

**Adoption Date: 10/12/96**

**LOCAL PLANNING POLICY NO. 2/96**



**TITLE: PARKS CONTRIBUTIONS**

**PURPOSE:**

To set out Council's requirements and guidelines in respect to S.5.6, Parks, of the Local Government (Planning and Environment) Act in respect of subdivision applications.

**SCOPE:**

This Policy shall apply to every application for approval of:-

1. Town Planning Consent
2. Rezoning of Land (including Staged Rezoning)
3. Subdivision of Land

which in the opinion of Council is situated in part of the Shire which is being used or will, if the application is approved, be used for residential, commercial or industrial uses.

**PROVISIONS:**

1. The Council may require as a condition of approval of a Consent, Rezoning and Subdivision of Land application (whether or not by way of a staged application) that:-
  - (a) an area of suitable land be provided for use as public gardens and recreation space;
  - (b) a monetary contribution be paid to the Council in substitution for the provision of that area of land;
  - (c) works be provided for the improvement or enlargement of land for use as public gardens and recreation space (including the development or recreation facilities);
  - (d) any combination of subparagraphs (a), (b) and (c) be implemented.

(A combination referred to will not exceed the maximum area or monetary value provided for above.)
2. The area of land to be provided is to be suitable for the type of park proposed and is to be an area that is 10% of the area of land to be subdivided.
3. Land to be provided may be part of the land to be subdivided or other land proposed by the applicant and acceptable to the Council. In determining the suitability of land proposed for park Council will have regard to:-

The existing and proposed provision of parks in the general area.

The type of park required and proposed.

The existing features of the proposed park site - topography, drainage, trees, grasses etc.

The proposed park structures (if any), landscaping, lighting, signage, paths etc.

4. Where a monetary contribution is required in substitution for an area of land, the amount of the contribution is to be in respect of each additional equivalent allotment or lot proposed in a proposal plan and that amount is Seven Hundred and Fifty Dollars (\$750), or such other amount as determined by resolution from time to time.
5. The determination of equivalent allotments when considering Town Planning Consent, Rezoning and Group Title Subdivision and other relevant applications is as listed below:-

One Dual Occupancy	1.5 Residential Allotment
One Multiple Unit	0.75 Residential Allotment
One Rural/Residential Allotment	1 Residential Allotment
Motels: One Accommodation Unit	0.3 Residential Allotment
Camping/Caravan Parks: One Camp/Caravan Site	0.3 Residential Allotment
Convalescent Homes: One Bed Unit	0.3 Residential Allotment

All other uses to be assessed.

Typical examples of method of calculation:-

***Example***

Consent use for multiple units consisting of eight (8) units on one (1) existing residential allotment.

No. of Equivalent Allotments

$$= 8 \times 0.75$$

$$= 6$$

Park Contribution Applicable

$$= 6 - 1 \times \$A$$

$$= \$5A$$

Where A is the park contribution per equivalent allotment.

6. The Council will expend such amount within a period of three (3) years of the date of receiving it on all or any of the following works to be carried out within the land to be subdivided, or outside that land but within a radius of 4 km. of the centrepoint thereof:-
  - (i) the acquisition or development (or both) of land for parks; or
  - (ii) the provision of works for the improvement of existing parks or the development of

recreation facilities.

7. The monetary contribution referred to above shall be paid to the Council at or before the time for lodging of the plan of survey for sealing.
8. In the case where relaxation or dispensation of the above criteria has been sought, Council may at its sole discretion, vary the above requirements provided that the application can demonstrate that it is in the best interest of all concerned that the proposed relaxation or dispensation should proceed.
9. Wherever a pathway is required for a park or where a park is proposed which has common boundary with proposed allotments, the applicant shall construct boundary fencing to the satisfaction of the Director - Technical Services. The minimum standard shall be as set out in Standard Drawing STD16 - Fencing to Pathways and Parks.