

The Council of the Shire of Ballina

Section 94 Contribution Plan: Community Facilities.

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Adopted by Ballina Shire Council on 6 May 1993

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1.0 INTRODUCTION

1.1 Citation

This plan is referred to as the "Section 94 Contributions Plan for Ballina Shire - Community Facilities".

1.2 Purpose

The Contributions Plan will:

- apply to all new development in precincts where Ballina Shire Council provides community facilities; and
- enable Council to levy developer contributions for community facilities works which have been or will be provided by Council to meet the increased demand for public services and amenities arising from new development.

1.3 Objectives of the Plan

The plan is:

- to provide a basis for levying developer contributions;
- to identify public amenities and services, relating to the provision of community facilities;
- to establish a the relationship between new development and the intended community facilities, and to demonstrate the contributions are reasonable;
- to support a strategy which will enable the timely provision of works by Council;
- to facilitate proper financial management and accountability for contribution income and expenditures; and
- to provide public information.

1.4 Relationship to Environmental Planning Instruments

This Contributions Plan applies to land covered by the "Ballina Local Environmental Plan 1987". It supports Council levying developer contributions for community facilities, under Section 94 of the Environmental Planning and Assessment Act 1979, and is part of Council's strategy for implementing the "Urban Land Release Strategy" (1990).

Directions have been issued by the Minister for Planning, under Section 117 of the Environmental Planning and Assessment Act, to the effect that contributions cannot be levied on dual occupancy development and development for aged and disabled persons except in particular circumstances.

1.5 Land to which Plan Applies

This Contributions Plan applies to precincts where Council already provides or resolves to provide community facilities.

2.0 DEVELOPMENT AND CONTRIBUTIONS

2.1 Background

Ballina Shire Council has directly provided or assisted with the provision of community facilities for many years. Recently Council resolved to use developer contributions to assist with the provision of facilities to meet the demands for services and amenities arising from new development and the resulting additional population.

The population of Ballina Shire is growing at a relatively rapid rate. In the period 1986 to 1991 the annual rate of population growth was about 4.3%. It is expected the Shire will continue to grow at an annual rate of 4-5% for the foreseeable future.

Some areas have grown considerably faster than the average for the Shire, for example, Lennox Head (10.4%) and Wollongbar (12.4%). In addition there are marked variations in the rates of growth for different age groups, and in growth rates of the different age groups within specific locations within the Shire.

Whilst the number of persons in each age group has increased, some groups have done so at relatively higher rates. The age groups 40-54 and 65 + have increased at about twice the average rate. In Ballina (Island, East and West) there has been significant growth in the aged population.

In general, younger age groups have grown at low rates (a few areas have experienced a loss of persons in younger groups). In some areas, however, there have been rapid increases, for example, in Lennox Head and Wollongbar the 0-19 age groups increased by 55% and 85% in the period 1986-91.

Ballina Shire is experiencing relatively rapid growth, with considerable variation by both location and age group. The anticipated continuation of growth, with concentrations in specific locations and age groups will create particular demands for community facilities. Additional community facilities will be required to serve the additional population in general, and to respond to the particular demands of children, youth and aged persons.

2.2 Works

Residents and local community groups have been assisted by Council by providing community facilities. Council's policy has emphasised facilities which serve the wider population, and so residents of all parts of the Shire and in various age groups, have the opportunity to benefit. A long-term perspective has been adopted so facilities are able to meet changing requirements, and to serve new as well as existing development.

Council has provided facilities to serve both existing and future residents. A schedule of community facilities is presented in Appendix A. The general policy of providing a range of facilities, either directly or by assisting local organisations, will be continued by Council. It is envisaged that in the future there will be a greater emphasis on facilities which are well located relative to the most rapidly growing areas.

With population increases arising from new development, it would be reasonable for Council to levy for:

- child-care facilities;
- before and after school care, and vacation care facilities;
- neighbourhood centres and community halls;
- libraries;
- youth facilities;
- aged persons facilities.

Council has sought contributions for basic community facilities and has committed income from contributions and other funds to their provision. Council's intends to continue spending contributions and other funds on the facilities indicated below. Current initiatives of Council include:

- expanded facilities at the East Ballina High School which enable community use, including a branch library;
- an expanded library at Ballina;
- a community centre at North Creek; and
- a playgroup and preschool at premises on River Street.

- When the current initiatives, indicated above, have been provided, Council will make commitments to new ones. Proposals will be developed providing either a basic facility, such as a neighbourhood centre or multiple use hall, for each additional 1,500 dwellings. In addition council will respond to particular needs and in the light of up-to-date information Council has decided to prepare a Community Facilities Plan, which will take into account census information. This plan will indicate items being contemplated by Council in response to new development. It will be developed from recent Council projects and proposals.

It is considered reasonable that Council should levy new development for contributions which in part relate to the recovery of costs associated with past development, besides meeting the cost of providing new facilities.

2.3 Calculation of Contributions

Contributions are derived from the estimated costs of providing basic facilities. For example, the estimated cost of the basic facilities identified in the Department of Family and Community Service Guidelines are outlined below.

- A multi-use hall serving 1,500 dwellings would cost, including land, about \$600,000 which is equivalent to \$400 per dwelling.
- A neighbourhood centre serving up to 1,500 dwellings would cost, including land, about \$440,000 which is equivalent to \$293 per dwelling.
- A 40 place child care centre, to serve 400 children of 0-4 years old, would cost about \$430,000 - given about 8% of the population is in this age group and an average occupancy of 2.8 persons per dwelling, this is equivalent to about \$241 per dwelling.

The cost of these basic facilities is estimated to be about \$934 per dwelling. This estimate does not allow for any specific provisions for school children (such as before and after school care/vacation care) or for senior citizens (such as recreation rooms and "meals-on-wheels"). This estimate reflects a limited set of facilities which will be required. A contribution of \$800 reflects a significant discount from the full cost of community facilities which will be required. This discount can be seen as warranted by Council not being able to provide a full range of facilities in the near future. However, this position will be reviewed in the preparation of the Community Facilities Plan.

Since new facilities are required, and have been provided, to meet the demands of residents of new development, and since other funds are not provided, it is reasonable that a proportion of the cost of providing basic facilities be recovered by developer contributions.

2.4 Calculation of Equivalent Tenements

Contributions will be based on the assessed ET (or lots) attributable to a new development and in some cases "changes of use". Equivalents shall be calculated by reference to dwelling occupancy rates (1986 ABS).

Contributions will apply to the additional demand created by a development. In the case of a site being redeveloped an allowance (in ET) will be allocated to existing development. The contribution will be levied on the additional ET attributed to a development.

2.4 Contributions Rate

The adopted basic contributions rate is \$800/ET (in January 1993 dollars).

For a residential lot	= 1.00 x ET contributions rate is \$800
For a residential unit	= 0.72 x ET contributions rate is \$576
Mobile home sites	= 0.72 x ET contributions rate is \$576

The ET, or equivalent lots, and appropriate contribution for other types of development will be based on assessed occupancy rates.