

SNOWY RIVER DEVELOPMENT CONTRIBUTIONS PLAN 2008

APPENDIX 8 SPORTSFIELD & RECREATION FACILITIES

Acknowledgments

This document was prepared following a review of the previous Contributions Plan adopted by Snowy River Shire Council on 16 May 2006. The document was put together by Dr Colin Seaborn of SOS Initiatives Pty Ltd, overseen by SRSC employees who are acknowledged below.

Other people who have played a role in its preparation include:

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Details of facilities and cost estimates are based on data contained within the Plan of Management for the Jindabyne Sports Ground as adopted by Council on the 20 November 2001 and updated by Snowy River Shire Council staff plus additional facilities currently being developed.

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1 SUMMARY

This document serves as an Appendix to 'Snowy River Development Contributions Plan 2008' and provides:

- A summary of development contributions relating to the provision of Sportsfields and Recreation Facilities within the Snowy River Shire
- A brief outline of the methodology used to assess and define the value of the contributions.

The structure of this appendix is as follows:

- Immediately following this summary is a list of the catchment areas referred to in this appendix, followed by a table stating the contributions applicable within each catchment.
- This is followed by a justification for the levying of contributions, a brief outline of the methodology adopted within this plan and details of the facilities for which the levy is being applied.

2 CATCHMENTS AND CONTRIBUTIONS TABLE

2.1 LIST OF RELEVANT CATCHMENTS

This appendix applies to the following catchments:

- Jindabyne
- East Jindabyne
- Alpine Sands/Willow Bay
- Tyrolean Village
- Kalkite
- Shire outside defined catchments but within 10km of Jindabyne PO

These catchments are defined in the maps in Part C part of the overall 2008 Contributions Plan Document. This Appendix is an attachment to that document.

2.2 CONTRIBUTIONS TABLE

Type of Dwelling/ Premises	Equivalent Tenements (ET)	Unit of Measure for Contribution	Contributions Payable		
			Jindabyne	East Jindabyne, Willow Bay & Tyrolean Village	Kalkite & Shire within 10 km of Jindabyne PO
Subdivision	1	lot	\$91	\$82	\$68
Dwellings - 1 bedroom	0.57	bedroom	\$52	\$47	\$39
Dwellings - 2 bedrooms	0.71	2 bedrooms	\$65	\$59	\$51
Dwellings - 3 or 4 bedrooms	1	3 or 4 bedrooms	\$91	\$86	\$49
Dwellings - > 4 bedrooms	1 plus 0.29 per extra bedroom >4	Base of 4 plus per extra b'r	\$91 plus \$26 x 0.29 per extra bedroom > 4	\$82 plus \$23 x 0.29 per extra bedroom > 4	\$68 plus \$20 x 0.29 per extra bedroom > 4
Lodges, resorts & motels	0.29 per room	room	\$26	\$23	\$20
Child Care Centres	1 per 20 children > 20	Per 20 children > 20	\$91	\$82	\$68
Educational Establishments	1 per 20 day students	20 day students	\$91	\$82	\$68
	1 per 6 boarders	6 boarders	\$91	\$82	\$68
Camping Grounds	0.29 per site	site	\$26	\$23	\$20
Tourism facilities	0.29 per motel type room or individual assessment	0.29 per motel type room or individual assessment	\$26	\$23	\$20

Notes:

1. Rural-Residential Estates included in the relevant Jindabyne or East Jindabyne Catchments (see maps) are:
 - High Country Estate 1 & 2
 - Lakewood Estate
 - Abington Park
 - Cobbin Estate
2. Where a new Rural-Residential estate is proposed, is not currently identified in the catchment maps in this plan and is located within the 10km residential growth boundary it will be assessed as an individual assessment consistent with the principles in the SRSC Contributions Plan 2005 document. This assessment will result in the Rural Residential Estate being allocated charges consistent with one of the three contributions categories in table 1 above.
3. Shire within a 10 km radius of the Jindabyne Post Office includes areas not included in the catchment maps for Jindabyne, East Jindabyne, Alpine Sands/Willow Bay, Tyrolean Village, Kalkite or assessed as a Rural-Residential estate.
4. When determining contributions payable for a particular development, consideration will be given to any contributions previously paid with respect to the subject land. Generally, development of an existing residential lot receives a credit towards development contributions otherwise payable, equivalent to the contributions payable on one lot.

