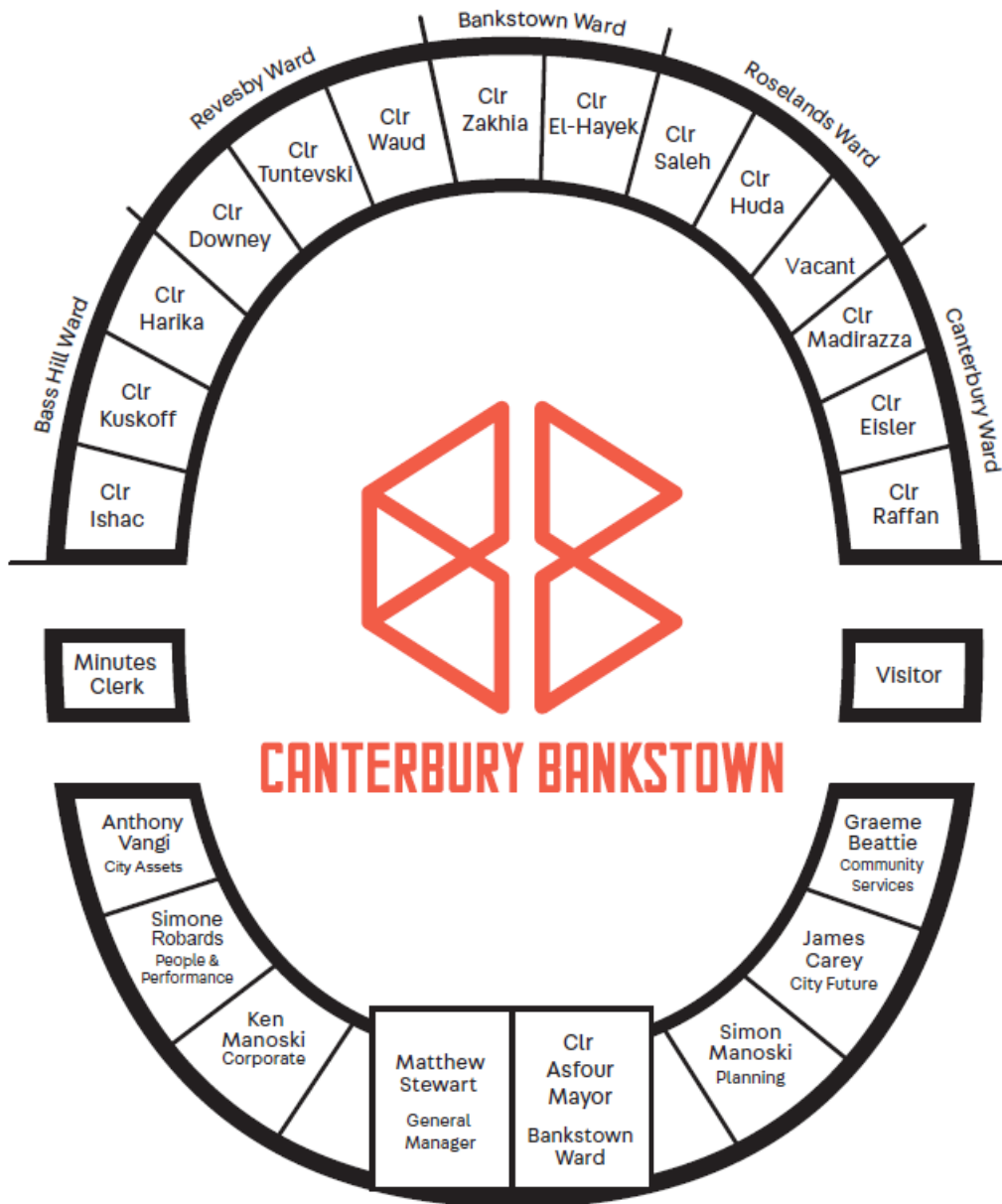




# AGENDA FOR THE ORDINARY MEETING

26 October 2021

# Gallery



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## Planning Matters - 26 October 2021

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### ITEM 5.2                      **Draft Affordable Housing Contribution Scheme and Planning Proposal**

**AUTHOR**                      **Planning**

#### **PURPOSE AND BACKGROUND**

This report seeks Council endorsement to prepare and exhibit a planning proposal to implement a Draft Affordable Housing Contribution Scheme (the Draft Scheme) applying to the Bankstown City Centre. The planning proposal and Draft Scheme are provided in Attachments A and B.

