



PLANNING SCHEME POLICY

PLANNING SCHEME POLICY NO. 10 DEVELOPER CONTRIBUTION POLICY – PARKS AND RECREATIONAL FACILITIES

SUBJECT: DEVELOPER CONTRIBUTION POLICY – PARKS AND RECREATIONAL FACILITIES

OBJECT: To provide the areas of land to be provided for park, and to provide for the monetary contributions to be provided in lieu of land for park for the purposes of the Planning Scheme.

RATIONALE:

The Parks and Recreational Facilities Planning Scheme Policy outlines Council's requirements in relation to the type and quality of parkland areas and public open space to be provided. This policy provides support to those requirements, in that it outlines the details and requirements relating to developer contributions towards the provision of land and facilities for parkland, should a monetary contribution or works be required in lieu of parkland as a condition of any approval.

POLICY:

Intent

The community has a need for parkland for a range of recreational, amenity, open space and sporting purposes at the local, district and regional level. The intent of this Policy is to ensure that in conjunction with the Parks and Recreational Facilities Planning Scheme Policy, sufficient, conveniently located and suitable quality public park is provided to meet the recreational and amenity needs of the community. To achieve this, a parkland contribution, to the extent that it is relevant, in the form of land, money or works, or a combination of these, will be required as a condition of any approval for:

- Creation of allotments for residential, rural residential, village, commercial or industrial purposes or other purposes at the discretion of Council; and
- Material change of use for residential, rural residential, village, commercial or industrial purposes, or any other purpose that generates a need for parkland.

Where a contribution is required it will be in accordance with the rates and criteria set out in this Policy.

Further it is intended that this policy assists in the delivery of these park facilities in an equitable and affordable manner with the burden of providing park facilities spread as equitably as practical between developers.

This is to certify that this is a true and correct copy of the Gladstone Regional Council's (former Calliope Shire area) Planning Scheme Policy.

Graham Kanofski
Chief Executive Officer

Adopted: 6 October 2009
Took Effect: 12 October 2009

This contribution policy is designed on an average charge basis and provides for all parks to the community.

Contribution of land is not always practical, effective or efficient and therefore, a contribution in lieu of land is provided for. This may be by way of monetary contribution or works in parkland, or a combination of both, equivalent in value to the land contribution.

Circumstances where a Contribution is Required

A contribution for parkland is required:

- Where approval is granted to reconfigure land for development, and will be made a condition of approval; and
- As a condition of any development permit or preliminary approval for material change of use or development of land unless an appropriate contribution has previously been paid.

Nature of Contribution

In determining the nature of the contribution, Council may require:

- an area of land be provided and developed for use as parkland
- a monetary contribution be paid to Council in substitution for the provision of that area of land
- works be provided for the improvement of land for use as parkland, including the development of recreational facilities as directed by the Parks Directorate; or
- any combination of these.

Council will determine whether the contribution is to be in the form of land, money, works, or a combination of these.

Land Contribution

A contribution of land for park purposes must be in compliance with Parks and Open Space Requirements / Planning Reports / etc or approved by Parks Directorate

Monetary Contribution

A monetary contribution in lieu of land may be required where:

- where land is not contained in any current park network planning for the area –details of which are available from Council.
- where existing parkland is considered adequate in size, or for contributions arising from reconfiguration, where parkland requirements are external to a development site; and
- the area of a local residential park is likely to be smaller than 20,000m², including any contiguous parkland that has or is likely to result from the reconfiguration or development of adjoining land;

Works Contribution

A works contribution may be accepted at the discretion of Council. Where works are accepted, these works are to be:

- equal in value to the amount that would ordinarily apply in the case of a monetary contribution; and
- quantity and quality of contribution must be agreed upon prior to works commencing; and
- carried out to the requirements and satisfaction of Council.

A Combined Contribution

A combined contribution comprising land, money and/or works may be accepted at the discretion of Council. A combined contribution will be made up of appropriate portions of the relevant types of contribution, as approved by Parks Directorate.

Previous Contributions

Where a previous contribution has been made in respect of land being developed, the amount of this contribution will be taken into account in calculating the contribution for any further development approval.

Timing of Contribution

All monetary contributions are to be paid and required works are to be completed prior to Council sealing the plan of survey or, in the case of development, before the use commences. Where a land contribution is required, the area agreed as parkland is to be shown as a separate allotment and noted on the plan of survey at the time of sealing. On issue of title, the land shown as parkland will be transferred to the Crown unless otherwise conditioned by Council in the Development Permit.

