



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 and open space 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.

Previously, Council accepted small parcels of land as part of the 10% dedication requirements of previous planning legislation primarily on an ad hoc basis.

This contribution policy is primarily designed for provision of local parks to the community, with larger district and regional parks being developed through general funding on a case by case basis.

Contribution of land is not always efficient, effective or practical 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 and, money and works, 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 unless it is established by the applicant that no additional demand for recreational facilities will result from the proposed reconfiguration; and
- As a condition of any development permit or preliminary approval for material change of use or development of land unless it is established by the applicant that no additional demand for parkland will result from the development or that an appropriate contribution has previously been paid.

In determining if an increase in demand for parkland will result from a proposed development, Council will take into account the intensification or change of use not involving a change in floor space.

Nature of Contribution

In determining a 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; 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 will normally be required when the land is first developed in a manner that gives rise to the need for parkland. This will be as a consequence of a development permit for a reconfiguration or a material change of use. The location and type of the land will be suitable for the type of parkland proposed and may be part of the land to be developed or other land proposed by the applicant and acceptable to Council.

Monetary Contribution

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

- 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;
- where existing parkland is considered adequate in size, or for contributions arising from reconfiguration, where parkland requirements are external to a development site; and

- where land is not contained in any current park network planning for the area –details of which are available from Council.

The monetary contribution may be used to purchase land or improve facilities in existing parkland as may be determined by Council.

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
- 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.

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.

In certain circumstances where no previous contribution has actually been paid, Council may credit a previous contribution at the rate specified in this Planning Scheme Policy.

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

It is recognised that different types of parks cost the developer more to produce in that the road frontages, services, and equipment has to be provided in some but not in others. For example a developer contributing a manicured local park will likely be out of pocket more than a developer contributing an undeveloped Ridgeline.

It is also recognised that some developers will be burdened with more park development than their equitable share through the location of the park with respect to the park network and the size of the parcel being developed. Nonetheless in all circumstances the community has an expectation that suitable parkland will be provided as part of the development process. The Parks and Recreational Facilities Planning Scheme Policy contains the details of the developed standard of parkland that will generally be accepted by Council and the Community.

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

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

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 non-developable land content below the 1% AEP flood surface water levels or above the water reticulation service level.

These Average Value Contribution and On-Ground Contribution figures are subject to indexation in accordance with the All Groups Index, Brisbane. 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 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 \$156 per 100 square metres of the total land area before dedication of roads or parks.

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:

Park Type	On-Ground Contribution per 100m² of Parkland Developed
Local Park	\$2,228
Linear Park	\$1,274
Riverfront Park	\$1,440
Ridgeline	\$452

The *Average Value contribution* is calculated to be \$539 per equivalent person for multiple unit residential.

Rural Residential Areas

Residents in Rural Residential areas create a lesser demand for local parkland because of the opportunities for children to play within the large allotments. 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 \$51 per 100 m² of developed land area before dedication of roads or parks or an *On-Ground Contribution* or a combination of these will be required as determined by Council.

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:

Park Type	On-Ground Contribution per 100m² of Parkland Developed
Local Park	Not required
Linear Park	\$540
Riverfront Park	\$703
Ridgeline	\$109

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 maybe deferred until the construction of the commercial premises or facilities.

The *Average Value Contribution* for Commercial Land is \$3.00 per square metres of the developed land area before dedication of roads or parks.

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.

Park Type	On-Ground Contribution per 100m² of Parkland Developed
Civic Precinct	\$9,961
Linear Park	\$1,274
Riverfront Park	\$1,440

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

Local Industry Reconfiguration

For reconfiguration of land that provides for industrial 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.

Therefore, for a reconfiguration in these areas, a contribution to 5% of the developed land area or an *Average Value contribution* of \$51 per 100 m² of developed land area before dedication of roads or parks or an *On-Ground Contribution* or a combination of these will be required as determined by Council.

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.

Park Type	On-Ground Contribution per 100m² of Parkland Developed
Local Park	Not required
Linear Park	\$540
Riverfront Park	\$703
Ridgeline	\$109

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.

Park Contribution Rates for Material Change of Use or Development of Land

The basis for a monetary contribution is the cost to Council of purchasing parkland or providing facilities in parkland, or both of these. Therefore, the nominal cost of purchasing land is the basis of determining the rate for a monetary contribution. This rate is a dollar amount per square metre of site area, or a (different) dollar amount per square metre of gross floor area of development.

The second rate is preferred because of the strong relationship between gross floor area, population and parkland demand.

The following criteria will apply to the stated material change of use:

- **Multi-Unit Residential Development**
Multi Unit Residential development will be charged a parks contributions based on the number of equivalent persons (EP) for the Development. The cost per equivalent persons is based on the production of residential land and is currently \$539 per EP.
- **Commercial Activities**
Commercial activities have a lesser demand for parkland than residential development at low densities. As a result the contribution rate is reduced to 3% of site area. The average market value for land for these uses in the Shire is \$200,000/ha. The monetary equivalent of a 3% land contribution is \$6000/ha or \$0.60/m² of site area.
- **Non-Residential Uses such as Industrial Activities**
Industrial activities have a lesser demand for parkland than residential development at low densities. As a result the contribution rate is reduced to 3% of site area. The average market value for industrial type land uses in the Shire is \$127,000/ha. The monetary equivalent of a 3% land contribution is \$3,810/ha or \$0.38/m² of site area. This rate has been adopted for gross floor area purposes because site area and gross floor area are similar in terms of generated demand for parkland.
- **Other Material Change of Use**

Contributions for other material change of use proposals 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

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