

**YARROWLUMLA COUNCIL
SECTION 94 PLAN NO. 1**

BUNGENDORE

31 March 1995

INTRODUCTION

THE CONTRIBUTION PLAN

Under the provisions of the Environmental Planning and Assessment Act 1979, Section 94, Council has the power to levy contributions from developers in order that public services and amenities required as a consequence of the development can be provided.

The court has established that such contributions must be for, or relate to a planning purpose and must fairly and reasonably relate to the subject development.

Section 94 Contributions can not be sought unless a Section 94 Contributions plan has been prepared and adopted by Council in accordance with the EP & A Act and Regulations.

Contributions Plans identify the amenities and services which Council considers will be required as a result of development and put in place the mechanism for levying contributions.

The following document relates to the village of Bungendore and the immediate surrounds. This draft Contributions Plan has been prepared in parallel with a Social Plan for the village area and takes into account the outcome of previous planning studies.

BACKGROUND

The area to which this draft plan applies takes in the village of Bungendore and the immediate surrounding area.

In formulating the Section 94 Contributions, the assumption has been made that the demand for additional public services and amenities within the area will result primarily from development within the recently expanded village.

Under the provisions of Council's planning instrument, rural land adjoining Bungendore is Zone Rural 1(a) whilst the escarpment to the west and Lake George are zoned Environmental Protection 7(e). Within these zones there is little opportunity for further development, the minimum area for subdivision being 80 hectares.

Any development however, will have impact on the services and amenities provided within the village area, existing rural residents rely heavily on these facilities. It can be therefore assumed new residents to the area will also rely on these services and amenities.

POPULATION PROJECTIONS

Population projections put forward by the Department of Planning suggest that the growth rate of Bungendore will vary from a low of 3.2% annually to a high of 4.0% annually.

Assuming the present population is 1408 (allowing for an occupancy rate of 3.2 persons - 440 dwellings $\times 3.2 = 1408$) the anticipated growth rate of Bungendore is set out in Table 1.

POPULATION DWELLING UNITS

YEAR	GROWTH RATE REQUIRED			
	3.2%	4.0%	3.2%	4.0%
1992	1410	1410	440	440
1995	1550	1580	485	494
2000	1795	1895	560	592
2005	2080	2275	650	710
2010	2415	2730	755	853
2015	2800	3270	875	1022

Table 1 - Bungendore - Anticipated Growth Rate

The Department's projections are considered conservative even at a 4.0% growth rate. As suggested on other occasions, prudent analysis of market expectations with regard to urban design coupled with the continued upgradings of the Kings Highway could result in an increase in the growth rate.

Having regard to the rural area it is anticipated the growth rate will be less than 2%.

POPULATION CHARACTERISTICS

The 1985 population survey undertaken by Council showed that 78% of the population were under the age of 40 years. 1991 census figures show that the age structure of Bungendore has not altered to a large degree. Studies undertaken "in-house" and by the Southern Australian Urban Land Trust suggest that the population of Bungendore will remain young as depicted in Table 2.

AGE COHORT	EXISTING POPULATION		PROJECTED POPULATION	
	%	NUMBER	%	NUMBER
0-4	13.8	195	12	200
5-14	18.3	258	20	334
15-24	14.3	201	18	300
25-39	31.5	444	28	468
40-64	17.1	242	16	268
65+	5.0	70	6	100
TOTAL		1410		1670

Table 2 - Bungendore - Population Age Structure

With reference to the Rural area, whilst specific census data is not available it can be assumed the population characters will follow the Council wide pattern which is again reflected in Table 2 for Bungendore.

POTENTIAL FOR DEVELOPMENT

Within the expanded village boundary, the potential for an increase in population of some 1670 persons exists - the occupancy rate per dwelling being 3 persons, the occupancy rate for medium density being 2.5 persons per unit.

	Bungendore	Bungendore North	Total	Resultant Population
Existing Dwellings	440	-	440	-
Existing Medium Density	-	-	-	-
Potential Dwellings	40	400	440	1320
Potential Medium Density	40	100	40	350

Table 3 - Existing/Potential Development Opportunities

PROVISIONS OF SERVICES AND AMENITIES

Taking into account the fact that :

"... the need for the service or facility being levied or must be a direct result of the development being levied ..."

this Contributions Plan allow for the provision of services and amenities under two categories - those directly linked to new development and those to be shared by the expanded population.

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BUNGENDORE

PART A

1 Citation

This Plan may be referred to as the "Section 94 Contributions Plan for Bungendore - Yarrowlumla Council". It has been prepared according to the requirements of Section 94 AB of the Environmental Planning and Assessment Act 1979.

2 Purpose

The purpose of the plan is to enable the levying of developer contributions for the public amenities and services specified which will be required as a consequence of increased demand generated by development within the village of Bungendore and adjoining rural area.

