of users to meet additional demand from new development.</p>
Playgrounds	<p>The plan contains 41 infrastructure items for this sub-category.</p> <p>The current rate of provision of playgrounds in the Canterbury-Bankstown LGA is 244 playgrounds, or around 1 playground for every 1,419 residents.<sup>21</sup> If Council was to maintain this level of provision for the new population, a further 75 playgrounds or play spaces would be needed.</p> <p>Council's <i>Playgrounds &amp; Play Spaces Strategic Plan</i> however states that rather than develop an increasing number of playgrounds, Council should place a greater focus on providing quality and unique play spaces that are well located and have the capacity to service communities from surrounding neighbourhoods. The strategic plan also says provision rates should be no lower than 1 per 2,000 persons.</p> <p>The strategic plan identifies a program of decommissioning some existing playgrounds, replacing and upgrading 19 playgrounds and building 22 new playgrounds. These measures are a practical and economic means of accommodating additional demand from new development.</p>

<sup>21</sup> City of Canterbury-Bankstown (2019), *Playgrounds & Play Spaces Strategic Plan*

Infrastructure category and sub-category	Infrastructure needs and responses
Sports grounds - upgrade	<p>The plan contains 17 infrastructure items for this sub-category. The Canterbury-Bankstown LGA contains 122 sports fields – equivalent to 1 field for every 3,115 residents. 68 of the fields are provided with irrigation.</p> <p>If Council was to maintain this rate of provision for the expected new population, a further 36 fields would be required.</p> <p>Acquiring more land with a suitable topography that would accommodate more fields is not a financially sustainable option. Council will instead meet the increased demand for more fields by upgrading existing open space areas in 17 parks including those containing multiple sports fields).</p> <p>Given that this Plan will provide facilities at a rate less than that enjoyed by the existing population, the full cost of the sports grounds upgrades is proposed to be met by new development.</p>
<b>Access &amp; Public Domain</b>	
Streetscape / public domain works Shared zone / full street width works	<p>The plan contains 10 infrastructure items for these 2 sub-categories.</p> <p>The additional development expected in Canterbury-Bankstown's centres over the next 15 years (particularly in Bankstown and Campsie where substantial renewal is planned), will create additional vehicle trips on the existing road network and increase demand on the public domain due to increased levels of pedestrian and cycleivity.</p> <p>Many centres have basic amenities, limited shading and numerous conflict points between pedestrians, cyclists and drivers.</p> <p>The pedestrian network is unwelcoming in many centres due to heavy traffic and poor amenity. Council's objective is to make streets and roads in centres places for people. This will make walking a safer and a more attractive way for people to get around, with reduced reliance on motor vehicles an achievable aim in highly accessible locations (e.g. metro catchments).<sup>22</sup></p> <p>Yet it is the City's centres that are intended to accommodate the bulk of the future population growth through the construction of higher density housing forms.</p> <p>Council wants to encourage healthier lifestyles in these centres by making it more attractive for residents and workers to use active transport modes for shorter trips.</p> <p>A range of streetscape and public domain improvements are proposed to the City's centres to encourage active transport use and to provide ground level public space that will help make up for the lack of private open space available in apartments and similar housing forms that will predominate in these centres.</p> <p>The public domain improvements included in this Plan were identified in the Bankstown and Campsie Master Plans, as well as Local Area Plans that were developed for the other local centres. The 'Complete Streets' streetscape program – part funded through contributions from development in the two main centres – will be a key strategy in making these areas liveable:</p> <p>...a connected healthy, well designed and inviting public domain reinforces a proud sense of place and makes the centre 'human'. It contributes to positive social and public health outcomes, provides a sense of security and stimulates economic activity by encouraging people to invest, live, work and spend in the area.<sup>23</sup></p> <p>Given the above, the full costs of these facility types should be met by new development.</p>

