



YARROWLUMLA COUNCIL

SECTION 94 PLAN NO. 3

**PROVISION OF
COMMUNITY FACILITIES**

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 which 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 publicly exhibited from 1 May 1998 to 29 May 1998. No submissions were received and the plan was approved by Council on 9 June 1998. The plan came into effect on 12 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 which 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.

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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

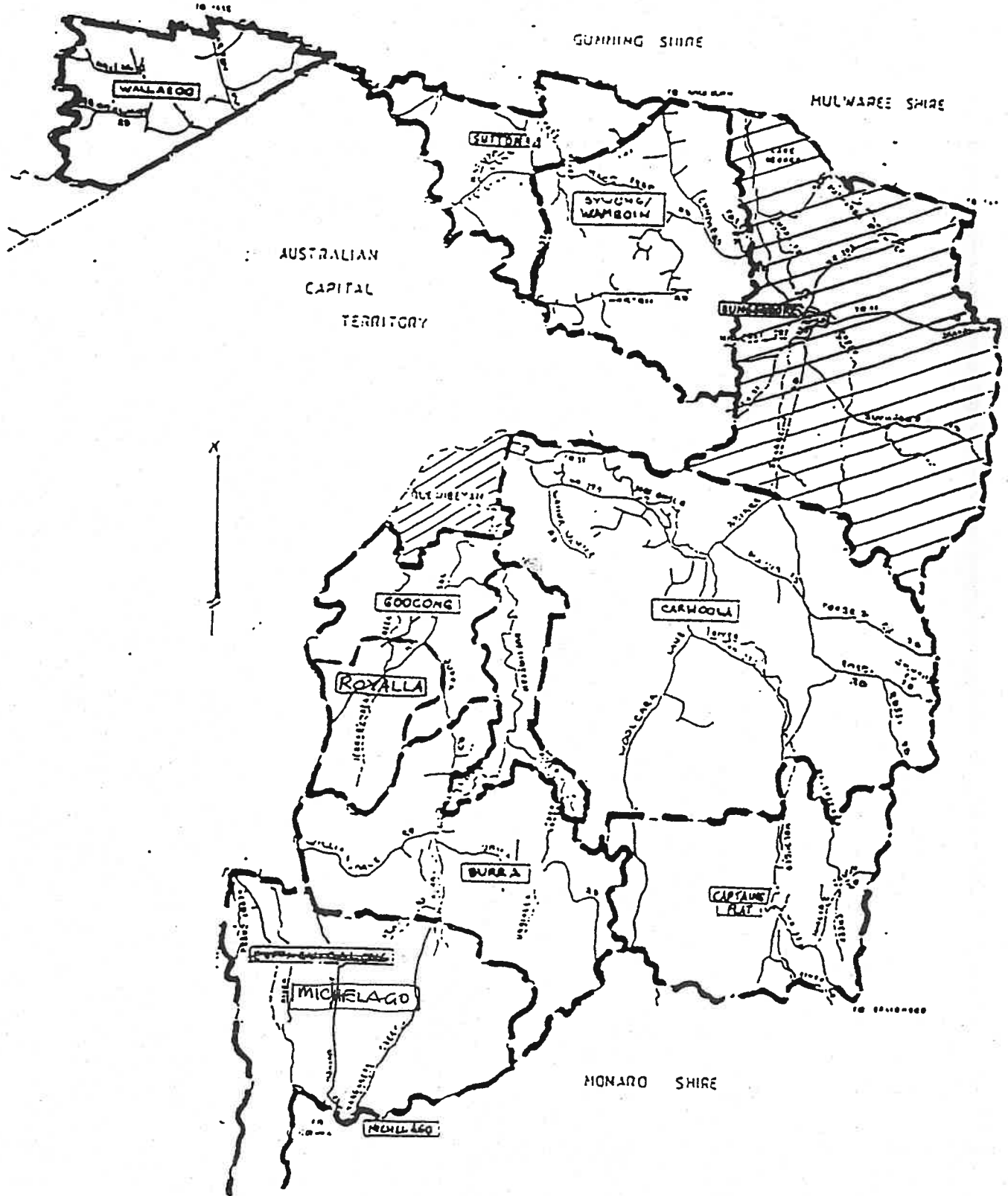
4 Relationship to Environmental Planning Instruments

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
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	\$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 Rd	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
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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
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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**

Land value	\$40,000
Fencing	\$80,000

Recreation reserve

Land value	\$120,000
Fencing	\$10,000
Amenities block	\$45,000

\$295,000**Funding**

Capital Cost	\$295,000
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Distribution

Existing Community	\$23,600
New Development	\$271,400

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

Category 1 tanker (cost to Council after grants)	\$23,125
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Total new development \$294,525**Section 94 Contribution**

\$600 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
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Funding

Capital Cost	\$113,000
Less Grants	\$55,000
Less available Section 94 Funds	\$1,000
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	\$57,000

Distribution

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

Section 94 Contribution

\$400 per allotment

AREA: CAPTAINS FLAT

Holding Pattern

Existing Holdings
New Development

Rural 50 / Urban 240
Rural 10 / Urban 5

Expenditure Distribution

Existing Community
New Development

95%
5%

Available Section 94 Funds

Nil

Existing Community Facilities

Wilkins Park
Captains Flat Park
Bushfire Shed

Proposed Improvement Works

Wilkins Park

Prepare Management Plan
Revegetation - Land rehabilitation

\$2,000
\$5,000

Captains Flat Park

Prepare Management Plan
Revegetation - Land rehabilitation

\$2,000
\$10,000

Provision for Recreation Trails

\$5,000

Funding

Capital Cost

\$24,000

Distribution

Existing Community
New Development

\$23,000
\$1,000

Section 94 Contribution

\$65 per allotment

SCHEDULE 1

CATCHMENT	LEDGER No.	\$ ORIGINAL CONTRIBUTION	\$ 2001/2002 CONTRIBUTION
WALLAROO	916947	350	383
SUTTON	916948	280	306
BYWONG/WAMBOIN	916949	140	153
CARWOOLA	916950	120	131
GOOGONG	916951	140	153
ROYALLA	916952	600	656
BURRA	916953	80	87
MICHELAGO	916954	400	437
CAPTAINS FLAT	916955	65	71

394
315
157.
135
157
674
89
449
73

CPI for Canberra

1998-1999 = 0.9%

1999-2000 = 2.2%

2000-2001 = 6.2 %

TOTAL INCREASE = 9.3% (source: Australian Bureau of Statistics)

2001-2002 2.8%

2002-2003 +3.8%

2003/2004

Wallaroo	916947	409
Sutton	916948	327
Byway/Wab	916949	163
Carwoola	916950	140
Googong	916951	163
Royalla	916952	700
Burra	916953	92
Michelago	916954	466
Capt Flat	916955	76

TABLE 2

Provision of Community Facilities - Expenditure Distribution
10 year Work Program

AREA	HOLDING PATTERN				PROPOSED EXPENDITURE \$	EXPENDITURE DISTRIBUTION				SECTION 94 CONTRIBUTION Rate per new Allotment \$
	Existing		Projected			%		\$		
	Rural	Urban	Rural	Urban		Existing Community	New Dev'tment	Existing Community	New Dev'tment	
Walleroo	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
Goongong	256	-	5	-	35,000	98	2	34,300	700	140
Royalla	40	-	490	-	313,500	8	92	23,600	294,525	600
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	864,500			487,160	377,340	