YARROWLUMLA COUNCIL

SECTION 94 PLAN NO. 3

PROVISION OF COMMUNITY FACILITIES

ADOPTED BY COUNCIL 9 JUNE 1998 (Minute No 110/98)
INTRODUCTION

Under the provisions section 94 of the Environmental Planning and Assessment Act 1979, 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.

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.

A Contributions Plan identifies the amenities and services that Council considers will be required as a result of development and puts in place the mechanism for levying contributions.

In accordance with the Act and Regulation, this Contributions Plan was exhibited for the period commencing 1 May 1998 and ending 29 May 1998. It was adopted by Council on 9 June 1998.

BACKGROUND

The community's expectations and demands for attractive, well developed community and recreational facilities are increasing and are likely to continue to increase. Through the implementation of an appropriate section 94 contributions plan Council will be able to ensure that the additional demands for community and recreational facilities that will follow from new development are met by developer contributions.

POTENTIAL FOR DEVELOPMENT

Table 1 indicates the potential for new development in each of the identified catchments in the Shire (see Map 1). Most development is likely to occur in the areas recently rezoned to allow rural residential development (Royalla and Sutton)

PROVISIONS OF SERVICES AND AMENITIES

This plan includes a 10 year development program which aims to address deficiencies in the Council's existing facilities, and to provide additional facilities where a need is apparent or will become apparent when new development occurs.

Taking into account the fact that the need for the service or facility being provided under the plan must be a direct result of the development being considered, this Contributions Plan apportions the need and therefore the cost of the provision of services and amenities between the new development and the existing community. The existing community's share of the cost is provided by Council and the new development's share is provided by the developers.
PART A

1 Citation

This Plan may be referred to as the "Section 94 Contributions Plan for Provision of Community Facilities - 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 would be required as a consequence of increased demand generated by development within the Shire.

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 land within the Shire identified in Map 1 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.

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 basis for determining the amount of contribution is based on a consideration of:

- the additional demand generated by a development
- 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).

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.

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 that may be undertaken by Council, in which event a formal amendment to this plan will be exhibited.

PART C: CONTRIBUTION RATES

Council has identified the need to provide the amenities listed in Table 1 for each catchment.

A summary of contribution rates is shown in Schedule 1.

The 10-year works program relating to the provision of these community facilities is shown in Schedule 2.
### TABLE 1 - EXISTING AND PROPOSED FACILITIES BY CATCHMENT

**AREA: WALLAROO**

**Holding Pattern**
- Existing Holdings: 170
- Projected Subdivision Yield: 10

**Expenditure Distribution**
- Existing Community: 94%
- New development: 6%

**Committed Section 94 Funds**
- $8,500

**Existing Community Facilities**
- Recreation Reserve, Brooklands Road: undeveloped
- Recreation Reserve, Wallaroo Road: undeveloped

**Proposed Improvement Works**

**Brooklands Road Reserve**
- Prepare Management Plan: $3,000
- Construct on-site car park: $15,000
- Construct pedestrian access to river: $5,000
- Revegetation - Land rehabilitation: $5,000

**Wallaroo Road Reserve**
- Prepare Management Plan: $3,000
- Construct on-site car park: $10,000
- Construct pedestrian access to river: $3,000
- Revegetation - Land rehabilitation: $5,000

**Provide for Recreation Trails**
- $5,000

**Provision of Bush Fire Station, Spring Range Road**
- $20,000

**Funding**
- Capital Cost: $74,000
- Less Grant Funds: $15,000
- Total: $59,000

**Distribution**
- Existing Community: $55,460
- New Development: $3,540

**Section 94 Contribution**
- $350 per new allotment
AREA: SUTTON

Holding Pattern
Existing Holdings       Rural 240 / Urban 60
Projected Subdivision Yield       Rural 170 / Urban 0

Expenditure Distribution
Existing Community       64%
New Development       36%

Committed Section 94 Funds       $2,500

Existing Community Facilities
West Street, Sutton community Hall (Private Trustee)
Camp Street Reserve, 4.7 ha Tennis Courts / Oval
Sutton Bush Fire Station

Proposed Improvement Works
Prepare Management Plan: Camp Street Reserve       $3,000
Revegetation - Land rehabilitation       $30,000
Provision of Recreation Trails       $5,000
Hall improvement       $50,000
Toilet upgrade       $45,000

$133,000

Funding
Capital Cost       $133,000

Distribution
Existing Community       $85,120
New Development       $47,880

Section 94 Contribution       $280 per new allotment
AREA: BYWONG / WAMBOIN

**Holding Pattern**

<table>
<thead>
<tr>
<th>Existing Holdings</th>
<th>850</th>
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<tr>
<td>Projected Subdivision Yield</td>
<td>70</td>
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**Expenditure Distribution**