This planning proposal implements Council's vision to start creating affordable housing stock in Canterbury Bankstown. Once in place, it will allow Council to levy affordable housing contributions (either in dwellings or land dedicated to Council or through monetary contributions) as new development in the Bankstown City Centre occurs. This approach can be expanded to other centres as these are master planned.

#### **ISSUE**

State and local policies recommend that Council prepare a Draft Scheme to reduce the level of housing stress experienced by residents in Canterbury Bankstown. The State policies include the Greater Sydney Region Plan and South District Plan, and the local policies include Council's adopted Local Strategic Planning Statement '*Connective City 2036*', Housing Strategy, Affordable Housing Strategy and Bankstown Master Plan. The Department of Planning, Industry and Environment has endorsed Council's Housing Strategy.

The Local Planning Panel considered this matter on 11 October 2021. The Panel's advice is the Draft Scheme and planning proposal have merit to proceed to Gateway subject to certain considerations which are outlined in this report.

#### Draft Scheme

The intent of the Draft Scheme is for Council to own affordable housing dwellings that are rented to very low to moderate income households. Councils that currently operate schemes in the Greater Sydney Region include Canada Bay, City of Sydney, Randwick, Waverley and Willoughby Councils. Whilst the Draft Scheme will not resolve the wider issue of housing stress in the Greater Sydney Region, it is an additional mechanism to provide more affordable housing to the relevant target groups of very low to moderate income households.

In summary, the Draft Scheme comprises:

- Affordable Housing Contribution Rates: The Draft Scheme would set out how, where and at what rate contributions can be collected for affordable housing (monetary contribution, land or dedication of dwellings).

- Application: The Draft Scheme would apply to centres that are subject to Council’s master planning process and where uplift is proposed to occur. In areas of uplift, it would be expected that a portion of the total residential gross floor area would be dedicated to Council for the delivery of affordable housing.

According to Council’s Affordable Housing Strategy and Bankstown Master Plan, the Draft Scheme would initially apply to development in the Bankstown City Centre that choose to benefit from the affordable housing option under the incentive height and floor space provision. In future:

- Council’s master planning process may identify other centres where the Draft Scheme may apply, subject to viability testing.
- Council’s Planning Agreements Policy will continue to apply to site specific rezoning applications not identified by the Draft Scheme.

- Excluded Development from the Draft Scheme:

- Affordable housing or social housing that choose the affordable housing option under the incentive height and floor space provision, provided it is managed by a registered community housing provider and the total residential gross floor area is used solely for the purpose of the provision of affordable housing or social housing in perpetuity.
- Development that provide infrastructure or employment floor space as part of the incentive height and floor space provision.

- Administration: Council would use the dedication of dwellings, land and monetary contributions to develop, purchase and manage affordable housing. Council may also partner with a registered community housing provider to manage the tenancies. The community housing provider would select households within the very low to moderate income brackets.

### Planning Proposal

The Environmental Planning and Assessment Act 1979 and the State Environmental Planning Policy No. 70–Affordable Housing (Revised Schemes) set out the requirements to implement the Draft Scheme. The requirements include preparing a planning proposal to reference the Draft Scheme in Council’s Local Environmental Plan. This will enable Council to impose a condition on development consents to levy the affordable housing contribution.

### **RECOMMENDATION** That -

1. Council prepare and submit the planning proposal, as provided in Attachment A, to the Department of Planning, Industry and Environment to seek a Gateway Determination.
2. Council seek authority from the Department of Planning, Industry and Environment to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979.
3. Subject to the issue of a Gateway Determination, Council exhibit the planning proposal and the Draft Affordable Housing Contribution Scheme concurrently, and the matter be reported to Council following the exhibition.

## **ATTACHMENTS**

[Click here for attachment\(s\)](#)

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- A. Planning Proposal
- B. Draft Affordable Housing Contribution Scheme
- C. Local Planning Panel Report
- D. Local Planning Panel Minutes
- E. Affordable Housing Viability Assessment

## POLICY IMPACT

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The Draft Scheme and planning proposal implement the following legislation and policies:

- Environmental Planning and Assessment Act 1979 (section 7.32)
- State Environmental Planning Policy No. 70–Affordable Housing (Revised Schemes) (SEPP 70)
- Greater Sydney Region Plan and South District Plan
- Council’s Community Strategic Plan ‘CBCity 2028’
- Council’s Local Strategic Planning Statement ‘Connective City 2036’
- Council’s Housing Strategy, Affordable Housing Strategy, Bankstown Master Plan and Development Feasibility Analysis
- Department of Planning, Industry and Environment’s publications: *Guideline for Developing an Affordable Housing Contribution Scheme*, *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.
- The Department of Planning, Industry and Environment’s endorsement of Council’s Housing Strategy.

