

**MAROOCHY SHIRE COUNCIL PLANNING SCHEME
POLICY NO. DC6
LAND FOR COMMUNITY FACILITIES**

DC 6.1 INTRODUCTION

- (1) This planning scheme policy outlines the hierarchy of community facilities and provides benchmarks and general recommendations regarding preferred function and location.
- (2) Only those facilities that are generally required 'upfront' for community support and development (or a community inspired equivalent) have been considered for inclusion in this land for community facilities planning scheme policy.
- (3) This Planning Scheme Policy is the mechanism to partially fund, via developer contributions, the acquisition of land for community facilities.
- (4) The scope of infrastructure for which funding is obtained via this planning scheme policy is limited to land acquisition costs.
- (5) The provisions in this planning scheme policy relate to the Infrastructure Contributions for Land For Community Facilities as follows -
 - a) The future land for community facilities (see section DC 6.2);
 - b) The desired standard of service for land for community facilities (see section DC 6.3);
 - c) The estimated establishment cost of land for community facilities (see section DC 6.4);
 - d) The estimated establishment cost of land for community facilities to be funded by the contribution (see section DC 6.5);
 - e) Infrastructure contributions and calculations (see sections DC 6.6 and Schedule DC 6).

NOTE DC 6.1 FUTURE STRATEGY

- 1) The general recommendations regarding preferred function and location of facilities in this policy are indicative only and will be further informed by the on-going development of a comprehensive Community Facilities Strategy that will be developed in partnership with the community.
- 2) The Community Facilities Strategy will assess community need, existing facility capacity, essential level / functions of facilities and explore the strategic development opportunities regarding exact location or co-location of facilities.

DC 6.2 FUTURE LAND FOR COMMUNITY FACILITIES

- (1) The future land for community facilities to be provided for Shirewide, District or Local community facilities is shown on DC6 Figure 1 (refer Appendix 1).

DC 6.3 DESIRED STANDARD OF SERVICE FOR LAND FOR COMMUNITY FACILITIES

- (1) The desired standard of service for the various levels and type of land for community facilities is outlined in Table DC 6.3.1 (refer Appendix 2).

DC 6.4 ESTIMATED COST OF LAND FOR COMMUNITY FACILITIES

- (1) The estimated establishment costs for Shirewide, District and Local land for community facilities is outlined in Table DC 6.4.1 —

TABLE DC 6.4.1 LAND FOR COMMUNITY FACILITIES TRUNK INFRASTRUCTURE COSTS (\$)

LEVEL OF WORKS	TOTAL (\$)
SHIREWIDE	\$7,725,312
DISTRICT	\$26,118,840
LOCAL	\$26,420,727
TOTAL	\$60,264,879

DC 6.5 PROPORTION OF LAND FOR COMMUNITY FACILITIES ESTABLISHMENT COSTS TO BE FUNDED BY INFRASTRUCTURE CONTRIBUTIONS

- (1) The proportion of land for community facilities costs attributable to infrastructure contributions is outlined in Table DC 6.5.1.

TABLE DC6.5.1 PROPORTION OF LAND FOR COMMUNITY FACILITIES COSTS SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS (\$)

LEVEL OF WORKS	COSTS NOT SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS	COSTS SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS
SHIREWIDE	\$5,550,893	\$2,174,419
DISTRICT	\$21,161,718	\$4,957,122
LOCAL	\$20,876,394	\$5,544,332
TOTAL	\$47,589,005	\$12,675,874

DC 6.6 INFRASTRUCTURE CONTRIBUTIONS AND CALCULATIONS

- (1) Those areas of the Shire and the type of development applications subject to land for community facilities infrastructure contributions together with the method of calculating the contribution is outlined in Schedule DC 6.

SCHEDULE DC 6: LAND FOR COMMUNITY FACILITIES INFRASTRUCTURE CONTRIBUTIONS SCHEDULE**AREAS WHERE INFRASTRUCTURE CONTRIBUTIONS APPLY**

- (1) For the purpose of determining infrastructure contributions towards land for community facilities, community facilities have been categorised as outlined in Table 1—

Table 1: Land for Community Facilities Infrastructure Categories

Catchment	Area Category	Type of Community Facility
Shirewide	Shire	Shirewide Community Facility
District	District	District Community Facility
Local	Planning Area	Local Community Facility

- (2) All residential areas of the Shire are subject to a Shirewide infrastructure contribution, which is that part of the land for community facilities Infrastructure Contribution used to provide Shirewide community facilities.
- (3) All residential areas of the Shire are subject to a District infrastructure contribution, which is that part of the land for community facilities Infrastructure Contribution used to provide District community facilities.
- (4) All residential areas of the Shire are subject to a Local infrastructure contribution, which is that part of the land for community facilities Infrastructure Contribution used to provide Local community facilities.