<table>
<thead>
<tr>
<th>Existing Community</th>
<th>92%</th>
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<tr>
<td>New Development</td>
<td>8%</td>
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</table>

**Committed Section 94 Funds**

$27,000

**Existing Community Facilities**

<table>
<thead>
<tr>
<th>Reserve</th>
<th>Area</th>
<th>Status</th>
</tr>
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<tbody>
<tr>
<td>Birriwa Rd</td>
<td>5.6 ha</td>
<td>Developed - hall, equestrian area</td>
</tr>
<tr>
<td>Canning Cl</td>
<td>8.0 ha</td>
<td>Partially developed - equestrian area</td>
</tr>
<tr>
<td>Cooper Rd</td>
<td>4.5 ha</td>
<td>Undeveloped - unused bushfire shed</td>
</tr>
<tr>
<td>Bingley Way</td>
<td>4.5 ha</td>
<td>Developed - hall, oval &amp; bushfire station</td>
</tr>
<tr>
<td>Weeroona Dr</td>
<td>5.6 ha</td>
<td>Developed - hall, equestrian area</td>
</tr>
<tr>
<td>Norton Road</td>
<td>5.6 ha</td>
<td>Developed - hall, oval &amp; bushfire station</td>
</tr>
</tbody>
</table>

**Proposed Improvement Works**

**Birriwa Road Reserve**

- Prepare Management Plan: $3,000
- Revegetation - Land rehabilitation: $5,000

**Canning Close Reserve**

- Upgrade equestrian facilities: $20,000
- Prepare Management Plan: $3,000
- Revegetation - Land rehabilitation: $5,000

**Cooper Road Reserve**

- Prepare Management Plan: $3,000
- Revegetation - Land rehabilitation: $5,000

**Bingley Way Reserve**

- Prepare Management Plan: $3,000
- Revegetation - Land rehabilitation: $5,000
- Provision of Tennis Courts: $60,000
- Provision for double bay bushfire station: $20,000

**Provision for Recreation Trails**

$5,000

**Funding**

<table>
<thead>
<tr>
<th>Capital Cost</th>
<th>$137,000</th>
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<tr>
<td>Less Bushfire Grant</td>
<td>$15,000</td>
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**TOTAL**

$122,000

**Distribution**

<table>
<thead>
<tr>
<th>Existing Community</th>
<th>$112,240</th>
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<tr>
<td>Section 94 Component</td>
<td>$9,760</td>
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**Section 94 Contribution**

$140 per new allotment
AREA: CARWOOLA

Holding Pattern
Existing Holdings 560
Projected Subdivision Yield 100

Expenditure Distribution
Existing Community 85%
New Development 15%

Existing Facilities
- Portion 73, Molonglo: undeveloped
- Bowen Park: sports field
- Molonglo Park: undeveloped
- Douglas Close Park Community Centre, Bushfire station: equestrian area
- Highland Close Reserve (Lot 6) Highland Close (Lot 10): 3 bay fire station

Committed Section 94 Funds $6,000

Proposed Improvement Works
Douglas Close
- Construction of Multi-Purpose Court $20,000
- Prepare Management Plan $3,000
- Revegetation - Land rehabilitation $2,000

Bowen Park
- Provision of Toilet Block $15,000
- Prepare Management Plan $3,000
- Revegetation - Land rehabilitation $1,000

Molonglo Park
- Construction of Access $10,000
- Provision of Toilet Block $15,000
- Prepare Management Plan $3,000
- Revegetation - Land rehabilitation $3,000

Provision for Recreation Trails $5,000

Funding
Capital Cost $80,000

Distribution
Existing Community $68,000
New Development $12,000

Section 94 Contribution $120 per allotment
AREA: GOOGONG

Holding Pattern
Existing Holdings 256
Projected Subdivision Yield 5

Expenditure Distribution
Existing Community 98%
New Development 2%

Committed Section 94 Funds $1,000

Existing Community Facilities
Tempe Crescent Reserve undeveloped
Wickerslack Lane / Queanbeyan River Reserve undeveloped
Swan Drive Reserve Community Hall, 2 bay bushfire station

Proposed Improvement Works
Tempe Crescent Reserve
  Prepare Management Plan $1,000
  Revegetation - Land rehabilitation $3,000

Wickerslack Lane Reserve
  Prepare Management Plan $3,000
  Revegetation - Land rehabilitation $10,000

Swan Drive Reserve
  Prepare Management Plan $3,000
  Revegetation - Land rehabilitation $10,000

