



**QUEANBEYAN CITY COUNCIL**

***DRAFT***  
**QUEANBEYAN SECTION 94**  
**CONTRIBUTION PLAN**

**Original S94 Contribution Plan**

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# **THE QUEANBEYAN S.94 CONTRIBUTION PLAN**

## **1. INTRODUCTION**

Under the Environmental Planning and Assessment Act 1979 (EP &A Act) Council has the power to levy developer contributions for public services and public amenities.

Council can impose, as a condition of approval to a development, the dedication of land free of cost or the payment of a monetary contribution. Recouping the cost of public services or amenities which have been provided to facilitate or in anticipation of development is permitted.

This plan establishes the aims, objectives and principles relating to Section 94 contributions, the purposes for which such contributions including the establishment of a nexus between development and those services. A section of the Plan will relate to the accounting procedures.

The Plan was first drafted in 1992 and has been altered on a number of occasions since this time. With this exception the programs and other assumptions used to calculate contribution rates have remained constant throughout each review. However this is likely to change after a major review of this plan due to begin in late 1997.

This edition also contains a minor amendment which recognises the need for a youth facility at Jerrabomberra because of its isolation from the remainder of the City.

Further it contains provisions which reflect recent Council resolutions on Precinct boundaries and their names as well as in regard to embellishment of open space programs

Nevertheless the programs and assumptions used to calculate each type of contribution remain essentially the same as those in the original Plan.

## **2. PRINCIPLES**

The following principles must be adhered to when requiring a Section 94 contribution as a condition of consent.

- The contribution must be for a related planning purpose.
- The contribution must fairly and reasonably relate to the subject development.
- The contribution must be such as a reasonable planning authority duly appreciating its statutory duties could have reasonably imposed.

Other important principles are referred to throughout the Plan in Clauses 7-8, 10, 11-11.2, 12-12.4, 13.5-13.6, 14-14.5, 15-15.1, 16-18, 20-23.

## **3. CITATION**

This Plan may be cited as “the Queanbeyan Section 94 Contributions Plan”.

## **4. AIMS AND OBJECTIVES OF THE PLAN**

- i) To enable the Council to require as a condition of any consent (to the carrying out of development on and within part of the City of Queanbeyan) the dedication of land or a monetary contribution, or both under Section 94(1) of the Environmental Planning and Assessment Act 1979, or to accept a “material public benefit” or works in kind in part or full satisfaction of a condition imposed under Section 94(1) or 2(A).

- ii) To provide justification, on the basis of calculation for the dedication of land or payment of money or both, under Section 94(1) of the Environmental Planning and Assessment Act 1979.
- iii) To quantify the amount of contribution to be paid under Section 94, for different types of development.
- iv) To set out the methodology used for the calculation of the amount of contribution.
- v) To provide details of the method of payment, accounting and expenditure of contributions.

## **5. LAND TO WHICH PLAN APPLIES**

This Plan applies to all of the land located within that part of the City of Queanbeyan identified in the Map in Appendix A.

## **6. DEFINITIONS**

‘C.B.D.’ means Central Business District;

‘Condition’ means the dedication of land, the making of a monetary contribution or the provision of a material, public benefit, as referred to in Section 94 of the Act;

‘Contributions Plan’ means a Contributions Plan referred to in Section 94AB of the Act’

‘Council’ means the Council of the City of Queanbeyan’

‘Development’ in relation to land means -

- Erection of a building on that land;
- Carrying out of work on that land;
- Use of the land or a building on that land;
- Subdivision of that land.

‘Youth facility’ means a building or place owned or controlled by a public authority, including the Council or a body of persons which may provide for the physical, social, cultural or intellectual development or welfare of young people.

## **7. SECTION 94 CONTRIBUTIONS AS PAYMENT TOWARDS PROVISION OR IMPROVEMENT OF AMENITIES OR SERVICES.**

Fundamental to the levying of Section 94 contributions is the establishment of a nexus between proposed development and the need for increased amenities and services. This Section 94 Contributions Plan has been developed at the macro or area wide level, based on the predicted growth of the City’s population over the next ten years, to the year 2002, as well as having regard to the projected population growth to the year 2016.

It is anticipated that the current population (27000) will increase by some 9420 persons over the next ten years (ie from 1992), with the City having a population of approximately 55,085 by the year 2016, based on the information provided in the “Queanbeyan City Council - Population Forecasts 1900-2016, July 1990” document.

The aim of using these population forecasts was to ascertain the likely amount and rate of development over the next ten years in order to determine the impact of future development on the demand for public amenities and public services.

Based on the expected population growth the City of Queanbeyan has undertaken an assessment of the need to improve and provide additional public amenities and public services. The Plan identifies the likely increased demand for public amenities and public services as a consequence of the carrying out of various types of development in

accordance with this Plan, nominating the dedication or contribution required under Section 94(1) of the Environmental Planning and Assessment Act, 1979 or both which may be required as a condition of any consent to that development.

The schedule below specifies the type of public amenities and public services for which a contribution under Section 94(1) may be required for the provision, extension or augmentation of these services.

## **SCHEDULE**

1. Local Roads, Traffic Management systems and facilities
2. Public Car Parks
3. Community Facilities
4. Open Space Provision and Embellishment of Open Space
5. Administration and Planning Studies

In relation to the contributions in this Schedule, Local Roads, Traffic Management Systems and Facilities, Community Facilities and Open Space Provision and Embellishment of Open Space and Administration and Planning Studies are all levied and spent city wide basis. In contrast public car park contributions are only levied in the Queanbeyan City Precinct and spent within that precinct.

### **8. LOCAL CONTRIBUTION PLANS**

This Section 94 Contributions Plan also allows for the preparation of further local Section 94 Contribution Plans in respect of the whole or any part of the City of Queanbeyan in relation to one or more public amenities or public services which are considered necessary as a result of a specific development proposal or the special requirements of an identified area. Local Section 94 Contribution Plans are to be prepared in accordance with the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations, 1994.

So far Council has produced one local Contributions Plan being Queanbeyan Section 94 Contributions Plan No. 2 - Extractive Industry.

### **9. AMENDMENT OF THE PLAN**

Council may resolve to vary or amend this Section 94 Contributions Plan, depending upon any unforeseen demand and/or variation in development growth patterns which may emerge within the City of Queanbeyan over the next ten years. Any such variation or amendment shall be carried out in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations, 1994.

### **10. METHODOLOGY ADOPTED FOR DISTRIBUTION OF COSTS UNDER SECTION 94**

In this plan the type of public amenities and public services, as outlined in the Schedule, does to a large extent dictate the selection of formulae used for the calculation of the Section 94 contributions. The various formulae which have been used are set out in the relevant sections of this Contributions Plan. The standard methodology used in calculating contributions for several of the facilities and services is set out below.

The standard methodology used for determining the Section 94 contribution for development with respect to Public Roads, Embellishment of Open Space, and Administration and Planning Studies is outlined in the following section.

For the purpose of this Section 94 Contribution Plan development has been separated into three sectors. These sectors are:

Residential  
Industrial  
Commercial

The Residential sector can be further categorised into house occupancy (3.3 persons/allotment) and flat occupancy (2.4 persons/tenement).

The Industrial contribution has been determined on the basis of 50 persons/hectare, and the Commercial contribution has been determined on the basis of 15 person/100 sq.m of floor space.

A range of distributed costs between the specified development sectors are possible and for the purposes of this plan the same ratios as used in the Local Roads Report have been examined. However the adopted distribution of costs between the three sectors is based on the proportion considered by Council that each development sector can reasonably and fairly bear.

The scenario that would appear most appropriate from the point of view of; consistency of approach and existing contribution levels; and recovering costs is the Residential: Industrial: Commercial proportions of 60:30:10 respectively, (of the total amount to be collected via Section 94 Contributions) be used in the formula for calculating the amount of contribution required from the three development sectors.

## **11. LOCAL ROADS, TRAFFIC MANAGEMENT SYSTEMS AND FACILITIES**

Major roads external to subdivisions and required as a consequence of development are accepted as a Section 94 contribution. The appropriate Section 94 contribution for the City of Queanbeyan as a whole is based upon the following needs to ensure economic growth of Queanbeyan.

A complete revision of the road works planned for the next ten years (ie. from 1992) has been undertaken and costs reflect 1992 indicative costs.