APPLICATION OF CONTRIBUTION

- (5) Land for Community Facilities Infrastructure contributions apply to every development application that involves -
 - a) Reconfiguring a lot for residential purposes; or
 - b) A material change of use for residential purposes .

DETERMINATION OF LAND FOR COMMUNITY FACILITIES INFRASTRUCTURE UNIT RATES

- (6) The Land for Community facilities Infrastructure Unit Rates for the purposes of calculating Land for Community Facilities Infrastructure Contributions are to be determined for each planning area in respect of each category of Land for Community Facilities infrastructure set out in Table 2(a) or Table 2(b).
- (7) The Land for Community Facilities Infrastructure Unit rate has been calculated as follows—

Rate = A + B + C

Where

 - A is the Shirewide rate determined by the relevant Shirewide establishment costs ÷ total population for the residential precincts within the Shire;
 - B is the District rate determined by the relevant establishment costs for each applicable District ÷ total population for the residential precincts for each applicable District;
 - C is the Local rate determined by the relevant establishment costs for each applicable Planning Area ÷ total population for the residential precincts for those Planning Areas constituting each applicable District.
- (8) The land for community facilities infrastructure unit rates for the various planning areas, based on the calculation in paragraph (7), are contained in Table 3.

DETERMINATION AND CALCULATION OF LAND FOR COMMUNITY FACILITIES INFRASTRUCTURE CONTRIBUTIONS

- (9) The land for community facilities infrastructure contribution for any proposed development is to be calculated as follows –

$$[(A - B) - C] \times D \times E$$

Where

A (being proposed demand) is –

- i. For reconfiguring a lot the land for community facilities demand factor for the Land or lots (excluding any Dedicated Lots) included in the development application determined using the rates outlined in Table 2(a) or Table 2(b).
- ii. For a material change of use the land for community facilities demand factor for the use or Land calculated using the rates outlined in Table 2(a) or Table 2(b).

- B (being existing use demand entitlements) is -
- i. For vacant land, the land for community facilities demand factor allowed for a single detached house (1cu) or where previous infrastructure contributions have been paid to Council the demand on which the previous contributions were based¹.
 - ii. Otherwise, the existing use demand entitlement².
- C is any applicable infrastructure credit for the land (granted as a result of providing advanced funding for the construction of trunk infrastructure or contributing trunk infrastructure) as outlined in the Register of Infrastructure Contributions and Credits.
- D is the applicable Land for Community Facilities Infrastructure unit rate as outlined in Table 3 for the Planning Area in which the land is situated.
- E is the applicable Land for Community Facilities Infrastructure unit charge at the date of payment (refer to Section 3.5 Infrastructure Unit Charges in Planning Scheme Policy DCA - Administration for details of the land for community facilities infrastructure unit charge currently in force).

**NOTE 1 SCHEDULE DC 6
UNIT CHARGES**

- 1) For convenience, the infrastructure unit charge for land for community facilities infrastructure is contained in the Local Government's Scale of Fees and Charges.

¹ The onus is upon the applicant to provide evidence of any previous infrastructure contributions paid to Council.

² Refer to Division 10 – Glossary of Terms in Planning Scheme Policy DCA – Administration for an explanation of the term “existing use demand entitlement”.

NOTE 2 SCHEDULE DC 6

EXAMPLES

- (1) (a) It is proposed to reconfigure 3 hectares of land at Coolum Beach on the boundaries of Precincts 4 and 9 into :
- (A) 1 lot (8000m²) for future unspecified shops;
 - (B) 1 lot (5000m²) for future house sites (unspecified number of lots); and
 - (C) 19 residential lots on 1.7 hectares comprising 15 traditional house lots and 4 courtyard lots.
- (b) No previous land for community facilities infrastructure contributions were paid nor is the land subject to infrastructure credits.
- (c) The land for community facilities infrastructure demand for the proposed development using the rates outlined in Table 2 (a) is as follows—

