

CITY OF RANDWICK
SECTION 94 CONTRIBUTIONS PLAN 2000
(BUNDOCK STREET)

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Adopted by: Health Planning & Building Committee 16th February 2001

Effective: 17th February 2001



PART A SUMMARY SCHEDULES

Executive Summary

This contributions plan enables Randwick City Council to levy Section 94 Contributions within the locality known as Bundock Street (former Department of Defence Land at Bundock Street, Randwick), where the anticipated development will increase the demand for public amenities (see attached map). The land in question has been previously used for Commonwealth Purposes, and has not supported urban development in the past, and as such, it is considered essentially to be a greenfields site for development purposes.

The Bundock Street Master Plans for the Northern Precinct and the Southern Precinct make provision for residential development of the subject lands in the order of 550 dwellings accommodating a further 1650 people over the next five years. As a consequence of this anticipated development and having regard to the level of facilities currently available and the expected profile of the new population, it will be necessary to provide:

- Additional community facilities within the lots being developed;
- Local open space within the lots being developed- including the dedication of land and its augmentation;
- Provision for Works In Kind (WIK) contributions to satisfy the requirements of this plan.

Summary of Works Schedule

The public amenities and services required as a consequence of and to serve the demand generated by the anticipated development, are summarised at Table 1-

Summary of Works Schedule. The location, estimated cost and proposed timing for providing the identified works are included at Table 1.

Table 2 provides the total contributions to be collected for the development through Section 94.

The contributions rates for the funding of the identified public amenities are included at Table 3.

It is anticipated that most, if not all of the proposed public amenities are to be provided in the form of Works In Kind (WIK) contributions.

Apportionment

Community Facilities

As the development of the Bundock Street Defence Lands involves the creation of an entirely new community within the Local Government Area. Council's existing facilities are at capacity and there is no additional capacity to accommodate the demands of the incoming population. The redevelopment of the site requires the provision for community facilities that

provide flexibility to meet the demands of the future residents. To meet the demands of the projected population, 1200m² of multi-purpose community facility space is required within the lots being developed. A suitable deed of agreement for the provision of the additional multi-purpose community facility space and the appropriate land dedication will be required as a condition of approval for any development consent for the overall subdivision works.

Recreation Facilities

As the development of the Bundock Street Defence Lands involves the creation of an entirely new community within the Local Government Area. Council's existing recreation facilities within the surrounding area are at capacity and there is no additional capacity to accommodate the demands of the incoming population. The redevelopment of the site requires the provision for recreation facilities within the lots being developed, that provide sufficient flexibility to meet the demands of the future residents. To meet the recreational demands of the projected population, a combination of passive and active open space is required comprising four parks, three of which are to be local pocket parks for recreational purposes (total area 6899m²).

Table 1 Summary of Works Schedule

Item No.	Public Facility	Estimated Capital Cost	Preferred Location	Phasing/Timing
1.	Multi-purpose community centre	\$1,635,000	Co-located with proposed local retail centre	<ul style="list-style-type: none"> • within 2 years of collection of contributions. • “works in kind” must be completed, prior to the dedication of land to Council.
2.	Open Space Type 1	\$279,990	Precinct 2	<ul style="list-style-type: none"> • within 2 years of collection of contributions. • “works in kind” must be completed, prior to the dedication of land to Council.
3.	Open Space Type 2 (Qty 2)	\$329,556	Precinct 1	<ul style="list-style-type: none"> • within 2 years of collection of contributions. • “works in kind” must be completed, prior to the dedication of land to Council.
4.	Open Space Type 3	\$1,044,000	Precinct 1	<ul style="list-style-type: none"> • within 2 years of collection of contributions. • “works in kind” must be completed, prior to the dedication of land to Council.

Table 2 Calculation of Contributions

Item No.	Public Facility	Capital Cost	Total Cost	Apportionment	Available Contributions	Net Cost To be levied	Other Funding Sources
1.	Multi-purpose Community Facility	\$1635000	\$1635000	100%	nil	\$1,635,000	nil
2.	Open Space Type 1	\$279,990	\$279,990	100%	nil	\$279,990	nil
3.	Open Space Type 2 (Qty 2)	\$329,556	\$329,556	100%	nil	\$329,556	nil
4.	Open Space Type 3	\$1,044,000	\$1,044,000	100%	nil	\$1,044,000	nil
Total		\$3,288,546	\$3,288,546	100%	nil	\$3,288,546	nil

Table 3 Summary Costs by Land Use

Item No.	Public Facility	Cost to be levied	Contribution Rate per lot
1	Multi-purpose Community Facility	\$1,635,000	\$2792.73
2	Open Space Type 1	\$279,990	\$509.07
3	Open Space Type 2	\$329,556	\$599.19
4	Open Space Type 3	\$1,044,000	\$1898.18
Total		\$3,288,556	\$5799.17

PART B ADMINISTRATION AND ACCOUNTING

1. What is the name of this plan ?

This contributions plan has been prepared in accordance with the provisions of Section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 4 of the Environmental Planning and Assessment Regulations 2000 (Regulation) and may be referred to as the Randwick Section 94 Contributions Plan 2000 (Bundock Street).