<b>Roadway</b>	<b>Length (km)</b>	<b>Lanes</b>	<b>Total Est. Cost (1992) to Council</b>	<b>Percentage to S.94</b>	<b>Allocation (cost) to S.94</b>
Link Road/Halloran Dr.	0.5	2	486,000	100%	486,000
Edwin Land Parkway					
(a) Yass/Cooma St. (including bridge over Queanbeyan River)	4.7	3	8,200,000	36%	2,952,000
(b) Cooma St/Tomsitt Drive	7.2	2	5,800,000	36%	2,088,000
Lanyon Drive (McCrae/Bdy) (Council share)	2.6	2	1,400,000	100%	1,400,000
Bungendore Road	2.5	2	2,500,000	36%	900,000
Yass Road Ext.	0.5	4	500,000	100%	500,000
Land Acquisitions (nominal sum)			5,667,000	36%	2,040,120
Less: anticipated contributions from grants over next ten years					- 938,000
Net cost of provision of roads (other than roads created as part of a subdivision) for a population of 36420 (present population 27000)			23,615,000		
Funds for road works to be obtained via Section 94 contributions					\$ 9,428,120

In calculating the Section 94 Contribution for Local Roads, Traffic Management Systems and Facilities the actual cost of provisions of works estimated to be required to accommodate the projected population increase has been discounted by a nominated percentage to allow for the anticipated additional benefit that provisions of these services may provide to the existing population.

The foregoing analysis indicates that Council needs to spend a total of \$23,615,000 (in 1992 costs) over the next ten years for the provision of roadworks. Section 94 contributions are to provide for \$9,428,120 towards the cost of the construction of these roads.

These figures have been calculated on the basis that such roadworks shall be required over the next ten years to cater for a projected population increase in the order of 9420 persons during that timeframe, and to put in place the necessary road infrastructure to accommodate a projected population of approximately 55,000 people by the year 2016.

### **11.1 Staging of Works**

The proposed works will be carried out over the next ten years (ie. from 1992) in the following order of priority, with the highest priority works being listed first.

- ... Link Road/Halloran Drive
- ... Cooma Street/Tomsitt Drive
- ... Yass Road/Cooma Street (including Bridge over Queanbeyan River)
- ... Lanyon Drive (McCrae/Boundary)



... Bungendore Road

... Yass Road Ext.

These priorities will be reviewed during the ten year period and adjusted according to growth patterns for the various areas within the City.

## 11.2 Distribution of Costs

On the basis of a population increase of 9420 over the next ten years (ie from 1992), the cost per additional equivalent person (ep) in respect of the Section 94 contribution for roadworks is \$1000.

The distribution of costs for the development sectors using the Residential: Industrial: Commercial proportions of 60:30:10 respectively, using the standard formula, results in contribution rates (based on 1992 costs) of -

Residential	House Occupancy	\$1980/allotment
	Flat Occupancy	\$1440/tenant
Industrial <sup>1</sup>		\$14997/hectare
Commercial		\$1500/100sq.m additional of floor space

Notwithstanding the above distribution of costs all Section 94 Contribution for Local Roads, Traffic Management Systems and Facilities collected as a result of developing land known as Lot 1 DP 879921 or No 41 Ellerton Drive, Queanbeyan shall be discounted by a total amount of \$50,000 or \$746.29 per lot (based on 67 lots). This is an amount equal to the cost differential between the construction costs of a channelised intersection provided within the median strip in Ellerton Drive indented to provide a right hand turn storage bay providing storage space for three vehicles and an acceleration lane for vehicles turning right from the subject land onto Ellerton Drive and the line marking of the existing road surface.

## 11.3. DUPLICATION OF JERRABOMBERRA PARKWAY AND REALLOCATION OF CONTRIBUTIONS TO ENABLE CONSTRUCTION OF PART OF THE EDWIN LAND PARKWAY

In addition to the above schedule of works the duplication of Jerrabomberra Parkway shall be funded from local roads, traffic management systems and facilities contributions collected pursuant to this plan for the subdivisions known as stages 8 and 9 Jerrabomberra Park.

This and the Edwin Land Parkway project is a result of three Council resolutions ie. Minute No. 1873 of 1/12 1999, Minute No. 2041 of 16/2/2000 and Minute 2123 of 15/3/2000.

In the case of the Jerrabomberra Parkway project a total of \$780,000 is needed with approximately \$236,000 of this to be funded from contributions collected pursuant to this plan.

The amount of \$236,000 is to be funded by diverting approximately 46.5% (ie. \$943.95) of the current local roads, traffic management systems and facilities contribution for each new allotment within stages 8 and 9 Jerrabomberra Park to this project.

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*This can be translated into \$1500 per 1000sq.m of land or part thereof at subdivision stage and \$150 additional 100sq.m or part thereof of floor space at development application stage.*

The construction of part of the Edwin Land Parkway between Tomsitt Drive roundabout and Stringybark Drive shall be funded from local roads, traffic management systems and facilities contributions collected pursuant to this plan for the subdivisions known as Stringybark and Stages 8 and 9, Jerrabomberra Park and Stages 3 and 4, Jerrabomberra Heights.

In the case of the subdivisions known as Stringybark and Stages 3 and 3, Jerrabomberra Heights this latter project shall be funded by using 100% (ie. \$2,030) of all local roads, traffic management systems and facilities collected for each new allotment within the subdivision for the project.

In the case of the subdivisions known as stages 8 and 9 Jerrabomberra Park the Edwin Land Parkway project shall be funded by using 53.5% (ie. \$1086.05) of all local roads, traffic management systems and facilities contributions for each new allotment within these subdivisions for the project.

## **12. PUBLIC CAR PARKS**

Section 94 contributions for carparking may be sought for the provision of public carparking area under the control of, or provided by Council, and towards satisfying any deficiency in on-site carparking. Council seeks Section 94 contributions for carparking only within the Central Business District (CBD), in cases where the provision of on-site carparking is not able to be met due to restrict sites.

The appropriate Section 94 contribution for the City is based upon the need to ensure adequate provision of carparking within the CBD for both existing and future commercial/retail development. The number of carparking spaces required for particular development are assessed in accordance with Council's Development Control Plan No. 1 Car Parking Policy.

The aims and objectives with respect to Carparking are:-

- i) To evaluate the future growth of carparking within the Queanbeyan CBD;
- ii) Predict the requirements for the development of a multi-storey car park and provide an estimate of the cost of developing such a facility;
- iii) To evaluate the current contribution rate charged in respect of Section 94 contributions in relation to the proposed construction of a multi-storey Car Park.

### **12.1 Evaluation of the future growth of Car Parking in Queanbeyan**

The reports titled "The Growth and Change of landuse in Queanbeyan CBD" and "The Future Growth of Carparking in the CBD of Queanbeyan" were consulted in estimating the future growth of carparking in the CBD of Queanbeyan.

Such reports revealed that growth in land use varied from one section of the CBD to another. Growth of the Central CBD, for instance, is higher than for the outer CBD.

Almost all blocks in the central CBD, zoned General Business 3(a), have been developed for commercial purposes, yet several vacant lots still exist in the outer CBD.

In the Central there is little opportunity for increasing the number of carparking spaces due to the high density of commercial buildings and limited availability of additional land. Consequently, construction of multi-storey carparks in the Central CBD, where demand is highest, would be the logical solution to the need to provided additional carparking within this area in the future.

## **12.2 Prediction of the timing of the requirement for a multi-storey Car Park**

Construction of further car parks in the form of a multi-storey carpark should commence by the year 2005, 3 years prior to when it is estimated that the existing carparking provision will be occupied at a rate of 85% or more. The commencement of construction three years prior to reaching the 85% capacity threshold would allow for carpark construction and establishment. The 85% capacity was chosen as the maximum occupancy prior to which problems of circulation became evident (ie increased vehicle circulation due to the reduction in the number of available carparking spaces).

Construction of such a facility should be planned to provide for carparking at least 10 years in advance. This facility should be planned to provide carparking to the year 2018 to 84% capacity. Consequently it is estimated that a total of 355 carparking spaces would be required to be provided in a multi-storey within the time frame outlined.

As no additional carparking can be provided for within the existing carparking areas located within the CBD. All future Section 94 contributions for carparking within the CBD to be provided by Council will be in the form of a multi-storey Car Park which is to be provided in the time frame outlined, or adjusted according to any unforeseen increase in demand.

## **12.3 Evaluation of the need to adjust Section 94 Contributions for Car Parking**

A Section 94 contribution for carparking is levied only if carparking cannot be provided on-site within the CBD. The contribution rate is to be utilised for the provision of carparking spaces by Council, in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979. The current contribution rate is \$5320 which is applicable to the Central Business District only.