Provision for Recreation Trails $5,000

Funding
Capital Cost $35,000

Distribution
Existing Community $34,300
New Development $700

Section 94 Contribution $140 per new allotment
AREA: ROYALLA

Holding Pattern
Existing Holdings 40
Projected Subdivision Yield 490

Expenditure Distribution
Existing Community 8%
New Development 92%

Available Section 94 Funds Nil

Existing Community Facilities
Old Cooma Road 3 bay fire station

Proposed Improvement Works
Jerrabomberra Creek Reserve – development & procurement
  Land value $40,000
  Fencing $80,000
  Revegetation & land rehabilitation $10,000

Recreation reserve – development & procurement
  Land value $120,000
  Fencing $10,000
  Amenities block $45,000
  Landscaping $5,000
  __________ $310,000

Funding
Capital Cost $310,000

Distribution
Existing Community $24,800
New Development $285,200

plus additional bush fire fighting requirements (wholly attributable to new development)

  Category 1 tanker (cost to Council after grants) $23,000
  __________ $308,200

Section 94 Contribution $630 per new allotment
AREA: BURRA

Holding Pattern
Existing Holdings 420
Projected Subdivision Yield 80

Expenditure Distribution
Existing Community 84%
New Development 16%

Committed Section 94 Funds $1,000

Existing Community Facilities
Burra Park, Burra Road Community Hall, Oval, Tennis Courts, 2 bay Bushfire station
Cargill Park, Hardy Rd undeveloped

Proposed Improvement Works
Burra Park
Prepare Management Plan $3,000
Revegetation - Land rehabilitation $25,000

Cargill Park
Prepare Management Plan $3,000
Revegetation - Land rehabilitation $5,000

Provision for Recreation Trails $5,000

Funding
Capital Cost $41,000

Distribution
Existing Community $34,440
New Development $6,560

Section 94 Contribution $80 per new allotment
AREA: MICHELAGO

Holding Pattern

Existing Holdings 90 Rural / 30 Urban
New Development 10 Rural / 5 Urban

Expenditure Distribution

Existing Community 89%
New Development 11%

Available Section 94 Funds $1,000

Existing Community Facilities

Ryrie Street Reserve Oval, Tennis Courts, Amenities
Ryrie Street Community Hall
Ryrie Street Bushfire Shed

Proposed Improvement Works

Ryrie Street Reserve
Prepare Management Plan $3,000
Revegetation - Land rehabilitation $25,000

Smiths Road area
Double bay fire shed $20,000

Community Hall
Extend existing Building / facilities $60,000

Provision for Recreational Trails $5,000

Funding

Capital Cost $113,000
Less Grants $55,000
Less available Section 94 Funds $1,000

$57,000

Distribution

Existing Community $51,000
New Development $6,000

Section 94 Contribution $400 per allotment
AREA: CAPTAINS FLAT

Holding Pattern
Existing Holdings Rural 50 / Urban 240
New Development Rural 10 / Urban 5

Expenditure Distribution
Existing Community 95%
New Development 5%

Available Section 94 Funds Nil

Existing Community Facilities
Wilkins Park
Captains Flat Park
Bushfire Shed

Proposed Improvement Works
Wilkins Park
Prepare Management Plan $2,000
Revegetation - Land rehabilitation $5,000

Captains Flat Park
Prepare Management Plan $2,000
Revegetation - Land rehabilitation $10,000

Provision for Recreation Trails $5,000

Funding
Capital Cost $24,000

Distribution
Existing Community $23,000
New Development $1,000

Section 94 Contribution $65 per allotment

SCHEDULE 1

<table>
<thead>
<tr>
<th>CATCHMENT</th>
<th>$ CONTRIBUTION per new lot</th>
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<tbody>
<tr>
<td>WALLAROO</td>
<td>350</td>
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<tr>
<td>SUTTON</td>
<td>280</td>
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<tr>
<td>BYWONG/WAMBOIN</td>
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<tr>
<td>CARWOOLA</td>
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<td>ROYALLA</td>
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<td>BURRA</td>
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<td>MICHELAGO</td>
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## SCHEDULE 2
Provision of Community Facilities
Expenditure Distribution
10 year Work Program

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<tr>
<th>AREA</th>
<th>HOLDING PATTERN</th>
<th>PROPOSED EXPENDITURE</th>
<th>EXPENDITURE DISTRIBUTION</th>
<th>SECTION 94 CONTRIBUTION</th>
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<td></td>
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<tr>
<td>Wallaroo</td>
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<td>-</td>
<td>10</td>
<td>59,000</td>
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<td>Sutton</td>
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