The Background Report (page 13) to Council’s Affordable Housing Strategy identifies the need for more affordable housing in Canterbury Bankstown:

*As of 2016, in Canterbury Bankstown there were 15,441 households that were renters experiencing rental stress. This represents 39.1% of renting households in the LGA (compared to 26.4% in Greater Sydney). As of 2016, in Canterbury Bankstown there were 5,707 households that had mortgages and were experiencing mortgage stress. This represents 17.8% of households with a mortgage in the LGA (compared to 10.3% in Greater Sydney). These figures indicate that renters experience housing stress more so than those households with a mortgage.*

Existing mechanisms to provide affordable housing under the NSW planning system include:

- Social housing, which is State–owned infrastructure delivered by the Land and Housing Corporation. The issue is social housing is not meeting demand.
- The State Environmental Planning Policy (Affordable Rental Housing) 2009, which encourages development to provide affordable housing by offering bonus floor space. The issue is the availability of the affordable housing supply is limited to 10–15 years.
- Council’s Planning Agreements Policy, which allows contributions under planning agreements to be in the form of affordable housing, monetary payment or land dedication. The issue is planning agreements focus on site specific planning proposals, rather than precinct master plans.

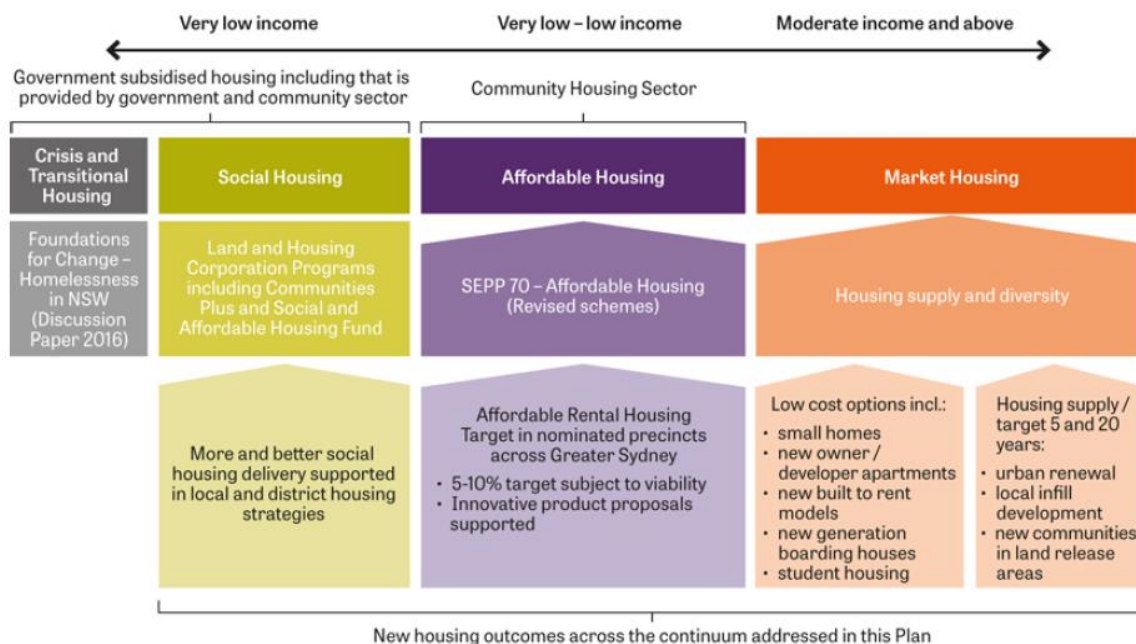
The State and local policies conclude that stronger intervention is required to achieve affordability for the relevant target groups of very low to moderate income households.

The State and local policies recommend that Council prepare the Draft Scheme. The intent of the Draft Scheme is for Council to own affordable housing dwellings that are rented to very low to moderate income households. According to the analyses, the Draft Scheme would focus on locations where lower income households are paying over 30% of their income on rent. The priority areas include Bankstown, Campsie, Lakemba, Punchbowl and Wiley Park, where housing stress is most common.



Whilst the Draft Scheme will not resolve the wider issue of housing stress in the Greater Sydney Region, it is an additional mechanism to provide more affordable housing to support very low to moderate income households who are experiencing housing stress as shown in Figure 1.

Figure 1: Housing continuum, initiatives and programs (Greater Sydney Region Plan, page 69)



Councils that currently operate schemes in the Greater Sydney Region are summarised in the table below.