A 8000m ²	B 5000 m ²	C 1.7 ha
As the precinct class and proposed use are non-residential, land for community facilities infrastructure contributions are not applicable (refer to Schedule DC 6 (5))	As there is no actual proposal for the lot use the land area method to determine the demand factor	As there is a proposal for the land use both the land area and the number of lots method to determine the demand factor and choose whichever method has the highest demand factor (i.e. cu)
= 0 cu ✓	$\frac{10 \text{ cu/ha} \times 5000\text{m}^2}{10000\text{m}^2}$ = 5 cu ✓	$10 \text{ cu/ha} \times 1.7 \text{ ha}$ = 17 cu ✗ OR 15 trad. lots x 1 cu = 15 cu 4 c'yard lots x 1 cu = 4 cu = 19 cu ✓

- (d) The land for community facilities infrastructure demand for the development (A) = 24 cu
- (e) As the land is not subject to infrastructure credits nor the subject of previous land for community facilities infrastructure contributions the existing demand is that allowed for a single detached house (refer to 'B' in the calculation formula)
- (f) The demand for a single detached house is 1cu (refer to 'B' in the calculation formula). B =1 cu
- (g) The increase in demand is A – B = 23 cu
- (h) The infrastructure contribution is -
- 23 x 632.27 (from Table 3 - Planning Area Coolum Beach)
- 14,542.21 x \$1.0762 (Infrastructure Unit Charge)
- = \$15,650.33

- (2) (a) It is proposed to change (by demolition) existing shops (2000m² GFA) to 120 dwelling units and 1000m² shops at Maroochydore.
- (b) The land is 8000m² within the 'Multi-Storey Residential' Precinct.
- (c) No previous land for community facilities contributions were paid nor in the land subject to infrastructure credits.
- (d) The land for community facilities infrastructure demand for the proposed development using the rates outlined in Table 2 (a) is as follows –

Use both the land area and GFA method to determine the demand factor and choose whichever method has the highest demand factor (i.e. cu)

$$\frac{47.85 \text{ cu} \times 8000\text{m}^2}{10000 \text{ m}^2}$$

= 38.28 cu **x**

OR

$$120 \text{ units} \times 0.67\text{cu} / \text{du} = 80.4 \text{ cu} \checkmark$$

(NB. The proposed shops are not subject to land for community facilities infrastructure contributions – refer to Schedule DC 6 (5))

- (e) The land for community facilities demand for the development (A) = 80.4 cu
- (f) There is no existing demand for the shops as non-residential uses are not subject to land for community facilities infrastructure contributions. However, an existing demand equal to a single detached house is allowed (refer to 'B' in the calculation formula). The demand for a single detached house is 1cu (refer to 'B' in the calculation formula). B = 1 cu
- (g) The increase in infrastructure demand is A – B which equals 79.4.
- (h) The infrastructure contribution is -
 $79.4 \times 1,002.94$ (from Table 3 - Planning Area Maroochydore)
 $79,633.44 \times \$1.0762$ (Infrastructure Unit Charge)
 = \$85,701.51

Notes:

cu = Chargeable Unit
 du = Dwelling Unit
 GFA = Gross Floor Area
 ha = Hectare

LAND FOR COMMUNITY FACILITIES DEMAND FACTOR RATES

- (10) The Land for Community Facilities demand factor rates for the various precinct classes within each Planning Area outlined in Volume 3 of this Planning Scheme are shown in Table 2(a) or Table 2(b).
- (11) Where a Table has more than one calculation method for determining the Land for Community facilities demand factor rate, the method producing the highest demand factor rate is to be used as the Land for Community facilities demand factor.
- (12) Where a use is proposed within a precinct and that use or use type is not consistent with the Land for Community facilities demand factor assumed for the precinct (eg retirement village development within the Neighbourhood Residential Precinct), the Land for Community facilities demand factor for the use is to be based on the dwelling unit or GFA method for the precinct outlined in the following tables that most closely align with the proposed development (provided that as a minimum the Land for Community facilities demand factor for the land is not to be below the per hectare (ha) population capacity rate as outlined for the relevant precinct).