2. What is the purpose of this plan?

2.1 The primary purpose of this plan is to satisfy the requirements of the EP&A Act and Regulation to enable Council to require a contribution towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of developments in the area or that have been provided in anticipation of likely future development.

2.2 Other purposes of this plan are to:

- (i) ensure that an adequate level of public infrastructure is provided throughout the subject area as development occurs.
- (ii) enable Council to recoup funds which it has spent in the provision of facilities in anticipation of likely future development
- (iii) ensure that the existing community is not burdened by the provision of public facilities required as a result of future development
- (iv) provide a comprehensive strategy for the assessment, collection, expenditure, accounting, and review of development contributions on an equitable basis throughout the subject area until 2005

3. To what area does this plan apply?

3.1 This plan applies to land at Bundock Street and Avoca Street, Kingsford, described as Lots 2 & 3 DP 1009660 (the subject land), as illustrated on the map at Figure 1.

4. What is the relationship to other plans and policies

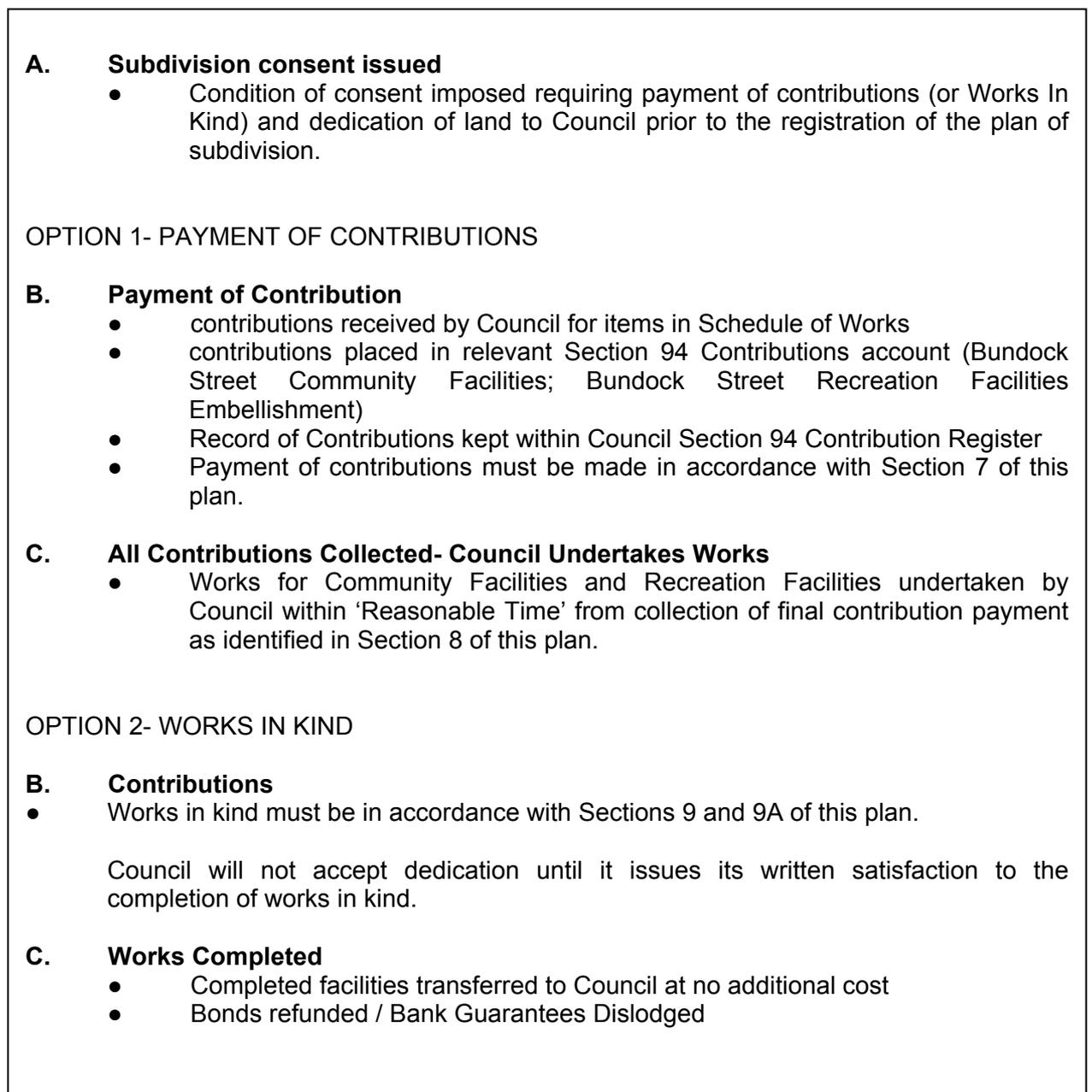
This contributions plan supersedes all previous plans and policies relating to development contributions with respect to the subject land.