Council	Date schemes came into effect	Affordable Housing Contribution	Dwelling stock
Canada Bay	2021	Levy on total residential GFA in three precincts. Levy on new residential GFA for two sites in Concord West.	27
City of Sydney	Various 1995–2021	Levy on total residential GFA in three precincts. Levy on new residential GFA for planning proposals.	859
Randwick	2019	Levy on total residential GFA in Kensington/Kingsford precinct.	Nil
Waverley	2002	Levy on new residential GFA for planning proposals.	25
Willoughby	2002	Levy on total residential GFA in precincts.	37
Georges River	Draft	Levy on total residential GFA in Mortdale precinct.	Nil

## FINANCIAL IMPACT

The intent of the Draft Scheme is for Council to own affordable housing dwellings that are rented to very low to moderate income households. The viability testing indicates the Draft Scheme may result in 205 to 365 affordable housing dwellings to 2036 (depending on the pace of development take-up).

The Draft Scheme also outlines the procedures to administer the contributions. In summary:

- Council would establish a fund to pool and manage the contributions to develop, purchase and manage affordable housing.
- Council may partner with a community housing provider to manage the tenancies. The community housing provider would select tenants within the very low to moderate household income brackets.

## **COMMUNITY IMPACT**

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Council's Community Plan 'CBCity 2028' and Local Strategic Planning Statement 'Connective City 2036' recognise the needs and aspirations of the community. The community highlighted the need for more affordable housing (CBCity 2028, page 44).

This need is supported by the Background Report (page 27) to Council's Affordable Housing Strategy, which reads: *A greater proportion of households in Canterbury Bankstown experience housing stress than in Greater Sydney, and this proportion has grown in the past decade. The Sydenham to Bankstown corridor is home to one of the largest concentrations of lower income renters in Sydney and has a relatively younger population compared to the rest of Canterbury Bankstown. Planning intervention is required to secure the economic and social benefits that affordable housing offers existing and future residents and workers in growing mixed use centres.*

The Draft Scheme and planning proposal address the social and economic needs of our City through the provision of affordable housing for very low to moderate income households. Based on the analyses, it is recommended to prioritise the delivery of affordable housing in the Bankstown City Centre, followed by other centres as these are master planned. This approach is in addition to the other mechanisms that exist under the NSW planning system to deliver affordable housing.

## DETAILED INFORMATION

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### Draft Affordable Housing Contribution Scheme

Council has prepared a Draft Scheme in accordance with the Environmental Planning and Assessment Act 1979 (section 7.32), SEPP 70 and the Department of Planning, Industry and Environment's *Guideline for Developing an Affordable Housing Contribution Scheme*. The Draft Scheme is provided in Attachment B. The Draft Scheme comprises:

#### 1. Affordable Housing Contribution Rates

The Draft Scheme sets out how, where and at what rate contributions can be collected for affordable housing. A contribution is to be calculated based on the total residential gross floor area of the development to which the development application relates.

The Draft Scheme would allow landowners and developers to satisfy the affordable housing contribution requirement by:

- dedicating in favour of Council—
  - one or more dwellings, each having a gross floor area of not less than 50 square metres and each complying with the NSW Apartment Design Guide's solar access and natural ventilation requirements, with any remainder paid as a monetary contribution to Council, or
  - other land approved by Council in accordance with the Draft Scheme, with any remainder paid as a monetary contribution to the Council, or
- if the person chooses, by monetary contribution to be calculated in accordance with the Draft Scheme.