<sup>22</sup> City of Canterbury-Bankstown (2020), *Connective City 2036*, p41

<sup>23</sup> Draft Bankstown City Centre Master Plan, p89

Infrastructure category and sub- category	Infrastructure needs and responses
Footpath - new or upgraded	Council manages 1,180 km of footpaths. The additional population expected from development will increase the demand for footpaths that meet current standards. The plan contains a footpath improvement infrastructure program that will result in 59 km or renewed or new footpaths to meet the needs of existing and new development. The contribution rates are determined based on this broad need.
Intersection upgrade	The plan contains 1 infrastructure item for this sub-category. The proposed works are to meet the traffic demands of both the existing and future populations. The apportionment of cost and calculation of contribution rate reflects this broad demand.
Stormwater management facility	The plan contains 1 infrastructure item for this sub-category. The infrastructure will be required as a result of planned new development in the Bankstown centre. This plan assumes therefore that the full cost of the works will be met by development in the Bankstown Centre catchment.
Road upgrade works	The plan contains 1 infrastructure item for this sub-category, being a range of upgrade works in a range of locations across the LGA outside of the Bankstown and Campsie centres. The infrastructure will be required as a result of expected development throughout the remainder of the LGA. The cost of works is therefore proposed to be met by the expected development in the remainder of the LGA.
Pedestrian and cycle network upgrades	<p>The plan contains 12 infrastructure items for this sub-category.</p> <p>Many of the City's busiest roads and intersections have reached or are beyond their capacity at peak periods.</p> <p>The existing cycling network includes 76 km of off-road shared paths. The network is unevenly distributed across the City, and varies widely in terms of quality, suitability, and maintenance level.</p> <p>Council will encourage healthier lifestyles throughout Canterbury-Bankstown's neighbourhoods by making it more attractive for residents and workers to use transport modes for shorter trips.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>• Direct, flat, well-lit and dedicated routes that are not shared with other transport modes.</li> <li>• Reconfigured streets to welcome high volumes of pedestrians.</li> <li>• Slower/moderated traffic speeds in centres to improve the pedestrian experience and increase opportunities for footway dining and streetivity.</li> <li>• Better integration with other transport modes at interchanges so that more people choose to walk to and from public transport.</li> <li>• Increased use of public art and street furniture to make the pedestrian environment more attractive and encourage a range of users.</li> <li>• Tree canopy cover to moderate heat and sunlight during warmer months.</li> <li>• This plan includes projects that meet the needs of growth in the following ways:</li> <li>• They are located in, or provide connections between, the main growth areas of Bankstown City Centre, Campsie Town Centre, and the Local Centres, Village Centres and Small Village Centres identified in Connective City 2036.</li> <li>• They provide enhancements to the City's main recreation and movement corridors (such as the Cooks River corridor).</li> <li>• They address gaps in the City's planned transport routes.</li> </ul> <p>The pedestrian and cycle upgrades, in concert with the streetscape and public domain upgrades, will be critical to making the City's centres liveable and attractive. As such, it is reasonable that new development meets the full cost of the works.</p>

Infrastructure category and sub- category	Infrastructure needs and responses
<b>Community &amp; Cultural</b>	
Events & exhibition space	<p>The plan contains 1 infrastructure item for this sub-category. Contributions imposed under this Plan will be used to part fund expansion of the Bankstown Arts Centre to incorporate exhibition/event space.</p> <p>With the City's population forecast to grow by approximately 20% by 2036 and Bankstown City Centre expected to accommodate 29,000 of these additional residents, enlarged events and exhibition space at Bankstown Arts Centre will be required to accommodate the increased demand from this population.</p>
Library - new or refurbished	<p>The plan contains 2 infrastructure items for this sub-category – expansion of the Bankstown Library and Knowledge Centre and construction of a new library as part of the Campsie Civic Centre Hub/Cultural Precinct.</p> <p>The planned additional floor space is yet to be determined, however the floor area to be funded from contributions should not exceed 3,992 square metres (which is the State Library of NSW's calculated minimum requirement<sup>24</sup> for 112,000 extra population).</p>
Multi-purpose community floor space	<p>The City of Canterbury Bankstown has a rich multicultural community. It also has numerous pockets of social disadvantage.</p> <p>The community facilities that the Council provides:</p> <ul style="list-style-type: none"> <li>• Help to build cross-cultural and intergenerational understanding and trust, as well as individual and community wellbeing. Council will continue to provide spaces for local programs and services, English language classes, cultural and community groups – as well as informal meeting spaces and events that enable residents to build community and place-based connections.</li> <li>• Support residents experiencing disadvantage by providing a physical location for local services and programs. For example, migrant resource centres and youth centres.</li> <li>• Includes affordable early childhood education and care services, facilities and programs for young people and older people, opportunities for education and lifelong learning and access to technology.<sup>25</sup></li> </ul> <p>The plan includes works to create approximately 2,800 square metres of multi-purpose space at 5 new centres, plus provision for an 'iconic' multi-purpose facility (with floor area yet to be determined) as part of the Campsie Civic Centre Hub /Cultural Precinct.</p> <p>A common planning benchmark for provision of multi-purpose community space is 80 square metres per 1,000 persons.<sup>26</sup> Applying this rate, the expected additional population in the City of Canterbury Bankstown up to 2036 would demand almost 9,000 square metres of space.</p> <p>This requirement will be met by new and expanded community facility projects included in this Plan.</p>
Library book stock	<p>The plan proposes to fund new library materials, with the cost spread across existing and future populations.</p>