The existing contribution rates were initially calculated in 1985 and adjusted on a yearly basis in accordance with the Consumer Price Index, therefore it is important to determine whether the current contribution rates are sufficient to cover the cost of acquisition of land and construction of additional carparking spaces.

As the Consumer Price Index (CPI) does not sufficiently reflect increases in real estate values, and includes items which have no relationship to construction costs, the practice of adjustment of the contribution rates by the CPI will no longer continue. Future adjustments of Section 94 contributions for carparking will be in accordance with method of adjustment for all other Section 94 contributions outlines in this Section 94 Contributions Plan.

## **12.4 Methodology adopted for calculations of Section 94 Contributions for Car Parking**

Two options were considered when deciding on the method to be used to determine the contribution rate for car parking in lieu.

The first method is to calculate the contribution in lieu by multiplying the average unit value of all land zoned for business purposes in a particular centre 30 sq.m (being the approximate area of a carpark plus 1 aisle width). Although the resulting contribution rate would be higher than the existing, in many cases it would be considerably lower than the cost to a developer, of providing basement parking. This calculation addresses land acquisition costs only, implying that construction costs will either be met by Council or accommodated by the combination of contributions and a reduction of the total number of spaces constructed by Council.

The second method is to calculate the value of contributions by dividing the total construction costs of the proposed multi-storey carpark by 30sq.m to ascertain the

average construction cost of each carparking space. The cost of land acquisition for the Car Park would be borne by Council.

The second method of calculating the contribution rate per carparking space based on construction costs is considered the most appropriate for the reasons outlined below.

A basic 2-3 storey Car Park would cost approximately \$9900 per car space based on costs for multi-storey Car Parks as outlined in the Australian Institute of Building Surveyors document 'Contract Value of Building for Application Fee Purposes - as from June, 1991'.

Thus a car base of say 100 cars, rising 4 storeys (including the original base) would accommodate the estimated 355 car parking spaces required, as stated previously, and allow for some additional unforeseen demand.

At the costs quoted per carparking space, the multi-storey Car Park would cost \$3,960,000.

However if the cost of the land was included, the value per car space would rise. An estimated value of the land in the Central CBD (say within the vicinity of Shoprite) as valued by the Valuer General (at 1992) is between \$140-\$200 per sq.m therefore the estimated value of the land component per carparking space (based on 30sq.m) varies from \$4200 up to \$6000. In total the cost of providing a car space in a multi-storey Car Park varies from \$14100 up to \$15900. This amount, although representative of the real value of carpark construction, is excessive as a requirement for a Section 94 contribution. It is evident that Council will be required to contribute funds for the future construction of a multi-storey Car Park. It is also likely that this will be in the form of the dedication of Council owned land for the Car Park, therefore the appropriate contribution by private developers would be in the form of the cost of Car Park construction only.

The Section 94 contribution for a carparking space in lieu of provision, based on the previously outlined methodology, shall be \$9900 in 1992 costs.

## **13. COMMUNITY FACILITIES - POLICIES AND PROGRAMS**

### **13.1 Preamble**

This Community Facilities Plan should be read in the context of Queanbeyan City Council's Strategic Management Plan, and in the context of its present Town Plan being Queanbeyan Local Environmental Plan 1991.

Council's Mission Statement is:

"To establish and maintain community services and facilities in response to the community needs. This Council sets out to manage, improve and develop the resources of the local community to enhance the quality of living for residents and seeks to represent the local community with other governments and the wider society for the benefit of the City."

Council's Community Services and Facilities Objective is:

"To ensure availability and accessibility of information, educational, cultural recreational and welfare services by developing and maintaining them according to the communities present and future needs."

### **13.2 Introduction**

Council recognises that it has an important role in contributing to the welfare of its people. In this context Council takes welfare to be the ennoblement of all people

within an area to create and maintain for themselves and their families basic good living in the various forms they may desire.

In contributing to the welfare of the Community Council historically accepted responsibility for ensuring the City is provided with facilities to house community welfare, housing, cultural and indoor recreational services.

This document results from the original study “A Social Plan with Regard to the Provision of Community Facilities: (1985), subsequent community input, further amendments in light of progress to date, and “A Social Plan with Regard to the Provision of Community Facilities: - 2<sup>nd</sup> Edition (1992). It identifies the range of community facilities appropriate to needs of the people of an area, over which Council has prime interest and responsibility. It specifies Council’s policies on the provision of community facilities, and Council’s programs for implementing these policies.

### **13.3 Precinct Level Provision**

#### **A. Children’s Centres**

It is Council’s policy that each community precinct as specified on the Map in Appendix A, is provided with the number of children’s centres which are sufficient to ensure the ready availability of child care places, with the test of ready availability being an assessment which uses the Needs Threshold Approach allowing for a mixture of centre based and home based care.

The Needs Threshold Approach centres on the actual number of children in established areas and the projected number of children in new areas. The Needs Threshold is determined as follows:

- (a) the actual (or Projected) number of 0-4 year old children is determined for the specified area.
- (b) the number of children with working parents and the number of children without working parents are determined (assuming ratios identical to the latest available Census data).
- (c) the number of “extended hours” places is determined by allowing:
  - (i) 1 such place for each 3 children without working parents, and
  - (ii) 1 such place for each 20 children without working parents.
- (d) the number of “other” places is determined by allowing 1 such place for each 10 children without working parents.
- (e) the number of threshold places is established by adding the results of (c) the number of “extended hours” places and (d) the number of “other” places.
- (f) the present deficit (or need) is established by subtracting any existing places for the specified area from the number of threshold places.

Finally, an allowance is made for the fact that not all childcare places need to be centre-based. The number of needed centre-based places is set at 55% of the needed place, to reflect that Family Day Care services and the like have the capacity to absorb 45% of the need.

In general Council will prefer Multiple Unit Children’s Centres rather than Single Unit Centres, wherever the assessment indicates that the precinct warrants 40 or more centre based child care places. Any given centre shall be built to Council’s standard design for that sized centre, such standard designs having been determined by Council on the input of the Queanbeyan and District Children’s Services with the aim of

permitting the widest possible range of child care and other children's services potential use of the one building

It is Council's policy that the types of child care and other children's services offered by any given centre are responsive to the precinct's needs; Council will do this by actively and fully involving neighbouring potential users and other children's services in the city in the determination of which services are initially offered from the centre.

Any given centre's management arrangement shall incorporating the following features:

1. a requirement that at least 50% of the committee be people whose children use a service of this centre
2. a requirement that the committee cater for neighbouring special needs children; and
3. a requirement that the committee conduct periodic reviews of the type of child care or other children's services offered by the centre by active consultation with both actual and potential users.

## **B. Community Centres**

It is Council's policy that each community precinct as specified on the Map in Appendix A with a population of 4,000 will be provided with one detached community centre, for the primary but not exclusive use of neighbouring women with a minimum floor area of 330m<sup>2</sup>.

This centre shall incorporate the following features:

1. An office space which is available for information displays and visiting services to ensure that neighbouring women have ready access to information on matters such as workforce participation, the role of the home maker, crisis services, personal development and ethnic issues;
2. A modified kitchen area which is available for drop-ins and informal interaction to permit social contact without the necessity of participation in structured activities;
3. An activities area of sufficient size to permit activities such aerobics classes, self help group meetings, adult education programs, playgroups and activities for younger adolescents;
4. An art/craft area which can be used for messy activities and having a tiled floor and sinks;
5. A storage space permitting the safe and separate storage of a wide range of equipment which may be accumulated
6. a room for the use of nursing mothers; and
7. features such as toddler proof fences which make the centre and grounds safe for women to take children to.

Further, wherever possible the centre will be:

1. adjoining one of the precinct's children's centres;
2. adjoining a neighbourhood park or other open space; and
3. screened from adjoining residences to minimise noise.

This centre's management arrangement shall incorporate the following features:

1. a requirement that 50% of the committee shall be people who are women from that precinct;

2. a requirement that the centre offer free or subsidised activities as well as user pay activities;
3. a requirement that the committee cater for neighbouring disabled people at the centre;
4. a requirement that the controlling body pay attention to the demography of the precinct to ensure the centre is responsive to groups such as non-English speaking migrants, aged people or Aboriginal people in the precinct;
5. a recognition that in the initial phases of centre development there must be outreach community work with the neighbouring women; and
6. a recognition that there may be significant block of time when women can legitimately have exclusive use of the centre.