3 Aims and Objectives

The aims and objectives of the plan are :

- a) to provide a basis for levying developer contributions;
- b) to identify the amenities and services which Council intends to provide;
- c) to establish a nexus between anticipated development and contributions sought;
- d) to enable the early provision of facilities and services;
- e) to encourage public participation in the formulation of the plan;
- f) to provide the development industry with early advice as to the amount of contribution which will be required for a particular development; and
- g) to facilitate proper financial management and accountability for expenditure of contributions received

4 Relationship to Environmental Planning Instruments

The plan enables the levying of developer contributions specified for land uses permissible under Yarrowlumla Local Environmental Plan 1993.

5 Land to which Plan applies

The plan applies to all land within the village of Bungendore and surrounding area as identified in the map attached.

PART B: ASSESSMENT OF CONTRIBUTIONS

6 Assessment of Contributions

Assessment of the amount of Section 94 Contribution for the specified amenities and services has been based on the increase in population generated by development and an assessment of the level of demand created for new amenities and services. This is referred to as the "nexus" between the development and the Section 94 levy. The amount of contribution relates to additional lots in the case of subdivision; additional dwellings in the case of medium density development; and additional floorspace in the case of retail, commercial, industrial or related development.

The provision of amenities and services will be staged to commence when critical population thresholds are reached. Council may levy Section 94 Contributions in advance of the provision of amenities and services or as a recoupment of funds spent. Recoupment will only occur where amenities and services have been provided in anticipation of, and are of benefit to subsequent development, and subject to demonstration that there is a nexus between the development and the amenity and/or services.

7 Formula for Contribution

The formula for calculating the amount of contribution varied according to the type of amenity or service in question. It is based on a consideration of :

- * the additional demand generated by a development based on a rate for additional population, floorspace or other factor;
- * the current capital cost of providing the amenity including, where appropriate, the current cost of acquiring land;
- * the application of any apportionment factor (refer Clause 8).

Contribution rates are contained at Schedule 1 and have been determined in accordance with Part C of this plan.

8 Apportionment

Where existing population will benefit from new amenities and services provided, the cost of providing those amenities and services have been apportioned between Section 94 funds and other monies of Council.

Apportionment rates are included, where appropriate, in the formula for each category for contribution contained in Part C.

9 Annual Adjustment

The contribution rates contained in Schedule 1 will be indexed annually in line with movements in the CPI and, where applicable, land acquisition costs. Contribution rates are also subject to adjustment in the light of further research which may be undertaken by Council, in which event a formal amendment to this plan will be exhibited.

PART C: CONTRIBUTION RATES

In consultation with various community interest groups - welfare, sporting and commercial - council has identified the need to provide and / or upgrade the following amenities in accord with the objectives as set out.

The works programme relating to the provision of these community facilities is shown in Schedule 2.

A summary of contribution rates is shown in Schedule 1.

1. COMMUNITY HALL / SPORTS CENTRE

OBJECTIVE

In joint venture with the NSW Department of School Education to provide a multi purpose community hall suitable for use as an indoor sports centre while providing for a "place of assembly".

NEXUS

- the existing community centre is fully utilised therefore expanded facilities will be required to cater for population growth;
- the need for a multi-purpose hall for community use with access being provided to the public school has been established. Projected population growth will place even greater demand on existing halls.

TIMING

The time span for providing this facility should necessarily be Two (2) years.

FUNDING

	\$
Capital Cost	680,000
Discount existing	<u>312,000</u>
Section 94 Component	368,000
Therefore Section 94 Contribution	<u>368,000</u>
	1670
=	\$220 per tenement
=	\$660 per residential lot
=	\$550 per multi unit lot

FUNDING IMPLICATIONS

The provision of this facility in the short term is dependant on:

- a) the existing resident component being finance through special grants and through Council entering into a joint venture with the Department of Education; and
- b) Council funding the Section 94 component up front, the recoupment time span being 20 years.

2. BUSH FIRE / SES STATION EMERGENCY SERVICES CENTRE

OBJECTIVE

To provide for the upgrading of the existing bush Fire Brigade facilities and incorporation of State Emergency Service facilities in a single complex.

NEXUS

- with the continued growth in population we need to upgrade town fire fighting facilities is imminent;
- with the expanded role of the Brigade to include State Emergency Services the incorporation of all support facilities within a single complex is desirable;
- with the expansion of the CBD existing bush fire facilities are seen to be an incompatible land use therefore should be relocated.

TIMING

This facility should be provided within a 2 year period.

