

Section 94 Contributions Plan No. 3

BOW BOWING NEIGHBOURHOOD COMMUNITY FACILITIES

1. PREAMBLE

This plan has been prepared to meet the statutory requirements and the policy guidelines issued by the Department of Planning for Section 94 contribution plans to improve the detail, accountability and administration of providing community facilities in the neighbourhood of Bow Bowing.

Council has previously adopted background documents relating to the provision of Community facilities in Planning Districts No. 4, 6 and 7 including the basis for contribution rates. These documents prepared by Wellings Smith and Byrnes consist of two volumes. Volume I includes the background data and analysis in ascertaining the appropriate public amenities and services required in the development of these new urban areas. The Bow Bowing neighbourhood is similar in character to other new residential neighbourhoods in Campbelltown and it has been on this basis that the existing Section 94 Plan on Bow Bowing has been developed.

The existing Section 94 Community Facilities Plan for Bow Bowing was adopted by Council on the 13th February 1990. This plan has been generally implemented in accordance with the guidelines with many of the facilities now completed.

Therefore, the existing plan is very much reflected in this current plan and very little change to Council's previous practice is proposed. Council is of the view that its Section 94 practice has a proper nexus to the development occurring in this area and that its contribution rates are reasonable.

This contributions plan is based on a projected growth of the identified neighbourhood accounting for both land, which is currently vacant and urban consolidation.

It should be noted that this plan will need to be reviewed from time to time to account for any changes or requirements, which may arise due to changing circumstances. In this regard, factors such as the receipt of contributions, the timing of provision of facilities and the cost of facilities, services and land will need to be continually revised.

2. THE PLAN

1. Citation

This plan may be referred to as Section 94 Community Facilities contribution plan for the neighbourhood of Bow Bowling. 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 development contributions for public facilities and services specified which will be required as a consequence of residential development in the neighbourhood of Bow Bowling.

3. Aims and Objectives

The aims and objectives of the plan are:-

- (a) to provide a basis for the levying of contributions for the provision of community facilities and services.
- (b) to establish the nexus between anticipated development and the contributions required.
- (c) to identify facilities and services which Council has provided or intends to provide to meet the needs of new residential development.
- (d) to provide facilities and services to the community at the earliest possible time.
- (e) to recoup a reasonable proportion of costs already incurred in the provision of identified facilities and services.
- (f) to provide proper accountability, financial management and administration of the expenditure of contributions and the provision of facilities and services.

4. Relationship to other Environmental Planning Instruments

This plan is to be read in conjunction with Council's other development control plans and environmental planning instruments applicable to the neighbourhood of Bow Bowling.

5. Land to which the plan applies

This plan applies to the neighbourhood of Bow Bowling as shown edged heavy black on the map marked "map for the neighbourhood of Bow Bowling" deposited in the office of the Council.

3. ASSESSMENT OF CONTRIBUTIONS

Establishment of Nexus

The City of Campbelltown, the Municipality of Camden and the Shire of Wollondilly were formally declared the Macarthur Growth Centre in March of 1975. Since that time the City of Campbelltown has experienced rapid growth and is now recognised as one of the fastest growing local government areas in New South Wales.

In this regard, the Campbelltown Local Government Area has been and will be a significant part of the Government's urban development programme, which in part accommodates growth within the Sydney Metropolitan Area.

Residential development in Campbelltown typically provides a source of moderately priced but relatively low density housing which is attractive to householders making their first move into the housing market.

New housing areas lack many, if not all, of the basic facilities that are found in more established suburbs. Therefore, there is immediate and substantial demands for capital expenditure to ensure that a range of basic community facilities and services are provided. This ensures that the quality of the social environment in both the short and long term is enhanced so that community networks are developed and social and economic discrimination and antisocial behaviour patterns are minimised.

The identification of the facilities in this plan are those generally identified in the Section 94 Community Facilities Contribution Plan for the neighbourhood of Bow Bowing adopted by Council on 13th February 1990. The previous plan forms the basis of this community facilities plan modified to take into account current circumstances.

Contribution Formula

Section 94 contributions will be based on the total cost of providing identified facilities and services divided by the projected lot or dwelling yield in the catchment for all residential development which is subject to Section 94 contributions.

