



# **Cooloola Shire**

## **Planning Scheme Policy 6 Park Contributions**

**31 March, 2005**

<b>TITLE:</b>	Planning Scheme Policy 6 Park Contributions
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**PSP6 PLANNING SCHEME POLICY 6: PARK CONTRIBUTIONS****6.1 EFFECTIVE DATE**

This policy is made pursuant to section 2.1.19 and Schedule 3 of the *Integrated Planning Act 1997* and has effect on and from the day the Cooloolola Shire Council Planning Scheme 2005 commences.

**6.2 POLICY REPLACEMENT**

This policy replaces Section 3 Parkland Contribution of Local Planning Policy PR-PD-3 Subdivision Contribution Policy.

**6.3 COUNCIL MAY REQUIRE LAND, WORKS OR A MONETARY CONTRIBUTION FOR THE PROVISION OF PARK INFRASTRUCTURE**

The subdivision of land creates the potential for increased demand for Council services and facilities. The cost of providing this infrastructure should not place undue financial burden on existing ratepayers.

As provided by section 6.1.31<sup>43</sup> of the *Integrated Planning Act 1997*, Council may impose a condition on a development approval for reconfiguring a lot requiring land, works or a contribution towards the cost of supplying park infrastructure.

**6.4 CIRCUMSTANCES WHEN COUNCIL MAY REQUIRE THE DEDICATION OF LAND**

Council may require the dedication of an area of land for use as public park or recreation space in the following circumstances:

- (1) the development is for reconfiguring a lot within the Housing, Rural Residential, Village or Industrial Zone that creates additional lots; and,
- (2) where it is in the community interest to provide land for public park or recreation space considering the:
  - (a) opportunity to link the land into the existing or future open space network;
  - (b) usability of the land for active or passive recreation in terms of size and topographical constraints;
  - (c) availability of existing parks or recreation space in the vicinity; and
  - (d) maintenance costs to Council.

**6.5 CIRCUMSTANCES WHEN COUNCIL MAY REQUIRE WORKS OR A MONETARY CONTRIBUTION**

Council may require the carrying out of works or monetary contributions in lieu of dedication of land for the improvement of existing public park or recreation space in any circumstance, including the following:

- (1) where there is no opportunity for an area of public park or recreation space to be linked into an existing or future open space network; or
- (2) where the area of land would be of insufficient size or dimension, or so physically constrained to be unsuitable for active or passive recreation that meets the needs of the residents of the local community, or residents of, and visitors to Cooloolola Shire; or

<sup>43</sup> Conditions about infrastructure for applications.

- (3) where Council determines there is no need for additional active or passive recreational space in the locality of the development but there is a need for further development of recreational facilities; or
- (4) where maintenance of land would not be cost effective.

#### **6.6 COMBINATIONS OF CONTRIBUTIONS MAY BE REQUIRED**

Council may require any combination of land, works or monetary contributions following consideration of the matters in sections 6.4 and 6.5 above.

#### **6.7 USE OF CONTRIBUTIONS**

- (1) Acceptance of monetary contributions by Council does not imply that it will use the contribution immediately or in the immediate vicinity of the development site.
- (2) Contributions may be used for purposes relating to the provision of public parks or recreation space within the Cooloola Shire including:
  - (a) the upgrading or renovation of existing public parks or recreation space; or,
  - (b) the acquisition of land for public parks or recreation space; or,
  - (c) the development of new public parks or recreation space; or,
  - (d) any combination of expenditure detailed in (2)(a) to (2)(c) above.

#### **6.8 RATE OF CONTRIBUTIONS**

- (1) The following rates of contribution apply:
  - (a) where the dedication of land is required – up to 10% of the land area the subject of the development, except that any area below Q20 is deemed to be part of the drainage corridor and does not contribute to the 10% land dedication requirement; or
  - (b) where works are required – no more than an amount equivalent to 10% of the unimproved value of the land area the subject of the development; or
  - (c) where a monetary contribution is required the greater value of:
    - (i) the amount identified in Table 6:1; or,
    - (ii) an amount equivalent to 10% of the unimproved value of the land area the subject of the development; and
  - (d) where any combination of land, works or monetary contribution is required – no more than an amount equivalent to 10% of the unimproved value of the land area the subject of the development.
- (2) However, the applicant may agree to, or propose any greater contribution than prescribed in this section.

**Table 6:1 Rate of Monetary Contribution for Parks**

<b>COLUMN 1</b>	<b>COLUMN 2</b>
<b>Locality</b>	<b>Contribution per Additional Lot</b>
Rainbow Beach	\$1800.00
Balance of Shire (excluding Rainbow Beach)	\$1500.00