<sup>24</sup> Library Building Calculator, accessed on 23/12/21 at <https://www.sl.nsw.gov.au/public-library-services/people-places/library-building-calculator>

<sup>25</sup> City of Canterbury-Bankstown (2020), *Connective City 2036*, p90

<sup>26</sup> For example, see Wollongong Social Infrastructure Planning Framework 2018-2028, City of Parramatta's Social Infrastructure Strategy (October 2020), City of Ryde Infrastructure Strategy (2021)

## Infrastructure staging

The proposed timing / staging and priority of infrastructure included in this Plan is shown in the right hand columns of the works schedules included in **Appendix B**.

## Contribution rate

### Contribution catchments

The plan determines contributions on the basis of 3 catchments, namely:

- Bankstown City Centre.
- Campsie Town Centre.
- Remainder of Canterbury-Bankstown LGA.

These geographic areas have been used in this Plan to determine reasonable contribution rates because of recent comprehensive master plans that were prepared by Council to guide the redevelopment of the LGA's two strategic centres - Bankstown and Campsie. Refer to Apportionment section below.

The catchments are shown in the Plan Summary section.

### Apportionment

Section 7.11 contribution rates are based on the cost of a facility divided by the anticipated demand for a facility. In this Plan, demand is expressed in persons (specifically, residents).

Demand differs according to whether the facility:

- Is primarily to meet the needs of a local catchment population (e.g., Campsie Town Centre), or the LGA as a whole.
- Is primarily to meet the needs of future residents, or the needs of both existing and future populations.

Council recently prepared comprehensive and detailed master plans for the Bankstown and Campsie centres. These master plans include details of infrastructure needed to support each centre's development vision.

Some of the infrastructure identified in the master plans has a relationship predominantly with the expected development in each centre. Similarly, some of the infrastructure identified in other planning and facility studies undertaken by the Council is located in, and has a relationship to development outside the 2 key centres - i.e. the remainder of LGA.

The overwhelming majority of the infrastructure included in this Plan however has a relationship with development across the entire LGA.

Refer to **Figure C4** over page for how infrastructure costs have been apportioned in this Plan.



**Figure C4 Apportionment factor by Infrastructure Sub-category by Catchment**

Infrastructure sub category	Nexus notes	Campsie growth	Campsie growth	Bankstown growth	Bankstown growth	LGA Remainder growth	LGA Remainder growth	EXISTING DEMAND	EXISTING DEMAND
		Demand (residents)	Apportionment of cost	Demand (residents)	Apportionment of cost	Demand (residents)	Apportionment of cost	Demand (residents)	Apportionment of cost
Aquatic centre upgrade	needed to meet existing and growth needs	13,211	3%	25,939	5%	73,719	15%	387,021	77%
Cultural centre / performing arts floor space	additional or repurposed space to meet demand	13,211	12%	25,939	23%	73,719	65%		
District or regional park embellishment	needed to meet growth needs	13,211	12%	25,939	23%	73,719	65%		
Events & exhibition space	needed to meet existing and growth needs	13,211	3%	25,939	5%	73,719	15%	387,021	77%
Existing park embellishment	where works provide extra carrying capacity	13,211	12%	25,939	23%	73,719	65%		
Fitness stations	needed to meet growth needs	13,211	12%	25,939	23%	73,719	65%		
Footpath - new or upgraded	on existing streets	13,211	3%	25,939	5%	73,719	15%	387,021	77%
Indoor recreation facility	indoor courts needed to meet future demand	13,211	12%	25,939	23%	73,719	65%		
Intersection upgrade	needed to meet existing and growth needs	13,211	3%	25,939	5%	73,719	15%	387,021	77%
Library - new or refurbished	needed to meet growth needs	13,211	12%	25,939	23%	73,719			
Library book stock	needed to meet existing and growth needs	13,211	3%	25,939	5%	73,719	15%	387,021	77%
Multi-purpose community floor space	needed to meet growth needs	13,211	12%	25,939	23%	73,719	65%		
New park land acquisition / embellishment	needed to maintain open space provision rates	13,211	12%	25,939	23%	73,719	65%		
Pedestrian and cycle network upgrades	needed to meet growth needs	13,211	12%	25,939	23%	73,719	65%		
Playground	additional facilities to meet demand	13,211	12%	25,939	23%	73,719	65%		
Road upgrade works	needed to meet additional local demand from development		NA		NA	73,719	100%		
Shared zone / full street width works	needed to meet growth needs in nominated centres	13,211	100%	25,939	100%	73,719	100%		
Skate park	needed to meet existing and growth needs	13,211	12%	25,939	23%	73,719	65%		
Sports courts - outdoor	facilities to meet extra demands	13,211	12%	25,939	23%	73,719	65%		