Park Contribution Rates

The on-ground costs (*called the "On-Ground Contribution"*) of developing parkland with the prescribed level of facilities has been calculated over selected study areas, and an *Average Value Contribution* has also been calculated for various development scenarios.

In some instances where the On-Ground Contribution is significantly larger than what is required by the development, Council may, on application by the developer, consider contributing towards the cost of providing and developing the parkland.

Council will not consider "land unsuitable", as specified in Section 13.2.13 of the Park and Recreational Facilities Planning Scheme, as contribution.

The amount of contribution payable for a development will be equal to the Average Value Contribution less the value of the On-Ground Contribution.

These Average Value Contribution and On-Ground Contribution figures are subject to indexation in accordance with the legislated index rate effective 1 July 2009. In lieu of any legislated rate, the Engineering Construction Index (ABS Cat 6427) shall be utilised, commencing 1 July 2009.

Contributions are to be paid prior to Council sealing the survey plan for a reconfiguration, or prior to the use commencing for a material change of use.

Residential or Village Reconfiguration

For reconfiguration of land that provides for Residential or Village uses, a contribution of 10% of site area or a monetary contribution based on the size of proposed additional development or an equivalent works contribution or a combination of these will be required.

For residential or village Reconfiguration, an *Average Value* monetary contribution based on the number and size of the proposed additional allotments, or an equivalent works contribution, or a combination of these will be required. The Average Value monetary contribution for Residential or Village Land is \$310 per 100 square metres, or part thereof, of the total land area before dedication of roads or parks.

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The *Average Value contribution* is calculated to be \$1,070 per equivalent person for multiple unit residential.

Rural Residential Areas

For reconfiguration of land that provides for Rural Residential uses, a contribution of 5% of site area or a monetary contribution based on the size of proposed additional development or an equivalent works contribution or a combination of these will be required.

The preferred parkland type are linear parks which provide movement and connectivity through these communities.

For a reconfiguration in these areas, an *Average Value contribution* of \$155 per 100 m² or part thereof, of developed land area before dedication of roads or parks.

Commercial Reconfiguration

For reconfiguration of land that provides for retail, commercial or business activities, a contribution of 3% of the site area or a monetary contribution based on the size of the proposed additional allotments or an equivalent works contribution or a combination of these will be required. Development of park land may be deferred until the construction of the commercial premises or facilities.

The *Average Value Contribution* for Commercial Land is \$93 per 100 m² or part thereof, of the developed land area before dedication of roads or parks.

Local Industry Reconfiguration

For reconfiguration of land that provides for industrial uses, a contribution of 3% of site area or a monetary contribution based on the size of proposed additional development or an equivalent works contribution or a combination of these will be required.

Therefore, for a reconfiguration in these areas, a contribution to 3% of the developed land area or an *Average Value contribution* of \$93 per 100 m² or part thereof, of developed land area before dedication of roads or parks developed land area before dedication of roads or parks.

Urban Expansion/Tourist Accommodation/Rural Reconfiguration

For reconfiguration of land in the Urban Expansion Zone and Rural Zone and for Tourist Accommodation purposes, parkland will be required by Council based on specific assessment of the particular circumstances. There are no set monetary contributions required in these instances.

Other Reconfiguration

Contributions for other reconfiguration proposal will be assessed by Council on an individual use basis.

Application for Endorsement of a Building Unit Plan

Where no contribution has previously been made, prior to the endorsement by Council of a Building Format Plan, a contribution will be required at the rate prevailing at the time the building approval was issued

On-Ground Contribution

The *On-Ground Contribution* carried out by the developer in accordance with this policy will be credited against the *Average Value Monetary* contribution on a square metre basis in accordance with the following table:

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Park Type	On-Ground Contribution per 100m² of Parkland Developed
Linear Park	\$921
Local Park (Recreation)	\$921
District Park	\$2,037
Regional Park (Recreation)	\$427
Local Park (Sports)	\$1,455
Regional Park (Sports)	\$427

For credit of On-ground contributions, park land must be created in accordance with any Park Network Plan or Precinct Plan adopted by Council.

FIRST ADOPTED: **18 SEPTEMBER 1992 (AS TRANSITIONAL PLANNING SCHEME POLICY NO. 6)**

Amendment table

AMENDMENT DESCRIPTION	DATE
Amended	20 January 1995
Amended to incorporate IPA terminology	13 April 2007
Amended to incorporate revision of Capital works requirements	6 October 2009

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