The contributions plan provides the means for implementing some of the planning and community development strategies adopted by Council such as the Social Plan 1999-2003 to the extent that they relate to the subject site.

5. How does this plan operate?

- 5.1 In determining a development application, Council may impose a condition requiring the payment of a monetary contribution and/or the dedication and/or augmentation of land in accordance with the provisions of this plan.
- 5.2 The procedures for the administration of the contributions under the plan are illustrated in Figure 2.

Figure 2- PROCEDURES FOR THE ADMINISTRATION OF CONTRIBUTIONS UNDER THE PLAN



6. What formula is used to determine the contribution?

6.1 The formulas used to determine the initial contributions for public amenities (recreation facilities and community facilities) are:

$$\text{Total Contribution (C}_T\text{)} = \$\text{Cap} + \text{AC}$$

$$= \$3,288,546 + \$850$$

$$\text{Contribution per person (C}_P\text{)} = \frac{\$ \text{Cap}}{P}$$

$$= \frac{\$3,288,546}{1650}$$

$$= \$1993.06$$

OR

$$\text{Contribution per lot (C}_L\text{)} = \frac{\$ \text{Cap}}{L}$$

$$= \frac{\$3,288,546}{550}$$

$$= \$5979.17$$

Where:

\$Cap- sum of capital costs for facilities that have or which are to be provided.

P- anticipated increase in the total population in the subject land to the year 2007.

L- anticipated increase in the number of lots to be created to the year 2007.

AC- Administrative Charge for Section 94 Planning, payable per development application.

6.2 For the purposes of calculating the contribution rate, the following components have been *included*:

- The capital cost of the public amenity.

6.3 For the purposes of calculating the contribution rate, the following components have been *excluded*:

- The cost associated with any proposed public amenities (capital and land costs) which are intended to serve the existing population or to make up for an existing deficiency in provision. (The public amenities which are to be funded through this contributions plan are intended to meet the needs of the future population.)
- Any development contributions which may have been collected previously for the provision of a particular amenity and which has not yet been expended.

- Any assured grants, subsidies, or funding from other sources which may be payable in respect to any nominated public amenity. Any recoverable funding which has been provided for public amenities which may have otherwise been provided by contributions made under Section 94.
- Costs associated with the ongoing or routine maintenance, staff resources or other recurrent expenses
- Any public amenities which may be required by the population, which another organization or government agency is responsible for providing.

7. When are contributions payable?

A contribution rate is payable:

- (a) In the case of a consent to development being subdivision where no further approvals are required- prior to registration of the plan of subdivision.
- (b) In the case of a consent to development not involving subdivision but where a subsequent building permit is required – prior to the release of the Construction Certificate .
- (c) In the case of a consent relating to any other development – before the development is commenced, prior to the endorsement of the final plan of subdivision or prior to occupation as may be relevant in the particular circumstances.

7A. When Dedication of Land is Required?

Dedication of Land for open space and community facilities as identified under terms of this plan is to be effected upon the register of the plan of subdivision.

8. Can deferred or periodic payments be made?

Council will provide the amenities upon receipt of all contributions owing with the objective of providing facilities within 2 years of payment of contributions. Although it is open for Council accept deferred payments, as stated above, Council intends to provide facilities following the collection of contributions. Therefore, Council will not accept deferred or periodic payments of Section 94 Contributions under this plan.

9. Can 'Works In Kind' (WIK) contributions be made?

- 9.1 Council may accept an applicant's offer to make a contribution by way of a WIK contribution (for an item included on the works schedule) as referred to in s.94 (2C) of the EP&A Act.
- 9.2 Council may accept the offer if a WIK contribution (for items included on the works schedule if the applicant, or any other person entitled to act upon the relevant consent, satisfies the consent authority that:
- (a) Payment of the contribution in accordance with the provisions of the plan is unreasonable or unnecessary in the circumstances of the case.
 - (b) The in kind contribution will not prejudice the timing or the manner of the provision of the public facility for which the contribution was required.
 - (c) the value of the works to be undertaken are at least equal to the value of the contribution assessed in accordance with this plan.

