

3.6 Financial Contribution

Contribution towards the embellishment of existing and future open space areas is required due to the increased demand on existing facilities and the need to provide enhanced facilities. Most infill development does not require any dedication of open space however a financial contribution is appropriate. Council does not seek full cost recovery on this development and in any case the slow incremental population increase would not allow any meaningful works to be done based on contributions from infill and greenfield subdivision and villa style development.

The cost of recent embellishments to parks, being playground equipment and watering systems in the recent past has exceeded \$30,000 and similar sums will be needed into the future as demand increase and additional open space areas are created. Given Council's desire to merely seek a contribution towards the cost rather than obtaining a full recovery the following rates are applicable.

For each additional person based on the assumed occupancy rates the following contributions apply:

District open space	\$50.00
Local open space	\$100.00
Neighbourhood open space	\$50.00

Example

A 10x2 bedroom unit development

$$\begin{aligned} \text{Contribution} &= (10 \times 2) - (3.3) \times \$200 \\ &= 16.7 \times \$200 \\ &= \$3,400 \end{aligned}$$

Note: 3.3 is a discount for an existing Lot

4.0 CARPARKING

4.1 Off Street Parking

Council requires the provision of off street parking in accordance with the schedule set out below.

Where a developer is unable to provide adequate off street parking spaces as required, the Council may accept a contribution in lieu of the deficient spaces at the rate calculated as set out below.

4.2 Nexus

The following factors are relevant in establishing the nexus between new development and demand for public carparking within the Shire:

- It is reasonable to require new development to maintain the existing level of provision of public carparking within the Shire;

- It is reasonable to require new developments to contribute to the provision of embellishment of public carparking where a demand is placed on existing public carparking within the locality; and
- Contributions will be in the form of money for the acquisition and/or embellishments of public carparking as required.

4.3 What type of facilities are required?

At present there is adequate public carparking to meet normal peak demand within Barooga, Berrigan, Finley and Tocumwal. The majority of this parking is on street however there are off street parking areas in Berrigan and Finley and the need for such facilities can be foreseen within Tocumwal. It is however unlikely that Council would be purchasing land within a reasonable planning horizon. Development in the commercial precincts is generally incremental and often is a reconstruction or an addition to existing buildings. As such the increased demand for parking is also incremental however it is considered these developments should contribute to meeting the higher standards of community facilities being required.

New development should provide adequate on site parking or contribute to the provision of additional parking spaces.

4.4 Contributions

The formulae for calculating carparking contributions is as follows:

	PER SPACE DEFICIENT	
Additions or reconstruction of existing premises where less than a 20% increase in gross floorspace results.	NIL	
Additions etc where greater than a 20% increase in gross floorspace results	\$655	
New development where not all spaces can be provided on site	Barooga	\$1290
	Berrigan	\$855
	Finley	\$1670
	Tocumwal	\$1115

NB. These figures utilise Valuer General valuations averaged within the main commercial precinct and as such provide a discount to the real costs faced by Council when purchasing and upgrading land for carparking purposes

4.5 How are Carparking Requirements Calculated?

The details for calculating the number of carparking spaces required are found within Berrigan Development Control Plan No 3.