3 OUTLINE OF METHODOLOGY

3.1 INTRODUCTION

This appendix contains the procedures for administration, assessment and settlement of contributions and accountability, as well as a schedule of the specific rates for contribution. The appendix also contains the methodology for determining the contribution rates and the manner and timing of expenditure of the funds collected.

Attached to the appendix are various supplementary documents, which provide further discussion of it's operation and administration.. Included in the attachments are worked examples of the manner in which contributions will be determined for certain types of development.

3.2 TITLE

This appendix is called "Snowy River Development Contributions Plan 2008 – Appendix 8: Sportsfields and Recreation Facilities"

3.3 PURPOSE

The purpose of this appendix is to permit Council to levy contributions pursuant to Section 94, Environmental Planning and Assessment Act, 1979 for the provision of Sportsfield and Recreation facilities required as a result of population increases within the Shire.

3.4 AIMS & OBJECTIVES

- to enable the Council to require as a condition of development consent contribution or dedication towards the provision of Sportsfield and Recreation facilities and to provide a high standard of active recreation and sports facilities;
- to enable the Council to recoup funds which it has spent in the provision of Sportsfield and Recreation facilities in anticipation of development;

- to ensure that the existing community is not burdened by the provision of Sportsfield and Recreation facilities and required as a result of future development.

3.5 DEFINITIONS

This appendix adopts the definitions contained in Part D of the overall 2008 Contributions Plan.

3.6 THE LAND TO WHICH THIS PLAN APPLIES

This appendix applies to all that land that is within the catchments listed in section 2.1 of this document.

3.7 NEXUS

An increase in the Shire's population and development creates additional demand for Council provided facilities and services which should be met by the incoming population resulting from increases in density as well as new development or redevelopment. All development that results in an increase in demand for Sportsfield and Recreation facilities including urban and rural subdivision, residential and rural housing, tourist accommodation and education establishments will be levied to meet these increased demands.

For Council to be able to levy a contribution as a condition of development consent, the contribution must be assessed in accordance with this plan. This appendix establishes the nexus between the expected types of development in that area and the demand for Sportsfield and Recreation facilities.

In this appendix, nexus is demonstrated in the following terms:

Causal - the need for the facility or service must be a direct result of the development being levied:

A Plan of Management for the Jindabyne Sports Ground was adopted by Council on 20 November 2001. In this document the following comments were made:

“The Jindabyne reserve and sporting surfaces are the only public facilities available to Jindabyne residents and visitors for 30 kms. There are ovals available at NSW Sport and Recreation but access to it is limited, this also applies to the oval at the Station Resort.

The developed surface at the reserve is coming under increasing pressure, especially through the winter months, and will soon be unable to sustain the traffic it receives, due to the increasing population of Jindabyne and the increased popularity of sports.”

Calculations of the relevant contributions have been based on overall growth for catchments around Jindabyne including East Jindabyne, Alpine Sands/Willow Bay, Kalkite, Tyrolean Village.

As shown in Schedule B the predicted growth of catchments serviced by the Sportsfields and Recreation Facilities is such that the pressures on the facilities will increase.

In order to take into account the substantial tourism related developments in the Shire, numbers of Equivalent Tenements (ET) have been used as a basis for the calculations rather than permanent population growth.

Spatial - the service or facility must be near enough in physical terms to provide benefit to the development:

As indicated above, Jindabyne reserve and sporting surfaces are the only public facilities available to the Jindabyne area residents and visitors for 30 kms. However, contributions for development or embellishment of the facilities are adjusted with distance. Jindabyne East, Alpine Sands/Willow Bay and Tyrolean Village catchments attract a 10% discount, while Kalkite and the Shire within 10 km of Jindabyne PO (but not in the other catchments) attract a 25% discount.

Temporal - the service or facility must be provided within a period of time to be of benefit to the development:

A review of the items in the previous Contributions Plan was carried out in February 2008. Only those items, clearly required because of growth and planned within the next 5 years were included in this Contributions Plan.