It is Council's policy that each community precinct as specified on the Map in Appendix A where the population has not reached 4,000 people and is unlikely to within 5 years, is provided with an interim portable neighbourhood information centre.

Council will continue to monitor each community precinct as specified on the Map in Appendix A and where the population significantly exceeds 4000 people may investigate augmenting the space of, or providing another, community centre.

### **C. Youth Facilities**

A youth facility is allowed for in Jerrabomberra Precinct because of its relative isolation from a future centralised Youth Centre.

Following a resolution by Council at its meeting of Wednesday 5 November 1997 such a youth facility is to be established on Lot 767, DP 838886, 1 Firethorn Place, Jerrabomberra.

Also following from this resolution the youth facility is to be used by the Scout Association of Australia and for other youth activities with the prior consent of Council.

## **13.4 City Level Provision**

Council shall continue to monitor the need for facilities for use by services which are better provided at the city level rather than on a community precinct level and will assist in the provision of those facilities from Section 94 Community Facilities contributions where there is a demonstrable need and nexus.

### **A. Youth Centre**

Further, it is Council's policy that the City is provided with one central detached Youth Centre, which has a minimum floor area of 500m<sup>2</sup>. This Youth Centre shall incorporate the following features:

1. a space which can be used as a no alcohol café and video games venue;
2. a space which is the nature of a dance hall with flooring which is adaptable to such purposes as dances, roller skating or other indoor recreational pursuits;
3. a space which can be used for information, advocacy and support youth work.

Council shall determine the final design and operational arrangements of the Youth Centre on the advice of those agencies, organisations and individuals active in Youth Services.

### **B. Library Facilities**

Further it is Council's policy that the city is provided with library facilities with a minimum floor area of 80m<sup>2</sup> for each 2,000 residents of the city. The space provided can be either in one central facility or in a combination of central and branch facilities as the need dictates. A branch library is to have a minimum floor area of 150m<sup>2</sup>. The library shall incorporate the following features.

1. office space for library staff;
2. an area for displays and exhibitions;
3. an area for children's activities;
4. toilets, including a disabled toilet;
5. a baby change facility;
6. adequate floor loading capacity;
7. study and reference areas; and
8. disabled access.

### **C. Aged Centre**

Further, it is Council's policy that the City is provided with one central detached Aged Resource Centre for each 15,000 people (in the City), which has a minimum floor area of 800m<sup>2</sup>. The Aged Resource Centre shall incorporate the following features:

1. an identifiably distinct Senior Citizen Club space;
2. an office for the club adjoining the Senior Citizen's Club space;
3. an identifiably distinct Care Services group office sufficient to house 10 personnel;
4. a small office available to visiting services;
5. a shared activities space, which can be used for large meetings, adult education classes and the like;
6. a large shared kitchen;
7. an arts/craft area for messy activities with a tiled floor and sinks; and
8. a generous, secure and separate storage to permit different user groups to store their equipment at the centre.

### **D. Disabilities Services Centre**

Further, it is Council policy that the city is provided with one Central (possible detached) Disabilities Services Centre for each 15,000 people which has a minimum floor area of 400m<sup>2</sup>. This Disability Services Centre shall incorporate the following features:

1. a space which can be used for group activities or group work;
2. an identifiably discreet Care Services group office sufficient to house 5 personnel;
3. a small office for consultation and visiting services;
4. a small shared kitchen;
5. an arts/craft area for messy activities; and



6. generous secure and separate storage to permit different user groups store their equipment at the centre.

### **13.5 Programs and Priority**

At its meeting of Wednesday 17 December 1997 Council (Minute No. 907) adopted the following programs and priority:

#### **A. Community Facilities - Programs**

(a) Dodsworth

A neighbourhood Community Centre

(b) Karabar

South Queanbeyan Child Care Centre

A neighbourhood Community Centre

(c) Jerrabomberra

A youth facility

A 3 unit Children's Centre

(d) Queanbeyan City

Refurbishment and augmentation to establish the Queanbeyan City Neighbourhood Community Centre

(e) Queanbeyan as a Whole

A Youth Centre

#### **B. Community Facilities - Priority of Programs**

1. South Queanbeyan Child Care Centre
2. Jerrabomberra Youth Facility
3. Queanbeyan City Neighbourhood Community Centre refurbishment and augmentation
4. Dodsworth Neighbourhood Community Centre
5. Youth Centre
6. Karabar Neighbourhood Community Centre
7. Jerrabomberra 3 unit Children's Centre

#### **A. Developed Area Programs**

To enact its community facilities policy, and provide for residents in wholly or partly developed community precincts, Council shall adhere to the priority order which follows:

1. Youth Centre.
2. Dodsworth Community Centre.
3. Dodsworth Children's Centre.
4. South Queanbeyan Children's Centre augmentation.
5. Library augmentation (or duplication).
6. Letchworth 2 Unit Children's Centre.
7. Disabilities Services Centre.

and when the opportunity arises to small scale upgrading of the Showground Grandstand as a central Neighbourhood and Community Arts Centre.

Further, Council shall continue to seek funding for any of the abovementioned facilities from any State or Federal Government source which may become available.

Further, Council shall adhere to the following priority order in pursuit of Child Care Centre Capital Works Funding:

1. Dodsworth.
2. South Queanbeyan.
3. Letchworth.
4. Karabar.

Further, developed areas (ie precincts made up predominately of established areas), where the level of infill and redevelopment is likely to remain low to moderate, developer contributions shall be applied to the augmentation of existing community facilities at the earliest practical time.

#### **B. Developing (new) Area Programs:**

Council has adopted a policy in respect of the level of Section 94 community facilities contributions which are sought from developers being \$1,275 per standard dwelling allotment (house occupancy) and \$900 per additional unit for medium density lots/tenement (flat occupancy).

Council shall ensure that each contribution is kept in specific Trust Accounts for community facilities.

Council shall ensure that Section 94 community facilities contributions are used for the purpose of providing the following facilities:

1. Precinct level Children's Centres, or part thereof;
2. Precinct level Community Centres, or part thereof;
3. City level Youth Centres or Precinct level Youth Facility at Jerrabomberra;
4. City level Library augmentation (or duplication);

Council shall ensure that in community precincts where the facilities are being financed by Section 94 contributions, the facilities be provided as early as possible in the following order:

1. the neighbourhood Community Centre;
2. the first Children's Centre
3. the City level Youth Centre;
4. the Library augmentation or duplication;

In relation to community facilities which are to be provided at a City wide level, contributions received shall be apportioned to the provide the City wide facilities according to the priorities outlined in this contributions plan.

#### **13.6 Method of Calculating Community Facilities Contributions.**

The Community Facilities contributions represents the strategy of levying for the full cost of capital works associated with the facilities which have been nominated as being of highest priority in meeting identified need. They have been levied on a per lot basis.

The formula is as follows:

$$C = \frac{F + L}{N}$$

N

where

C = amount of contribution/lot

F = cost of providing facilities nominated in the Schedule of Works for a new precinct

L = cost of acquiring land as nominated in the Schedule of Works for a new precinct

N = number of lots in the new precinct

Example of Contribution Calculation: for Precinct with 5,000 occupants at full settlement, using the occupancy ratio of 3.3 persons per dwelling, 1,470 dwellings, and 10% population 0-4 year old -

Precinct requires - 1 x 3 Unit Children's Centre, 1 x Neighbourhood Community Centre, 1 x 100sq.m of central Youth Centre augmentation and 240sq.m of Library augmentation or duplication - costing \$1,874,150.00 in 1992 costs.

Using the above formula the cost per House Occupancy (allotment) has been calculated to \$1237, and adjusted for a Flat Occupancy (tenement) of 2.4 persons \$900.

The only exception to this example is Jerrabomberra Precinct.

For Jerrabomberra Precinct a youth facility is to be provided at Jerrabomberra as an alternative to a central Youth Centre because of Jerrabomberra's isolation for the rest of the City.

This has a cost equivalent of 100sq.m of central Youth Centre augmentation and so contribution rates remain constant for all precincts.

Also by Council resolution of 16 April 1997 (Minute No. 242) it was decided that contributions for community facilities would be collected on a city wide basis rather than on a precinct basis as was the case previously.