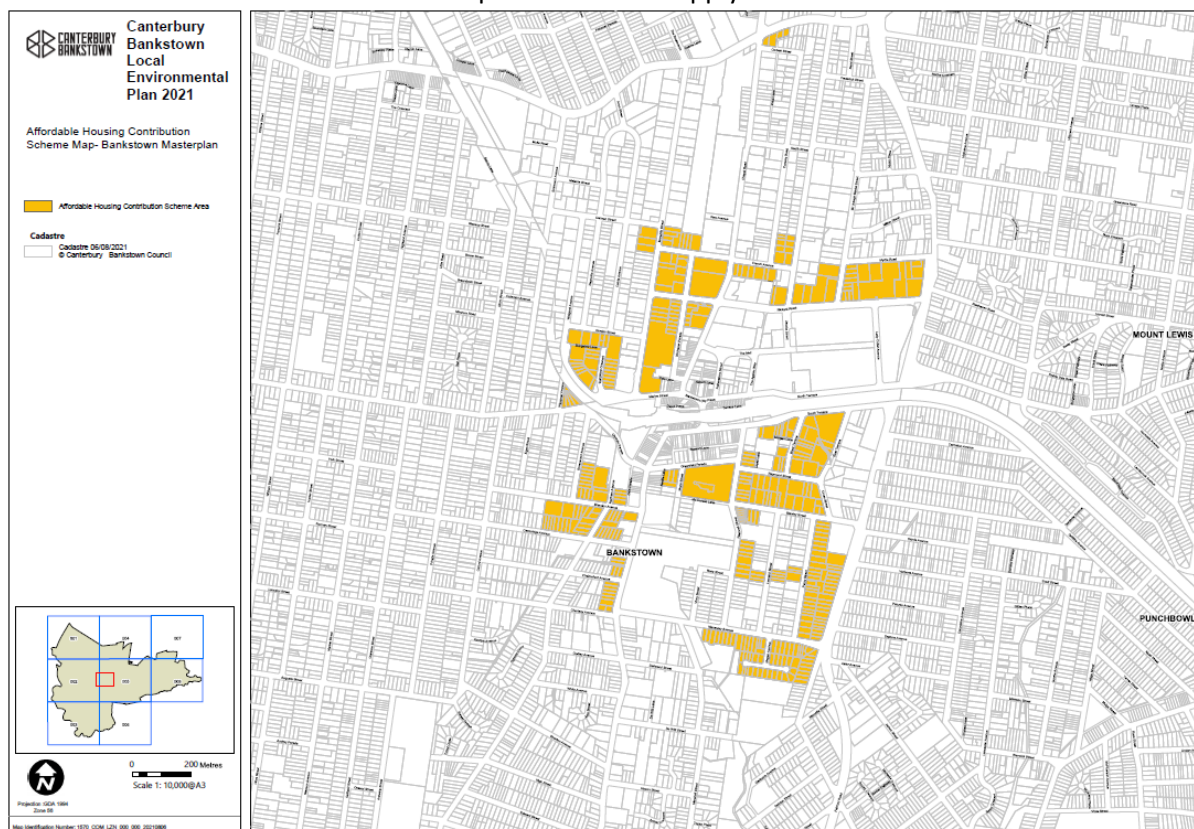
In addition, Council would be able to take monetary contributions in situations where the affordable housing dwellings are considered unsuitable or where the dedication of dwellings is deficit of more than 1 square metre. There would be no 'savings' or 'credit' for existing floor space on the site, even if the building is being adapted and reused.

#### 2. Application

The Draft Scheme would apply to centres that are subject to Council's master planning process and where uplift is proposed to occur. In areas of uplift, it would be expected that a portion of the total residential gross floor area would be dedicated to Council for the delivery of affordable housing.

According to the Affordable Housing Strategy (Action 2.2, page 8) and Bankstown Master Plan (Objective 1.3, page 35), the Draft Scheme would initially apply to development in the Bankstown City Centre that choose to benefit from the affordable housing option under the incentive height and floor space provision, and is located on land shown in Figure 2.

Figure 2: Land where the affordable housing option under the incentive height and floor space provision would apply



In future:

- Council's master planning process may identify other centres where the Draft Scheme may apply, subject to viability testing.
- Council's Planning Agreements Policy will continue to apply to site specific rezoning applications not identified by the Draft Scheme.

### 3. Excluded Development from the Draft Scheme

In relation to the Bankstown City Centre, it is recognised that affordable housing and social housing may benefit from the affordable housing option under the incentive height and floor space provision.

The Draft Scheme would exclude the following development from the affordable housing contribution requirement:

- Affordable housing or social housing that choose the affordable housing option under the incentive height and floor space provision, provided:
  - the total residential gross floor area is used solely for the purpose of the provision of affordable housing or social housing in perpetuity, to be confirmed with a covenant registered in the title of the site, and
  - the affordable housing or social housing is managed by a registered community housing provider.
- Development that provide onsite infrastructure or a minimum 50% employment generating gross floor area under the incentive height and floor space provision.

#### 4. Administration

Council would use the dedication of dwellings, land and monetary contributions to develop, purchase and manage affordable housing. Council may also partner with a registered community housing provider to manage the tenancies. The community housing provider would select tenants within the very low to moderate household income brackets.

#### **Planning Proposal**

Council's report to the Local Planning Panel, as provided in Attachment C, outlines the strategic merit test to demonstrate that the planning proposal has strategic merit to proceed to Gateway.

The intended outcomes of the planning proposal are:

- To ensure there are opportunities for very low to moderate income households to live in Canterbury Bankstown.
- To facilitate a coordinated approach towards the provision of affordable housing.
- To provide affordable housing on land where there is an increase in floor area, where a need for affordable housing is identified and where development viability can be maintained.
- To permit the imposition of conditions relating to the provision of affordable housing.