Table 2(a): Land for Community Facilities Demand Factor Rates for General Precincts

PRECINCT	COMMUNITY FACILITIES DEMAND FACTOR*
Business and Industry	N/A
Core Industry	N/A
General Rural Lands	1cu/du
Hillslope Residential	1cu/du or 5cu/ha
Local Centre	N/A
Master Planned Community**	To determine demand factor rates, use the precinct or precincts from this table that most closely align with the proposed development.
Mixed Housing**	0.75cu/du or 26.30cu/ha
Multi-storey Residential	0.67cu/du or 47.85cu/ha
Neighbourhood Residential	1cu/du or 10cu/ha
Special Purpose	To determine demand factor rates, use the precinct or precincts from this table that most closely align with the proposed development
Sustainable Cane Lands	1cu/du
Sustainable Horticultural Lands	1cu/du
Sustainable Pastoral Lands	1cu/du
Sustainable Rural Residential	1cu/du or 1.42cu/ha
Town Centre Core**	0.67cu/du or 47.85cu/ha (Residential Uses)
Town Centre Frame	0.75cu/du or 26.30cu/ha (Residential Uses)
Village Centre	0.75cu/du or 26.30cu/ha (Residential Uses)
Water Resource Catchment Area	1cu/du

* The land for community facilities demand factor is to be based on the highest chargeable unit rate.

** Demand Factor variations exist for some Specific Precincts – Refer to Table 2 (b) Land for Community Facilities Demand Factor Rates for Specific Precincts.

Notes:

cu = Chargeable Unit

du = Dwelling Unit

ha = Hectare

GFA = Gross Floor Area

TABLE 2(b): Land for Community Facilities Demand Factor Rates for Specific Precincts

Code	Planning Area	Index	Precinct	Community Facilities Demand Factor *
1	Maroochydore	1	Town Centre Core	0.67cu/du or 134cu/ha
1	Maroochydore	2	Town Centre Core	0.67cu/du or 134cu/ha
1	Maroochydore	3	Town Centre Core	0.67cu/du or 134cu/ha
1	Maroochydore	4	Town Centre Core	0.67cu/du or 134cu/ha
1	Maroochydore	9	Master Planned Community	1cu/du or 34cu/ha
1	Maroochydore	10	Master Planned Community	1cu/du or 34cu/ha
1	Maroochydore	11	Master Planned Community	1cu/du or 34cu/ha
1	Maroochydore	13	Mixed Housing	0.75cu/du or 31.5cu/ha
1	Maroochydore	15	Master Planned Community	1cu/du or 28cu/ha
1	Maroochydore	17	Mixed Housing	0.75cu/du or 28.5cu/ha
1	Maroochydore	20	Mixed Housing	0.75cu/du or 28.5cu/ha
1	Maroochydore	23	Mixed Housing	0.75cu/du or 25.5cu/ha
1	Maroochydore	25	Mixed Housing	0.75cu/du or 31.5cu/ha
1	Maroochydore	27	Mixed Housing	0.75cu/du or 28.5cu/ha
2	Nambour	3	Mixed Housing	0.75cu/du or 18.75cu/ha
2	Nambour	4	Mixed Housing	0.75cu/du or 18.75cu/ha
2	Nambour	28	Master Planned Community	1cu/du or 11cu/ha
3	Sippy Downs	4	Master Planned Community	1cu/du or 12.5cu/ha
3	Sippy Downs	5	Master Planned Community	1cu/du or 12.5cu/ha
3	Sippy Downs	8	Master Planned Community	1cu/du or 12.5cu/ha
3	Sippy Downs	11	Master Planned Community	1cu/du or 12.5cu/ha
4	Mooloolaba	1	Town Centre Core	0.67cu/du or 134cu/ha
4	Mooloolaba	7	Mixed Housing	0.75cu/du or 31.5cu/ha
4	Mooloolaba	8	Mixed Housing	0.75cu/du or 31.5cu/ha
4	Mooloolaba	13	Mixed Housing	0.75cu/du or 33cu/ha
6	Buderim	2	Mixed Housing	0.75cu/du or 20.25cu/ha
7	Alexandra Headland/Cotton Tree	5	Mixed Housing	0.75cu/du or 28.5cu/ha
7	Alexandra Headland/Cotton Tree	8	Mixed Housing	0.75cu/du or 33cu/ha
7	Alexandra Headland/Cotton Tree	10	Mixed Housing	0.75cu/du or 28.5cu/ha
7	Alexandra Headland/Cotton Tree	11	Mixed Housing	0.75cu/du or 31.5cu/ha
8	Kuluin/Kunda Park	4	Mixed Housing	0.75cu/du or 16.5cu/ha
9	North Shore	13	Mixed Housing	0.75cu/du or 16.5cu/ha
9	North Shore	16	Master Planned Community	1cu/du or 59cu/ha
10	Mt. Coolum	2	Mixed Housing	0.75cu/du or 33cu/ha
10	Mt. Coolum	8	Master Planned Community	1cu/du or 31cu/ha
10	Mt. Coolum	9	Master Planned Community	1cu/du or 11cu/ha
11	Coolum Beach	3	Mixed Housing	0.75cu/du or 47.25cu/ha

* The land for community facilities demand factor is to be based on the highest chargeable unit rate.