## 13.7 Schedule of Works Costs

### Childrens Centres

2. 3 UNIT

<u>Land Content (2400sq.m site)</u>		<u>\$180,000.00</u>
Architects & Associated Fees	\$ 57,250.00	
Council Charges (BA, DA, s94)	\$ 6,000.00	
Building Works Content (458sq.m building)	\$458,000.00	
Landscaping etc.	\$ 27,000.00	
Carparking	\$ 58,520.00	
<u>Non Land Sub Total</u>		<u>\$606,770.00</u>
Total Cost		<u>\$786,770.00</u>

### NEIGHBOURHOOD COMMUNITY CENTRE

<u>Land Content (1800sq.m site)</u>		<u>\$135,000.00</u>
Architects & Associates Fees	\$ 42,000.00	
Council Charges (BA, DA, s94)	\$ 5,000.00	
Building Works Content (330sq.m building)	\$330,000.00	
Landscaping etc.	\$ 20,000.00	
Carparking	\$ 42,560.00	
<u>Non Land Sub Total</u>		<u>\$439,560.00</u>
Total Cost		<u>\$574,560.00</u>

### YOUTH CENTRE

<u>Land Content (1000 sq.m site)</u>		<u>\$75,000.00</u>
Architects & Associated Fees	\$ 62,500.00	
Council Charges (BA, DA, s94)	\$ 6,000.00	
Building Works Content (500sq.m building)	\$500,000.00	
Landscaping etc.	\$ 5,000.00	
Carparking	\$ 63,840.00	
<u>Non Land Sub Total</u>		<u>\$637,340.00</u>
Total Cost		<u>\$714,340.00</u>

LIBRARY FACILITIES AUGMENTATION COSTS PER 80SQ.M

<u>Land Content (100sq.m site)</u>		<u>\$7,500.00</u>
Architects & Associated Fees	\$ 16,875.00	
Council Charges (BA, DA, s94)	\$ 2,966.00	
Building Works Content (80sq.m building)	\$108,000.00	
Landscaping etc.	\$ 2,000.00	
Carparking	\$ 10,640.00	
<u>Non Land Sub Total</u>		<u>\$140,481.00</u>
Total Cost		<u>\$147,981.00</u>

#### 14. PROVISION AND EMBELLISHMENT OF OPEN SPACE

It is Council's long standing policy that for broad acre subdivision an over-riding provision of 15% of the area being subdivided be set aside as open space and be dedicated to Council. This is required in order to satisfy the demand for open space provision generated by new residential development. However other Council's documents such as the 1994 Structure Plan and the 1996 draft Local Environmental Study set down additional principles in regard to open space provision. These can be summarised as: -

- areas to be dedicated for open space should provide linkage between existing open space areas and zones (Queanbeyan City Council 1994, 28).
- some open space areas can be used for drainage works (Queanbeyan City Council 1994, 28).
- open space areas to be dedicated are to be good quality land (Queanbeyan City Council 1996, 204).
- where it can be shown that it is in the community's interest, Council may accept a smaller area than 15% of the area being subdivided as the dedicated open space requirement (Queanbeyan City Council 1996, 204).

In addition Council's experience in recent years suggests a further principle being: -

- that the area proposed to be dedicated as open space be left in a manageable state.

Monetary contributions for embellishment of open space can be sought in all areas where a need is established and where a nexus between development and additional demand placed on existing and proposed open space can be demonstrated.

Embellishment of open space in this plan includes:

- initial planting;
- earthworks;
- irrigation;
- seating;
- bins;
- play equipment;
- paths and paving;
- revegetation;
- bollards;
- signage.

and for some Precincts:

- parking;
- change rooms/amenities;
- sports courts eg tennis, basketball;
- fencing;
- lighting;
- Skate Park.

The anticipated population increase over the next ten year period (ie. from 1992) will create additional demand for the provision of open space which will need to be developed to a satisfactory standard to allow the land to be used for both active and passive recreational pursuits. With the increased population greater demand will also be placed on existing areas of open space which invariably translates into a need to upgrade these facilities as well as resulting in an ever increasing economic burden on Council for open space maintenance. However, it is not Council's intention to use Section 94 contributions to maintain open space, in fact it is important that embellishment not be confused with normal maintenance.

It is anticipated that the projected population increase will result in new residential areas being further developed as well as higher density infill development occurring in the older established areas. The provision of well setout open space areas within close proximity to higher density residential development is important as there is limited opportunity for the residents of these areas to enjoy outdoor activities within their own property.

Council's objective is to provide all areas within the City with reasonable access to a range of recreational opportunities based on community needs for provision of useable open space. This Section 94 Contributions Plan establishes the need for provision of improvements to open space areas, so as to provide pleasant areas that can be used by the community for various outdoor recreational pursuits as well as identifying the relative proportion of cost attributable to the embellishment of the different types of open space.

#### **14.1 Use Of Contributions for Embellishment of Open Space**

By its resolution of 16 April 1997 (Minute No. 242) Council decided to collect contributions for the embellishment of open space on a city wide basis rather than on a precinct basis as was done previously. Such monies are to be spent according to the proposed schedule of works outlined later in this section.

Time frames for the completion of works have not been set as they shall depend on the amounts collected and the rate of development within the various areas. However, the embellishment of open space shall be completed according to the Works Schedule within 24 months (2 years) of sufficient contribution funds being available.

A total of ten percent (10%) of all the Section 94 Contributions collected for open space embellishment shall be spent on the embellishment of existing and proposed major open space areas which provide a benefit to the community as a whole.

These have equal priority and are:

- *Queanbeyan river corridor*
- *Mount Jerrabomberra and other urban bush reserves*
- *City of Queanbeyan sport & recreation fields*

#### **14.2 Approach to Calculating the Cost of Embellishment**

For the purpose of this Contributions Plan the common standard for recreational demand of 2.8 hectares per 1000 persons is to be used when calculating the cost of open space embellishment.

The cost of open space embellishment has been calculated in two different ways reflecting the variation between types of open space development. The cost for the revegetation of remnant bushland areas has also been included as such areas also will form part of this City's open space network.

The two basic types of open space development have, for the purpose of this Contributions Plan, been classified as Active ('Structured and Organised') open space

eg playing fields and Passive (Neighbourhood Parks with play equipment). A diagrammatic representation of 'typical' layout and construction of these types of open space are shown in Appendix B. These plans are only for the purpose of outlining on what basis the costs were calculated and should not be seen as layout plans for any specific area of open space.

An evaluation of the cost of embellishment required to provide a satisfactory standard of development, for the two types of open space and revegetation has been undertaken, and the respective costs of the works are set out in the tables below:

COSTS - STRUCTURED AND ORGANISED OPEN SPACE eg Playing Fields

<u>Description</u>	<u>No.</u> (Unit)	<u>Est/Cost Rate</u> (\\$)	<u>\\$</u>
Excavation/relocation of cut to fill	2500m <sup>3</sup>	30	75,000
Topsoil (200 deep) Playing Field	1300cm		
Grassing (irrigation)	6500sq.m	1	6,500
<u>Playing Surface</u>			
Irrigation System			55,000
Labour to install			30,000
<u>Peripheral treatment</u>			
Soil preparation for grassing/tree planting	8500sq.m	5.50	46,750
Trees at 1 per 64sq.m	130		
Planted 60% deciduous	80 deciduous	40	3,200
40% native	50 native	20	1,000
Seats/benches & bins	5	1,000	5,000
Sign	1	1,200	<u>1,200</u>
			<u>233,650</u>

TOTAL AREA 15000sq.m

AVERAGE COST PER SQ.M = \$15.00



COST - NEIGHBOURHOOD PARK - with play equipment (5000 sq.m average)

<u>Description</u>	<u>No.</u>	<u>Est/Cost Rate</u>	<u>\$</u>
	(Unit)	(\$)	
Dryland grassing			
Excavation/preparation Topsoil and seed	3370 sq.m	5.50	18,535
Irrigated grassing	675sq.m	5.50	3,712
Irrigation & installation	675sq.m	10.00	6,750
Scattered trees at 1 tree per 36sq.m	100		
60% deciduous	60	40.00	2,400
40% native	40	20.00	800

<u>Description</u>	<u>No.</u>	<u>Est/Cost Rate</u>	<u>\$</u>
	(Unit)	(\$)	
Bin and seat	1	1,000	1,000
Sign	1	800	800
Concrete			_____
PROGRESSIVE TOTAL			<u>33,997</u>

PLUS PLAYING AREA 15 X 15

Excavation to 450mm	100cm	25.00	2,500
Drainage 100 deep	22.5cm	38	855
Mulch 300 deep	67.5	30	2,025
Ag. Pipe	60m	\$45/20m	135
Timber edge	60m	2.50	150
Play structure	Av. Cost	Installed	<u>15,000</u>
TOTAL			<u>20,665</u>
GRAND TOTAL			<u>54,662</u>

## COST - REVEGETATION

Tree Planting and revegetation of the Bushland character eg tube stock etc  
eg tube stock in riplines \$8.00 per tree per 3sq.m on average = \$2.60 per sq.m.