Infrastructure sub category	Nexus notes	Campsie growth	Campsie growth	Bankstown growth	Bankstown growth	LGA Remainder growth	LGA Remainder growth	EXISTING DEMAND	EXISTING DEMAND
		Demand (residents)	Apportionment of cost	Demand (residents)	Apportionment of cost	Demand (residents)	Apportionment of cost	Demand (residents)	Apportionment of cost
Sports ground - new	facilities to meet extra demands	13,211	12%	25,939	23%	73,719	65%		
Sports ground - upgrade	facilities to meet extra demands	13,211	12%	25,939	23%	73,719	65%		
Stormwater management facility	needed to meet existing and growth needs		NA	25,939	100%		NA		
Streetscape / public domain works	needed to meet growth needs in nominated centres	13,211	100%	25,939	100%	73,719	100%		

### Formula

The contribution formula for all types of infrastructure included in this Plan can be expressed as follows:

$$\begin{aligned} \text{Contribution per person (\$)} &= \text{the sum of the following for each infrastructure item:} \\ &= \text{\$INF multiplied by AR Catchment, divided by } \Delta \text{PCatchment plus Admin} \end{aligned}$$

### Where:

\$INF	is the estimated cost of providing each of the infrastructure items included in Appendix B that has been allocated to this Plan <sup>27</sup>
AR Catchment	is the percentage of the cost of each infrastructure item to be paid by the resident population growth in the catchment for that item (see Figure C4 - Apportionment by Infrastructure Subcategory)
$\Delta$ PCatchment	is the expected growth in resident population in the catchment between 2021 and 2036 (refer to Figure C5 for catchment growth figures)
Admin	is the contribution towards plan administration, being 1.5% of the contribution rate for infrastructure items that are works

<sup>27</sup> The residual or remaining cost of items not allocated to development under this Plan will be met by other funding sources and / or development subject to future contributions plans

# COST SUMMARY REPORT

Development Cost no greater than \$500,000

<b>DEVELOPMENT APPLICATION No:</b>	
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No:	
CONSTRUCTION CERTIFICATE No:	
Date:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
DEVELOPMENT NAME:	
DEVELOPMENT ADDRESS:	

## ANALYSIS OF DEVELOPMENT COSTS:

WORKS ITEM	Cost
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	
Subtotal	
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 requirements of clause 208 of the Environmental Planning and Assessment Regulation 2021 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 \$500,000

\*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No:	
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No:	
CONSTRUCTION CERTIFICATE No:	
Date:	
APPLICANT'S NAME:	
APPLICANT'S ADDRESS:	
DEVELOPMENT 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	m <sup>2</sup>
Total development cost	\$		
Total construction cost	\$		
Total GST	\$		

### ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of development cost	\$	Cost per m <sup>2</sup> of site area	\$
% of construction cost	\$	Car Park	\$
Demolition and Site Preparation	\$	Cost per m <sup>2</sup> of site are	\$
Cost per m <sup>2</sup> of site area	\$	Cost per space	\$
Construction Commercial	\$	Fit-out - Commercial	\$
Cost per m <sup>2</sup> commercial area	\$	Cost per m <sup>2</sup> of commercial area	\$
Construction Residential	\$	Fit-out - Residential	\$
Cost per m <sup>2</sup> of residential area	\$	Cost per m <sup>2</sup> of residential area	\$
construction Retail	\$	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 requirements of clause 208 of the Environmental Planning and Assessment Regulation 2021 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:	