The planning proposal will achieve the intended outcomes by including a new local provision in Council's Local Environmental Plan that:

1. Identifies that the Draft Scheme will apply to development in the Bankstown City Centre that:
  - choose to benefit from the affordable housing option under the incentive height and floor space provision, and
  - is located on land in accordance with the proposed Draft Scheme Map provided in Part 4 of the planning proposal.
2. Identifies the percentage of the total residential gross floor area of development that the affordable housing contribution requirement is to apply.

<b>Date of determination of development application</b>	<b>Business Zone</b>	<b>Residential Zone</b>
Within 12 months of the LEP Amendments (Bankstown) being gazetted	1% (or \$66 per sqm)	1% (or \$66 per sqm)
After 12 months but before 24 months of the LEP Amendments (Bankstown) being gazetted	2% (or \$132 per sqm)	2.5% (or \$165 per sqm)
On or after 24 months of the LEP Amendments (Bankstown) being gazetted	3% (or \$198 per sqm)	4% (or \$264 per sqm)

Note: The monetary contributions are based on the September 2020 NSW FACs Sales and Rent Report and will be subject to indexation on a quarterly basis.

3. Imposes a condition on development consents that requires landowners and developers to satisfy the affordable housing contribution requirement by:
  - dedicating in favour of Council—
    - one or more dwellings, each having a gross floor area of not less than 50 square metres and each complying with the NSW Apartment Design

- Guide's solar access and natural ventilation requirements, with any remainder paid as a monetary contribution to Council, or
  - other land approved by Council in accordance with the Draft Scheme, with any remainder paid as a monetary contribution to the Council, or
  - if the person chooses, by monetary contribution to be calculated in accordance with the Draft Scheme.
4. Confirms there are no 'savings' or 'credit' for existing floor space on the site.
5. Excludes the following development from the affordable housing contribution requirement:
- Affordable housing or social housing that choose the affordable housing option under the incentive height and floor space provision, provided:
    - the affordable housing or social housing is managed by a registered community housing provider, and
    - the total residential gross floor area is used solely for the purpose of the provision of affordable housing or social housing in perpetuity, to be confirmed with a covenant registered in the title of the site.
  - Development that provide onsite infrastructure or a minimum 50% employment generating gross floor area under the incentive height and floor space provision.

### **Local Planning Panel**

The Local Planning Panel considered the planning proposal on 11 October 2021. As provided in Attachment D, the Panel's comments and recommendation are:

*In broad terms, the Panel supports the preparation of an Affordable Housing Contribution Scheme and the intended outcomes of the draft planning proposal.*

*In particular, the Panel notes the following positive attributes of the Draft Affordable Housing Contribution Scheme and Planning Proposal:*

- *It is aligned with the South District Plan which recommends an affordable housing target generally in the range of 5–10% of new residential floor space subject to viability testing (emphasis added).*
- *The fact that the proposed Affordable Housing Contribution Scheme has been signalled to the market well in advance of the draft Planning Proposal via the Bankstown Masterplan.*
- *The robust viability testing that has been undertaken.*

*The Panel also notes, however, that the proposed method of calculating the Affordable Housing Contribution is by applying it to the total residential gross floor area of new development, rather than just the new residential floor space arising from the Bankstown Masterplan. The Panel understands this has been proposed to simplify the administration of the Affordable Housing Contribution Scheme and that to ensure viability, the Affordable Housing Contribution amount has been set at 3% of the total residential floorspace of development, rather than 5%-10% of the new residential floorspace (i.e. the additional residential floorspace resulting from the uplift in FSR created by the Bankstown Masterplan).*

*The Panel considers this approach has the potential to cause the following issues:*

- *The proposed Affordable Housing Contribution Scheme cannot be easily or directly compared with the affordable housing target in the South District Plan because they are both calculated differently.*
- *Properties subject to the Affordable Rental Housing Scheme that benefit from a larger proportionate FSR uplift make a lower Affordable Rental Housing Scheme contribution relative to the uplift than those with a lower proportionate uplift.*

*The Panel acknowledges, however, that there are other factors which should be balanced against these issues. Some (but not all) of these would include:*

- *The complexity that the bonus FSR provisions would add to an alternate contribution formula.*
- *The views of government agencies.*
- *Consistency with other Affordable Housing Contributions Schemes now operating within the wider metropolitan region.*
- *Maintaining consistency with the Affordable Housing Contribution figure published in the Bankstown Masterplan.*