FUNDING

	\$
Capital Cost	250,000
Discount existing resident component 46%	<u>115,000</u>
Section 94 Component	135,000
Therefore Section 94 Contribution	<u>135,000</u>
	1670
=	\$80 per tenement
=	\$240 per residential lot
=	\$200 per multi unit lot

FUNDING IMPLICATION

The provision of this facility within a 2 year period is dependant on:

- a) the existing resident component being financed through specific grants (SES \$20,000, BFC \$20,000) and the sale of the existing facilities; and
- b) Council funding the Section 94 component up front, the recoupment time span being 20 years.

3. PRE SCHOOL - PROVISION OF LAND

OBJECTIVE

To facilitate the development of a Pre School Centre (catering for short and long term needs) through the provision of land.

NEXUS

- the local Pre school movement has identified an immediate need to provide for permanent self contained facilities;
- projected population growth will require the construction of a child care centre.

TIMING

The actual provision of this facility is dependant on the activities of the local committee.

FUNDING

	\$
Capital Cost (land only)	50,000
Discount existing resident component 46%	<u>23,000</u>
Section 94 Component	368,000
Therefore Section 94 Contribution	<u>27,000</u>
	1670
=	\$16 per tenement
=	\$48 per residential lot
=	\$40 per multi unit lot

FUNDING IMPLICATIONS

The provision of land will require Council funding of \$23,000 and Council funding the Section 94 Component up front, the recoupment time span being 20 years.

NOTE: Whilst this Section 94 Plan facilitates the provision of land for the development of a Pre School Centre, notice is given that the long term use of the existing Community Centre as child care centre is under review. The change of use of this building relates to the relocation of the Community Library.

4. EXPANSION OF SWIMMING POOL

OBJECTIVE

To provide adequate swimming facilities through the upgrading of the existing pool.

NEXUS

- usage of the existing facility is reaching optimum level;
- usage of existing facilities will increase with growth duplication of these facilities will therefore be required.

TIMING

This objective should be met within the 5-10 year period of development.

FUNDING

	\$
Capital Cost (25 metre x 6 lane pool)	300,000
Discount existing	<u>nil</u>
Section 94 Component	300,000
Therefore Section 94 Contribution	<u>300,000</u>
	1670
=	\$180 per tenement
=	\$540 per residential lot
=	\$450 per multi unit lot

FUNDING IMPLICATIONS

The provision of the facility within a 5-10 year period would depend on Council funding the Section 94 component up front, the recoupment time span being 20 years.

5. LIBRARY BUILDING RELOCATION

OBJECTIVE

In joint venture with the NSW Department of School Education provide for the upgrading of existing public and school library facilities.

NEXUS

- the existing town library is fully utilised
- the existing Bungendore Primary School is to be upgraded
- an increase in population will create the need for both existing facilities to be expanded

TIMING

The time span for providing this joint facility should necessarily be two (2) years.

FUNDING

	\$
Capital Cost	400,000
Department of School Education Component	<u>268,000</u>
Section 94 Component	132,000
Therefore Section 94 Contribution	<u>132,000</u>
	1,670
=	\$80 per tenement
=	\$240 per residential lot
=	\$200 per multi unit lot

FUNDING IMPLICATIONS

The provision of this facility in the short term is dependant on :

- a) the existing resident component being finance through special grants and through Council entering into a joint venture with the Department of Education; and
- b) Council funding the Section 94 component up front, the recoupment time span being 20 years.

6. EMBELLISHMENT OF OPEN SPACE

OBJECTIVE

To improve the amenity of existing and planned open space areas through the provision of facilities and undertaking landscaping.

NEXUS

- it is reasonable to require new development to maintain the existing level of provision of open space;
- it is reasonable for new development to contribute to the provision or embellishment of open space to the extent of the population increase generated.

TIMING

The embellishment of open space is to be on going. There is an immediate need for the provision of an amenities block on Bungendore Park and the upgrading of sporting facilities.

FUNDING

Capital Cost		\$
- Amenities Block (Bungendore Park)	40,000	
- Practice Cricket Pitch (Bungendore Park)	15,000	
- Landscaping (Bungendore Park)	40,000	
- Landscaping (Turallo Creek)	<u>100,000</u>	
Section 94 Component	195,000	

