

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.

YARROWLUMLA COUNCIL

SECTION 94 PLAN NO. 3

PROVISION OF COMMUNITY FACILITIES

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:

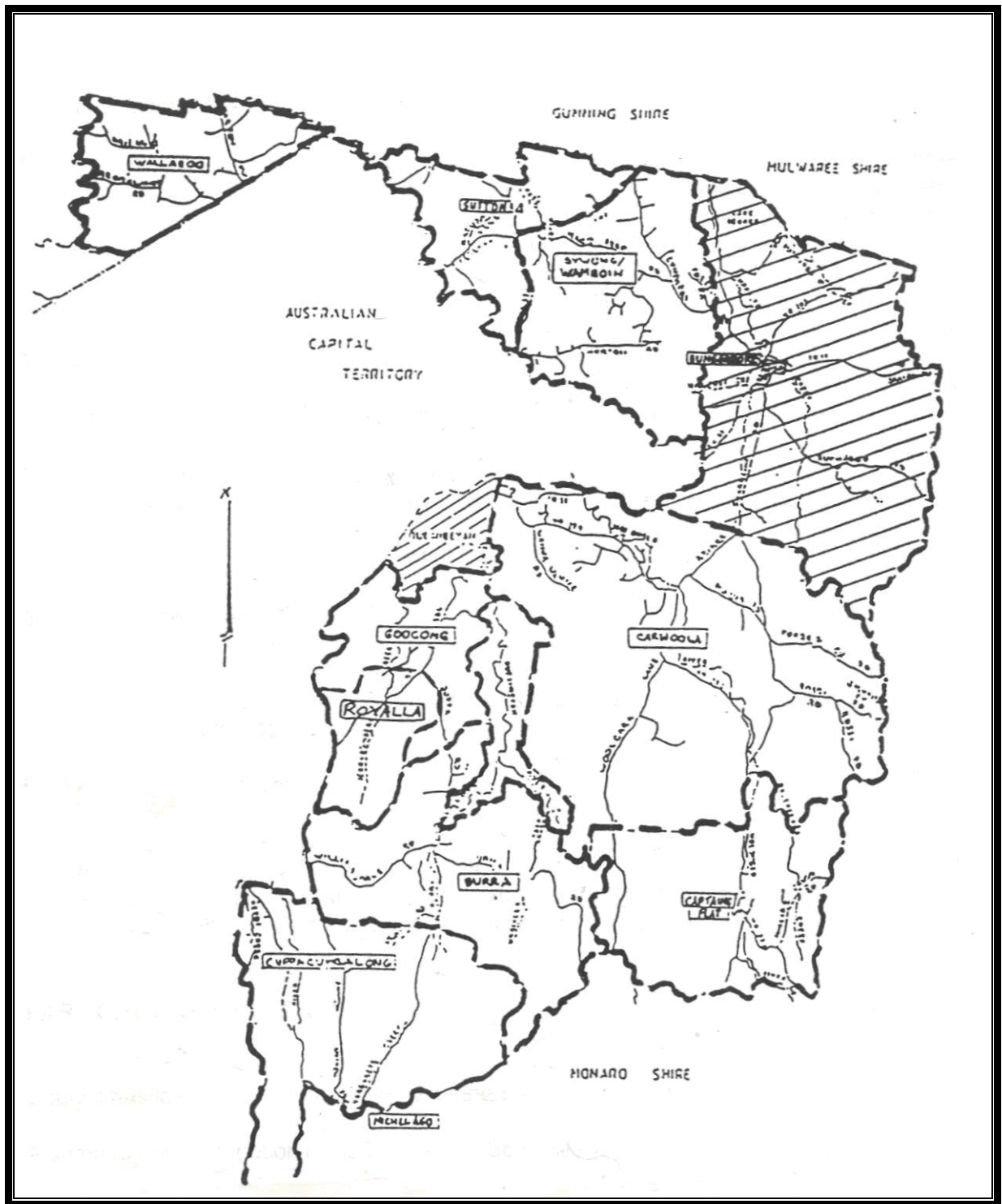
- a) to provide a basis for levying developer contributions;
- b) to identify the amenities and services which Council intends to provide;
- c) to establish a nexus between anticipated development and contributions sought;
- d) to enable the early provision of facilities and services;
- e) to encourage 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.