#### *CBLPP Recommendation*

*THAT in the opinion of the Panel, the proposed Affordable Housing Contributions Scheme and Planning Proposal merits proceeding. The Panel also recommends, however, that further consideration be given to whether it would be desirable instead to nominate on the proposed Affordable Housing Contributions Scheme Map, in a similar manner to the Floor Space Ratio Map, the FSR uplift of individual properties (i.e. the difference between the old and the new FSR). The Affordable Housing Contribution formula would then be applied to the residential gross floor area calculated using this figure, and the percentage figure adjusted accordingly.*

*The benefits of this approach are that:*

- *The Affordable Housing Scheme will be applied consistently and equally to the uplift created by the Bankstown Masterplan.*
- *There will be a direct 'line of sight' between the uplift created by the Bankstown Masterplan and the Affordable Housing Contribution.*
- *The resulting percentage figure will be directly comparable with the affordable housing target in the South District Plan.*

#### **Viability Testing**

According to the Department of Planning, Industry and Environment's *Guideline for Developing an Affordable Housing Contribution Scheme* (page 19), *as part of developing an affordable housing contribution scheme and preparing a planning proposal to amend an LEP to levy developer contributions, councils will need to prepare and provide evidence that affordable housing contribution rates are viable.* The viability testing is to ensure that the rates are viable and will not impact on development feasibility and overall housing supply.

The viability testing commenced with the preparation of the Bankstown Master Plan. The Bankstown Master Plan (Objective 1.3, page 35) recommends 3% of the total residential gross floor area of development can be feasibly dedicated to Council as affordable housing, or paid as a monetary contribution at \$198 per square metre (as at September 2020 subject to quarterly indexation). However, the Draft Scheme should take a staged implementation

approach to allow the market to adjust. By phasing in the requirement, it can be considered ahead of time in land purchases and development projects.

Council adopted the Bankstown Master Plan in September 2021. In the same month, the Local Planning Panel advised that Council may submit a planning proposal for Gateway that implements the Bankstown Master Plan.

However in October 2021, the Local Planning Panel advised *that further consideration be given to whether it would be desirable instead to nominate on the proposed Affordable Housing Contributions Scheme Map, in a similar manner to the Floor Space Ratio Map, the FSR uplift of individual properties (i.e. the difference between the old and the new FSR). The Affordable Housing Contribution formula would then be applied to the residential gross floor area calculated using this figure, and the percentage figure adjusted accordingly.*

A key reason is to avoid a scenario where *properties subject to the Affordable Rental Housing Scheme that benefit from a larger proportionate FSR uplift make a lower Affordable Rental Housing Scheme contribution relative to the uplift than those with a lower proportionate uplift.*

To understand the economic impacts of the different options, Council sought independent economic advice to undertake further viability testing.

The viability testing made the following key findings:

- Whilst the Bankstown Master Plan proposes uplift in most areas, the proportion of uplift varies across the centre. Some areas will benefit from significant uplift while other areas are to experience modest uplift. The implication is the capacity and tolerance of development to contribute to affordable housing contributions varies across the centre.
- Sites in the business zone are contemplated for lower uplift compared to sites in the residential zone that surrounds the business zone. This presents a case for a lower 3% contribution rate in the business zone, and 4% in the residential zone which has capacity for the higher rate.

The viability testing looked at three options to address the Local Planning Panel’s advice as summarised in the table.

Option	Opportunities	Constraints
<p><b>Option 1–Bankstown Master Plan (3% rate over total residential GFA)</b></p> <p>May result in 205 to 320 affordable housing dwellings to 2036 (depending on pace of development take-up).</p>	<ul style="list-style-type: none"> <li>• Provides clarity and certainty to market.</li> <li>• Simple to understand.</li> <li>• Simple and easy to administer at the DA stage.</li> <li>• Consistent with other schemes operating in the Greater Sydney Region.</li> </ul>	<ul style="list-style-type: none"> <li>• For a uniform rate to be viable, the selection of rate needs to be low and broad.</li> <li>• Does not scale with uplift.</li> </ul>
<p><b>Option 2–Local Planning Panel Advice (affordable housing rate applicable to proportion of uplift)</b></p> <p>Levy rate based on FSR uplift of individual sites. This would</p>	<ul style="list-style-type: none"> <li>• Scales with uplift i.e. impact more proportionally distributed, sites pay according to the FSR uplift received.</li> <li>• There would be a direct ‘line of sight’ between the</li> </ul>	<ul style="list-style-type: none"> <li>• Complex to administer for mixed use development at the DA stage.</li> <li>• Assumes the total uplift will be used for residential purposes. As most development will be mixed</li> </ul>