It is suggested that an average figure of 10% of retained bush requires revegetation.

### 14.3 Embellishment of Open Space Programs

Neighbourhood playgrounds are defined by being a centrally located recreation reserve in the order of 4000 plus square metres. 20 such existing playgrounds are identifiable in Queanbeyan serving a radius of 500m. The minimum standard for future neighbourhood playgrounds is proposed to include the following:

- Play equipment that meets Australian Standards and a variety of challenges suited to age range between 3 - 12 (average expenditure \$10,000 - \$12,000 - supply only).
- Soft fall area to all play equipment.
- Identity sign.
- Park furniture - 1 bench seat, 1bin.
- Irrigated grass to immediate surrounds.
- Supplementary planting, mounding, to enhance setting.

Accordingly the 20 "Neighbourhood" playground serving Queanbeyan have been assessed with regard to meeting the proposed minimum standard.

An initial costing/estimation of work required has been prepared.

Similarly the work has been prioritised with regard to improve/provide appropriate playgrounds and facilities evenly throughout the City and to reflect the local need in the following:

#### EMBELLISHMENT OF NEIGHBOURHOOD PLAYGROUNDS/OPENSACE WITHIN PRECINCTS

The embellishment of open space for each of the precincts are nominated in order of proposed staging of works, subject to monies being collected via Section 94 Contributions. If no contributions are collected for the various precincts then it is to be assumed that there has been no increase in population due to development (unless works in kind have been provided by developers) and as such it will not be appropriate that any upgrade of openspace be costed to Section 94 Contributions.

#### Jerrabomberra

Stage 2 Jerrabomberra Community Centre Precinct Master Plan

Soft fall area for new playground within the Community Precinct

Change amenities Building/Depot at Halloran Drive

Toilet at Allan McGrath Oval

Skate Park at Madew Regional Park

Playground equipment near tennis court area

Playground equipment upgrade at other sites

Firethorn Place (Half Basketball Court)

Waterfall Drive

Jerrabomberra Neighbourhood Centres  
O'Sullivan Road - Urban Bush Reserve  
David Madew - Regional Park  
Development of tennis courts, provision of future lighting

Dodsworth

Buttle Street Reserve  
Blundell Park - Regional Park  
Don R Campbell or 40 High Street

Bywong Park

Karabar

River Drive  
Barracks Flat Drive  
Lambert Park

Letchworth

Henderson Road Railway Park  
Blackall Avenue  
Kinkora

Bilkurra or 3 Hoover Road  
Orana at 2R Hellmund Street

Queanbeyan City

Queen Elizabeth Park

Heated Swimming Pool. This is intended to be a whole of city project.

Queanbeyan Park - Regional Park

The resolution of Wednesday 15 November 2000 (Minute No. 2788) also authorised the use of all contributions for the embellishment of open space collected as a result of developing land known as Lot 1 DP 879921 or No 41 Ellerton Drive, Queanbeyan to be used to embellish land known as Lot 102 DP 727515 or No. 50 Buttle Street, Queanbeyan.

In addition ten percent of Section 94 contributions collected for the embellishment of open space is to be spent on the embellishment of 'City Open Space' ie special projects that benefit the whole City. To date three special project areas have been nominated. They are not listed in order of priority, and considered of equal importance.

- *Queanbeyan river corridor*
- *Mount Jerrabomberra and other urban bush reserves*
- *City of Queanbeyan sport & recreation fields*

#### **14.4 Method of Calculating Section 94 Contributions for Embellishment of Open Space**

For the purpose of calculating the cost of embellishment of open space the 2.8 ha/1000 person ratio for recreation demand has been further broken down to a ratio of 1.46 ha/1000 persons (52% of total) of active (structured and organised) open space and 1.34 ha/1000 persons (48% of total) of passive (neighbourhood park) open space.

Using these ratios and the cost per square metre for the corresponding type of open space embellishment the total cost of embellishment, allowing for a population increase of 9420 persons over the next 10 years (ie from 1992) was calculated. This cost was then discounted by a factor of 17% to allow for funds also being provided from other sources.

The formula used to calculate contributions is as follows:

$$C = (A \times B) + (N \times P) - DF$$

C = total cost of open space embellishment to be provided by Section 94 contributions

A = cost per square metre for embellishment of Structured and Organised open space

B = amount of open space required for Structured and Organised recreation based on population increase of 9420 at a ratio of 1.46 ha/1000 persons

N = cost per square metre for embellishment of Neighbourhood Parks open space

P = amount of open space required for Neighbourhood Parks based on a population increase of 9420 at a ratio of 1.34 ha/1000 persons

DF = discount factor of 17% allowing for funds from other sources

Using the previously mentioned criterion and formula the cost of open space embellishment is \$3,126,658 (ie in 1992 costs).

#### 14.5 Distribution of Costs

On the basis of a population increase of 9420 persons over the next 10 years, the cost per additional equivalent person (ep) in respect of the Section 94 contribution for open space embellishment is \$332.

The distribution of costs for the development sectors using the Residential:Industrial:Commercial proportions of 60:30:10 respectively, using the standard formula adopted for this contributions plan, results in the contribution rates in 1992 costs of -

Residential	House Occupancy	\$657/allotment
	Flat Occupancy	\$478/tenement
Industrial <sup>2</sup>		\$4978/ha
Commercial		\$498/additional 100 sq.m of floor space

#### 15. ADMINISTRATION AND PLANNING STUDIES

In general the administration of the Section 94 Contributions Plan, particularly with respect to studies undertaken in the development of the Plan, the registration of all contributions, providing advice to other officers on matters associated with this plan, and the setting in place of the required accounting arrangements are functions which are outside the normal daily work undertaken by Council's Officers in assessing development applications. The administrative duties associated with Section 94 Contributions require the dedication of a considerable amount of work hours

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<sup>2</sup> This can be translated into \$498 per 1000sq. metres or part thereof of land at subdivision stage and \$50 additional 100sq. metres or part thereof of floor space at the development application stage.

specifically to those tasks. Because these tasks are outside the daily work normally undertaken by Council officers and the amount of time involved it places of additional financial burden in Council in respect of salaries and Consultant's fees.

It is estimated that 20 hours is the minimum number of hours per week which must be dedicated purely to the administration and development of Section 94 contribution Plans. Based on 20 hours per week at an average cost to Council for salaries/fees of \$30 per hour, the cost of administration of Section 94 contributions is in the order of \$600 per week.

Therefore the estimated cost of the Section 94 Contributions Plan over the ten year period used in the Plan is \$312,000.

### 15.1 Distribution of Costs

On the basis of a population increase of 9420 persons over the next 10 years, the cost per additional equivalent person (ep) in respect of the Section 94 Contribution for administration and planning studies is \$33.

The distribution of costs for the development for the development sectors using the Residential: Industrial: Commercial proportions of 60:30:10 respectively, using the standard formula results in contribution rates (based on 1992 costs) of -

Residential	House Occupancy	\$66/allotment
	Flat Occupancy	\$47/tenement
Industrial <sup>3</sup>		\$497/ha
Commercial		\$50/additional 100sq.m of floor space

## 16. INDEXING OF CONTRIBUTIONS

- (i) All calculations of monetary amounts stated in this plan are based on the value of works at the time or preparing the first edition of this plan being September 1992.
- (ii) In order to keep pace with inflation, it will be necessary to index all calculations and contributions. For the purpose of this Section 94 Contributions Plan the indexing factor to be used is the implicit price deflator (IPD) which is an index obtained by dividing a current price value by its corresponding constant price value. Implicit price deflators are published on a quarterly or annual basis for all items of expenditure shown in the domestic production account.

The CPI was not seen as an appropriate indexing factor for the purpose of the calculations and contributions in this Section 94 Contribution Plan as items such as clothing and footwear are included in its formulation and such items have no bearing on the costs related to Section 94 contributions.

The current contribution rates ie 1997/98 which have been adjusted for inflation are contained in clause 25 of this plan.

## 17. TIMING OF CONTRIBUTIONS PAYMENT

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<sup>3</sup> This can be translated into \$50 per 1000sq.m of land or part thereof at subdivision stage and \$5 additional 100sq.m or part thereof of floor space at development application stage.

