

## **PLANNING SCHEME POLICY No. 2**

### **WARWICK SHIRE COUNCIL**

#### **PARK PROVISIONS AND PARK CONTRIBUTIONS**

##### Integrated Planning Act

Section 6.1.20 of the Integrated Planning Act defines the legal basis on which councils can require monetary contributions from applicants for Park for development applications for the reconfiguring of a lot.

##### Background

Section 5.6 of the Repealed Local Government (Planning and Environment) Act specified that the Council may require that, as a condition of approval of an application to subdivide land for residential, commercial or industrial use, an area of land be provided for use as park or a monetary contribution be paid for the improvement of land for use as a park in substitution of that land or works. The amount of land required for park and the amount of money to be paid in substitution are to be contained in a Planning Scheme Policy.

##### Intent

1. To prescribe the areas of land to be provided for park and to provide for the amount of monetary contributions to be provided in lieu of land for park in accordance with Section 5.6 (2) and 5.6 (4) of the Repealed Local Government (Planning and Environment) Act 1990.
2. Provide guidelines for assessing the parkland requirements of a proposal for subdivision in order to ensure that adequate functional, well located parkland is provided throughout the towns and urban areas of the Shire.

##### Policy

1. In accordance with Section 5.6 (2) of the Repealed Act, the Council may require the applicant for approval of a proposal plan to subdivide land to provide up to 10% of the total area of the land for the purposes of park.
2. In accordance with Section 5.6 (4) of the Repealed Act where the Council accepts that an area of land need not be provided for use as a park, the Council may require a monetary contribution to be paid to it in substitution for the provision of that area of land. The monetary contribution shall be \$1200 per lot within the former Warwick City area, \$850 per lot within the Residential Land Use Area or in Rural Residential subdivisions within the former Rosenthal Shire or \$300 per lot in all other areas.
3. When determining whether parkland or money in lieu of parkland should be required as a condition of a subdivision approval, the Council will have regard to the following factors:
  - (a) The proximity and accessibility of the subdivision to existing parkland in the vicinity;
  - (b) The suitability of existing parkland in the vicinity;
  - (c) The likely demand for parkland generated by the proposed subdivision;
  - (d) The size, shape and suitability of the proposed parkland; and
  - (e) The opportunities for amalgamation of the proposed parkland with existing or likely future parkland.
  - (f) Whether the parkland can be connected with drainage reserves so as to create an interconnected corridor of parkland.