3.8 CALCULATION OF BASE CONTRIBUTION RATES

The formula adopted for calculation of contribution rates in Schedule B is as follows:

$$R = \frac{(E \times Y - B)}{N} + S$$

Where

- R = Base Contributions rate payable per Equivalent Person (ET)
- E = Total Cost of Facilities and Services from Schedule A
- N = No of additional Jindabyne Equivalent ETs in relevant catchments from 2007/08 to 2016/17
- B = Balance in Jindabyne Sportsfields & Recreation facilities section 94 account estimated as at June 30, 2008
- Y = proportion of cost to be met by new development over the next 10 years
- S = Contribution Plan cost per ET – as calculated in Schedule C

Notes:

1. Jindabyne Equivalent ETs have been calculated based on location. Jindabyne East, Alpine Sands/Willow Bay and Tyrolean Village ETs are deducted by 10% and Kalkite/Shire within 10 km of Jindabyne PO by 25% to convert to Jindabyne Equivalent EPs.
2. Detailed explanations of the calculations are in Schedule B.

3.9 APPORTIONMENT

Where the existing population will benefit from new amenities and services provided, the cost of providing those amenities and services will be apportioned between Section 94 funds and other monies of Council. Apportionment rates are included, in the formula for contribution rates.

3.10 OCCUPANCY RATES

Based on the 1996 Census information and for the purposes of this Plan, the following occupancy rates and Equivalent Persons (EP) figures are adopted:

Dwelling Size	Occupancy Rates (persons) and assumed Equivalent Persons (EP)	Equivalent Tenements (ETs) assumed in these Calculations
One bedroom dwelling	1.6	0.57
Two bedroom dwelling	2.0	0.71
Three/Four bedroom dwelling	2.8 – 3.6	1
More than four bedroom dwelling	3.2 plus 0.8 per bedroom greater than 4	1 plus 0.29 per bedroom greater than 4

Assumptions related to other types of development are provided in schedule B.

3.11 REVIEW OF CONTRIBUTION RATES

To ensure that the value of contributions reflect the costs associated with the provision of public services and facilities, the Council will review the Plan (and appendices), and amend the contribution rates on the following basis:

- (a) The contribution rates will be reviewed at July 1 each year by reference to the Canberra All Groups Index for the previous calendar year (January to December), excluding the impact of the GST.
- (b) Annual review of completed works and amendment of schedules as necessary
- (c) Major reviews and repeal of Plan when required.

3.12 PUBLIC AVAILABILITY OF FINANCIAL INFORMATION

In accordance with Clause 36(1), Environmental Planning and Assessment Regulation, 1980, copies of the following are available for inspection free of charge at Council during office hours.

- A copy of the Section 94 Contributions Plan.
- The contributions register
- An annual financial statement at the end of each financial year.

3.13 SAVINGS AND TRANSITIONAL ARRANGEMENTS

- (a) A development application that is submitted after the adoption of this Plan shall be assessed in accordance with the provisions of this Plan.
- (b) A development application that has been submitted prior to the adoption of this Plan but not determined shall be assessed in accordance with this Plan.
- (c) Developer contributions payable by way of a condition of a condition of consent of a development application that has been determined prior to the adoption of this Plan but for which that condition has not been satisfied shall be levied contributions in accordance with the provisions of this Plan.

4 SCHEDULE A

5 COSTING OF WORKS

Items currently identified by SRSC employees under this Plan are:

Access to Jindabyne Sports Ground

Access to the reserve is via a locked gate on the lower end of Park Street. Pedestrian access is free from all approaches to the reserve except through private land.

It was identified from the Plan of Management that because of increasing use there needs to be a sealing of the car park and access road from Park Street. This is the only item to attract contributions in the current plan. The cost in the 2001 Plan of Management was estimated as \$50000. For purposes of this plan the cost has been escalated to \$55000.

The timing of these upgrades is anticipated to be staged over a number of years between 2006 and 2009.

Jindabyne Skate Park

This facility has been developed to meet the recreation needs of the Shire's increasing permanent and temporary population. Costs of development up to February 2008 have been \$260,567.

Banjo Patterson Park Amenities Block

This facility has been developed to support the needs of the Park's users resulting from increasing permanent and temporary population. Costs of development up to February 2008 have been \$242,583.

Total Cost of facilities in this Plan = \$558,150

6 SCHEDULE B

6.1 CALCULATION OF CONTRIBUTION RATES

Calculation of Jindabyne Equivalent Tenements (ET)

Based on the information and calculations in the overall Contribution Plan Document (Section 3. Part C.1 – Catchment Growth) the following catchment growth figures have been used in the calculations.