- (i) When Council grants development consent for a development (including the subdivision of land) which is subject to Section 94 contributions, it shall, at the time of granting consent, state the value of the Section 94 Contributions, it shall, at the time of granting consent, state the value of the Section 94 contribution which is to be based on the contribution rates outlined in this plan, and adjusted by the relevant implicit price deflator (IPD) at the time of the granting of the consent.
- (ii) In the case of a development not being a subdivision, the developer shall pay the required Section 94 contribution at the time of issuance of the building approval for that development.
- (iii) In the case of subdivision, the developer shall pay the required Section 94 Contribution at the time of the uplifting of the subdivision's linen plan.
- (iv) For a subdivision which creates five or more allotments, the developer may choose to defer the Section 94 Contribution for 12 weeks from the time of the uplifting of the subdivision's linen plan subject to the developer providing Council with a Bank Guarantee or Cash Bond for the value of the Section 94 Contribution as stated at the time of granting consent for the subdivision.
- (v) Council may from time to time, after considering written submissions from developers, vary the conditions of payment. Council's consent for such variations shall only be granted in circumstances where developers have provided Council with satisfactory evidence that the payment of Section 94 contributions in accordance with the adopted procedures will have a substantial impact on the economic viability of a development project which is to the overall benefit to the community.

## **18. DEFERMENT OF CONTRIBUTIONS**

Where Council agrees to defer contributions, interest will be charged on such deferred contributions, this being fixed and at the maximum rate for overdrafts at the time of application and a maximum time for deferment being fixed according to the circumstances of each application.

## **19. FINANCIAL ACCOUNTABILITY**

Accounting procedures are to be set in place so that the monies collected for the various types of contributions identified in this Plan are kept separate. The hours that the Section 94 Planner spends specifically devoted to planning studies, the evaluation, administration of, and efficient running of the Section 94 Contributions system are to be accounted for so that they can be costed against the Section 94 Contributions.

## **20. ACCREDITATION TOWARDS CONTRIBUTION**

Section 94 contributions calculated on the basis of additional land and/or floor space will be calculated in accordance with the exact area of additional land and/or floor space.

For the purpose of calculating Section.94 contributions, credit will be generally given on the following basis:-

- Subdivision of an existing allotment into 2 or more allotments - 1 allotment
- Construction of a dual occupancy or other type of residential flat building - 1 Dwelling
- Reconstruction of commercial and/or industrial building - credit for previous floor space

However where a subdivision is followed by a development application for a dual occupancy or residential flat development, the following principles apply:

- At subdivision stage credit will be given for the original allotment and contribution rates will be made thereafter on the basis of any additional allotments.
- At development stage credit for the first dwelling tenement will be given on the basis of an allotment and contribution rates thereafter will be made on the basis of the additional dwellings/tenements.

## 21. LEVYING CROWN AUTHORITIES

The Crown and its Agents will be levied in accordance with the following table which is based on the table in the then Department of Planning's Circular No. D6 dated 28 April, 1993.

### GUIDELINES FOR CROWN DEVELOPMENTS UNDER SECTION 94 CONTRIBUTIONS TOWARDS OFF-SITE WORKS.

Public Service/Amenity							
Crown Land	Open Space	Community Facilities	Parking	Local Roads	Sub-Arterial (Non-classified) Roads	Arterial (classified) Roads	Upgrading of Local Roads Local Traffic Management
<b>Management</b>							
Educational Services (Including bus bays)	No	No	No	No	No	No	Yes
Law/Order Services	No	No	No	No	No	No	Yes
Health Services	No	No	No	No	No	No	Yes

#### Housing

Landcom	Yes	Yes	No	Yes	Yes	Yes	Yes
SEPP5 (Aged & Disabled Person S.94A Direction)	No	No	No	No	No	No	No

Medium Density Infill	Yes	Yes	No	No	No	No	Yes
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## 22. EXEMPTIONS FROM THIS POLICY

No Section 94 contributions will be levied on the following types of development -

- places of public worship
- primary and secondary schools including ancillary developments such as halls, social amenities and the like
- dual occupancies meeting the following requirements<sup>4</sup>
  - i) the dual occupancy must comprise part of an existing dwelling which is more than 12 months old;
  - ii) the development of the dual occupancy must be as a result of alterations to the existing building which are wholly contained within the existing building area ie no increased floor area or extensions to the building;
  - iii) the second dwelling shall not have more than one bedroom, with limited living area.

## 23. MATERIAL PUBLIC BENEFITS

Material public benefits or works in kind are sometimes acceptable in part of for full satisfaction of a condition imposed under S94(1), 2A Environmental Planning and Assessment Act, 1979. However they will only be accepted where there is a clear public benefit in doing so, and Council has first agreed to works in kind before they are undertaken. Other principles relevant to Material Public Benefits are outlined in Clause 2 of this Plan.

In addition at its meeting of Wednesday 5 March (Minute No. 121) Council adopted the following policy in regard to material public benefits or works in kind agreements.

- “1. endorse the practice in relation to Works In Kind Agreements which involve the following steps:
  - (i) determination of the cost or value of the works-in-kind, by reference to appropriate plans, costings, review of audited statements and accounts or similar,
  - (ii) agreement on the cost or value by all parties,
  - (iii) determination of the number of credits for the particular type of contribution by dividing the agreed value by rate applying for the contribution at the time of the agreement,
  - (iv) obtaining a total number of credits,
  - (v) progressively reducing these credits as subdivision or development applications.
2. require the inclusion of a 12 months maintenance period after completion of works in kind constructed as part of a Works in Kind agreement. This is to be included in the Jerrabomberra agreement.

<sup>4</sup> For these type of dual occupancies, only water and sewerage augmentation contributions will be charged pursuant to Section 64 of the Local Government Act, 1993. For all other dual occupancies Section 94 and Section 64 contributions will also be charged in addition to the contributions required under this plan.



3. agree that indexing is not appropriate in Works in Kind agreements where the works are commenced with a period of one year after the signing of the Agreement.
4. require in future that works only be undertaken after an agreement is signed.”

## 24. SUMMARY OF CURRENT SECTION 94 CONTRIBUTIONS

The following section provides a summary of the Section 94 contributions required by the City of Queanbeyan for 1997/98 for the various public amenities and public services that apply for residential, industrial and commercial development. These have been adjusted by the implicit price deflator relating to final consumption expenditure (government component) for the period since the first edition of the plan was produced in September 1992.

### Local Roads, Traffic Management Systems and Facilities

The distribution of costs for the development sectors using the Residential:Industrial:Commercial proportions of 60:30:10 respectively, using the standard formula, results in contribution rates of -

Residential	House Occupancy	\$2030/allotment
	Flat Occupancy	\$1476/tenement
Industrial	Each 1000sq.m or part thereof at Subdivision stage	\$1538
	Each additional 100sq.m or part thereof of floor space at Development Application stage	\$154
Commercial	Each additional 100sq.m or part thereof of floor space at Development Application stage	\$1545

### Public Car Parks

This contribution applies only to development within the CBD where the provision of on-site carparking is not able to meet the requirements as set out in Development Control Plan No. 1 Car Parking.

Cost of one (1) carparking space in lieu of provision is \$10,148.

### Community Facilities

This contribution only applies to residential development.