9A. When WIK to be completed

WIK must be completed prior to the dedication of Land to Council.

10. How will the contribution rates be adjusted?

- 10.1 It is Council policy to review contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the particular public facility.
- 10.2 The contribution rate will be reviewed bi-annually on the following basis:
- (a) For public amenities which have been provided, including land which has been acquired, the costs of which are yet to be recouped- to be reviewed on the basis of bank interest.
 - (b) For public amenities which have been identified but not as yet provided- to be reviewed on the basis of the Implicit Price Deflator (Total Public Gross Fixed Capital Expenditure) as published by the Australian Bureau of Statistics.

10.3 The contribution rates would be indexed in accordance with the following formula:

$$\text{Adjusted Component (A) = } \frac{\$FP \times (\text{Current IPD} - \text{Previous IPD})}{\text{Previous IPD}} \%$$

THEN

$$\text{Adjusted Contribution per person} = \frac{C_P + A}{P}$$

OR

$$\text{Adjusted Contribution per lot} = \frac{C_L + A}{L}$$

where:

\$FP- total cost of public facilities yet to be provided

Current IPD- total current Implicit Price Deflator (Total Public Gross Fixed Capital Expenditure) as published by the Australian Bureau of Statistics last published at the time of adjustment.

Previous IPD- total current Implicit Price Deflator (Total Public Gross Fixed Capital Expenditure) as published by the Australian Bureau of Statistics for the quarter last published at the date this plan was adopted (for the initial adjustment) and thereafter as applicable at the time of the previous adjustment.

C_P - is the previous contribution per person (see formula in Section 6.1)

C_L - is the previous contribution per lot (see formula in Section 6.1)

P - is the anticipated increase in the total population for Bundock Street to the year 2005 (as used in the formula in Section 6.1)

L - is the anticipated increase in the numbers of lots to be created up to 2005 (as used in the formula in Section 6.1)

PART C STRATEGY PLANS

11. What is the relationship between expected development and demand for additional public facilities?

11.1 This part establishes the relationship (nexus) between the expected types of development in the area and the demand for additional amenities to meet that development.

Causal Nexus

11.2 The anticipated increase in resident population will:

- (a) Place greater demand on existing public open space and community facilities.

- (b) Require the provision of new public open space and additional community facility space which is not currently available because of insufficient capacity in existing amenities to cater for the anticipated increased demand.

11.3.1 The nexus between anticipated development in Bundock Street and the nominated public amenities has been established according to:

- (a) The type and extent of anticipated development
- (b) The expected increase in population as a consequence of that development and the characteristics of that population
- (c) The requirements for new, additional or augmented public facilities in the area
- (d) the availability and capacity of existing public facilities in the area
- (e) the extent to which the proposed public facilities will meet the needs of the population.

11.4 This plan includes a schedule of public facilities that are required as a consequence of anticipated development. The cost of providing these will be met and recouped from new development in Bundock Street.

11.5 The proposed public facilities will be carried out to meet the likely needs for and the increasing usage of, public facilities as a consequence of new development.

Physical Nexus

11.6 This plan identifies the location of the public facilities to be provided relative to the communities that they are intended to service. The location of facilities has been determined having regard to the location of increased demand, accessibility to the identified public facilities and the manner in which such need may be satisfied.

Temporal Nexus

- 11.7 Only those public facilities which are required as a consequence of anticipated development up to 2007 are included in the works schedule. Timing for the provision of these works is based on the projected population growth.
- 11.8 The works schedule identifies:
- (a) Works which have been undertaken in order to satisfy future demand
 - (b) Works which are proposed to be undertaken when the population reaches a particular threshold.

12. What are the expected types of development in Bundock Street?

- 12.1 The Bundock Street development area is a large parcel of land within the suburb of Kingsford. It is available for residential purposes because of the relocation of the Department of Defence uses of the site elsewhere. The surrounding area is predominantly a mix of low and medium density residential, bushland and wetland, with a portion of the current Department of Defence uses remaining on the western boundary of the site. The site is approximately 1 kilometre from the major district centre of Maroubra Junction, the district centre of Kingsford and the local centre of The Spot.
- 12.2 As such, the intended development of the site is for residential purposes, with a predominance of small-lot subdivision with some multi-unit housing and associated local convenience uses. A community centre is also proposed to be included, as are a number of pocket parks and a neighbourhood park.
- 12.3 The built form of the development will be guided by relevant planning controls, including the two masterplans, for the Northern and Southern Precincts of the site respectively. In general, the development will be low-rise in scale, in keeping with the surrounding established residential areas, and will be characterised by a mix of detached, zero-lot-line and row housing forms.