The contribution rate will be based on the creation of new lots in the case of subdivision and additional dwellings in the case of medium density development.

The formula for calculating contributions is based on the following:

- (a) The number of lots or dwellings, which have or will be subject to Section 94 contributions
- (b) The cost of providing future community facilities including where appropriate, the cost of acquiring land.
- (c) The present day costs of community facilities already provided by Council in anticipation of development.

The contribution formula is:

$$\text{Contribution Rate} = \frac{F1 + F2}{P}$$

(\$per lot/dwg)

F1 = The actual cost to Council to date of constructing community facilities (adjusted to present day values by the I.P.D.)

F2 = The estimated cost of constructing future community facilities

P = The estimated lot/dwelling yield in the contribution catchment.

* I.P.D. - Implicit Price Deflator

(I.P.D.) is an index obtained by dividing a current price value by its corresponding constant price value. Implicit Price Deflators are published on a quarterly or annual basis for all items of expenditure shown in the Domestic Production Account.

Contribution Rate

The current contribution rate per lot/dwelling for each of the identified neighbourhoods is shown below. It should be noted that these contribution rates are applicable as of April 1994 and will be indexed on a quarterly basis to keep pace with inflation.

For the purpose of this plan the indexing factor to be used is the Implicit Price Deflator (I.P.D.) which is an index obtained by dividing a current price value by its corresponding constant price value. I.P.D.'s are published on a quarterly or annual basis for all items of expenditure shown in the Domestic Production Account.

It should also be noted that the Council may review all or part of this contribution plan on an annual basis and as such contribution rates may adjust accordingly.

Locality	Proposed Contribution per lot/building
Bow Bowling	\$1007.70

* These contribution rates are applicable as at April 1994

* All contribution rates will be adjusted on a quarterly basis by the Implicit Price Deflator

4. PAYMENT OF CONTRIBUTIONS

Timing of Contribution Payments

Council, upon granting development consent including the subdivision of land, which is subject to this Section 94 Contributions Plan, shall, as a condition of development consent, state the value of the Section 94 contribution at the date of issue of consent. The actual payment of any Section 94 Contribution shall be at the rate applicable at the time of payment, which will reflect adjustments made by the Implicit Price Deflator.

In the case of a development not being a subdivision, the payment of the required Section 94 contribution shall be made prior to the release of the building approval applicable to that development.

In the case of a subdivision the required section 94 contribution shall be paid prior to the release of the Linen Plan of subdivision.

Under unusual or specific circumstances, the method of payment may be varied subject to a detailed written submission being considered by Council. A decision to defer payment shall be entirely at the discretion of Council. Adequate security will be required to cover the value of the contribution including the indexed value of the contribution over the deferred period.

Dedication of Land and Material Public Benefit

Council may consider the dedication of land or the provision of a material public benefit/works in kind in lieu of a monetary contribution. In this regard, the following practice will be considered by Council:

- (a) The extent to which the land, material public benefit or works satisfies a community need and the purpose for which the contribution is sought.
- (b) Consideration of locational and other factors, which may affect useability.
- (c) The effect of any maintenance or recurrent costs to Council.

5. WORKS SCHEDULE

NEIGHBOURHOOD: BOW BOWING**Lot Dwelling Projections**

	Pre Sec. 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	0	16	94	25	135
No. of Lots Long Industries	0	393	0	0	393
Cumulative Total	0	409	503	528	528

Projected Development Rate

	1993	1994	1995	1996
No. of Lots	80	50	40	29
Cumulative Total	409	459	499	528

Population

	1993	1994	1995	1996
Population	1432	1607	1747	1848

Note: These lot projections include the property Lot 6 DP 778517 which is the subject of a Council resolution to rezone the land to Residential 2(c). Should this plan not proceed adjustment will be required to this Section 94 Plan.