Residential	House Occupancy	\$1268/allotment
	Flat Occupancy	\$923/tenement

### Embellishment of Local Open Space

The distribution of costs for the development sectors using the Residential:Industrial:Commercial proportions of 60:30:10 respectively, using the standard formula adopted for this contribution plan, results in the contribution rates of-

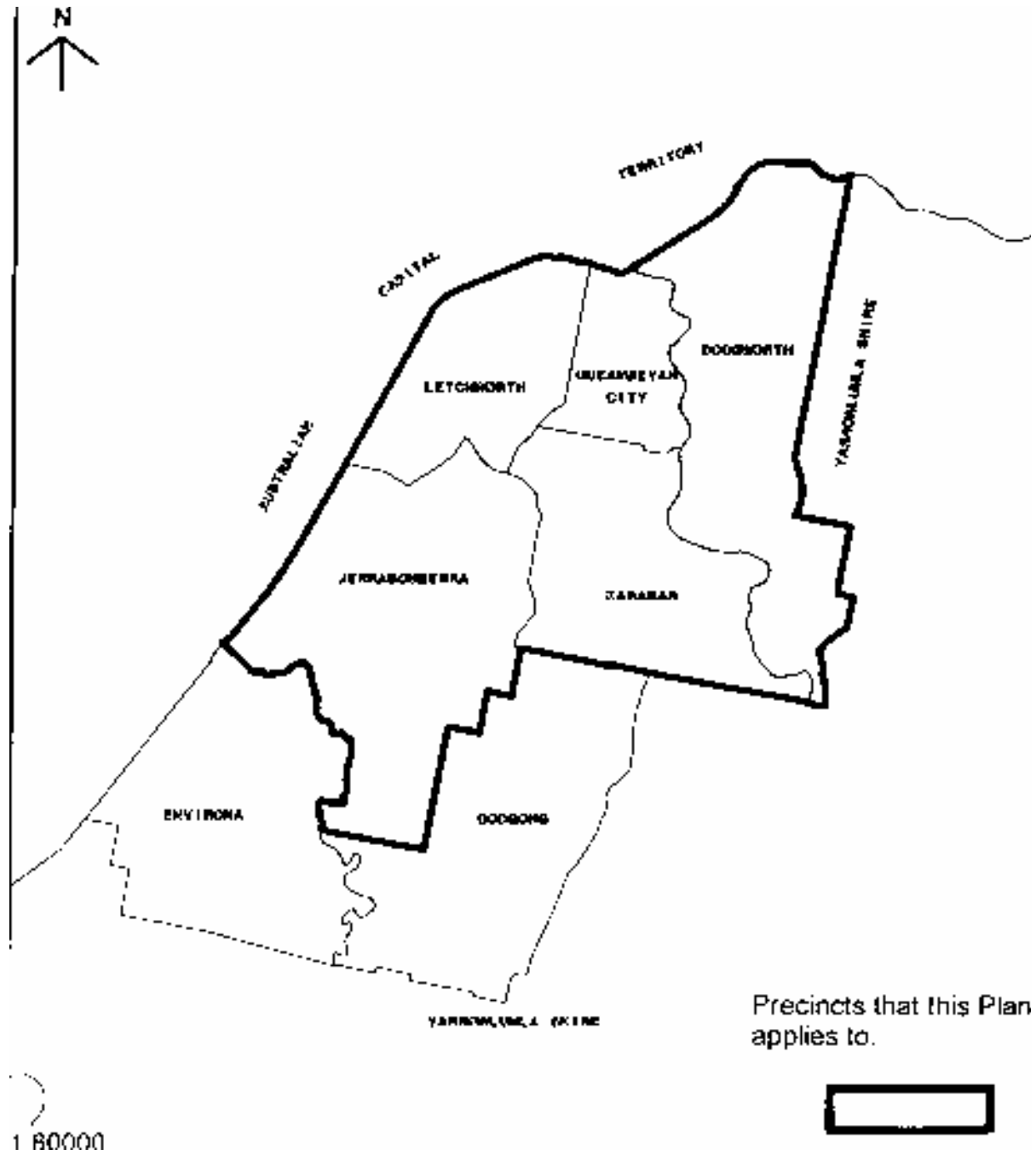
Residential	House Occupancy	\$673/allotment
	Flat Occupancy	\$490/allotment
Industrial	Each 1000sq.m or part thereof at Subdivision stage	\$510
	Each additional 100sq.m or part thereof of floor space at Development Application stage	\$51
Commercial	Each additional 100sq.m or part thereof of floor space at Development Application stage	\$510

### Administration and Planning Studies

The distribution of costs for the development sectors using the Residential:Industrial:Commercial proportions 60:30:10 respectively, using the standard formula results in contribution rates of -

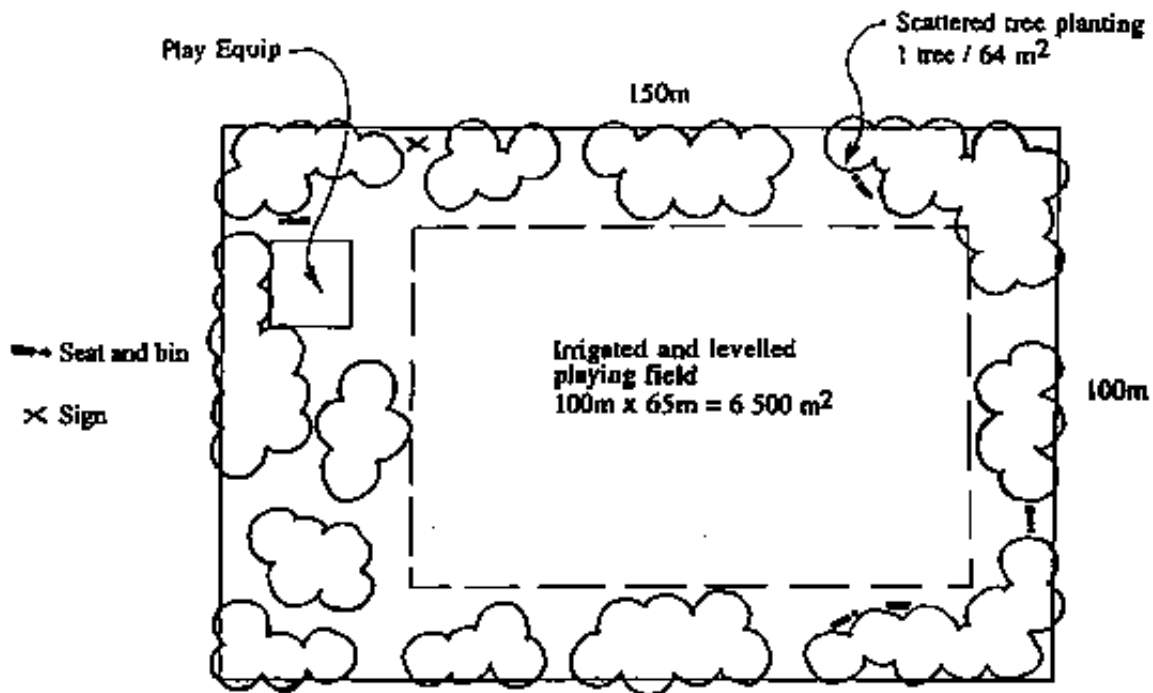
Residential	House Occupancy	\$68/allotment
	Flat Occupancy	\$48/allotment
Industrial	Each 1000sq.m or part thereof at Subdivision stage	\$51
	Each additional 100sq.m or part thereof of floor space at Development Application stage	\$5
Commercial	Each additional 100sq.m or part thereof of floor space at Development Application stage	\$51

APPENDIX A: MAP SHOWING THE PRECINCTS WITHIN THE CITY THAT THIS PLAN APPLIES TO.

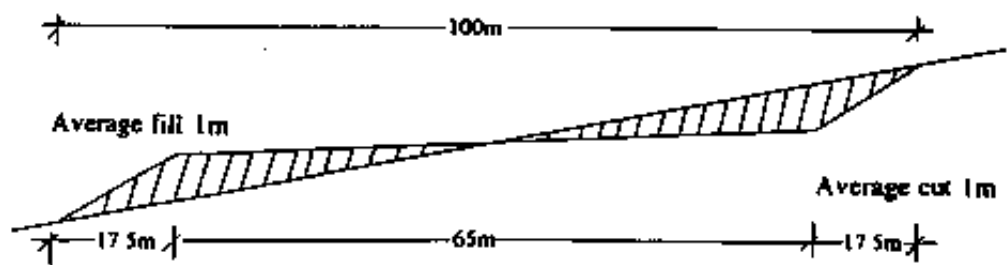


**APPENDIX B: DIAGRAMITIC REPRESENTATIONS OF STRUCTURED AND ORGANISED OPEN SPACE eg Playing Fields.**

**Figure 1. Typical Structured and Open Space eg playing fields. (15000 m<sup>2</sup>)**



**ALLOWANCE FOR CUT & FILL  
NOT TO SCALE**



$$\begin{aligned}
 \text{Volume of cut} &= \frac{\text{base} \times \text{vertical height}}{2} \times \text{length} \\
 &= \frac{(33 + 17.5) \times 1}{2} \times 100 \text{ metres} \\
 &= 2520 \text{ m}^3
 \end{aligned}$$

$$\begin{aligned}
 \text{AVERAGE COST} \\
 \text{FOR CUT AT \$30.00 PER M}^3 &= 2520 \times 30 \\
 &= \$75,700
 \end{aligned}$$

Figure 2. Typical Structured and Open Space with play equipment.

(5000m<sup>2</sup>)