13. What is the expected increase in population?

- 13.1 It is anticipated that there will be a population increase on the subject land of approximately 1650 in the period 2002 to 2007.
- 13.2 the increase in residential population has been based on:
- The projected number of dwellings that the site is expected to yield.
 - Average occupancy rates for the type of dwellings proposed within the Randwick Local Government Area.

- Population characteristics of similar developments in Sydney completed and occupied in recent years.

13.3 Population growth is expected to be around 150 – 200 households per annum at an average household size of 3 persons.

14. What are the anticipated characteristics of the population?

14.1 The population profile is expected to remain similar to that which currently resides in Randwick, with a closer correlation to other recently completed housing projects within the city than to the overall population characteristics for Randwick. It is anticipated that the characteristics of the incoming population are likely to be:

- Mixed ages with a relatively high proportion of children, older adolescents, and young adults, an average proportion of adults to 50 years, and fewer numbers of older age groups.
- A mix of household types with higher proportions of households with children and non-couple families, an average proportion of groups households, lower proportions of couple-only households, and significantly lower proportions of lone-person households.
- Approximately equal proportions of 2, 3 and 4 person households with a much higher concentration of larger households than the LGA as a whole.
- A very high proportion of residents born overseas, particularly North East and South-East Asia.
- A significant proportion of households with high incomes.
- More homeowners and home purchasers than people renting.
- High full time employment rates as well as a relatively high numbers of full time students and people with home duties.
- Households with 1-2 cars.

14.2 It is anticipated that the new population distribution will differ slightly from that of the LGA as a whole, with a more even spread across the major age groups than is typical for the surrounding suburbs.

14.3 In terms of the location of proposed amenities, it is anticipated that growth in Bundock Street will have an age profile consistent with predominantly second and third homebuyers with a proportion of first homebuyers (couple-only households in higher income-brackets), empty nesters and single-person and group households.

14.4 Based on existing population characteristics and the anticipated profile of the new population, the following average dwelling occupancy rates have been adopted:

3-4 bedroom attached / detached	3.36	
3 bedroom detached / pair / row	2.97	
3 bedroom pair / row		2.97
2-3 bedroom smaller pair / row	2.8	

Given the likely dwelling mix that is expected to occur on the site, an overall occupancy rate of 3 persons per dwelling has been used to forecast the projected population of the new development.

15. To what extent will the proposed amenities meet the needs of the population?

15.1.1 The proposed public amenities identified in this plan are required to satisfy the anticipated demands of the expected types of development in Bundock Street.

15.2 Randwick already provides the some of the public amenities likely to be required by the expected types of development. However, these public facilities generally satisfy the needs of the existing population and there is no spare capacity available to serve the additional demand created by the incoming population.

15.3 The needs for, and increased usage of, public amenities likely as a consequence of new development will exceed the capacity of existing public amenities in the area. It will therefore be necessary for new and augmented amenities to be provided to cater for the anticipated demand of likely development.

15.4.1 Those public amenities which are required as a consequence of new development are included in the works schedule.

16. What public facilities are required?

The public facilities proposed to satisfy the demand created by the anticipated new development includes:

- A multi-purpose community facility
- Open space types 1&2- Pocket Parks, (including the dedication of additional land and embellishment)
- Open space type 3- Neighbourhood Park (including the dedication of additional land and embellishment)

Community Facilities and Services

(a) Basis of Nexus (Factors Affecting Demand)

A policy approach is generally adopted in New South Wales in the determination of the type and mix of community facilities and services to be provided to new populations. This ensures that the characteristics of the particular Local Government Area can be considered.

Council has a responsibility for deciding the best way of providing for community needs arising from the impact of new developments and the

most suitable community infrastructure for a particular service type or activity.

In order to develop a strategy for the provision of community infrastructure to meet the needs of the future population consideration must be given to existing facilities and services and their capacity.

(b) Existing Demand for Community Facility Space

Randwick City Council supports and resources the development and coordination of a range of community services and activities which are used (or needed but not available locally) by residents and non-residents through its community development and social planning activities. This includes youth, disability, aged, multicultural, Aboriginal, children's, family support, community information, health, education, housing, legal support services and activities.

Council enacts its responsibility for provision of community infrastructure in a number of ways:

1. Social Planning - identification of needs in collaboration with the community.
2. Funding and Provision of Facilities-
 - through construction of buildings and/or provision of land,
 - capital assistance for provision of buildings and equipment,
 - maintenance and upgrading of buildings and grounds,
 - recurrent funding for staff and operating costs in some instances,
 - provision of leasing and rental arrangements,
 - subsidised leasing arrangements and subsidised operations.