FACILITIES AND COST - BOW BOWING

Facility	Location/Name	Provided	Cost
Neighbourhood Centre and Tennis Court Clubroom	Carnarvon Street	100%	\$200,000
40 Pl. Child Care Centre	Carnarvon Street	100%	By Private Agreement
Local Park Type 1	Lookout Park East	100%	\$ 18,200
Local Park Type 1	Lookout Park West	-	\$ 18,200
Local Park Type 1	Kuringai Park	-	\$ 18,200
Local Park Type 2	Bouddi Park North	100%	\$ 7,200
Local Park Type 1	Bouddi Park South	-	\$ 18,200
Local Park Type 1	Central Park	60%	\$ 18,200
Bus Shelters x 2		100%	\$ 12,000
Cycleway/Footpath		65%	\$ 51,000
Street Planting		-	\$ 14,640
Tennis Courts x 2	Central Park	100%	\$ 66,000
Car Park	Central Park		\$ 35,000
Cycleway	Detention Basin		\$ 50,000

TOTAL COST = \$526,840

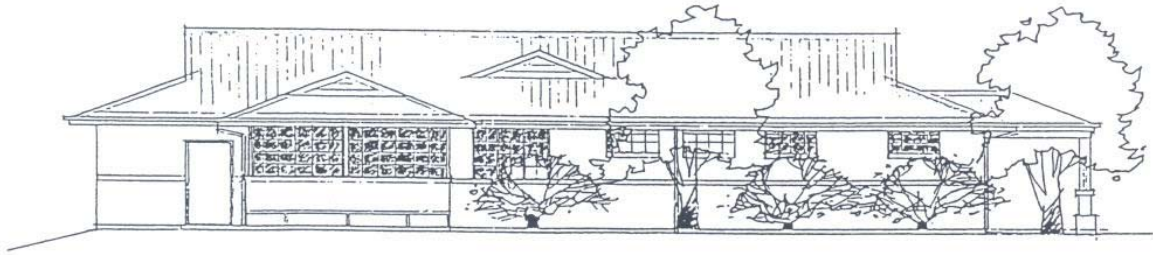
NOTE: Council resolved at its meeting on the 13th February 1990 that "Long Industries be advised that Council (subject to conditions) will accept the construction and provision of works and facilities in lieu of contributions in the Company's section of the neighbourhood."

DEVELOPMENT PROGRAMME BOW BOWING

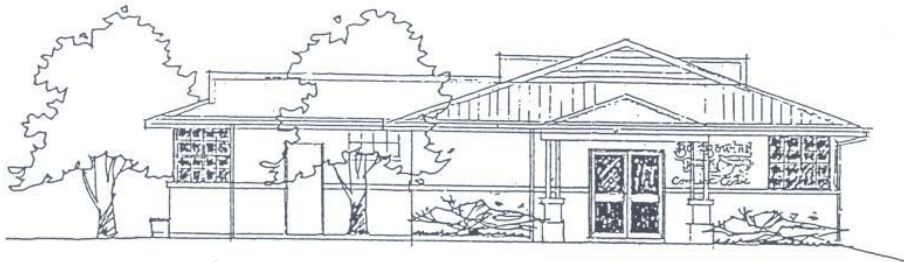
	Threshold	Lot/ Dwelling
<u>1993</u>	Cycleway/footpath*	\$17,850
	Part Street Planting	\$ 6,000
	Central Park Playground Equipment*	\$ 8,200
1993 Budget	=	\$ 32,050 (409 Lots/dwgs)
<u>1994</u>	Kuringai Park*	\$ 18,200
	Part Street Planting	\$ 6,000
	Bouddi Park South	\$ 18,200
1994 Budget	=	\$ 42,400 (459 Lots/dwgs)
<u>1995</u>	Part Street Planting	\$ 2,640
	Cycleway (Detention Basin)	\$ 50,000
	Lookout Park West	\$ 18,200
1995 Budget	=	\$ 70,840 (499 Lots/dwgs)
<u>1996</u>	Carpark Central Park	\$ 35,000
1996 Budget	=	\$ 35,000
TOTAL COST	=	\$ 180,290

NOTE: The Lot/Dwelling Threshold is the level of development required to complete each stage of the Development Programme. It should be noted that the Lot/Dwelling Threshold is based on the likely rate of Development but may be subject to variation. In this regard the development programme will be reviewed on a regular basis to take account of these circumstances.