<p>require a Base FSR Map and Incentive FSR Map to identify the new residential floor space for each site.</p> <p>Viability testing found 7% of new residential floor space of development to be feasible.</p> <p>May result in 205 to 371 affordable housing dwellings to 2036 (depending on pace of development take-up).</p>	<p>Draft Scheme and the FSR uplift created by the Bankstown Master Plan.</p> <ul style="list-style-type: none"> <li>• The Draft Scheme would be directly comparable with the affordable housing 5–10% target in the South District Plan.</li> </ul>	<p>use, complexities will arise in implementation.</p> <ul style="list-style-type: none"> <li>• Challenge to work out prevailing rate should a site consolidate lots with different rates.</li> <li>• Department of Planning, Industry and Environment discourages site specific rates as proponents may challenge assumptions and feasibility studies.</li> <li>• Lack of a clear and transparent rate in the long term.</li> </ul>
<p><b>Option 3–Rates to align with uplift in business and residential zones (affordable housing rate over total residential GFA)</b></p> <p>Viability testing identified a third option that builds on the Bankstown Master Plan i.e. align the rates with the proportion of uplift. This would levy 4% of the total residential gross floor area of development in the residential zone where the greater proportion of uplift is proposed to occur. The business zone would continue at 3%.</p> <p>May result in 205 to 365 affordable housing dwellings to 2036 (depending on pace of development take-up).</p>	<ul style="list-style-type: none"> <li>• Provides clarity and certainty to market.</li> <li>• Simple to understand.</li> <li>• Simple and easy to administer at the DA stage.</li> <li>• Maintains consistency with the Bankstown Master Plan.</li> <li>• Similar yield to Option 2.</li> </ul>	<ul style="list-style-type: none"> <li>• Does not scale with uplift, however more proportionate compared to Option 1.</li> </ul>

The viability testing recommends that:

- The contributions rate should be based on total (rather than additional) residential gross floor area. This is done in the interest of simplicity and ease of administration at the development application stage, and is an approach taken by other councils such as Canada Bay, City of Sydney and Randwick Councils.
- The Draft Scheme may adopt two affordable housing contribution rates:
  - 3% of the total residential gross floor area of development in the business zone can be feasibly dedicated to Council, or paid as a monetary contribution at \$198 per square metre (as at September 2020 subject to quarterly indexation).
  - 4% of the total residential gross floor area of development in the residential zone can be feasibly dedicated to Council, or paid as a monetary contribution at \$264 per square metre (as at September 2020 subject to quarterly indexation).

- The Draft Scheme should take a staged implementation approach to allow the market to adjust. By phasing in the requirement, it can be considered ahead of time in land purchases and development projects.

Date of determination of development application	Business Zone	Residential Zone
Within 12 months of the LEP Amendments (Bankstown) being gazetted	1% (or \$66 per sqm)	1% (or \$66 per sqm)
After 12 months but before 24 months of the LEP Amendments (Bankstown) being gazetted	2% (or \$132 per sqm)	2.5% (or \$165 per sqm)
On or after 24 months of the LEP Amendments (Bankstown) being gazetted	3% (or \$198 per sqm)	4% (or \$264 per sqm)

Note: The monetary contributions are based on the September 2020 NSW FACs Sales and Rent Report and will be subject to indexation on a quarterly basis.

## Next Steps

The next step is to submit the planning proposal to the Department of Planning, Industry and Environment to seek a Gateway Determination. It is likely the Draft Scheme and planning proposal would be exhibited concurrently with the planning proposal that implements the Bankstown Master Plan. The outcomes would be reported to Council following the exhibition.



**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 OCTOBER 2021**

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**For: -** Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Ishac, Madirazza, Raffan, Saleh, Tuntevski, Waud and Zakhia

**Against:-** Nil

**ITEM 5.2 DRAFT AFFORDABLE HOUSING CONTRIBUTION SCHEME AND PLANNING PROPOSAL**

**(1464) CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that

1. Council prepare and submit the planning proposal, as provided in Attachment A, to the Department of Planning, Industry and Environment to seek a Gateway Determination.
2. Council seek authority from the Department of Planning, Industry and Environment to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979.
3. Subject to the issue of a Gateway Determination, Council exhibit the planning proposal and the Draft Affordable Housing Contribution Scheme concurrently, and the matter be reported to Council following the exhibition.

- CARRIED

**For:-** Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Ishac, Madirazza, Raffan, Saleh, Tuntevski, Waud and Zakhia

**Against:-** Nil

**SECTION 6: POLICY MATTERS**

Nil