These facilities provide social, cultural and recreational services and activities, halls, meeting and other spaces for public or organization-specific use and office space for community organizations. They cater for wide ranging needs and interests and all age groups.

Usage

Council has undertaken regular studies to assess the adequacy of existing community infrastructure and identify needs of people living and working in and visiting Randwick. These include the Randwick City Council Social Plans 1994 and 1999-2003, Community Facilities Inventory 1998.

These studies show that the majority of facilities are well utilised and have minimal practical spare capacity, as identified in Council's Social Plan. There are shortages of affordable multi-purpose space, meeting space, office accommodation for services and groups as well as a lack of suitable space for groups with specific needs (eg. youth).

(c) Likely Future Demand for General Community Facility Space

The population increase at the Bundock Street site will place increased pressure on existing services and may create demand for a range of new facilities and services currently not available in the area. It is not possible to establish the exact population profile / characteristics of this development. The Social Impact Statement the redevelopment proposal concluded that it is 'little, but increasing research on the nature of consolidating populations in Sydney', and that the majority of available data related to suburbs where the development is predominantly medium to high density in nature. As such, there is a degree of uncertainty as to the exact composition of the incoming population, a multi-purpose facility which has the flexibility to respond to the needs of the future population of the redevelopment area will be appropriate.

The likely predominant characteristics of the incoming population have been described in the previous section. Planning does however, need to consider that the profile of the population may differ from the anticipated profile, requiring a flexible mix of services. The planning for services and facilities will need to be flexible to cater for the range in age groups. People with special needs relating to any age, disability, and cultural or other differences must be able to access and utilise public services and facilities.

The needs for community facility space vary between groups and households and will change over time. No one facility can meet the complete needs of any population group. The provision of multi-purpose community facility space is therefore to the most appropriate way to maximise its capacity to meet the needs of new residents and that of the proposed development.

(d) Proposed General Community Facility Space

A single multi-purpose community facility of 1200m² floorspace on a total site of 2000m² is considered adequate to fully service the needs of the new population. This is based on a policy approach having regard to the level of services available to the existing residents of the LGA and the expectations of new residents in the subject site, with a view to ensuring that new residents enjoy a level of access to community facilities that is at least comparable to that currently experienced within the existing community.

(e) Location of General Community Facility Space

It is proposed that the multi-purpose community facility be located jointly with the proposed local retail centre and transport node (Town Square/Village Green) identified in the Master Plan for the Northern Precinct. This location is preferred as it is centrally accessible to the development, provides for increased vitality in the local retail centre

and Town Square, and is accessible to people using the centre from outside walking distance by being in close proximity to the proposed transport node. Co-location will also strengthen the sense of neighbourhood within the development by promoting opportunities for informal meetings. All community facilities are intended to service the residents of both the Northern & Southern precincts, as shown on the map.

(f) Apportionment

As the development of the Bundock Street Defence Lands involves the creation of an entirely new community within the Local Government Area. Council's existing facilities are at capacity and there is no additional capacity to accommodate the demands of the incoming population. The redevelopment of the site requires the provision for community facilities that provide flexibility to meet the demands of the future residents. To meet the demands of the projected population, 1200m² of multi-purpose community facility space is required within the lots being developed. A suitable deed of agreement for the provision of the additional multi-purpose community facility space and the appropriate land dedication will be required as a condition of approval for any development consent for the overall subdivision works.

Recreation Facilities

(a) Basis of Nexus (Factors Affecting Demand)

Randwick is an inner city Local Government Area located to the southeast of the Sydney CBD. It is a coastal area, with a significant foreshore to both the Tasman Sea (including many popular beaches) and Botany Bay with its associated historic significance. The coastal areas also have high natural and scenic values. All of Randwick's beaches and foreshore areas attract users from a wide catchment, and these open space areas are effectively regional facilities.

These coastal open spaces, when combined with the recreational facilities located within the remainder of the local government area are important elements of the lifestyle benefits that the eastern suburbs are seen to offer. The quality of recreational opportunities when combined with the ease of access to the city help make Randwick a highly desirable place to live.

(b) Existing Demand for Recreation Facilities

Randwick is an established urban area, with the majority of available land being fully developed by the immediate post war period. The population of the city then went into slow decline for a 20 year period before re-entering a growth phase in the first half of the 1990's.