Catchment	Equivalent Tenements (ET) at June 2007	Growth in ETs per year	Conversion factor for ETs to Jindabyne Equivalent ETs based on proximity to Sportsfields	Jindabyne Equivalent ETs as at June 2007	Additional Jindabyne Equivalent ETs 2007 - 2016
Jindabyne	2954	50	1	2954	500
East Jindabyne	263	5	0.90	237	45
Alpine Sands/ Willow Bay	116	14.5	0.90	104	131
Tyrolean Village	183	3.4	0.90	165	31
Kalkite & General Rural within 10 km of Jindabyne PO but not other catchments	230 = 179 (Kalkite) + 51 (based on 5% of general rural in whole Shire)	2.8	0.75	134	21
			Totals – ET	3594	728

Formula for calculation of Contribution Rates

The formula adopted for calculation of contribution rates is as follows:

$$R = \frac{(E \times Y - B)}{N} + S$$

Where

- R** = Base Contributions rate payable per Equivalent Tenement (ET)
- E** = Total Cost of Facilities and Services from Schedule A = \$558150
- N** = No of additional Jindabyne Equivalent ETs in relevant catchments from 2007/08 to 2016/17 = 728
- B** = Balance in Jindabyne Sportsfields and Recreation facilities section 94 account estimated as at June 30, 2008 (\$41887)
- Y** = proportion of cost to be met by new development over the next 10 years = $728 / (728 + 3594)$
= 16.84%
- S** = study cost per Jindabyne Equivalent ET (\$21.98) – as calculated in Schedule C

Calculation of base contribution per Jindabyne Equivalent ET

$$R = \frac{\$(558150 \times 0.1684 - 41887) + \text{study cost (see Schedule C)}}{728}$$

$$= \$69.20 + \text{study cost of } \$21.98 \text{ per Jindabyne Equivalent ET} = \$91.18$$

These base figures are further adjusted downward for East Jindabyne, Alpine Sands/Willow Bay and Tyrolean Village (10%) and Kalkite/ Shire within 10 km of Jindabyne PO (25%) to take into account their locations with respect to Jindabyne.

Type of Dwelling/ Premises	Equivalent Tenements (ET)	Unit of Measure for Contribution	Contributions Payable		
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Dwellings - > 4 bedrooms	1 plus 0.29 per extra bedroom >4	Base of 4 plus per extra b'r	\$91 plus \$26 x 0.29 per extra bedroom > 4	\$82 plus \$23 x 0.29 per extra bedroom > 4	\$68 plus \$20 x 0.29 per extra bedroom > 4
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	1 per 6 boarders	6 boarders	\$91	\$82	\$68
Camping Grounds	0.29 per site	site	\$26	\$23	\$20
Tourism facilities	0.29 per motel type room or individual assessment	0.29 per motel type room or individual assessment	\$26	\$23	\$20

7 SCHEDULE C

7.1 NEXUS

In order to establish the contribution rates under this plan, the Council has had to undertake a contribution study over the whole Council area. The capital costs of this study were required in order to identify the types of public facilities for which a contribution may be made, the extent of the benefiting population, the cost of the required facilities, the proportion which may be "reasonably" levied as a Section 94 contribution, the actual contribution rates and the preparation of the implementation schedules. These works and cost incurred are outside the work normally undertaken by Council's Environmental Services Department. It is therefore reasonable to seek the recoupment of these costs.

To cover the capital cost of this study and any additional studies undertaken in the future, it is reasonable for the Council to levy charges from developers under Section 94. The cost of future contribution plans, prepared in response to particular developments, should be recouped from the specific area.

Base Contribution Calculation per Equivalent Tenement

$$\begin{aligned} &= \frac{C + R}{N} \\ &= \frac{\$6500 + \$9500}{728} \\ &= \$21.98 \text{ per Jindabyne ET} \end{aligned}$$

Where

- C** = Cost of 2005 study (\$5000) and 2008 update (\$1500)
- R** = Cost of updates during period 2008/09 – 2017/18 (\$9500 being 9 annual updates at a cost of \$500/yr to update CPI & other factors plus a full review of this plan after 5 to 6 years @ \$5000)
- N** = Estimated number of Jindabyne Equivalent Tenements (as calculated in Schedule B) created over next 10 years