SCHEDULE OF INFRASTRUCTURE UNIT RATES

- (13) The Land for Community Facilities infrastructure unit rates for the Planning Areas or precincts outlined in Volume 3 of this Planning Scheme are shown in the following Table.

Table 3: Land for Community Facilities Infrastructure Unit Rates

PA No.	Planning Area	Total	Shirewide	District	Local
7	Alex Heads/Cotton Tree	1002.94	86.16	462.49	454.29
19	Blackall Range	210.71	86.16	31.95	92.60
13	Bli Bli	632.27	86.16	294.21	251.90
6	Buderim	1002.94	86.16	462.49	454.29
27	Central Hinterland	210.71	86.16	31.95	92.60
11	Coolum Beach	632.27	86.16	294.21	251.90
21	Eudlo Creek Valley (east of Bruce Hwy)	1002.94	86.16	462.49	454.29
21	Eudlo Creek Valley (west of Bruce Hwy)	210.71	86.16	31.95	92.60
17	Eumundi	210.71	86.16	31.95	92.60
18	Kenilworth	210.71	86.16	31.95	92.60
8	Kuluin/Kunda Park	1002.94	86.16	462.49	454.29
23	Maroochy River Plains	632.27	86.16	294.21	251.90
1	Maroochydore	1002.94	86.16	462.49	454.29
30	Mary River Valley	210.71	86.16	31.95	92.60
4	Mooloolaba	1002.94	86.16	462.49	454.29
5	Mountain Creek	1002.94	86.16	462.49	454.29
20	Mountain Creek Valley	1002.94	86.16	462.49	454.29
10	Mt Coolum	632.27	86.16	294.21	251.90
2	Nambour	210.71	86.16	31.95	92.60
9	North Shore	632.27	86.16	294.21	251.90
25	Northern Coastal Plains	421.49	86.16	163.08	172.25
26	Northern Hinterland	210.71	86.16	31.95	92.60
29	Obi Obi Creek Valley	210.71	86.16	31.95	92.60
14	Palmwoods	210.71	86.16	31.95	92.60
22	Petrie/Paynters Creek Plains	210.71	86.16	31.95	92.60
3	Sippy Downs	1002.94	86.16	462.49	454.29
12	South Peregian	632.27	86.16	294.21	251.90
28	Southern Hinterland	210.71	86.16	31.95	92.60
15	Woombye	210.71	86.16	31.95	92.60
16	Yandina	210.71	86.16	31.95	92.60
24	Yandina Creek Valley	210.71	86.16	31.95	92.60

APPENDIX 1
DC6 FIGURE 1 INDICATIVE LAND FOR COMMUNITY FACILITIES INFRASTRUCTURE
NETWORK

APPENDIX 2

TABLE DC 6.3.1 DESIRED STANDARDS OF SERVICE FOR LAND FOR COMMUNITY FACILITIES

Level of Facility	Standard	Population Thresholds ('000)*					Comments
		Local		District		Shire	
		0-4	5-10	10-20	21-50	50+	
Shire-wide Community Facility	1:150 000					•	Preferably situated within or adjacent to primary town centre with land area c. 10000m ² (1ha).
District Community Facilities	1:30 000				•		Preferably multi-purpose and situated within or adjacent to recreational areas or shopping centres otherwise land area c. 5000m ² .
Local Community Facility	1:6 000		•				In some areas it may be feasible to combine with other suitable local community facilities otherwise land area c. 2000m ² .

Source: Derived from Briggs (1992) and Ipswich City Council (1998)

Shaded areas for Shirewide, District and Local Population Thresholds indicate the range of population parameters that have been utilised to describe local, district and shire-wide population catchments by a sample of local governments throughout Australia. The asterisks () indicate the population thresholds for Maroochy Shire