Prior to the resurgence of population growth in the 1990's, Randwick enjoyed a level of open space provision that was within a range of 26-28 hectares / 1000 population, which was in line with the generally accepted standard for the provision of open space at the time. This standard of equivalent provision has been adopted for the new development. This standard of provision has largely been maintained through securing dedication of additional land from major development sites that have been made available from previous non-residential uses. Incremental infill development has contributed to the embellishment of existing open spaces within the city to improve their useability. This has led to a high expectation from new residents as to the level of open space / recreation facilities available in new developments.

(c) Likely Future Demand For Recreation Facilities

The redevelopment of the former Defence lands at Bundock Street represents the introduction of a significant new residential community within Randwick, in the order of 1650 new residents. As such, it is considered that the existing recreational facilities within the area are insufficient to cater for the needs of the incoming population, without significantly decreasing the amount of open space available per capita to the surrounding communities that currently use those spaces.

In order to ensure that the new population of the Bundock Street Development is afforded the same level of access to open space facilities that expectations within the area would dictate, it becomes necessary for the recreational demands of the new population to be met on site.

(d) Proposed Recreation Facilities

In accordance with the adopted Master Plans for the Northern and Southern Precincts of the Bundock Street Site, it is proposed that the following recreational facilities be provided as a result of the subdivisional development of the land:-

- Three pocket parks (Type 1 (3111 m²) and 2 x Type 2 Open Space (1894m²)) suitable for passive recreational purposes located to ensure easy walking access (within a 400 metre walking radius) of any residences in the development. The pocket parks are to be suitably embellished to facilitate their immediate enjoyment by the community at first occupancy of the development. The value of the embellishment works as listed in the Schedule of Works have been calculated based on Cordell's Building Cost Guide, April 2000.
- Provision of a neighbourhood park of a minimum 12000m² in area (Type 3 Open Space), suitable for active recreational purposes within walking access (within a 800m walking radius) of any residence in the development. The neighbourhood park is to be suitably embellished to facilitate its immediate enjoyment by the community at first occupancy of the development. The value of the

embellishment works as listed in the Schedule of Works have been calculated based on Cordell's Building Cost Guide, April 2000.

Although this is below the standard of 28m² / person that Council has adopted in the major development provisions of Randwick Section 94 Contributions Plan 1999, it is considered that with the provision of a suitable material public benefit in the form of embellishment works, that the recreational needs of the incoming population can be adequately met. All land for open space purposes is to be provided by way of dedication at no cost to Council. Any development approval over the subject land for subdivisional purposes will require this as a condition of consent.

(e) Location of Recreation Facilities

Two of the pocket parks (Type 2 Open Space- 1894m² each) are to be located in the Northern Precinct in accordance with the provisions of the adopted master plan for that precinct. The third pocket park (Type 1 Open Space- 3111m²) is to be located in the Southern Precinct in accordance with the provisions of the adopted master plan for that precinct. The neighbourhood park (Type 3 Open Space- 12000m²) is to be located in the north-east part of the Northern Precinct in the area designated Recreation / Open Space within the Buffer Zone to the Native Revegetation Area, as designated within the adopted master plan for that precinct.

(f) Apportionment

As the development of the Bundock Street Defence Lands involves the creation of an entirely new community within the Local Government Area. Council's existing recreation facilities within the surrounding area are at capacity and there is no additional capacity to accommodate the demands of the incoming population. The redevelopment of the site requires the provision for recreation facilities within the lots being developed that provide flexibility to meet the demands of the future residents. To meet the recreational demands of the projected population, a combination of passive and active open space is required comprising four parks, three of which are to be local pocket parks for recreational purposes (total area 6899m²). A suitable deed of agreement for the provision of the appropriate and the appropriate land dedication will be required as a condition of approval for any development consent for the overall subdivision works.

17. What are the contributions rates?

The contributions rates are calculated as follows:

Community Facilities and Services

$$\text{Contribution} = \frac{(C_G - E_G \times AF_G)}{P}$$

Where:

C_G - the total cost of providing the general facility including land and capital costs

E_G - the amount of existing contributions that have already been made for this general community facility

P - population over the next 5 years

AF_G - the apportionment factor for general community facilities

Recreation Facilities

$$\text{Contribution} = \frac{C - E \times AF}{P}$$

Where:

C - capital cost of the identified recreation facilities

E - existing contributions available

P - estimated increase in population over the next 5 years

AF - apportionment factor

18 What public facilities are to be provided and what is their cost and staging?

The estimated cost and staging of provision of the identified public facilities are included in the following works schedule.