MAP 1 CATCHMENT AREAS

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 |
| | <hr/> |
| | \$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**

| | |
|-----------------------------|-----|
| Existing Holdings | 850 |
| Projected Subdivision Yield | 70 |

Expenditure Distribution

| | |
|--------------------|-----|
| Existing Community | 92% |
| New Development | 8% |

Committed Section 94 Funds \$27,000

Existing Community Facilities

| | | | |
|-------------|-------------|-------------|---|
| Reserve | Birriwa Rd | 5.6 ha | Developed - hall, equestrian area |
| Reserve | Canning Cl | 8.0 ha | Partially developed - equestrian area |
| Reserve | Cooper Rd | 4.5 ha | Undeveloped - unused bushfire shed |
| Reserve | Bingley Way | 4.5 ha | Developed - hall, oval & bushfire station |
| Rec. Trails | Weeroona Dr | Norton Road | Undeveloped |

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

| | |
|---------------------|-----------|
| Capital Cost | \$137,000 |
| Less Bushfire Grant | \$15,000 |

TOTAL \$122,000

Distribution

| | |
|----------------------|-----------|
| Existing Community | \$112,240 |
| Section 94 Component | \$9,760 |

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 |
|--|----------|

| | |
|-----------------------|-----------------|
| Total new development | <hr/> \$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 |
| | <hr/> |
| | \$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

| CATCHMENT | \$ CONTRIBUTION per new lot |
|------------------|------------------------------------|
| WALLAROO | 350 |
| SUTTON | 280 |
| BYWONG/WAMBOIN | 140 |
| CARWOOLA | 120 |
| GOOGONG | 140 |
| ROYALLA | 630 |
| BURRA | 80 |
| MICHELAGO | 400 |
| CAPTAINS FLAT | 65 |

SCHEDULE 2
Provision of Community Facilities
Expenditure Distribution
10 year Work Program

| AREA | HOLDING PATTERN | | | | PROPOSED EXPENDITURE \$ | EXPENDITURE DISTRIBUTION | | | | SECTION 94 CONTRIBUTION (per new allotment) \$ |
|------------------|-----------------|-------|-----------|-------|----------------------------|--------------------------|--------------|--------------------|--------------|--|
| | Existing | | Projected | | | % | | \$ | | |
| | Rural | Urban | Rural | Urban | | Existing Community | New Dev'ment | Existing Community | New Dev'ment | |
| Wallaroo | 170 | - | 10 | | 59,000 | 94 | 6 | 55,460 | 3,540 | 350 |
| Sutton | 240 | 60 | 170 | - | 133,000 | 64 | 36 | 85,120 | 47,880 | 280 |
| Bywong / Wamboin | 850 | - | 70 | - | 122,000 | 92 | 8 | 112,240 | 9,760 | 140 |
| Carwoola | 560 | - | 100 | - | 80,000 | 85 | 15 | 68,000 | 12,000 | 120 |
| Googong | 256 | - | 5 | - | 35,000 | 98 | 2 | 34,300 | 700 | 140 |
| Royalla | 40 | - | 490 | - | 333,000 | 8 | 92 | 24,800 | 308,200 | 630 |
| Burra | 420 | - | 80 | - | 41,000 | 84 | 16 | 34,440 | 6,560 | 80 |
| Michelago | 90 | 30 | 10 | 5 | 57,000 | 89 | 11 | 51,000 | 6,000 | 400 |
| Captains Flat | 50 | 240 | 10 | 5 | 24,000 | 95 | 5 | 23,000 | 1,000 | 65 |
| | 2676 | 330 | 945 | 10 | 884,000 | | | 488,360 | 395,640 | |