Therefore Section 94 Contribution 105,300
1670

- = \$65 per tenement
- = \$190 per residential lot
- = \$160 per multi unit lot

FUNDING IMPLICATIONS

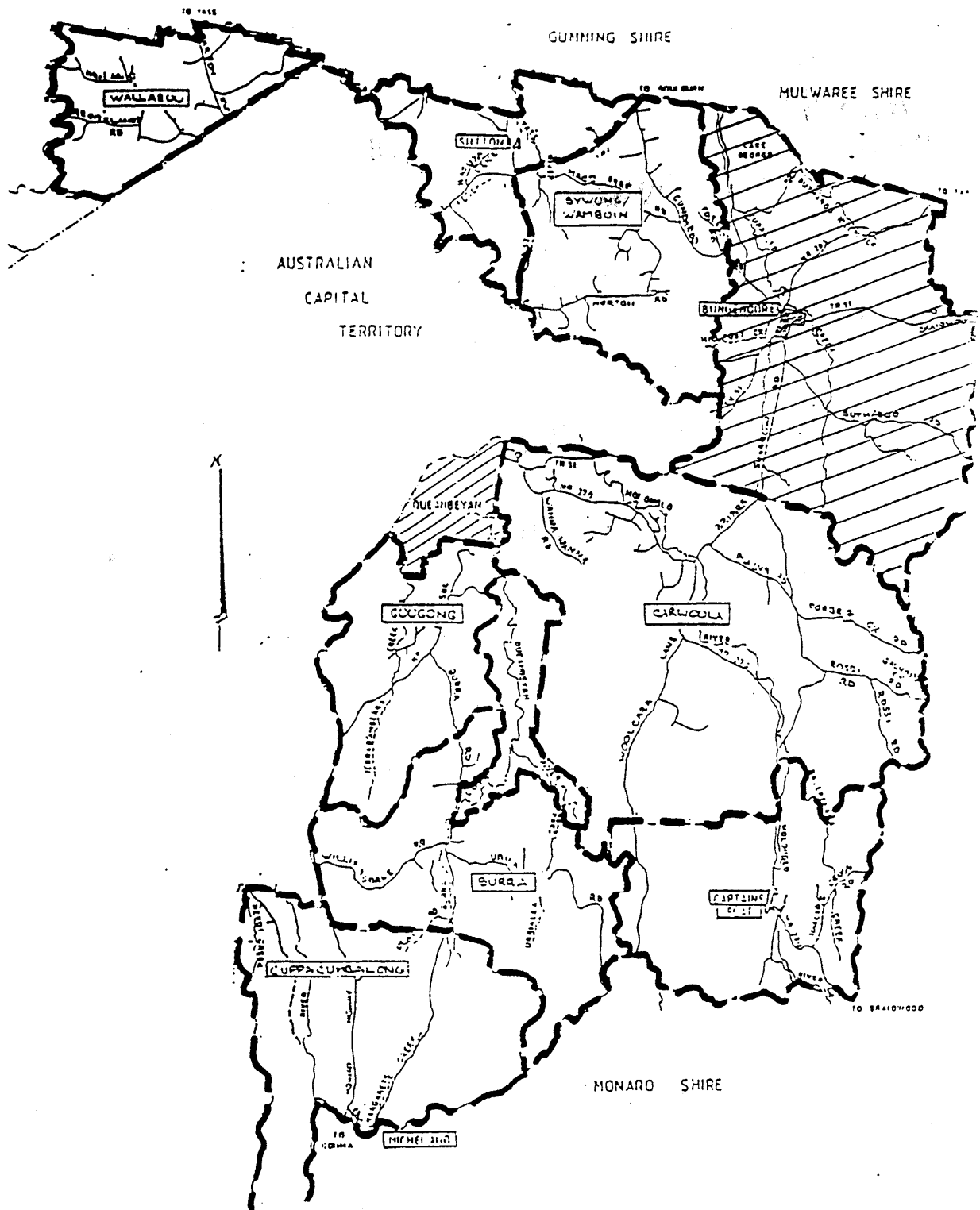
If the embellishment of open space areas is to be ongoing Council will need to fund the existing resident component and provide progressive up front funding of the Section 94 component, recoupment time span 20 years.

SECTION 94 CONTRIBUTIONS – SCHEDULE 1

PROJECT	VALUE	COUNCIL COMPONENT	RESIDENTIAL COMPONENT RATE/LOT	MULTI-UNIT COMPONENT RATE/UNIT
Community Hall / Sports Centre	680,000		660	550
Bush Fire / SES Station	250,000		240	200
Pre school Centre Land	50,000	23,000	50	40
Expansion of Pool	300,000		540	450
Library Building relocation	400,000		240	200
Embellishment of Open Space	195,000	90,000	190	160
TOTAL CONTRIBUTIONS	1,875,000	113,000	1,920	1,600

WORKS PROGRAM – SCHEDULE 2

PROJECT	CAPITAL	COUNCIL COMPONENT	SECTION 94 COMPONENT	DEPT EDUCATION	GRANTS	TIME FRAME
Community Hall / Sports Centre	680,000		368,000	312,000		1995-1997
Bush Fire / SES Station	250,000		135,000		115,000	1995-1996
Pre school Centre Land	50,000	23,000	27,000			1995-1996
Expansion of Pool	300,000		300,000			1999-2000
Library Building relocation	400,000		132,000	268,000		1995-1997
Embellishment of Open Space	195,000	90,000	105,000			1995-2014
TOTAL	1,875,000	113,000	1,067,000	580,000	115,000	



SECTION 94 AREA BOUNDARIES

Area subject to contributions plan shown hatched