Works Schedule

Item No.	Public Facility	Estimated Capital Cost	Preferred Location	Phasing/timing
1.	Multi-purpose community centre	\$1,635,000	Co-located with proposed local neighbourhood Centre	<ul style="list-style-type: none"> • within 2 years of collection of contributions. • “works in kind” must be completed, prior to the dedication of land to Council.
2.	Open Space Type 1	\$279,990	Precinct 2	<ul style="list-style-type: none"> • within 2 years of collection of contributions. • “works in kind” must be completed, prior to the dedication of land to Council..
3.	Open Space Type 2 (Qty 2)	\$329,556	Precinct 1	<ul style="list-style-type: none"> • within 2 years of collection of contributions. • “works in kind” must be completed, prior to the dedication of land to Council..
4.	Open Space Type 3	\$1,044,000	Precinct 1	<ul style="list-style-type: none"> • within 2 years of collection of contributions. • “works in kind” must be completed, prior to the dedication of land to Council..

PART D SUPPORTING DOCUMENTS

19. What resource, statistical and support material is relevant?

The Bundock Street contributions plan is based on various studies, plans and policies which have been undertaken and/or adopted by Randwick City Council. Relevant Documents that support this plan include:

- Randwick Corporate Plan
- Randwick Demographic Profile 1998
- Census Data
- Randwick LEP 1998 (as amended)
- Randwick development control plans for Dwellings and Attached Dual Occupancies, and Multi-Unit Housing.
- Social Plan 1994
- Social Plan 1999-2003
- Community Facilities Inventory 1998.

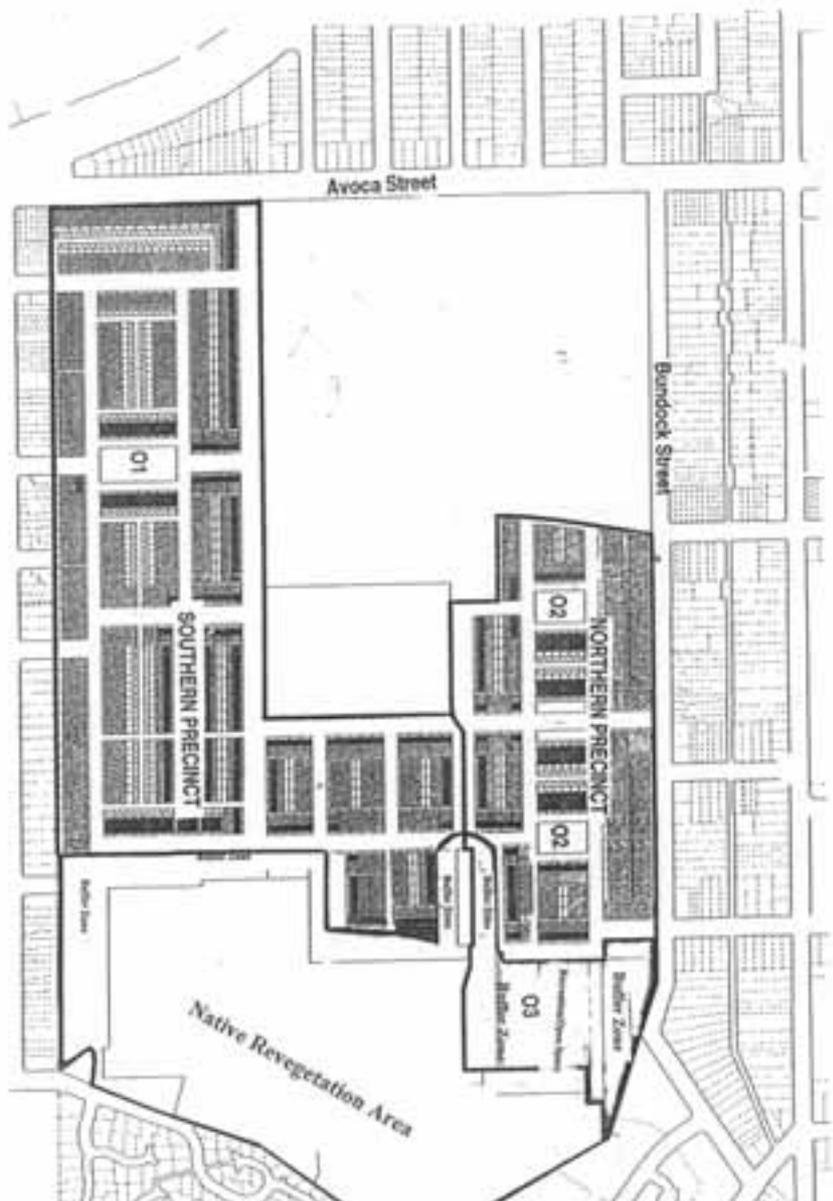


FIGURE 1 LAND TO WHICH THIS PLAN APPLIES

- 01 Open Space Type 1
- 02 Open Space Type 2
- 03 Open Space Type 3