NOTE* These facilities to be provided by Long Industries

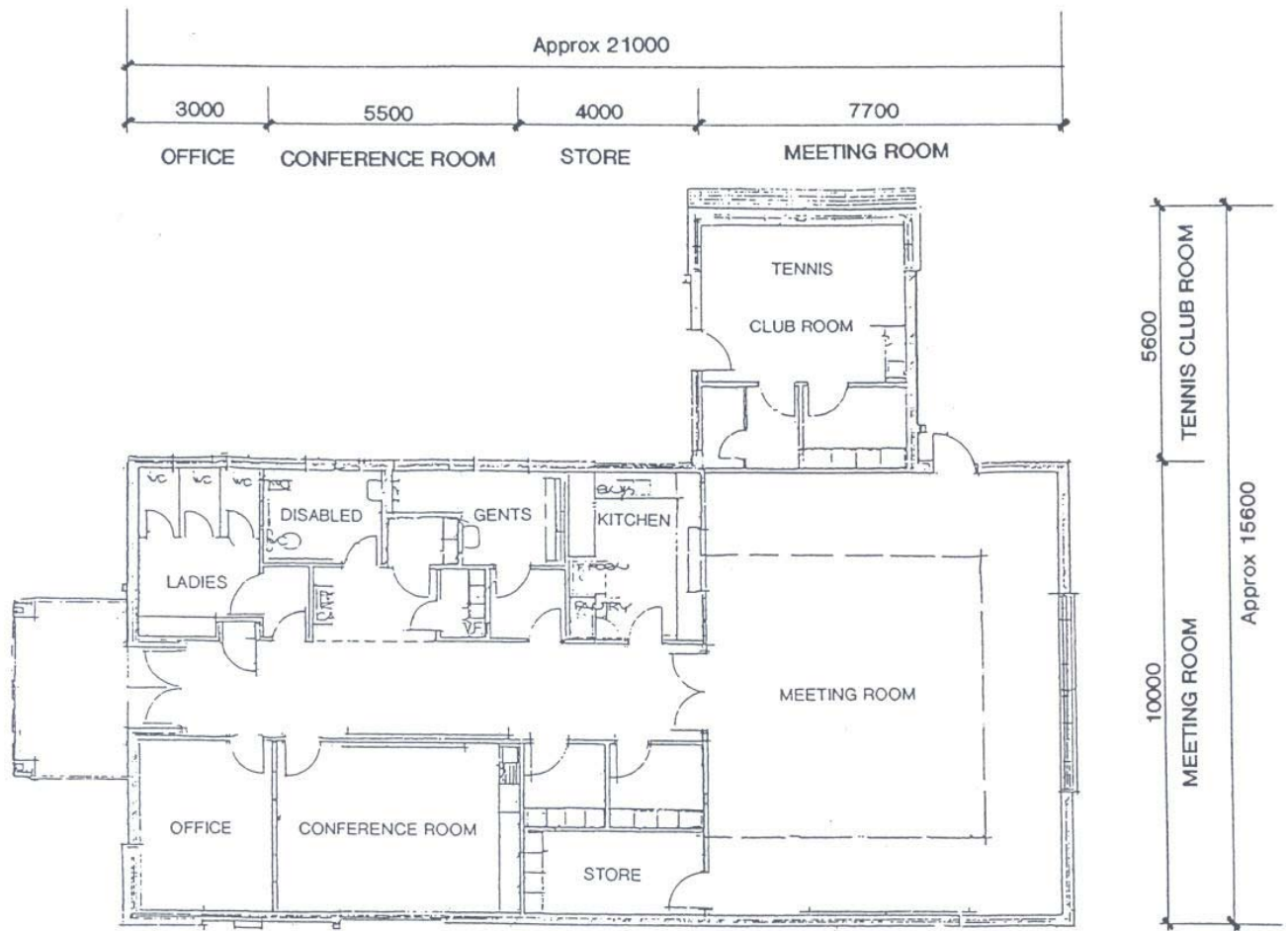


NORTH ELEVATION

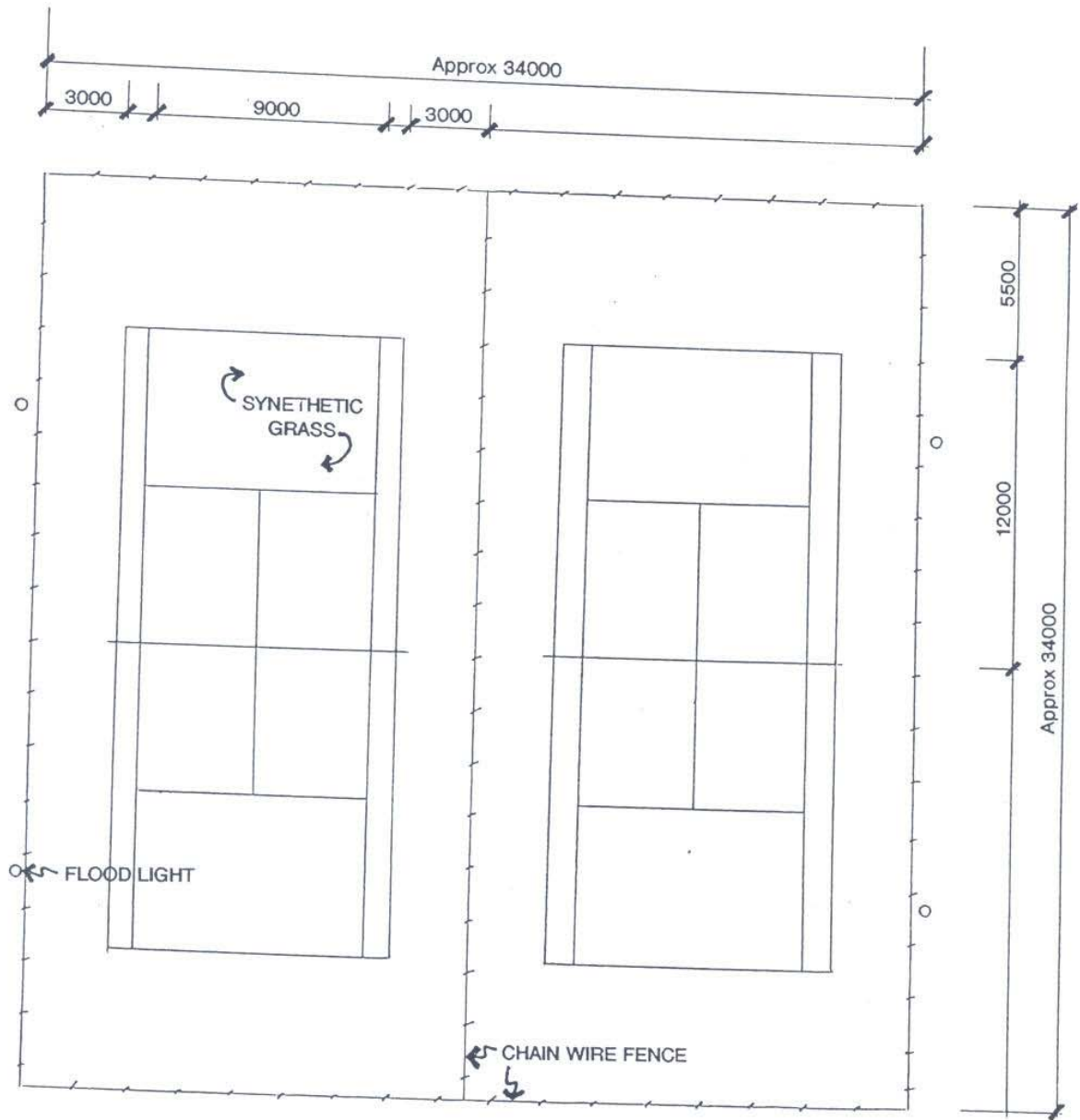


EAST ELEVATION

BOW BOWING NEIGHBOURHOOD CENTRE
ELEVATIONS



BOW BOWING NEIGHBOURHOOD CENTRE
FLOOR PLAN



BOW BOWING TENNIS COURTS
PLAN