

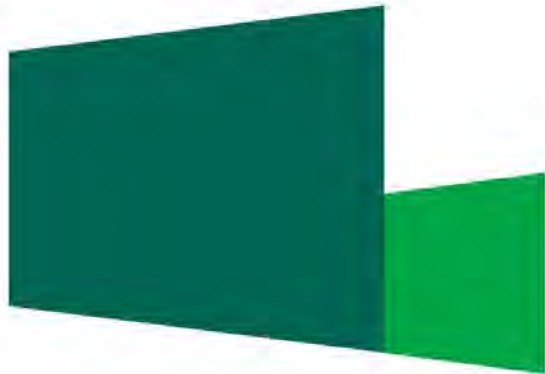
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

26 APRIL 2018

ITEM 12.1 SOUTH JERRABOMBERRA LOCAL INFRASTRUCTURE
CONTRIBUTIONS PLAN 2018

ATTACHMENT 1 ATTACHMENT A - PUBLIC EXHIBITION REPORT



Attachment A:
**Draft Infrastructure Contributions Plan for South
Jerrabomberra – Summary of Public Exhibition**

Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

Executive Summary of engagement report:

The Draft Infrastructure Contributions Plan (the draft plan) for South Jerrabomberra was publicly exhibited between Friday 16 March 2018 until Friday 13 April 2018. The draft plan, including the works schedule and supporting documents, were advertised and made available via:

- Regular Council advertisement in Queanbeyan Age
- Displays at Council's Customer Service Centres in Queanbeyan and Queanbeyan library
- Council's Your Voice community engagement website

Participation in engagement:

Council received 4 submissions on the exhibition of this planning proposal, all by email direct to Council staff.

Data obtained from the Your Voice QPRC site showed that:

- 3 users visited the page

Summary of submissions received:

| No. | Submitter Name | Submission | Response | Staff Recommendation |
|-----|--|---|---|---|
| 1 | BMCA (on behalf of Poplars and Environa) | Poplars Developments Pty Ltd shall fund the entire construction of the first stage of the Tompsitt Drive intersection as part of Stage 1 of the Neighbourhood Centre development in North Poplars. The estimated cost of the works is \$2.75M (Ex GST). | It was Council's previous understanding that the respective landowners of Poplars, Environa and Tralee had entered into agreements in respect of how the land dedication, intersection works and roadworks would be constructed and delivered at South Jerrabomberra. The respective parties have recently advised there are no such arrangements in place. It is understood that Poplars Developments will now solely construct the intersection (which was a condition of the development consent for their commercial land on North Poplars). | It is recommended in the first instance, that the respective parties be encouraged to work together to resolve these issues collectively, noting they raise private commercial arrangements that could potentially be resolved by the |



Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

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|-----|--|---|--|---|
| | | | Accordingly, Poplars Developments Pty Ltd have indicated they wish to now enter into a voluntary planning agreement (VPA) with Council to order to recoup funds from other developers for these works. Council has received a letter to confirm it's willingness to enter into such an agreement. | parties without Council's direct involvement. Regardless Council will continue to discuss a potential VPA with Poplars Developments. No changes at this time. |
| 2 | BMCA (on behalf of Poplars and Environa) | There are marked increases in contributions for North Poplars from plan dated 28 Feb 2018 which went to Council to plan which was exhibited on 19 March 2018. Contributions have increased as follows: North Poplars: \$687K (156%), South Poplars: \$69K (4%), Total Increase for N and S Poplars : \$758K (37%). | The increases in these figures are due to the updated model with reduced dwellings which has resulted in increased apportionments to the commercial and employment areas. The updated model was not available to council at the time it went to the Planning and Strategy meeting in February. This is not unreasonable. | No change in response to this submission. |
| 3 | BMCA (on behalf of Poplars and Environa) | The latest plan reduces the total contribution from residential areas compared to the original plan by \$490K. | Again this is because the number of dwellings have been reduced. | No change in response to this submission. |
| 4 | BMCA (on behalf of Poplars and Environa) | Contribution rates for non-residential land in South Tralee appear to be disproportionately low. The South Tralee non-residential contribution rate is \$24,673.84/ha whereas other areas range | The number of jobs proposed for South Tralee is significantly less that that proposed for either North Poplars or South Poplars and this is reflected in the relevant apportionments. | No change in response to this submission. |

Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

| No. | Submitter Name | Submission | Response | Staff Recommendation |
|-----|--|---|--|---|
| | | from \$53,480.62 to \$148,827.87. Considerably more infrastructure will be required to access South Tralee than all other employment land (ie. North Poplars, South Poplars and North Tralee). | | |
| 5 | BMCA (on behalf of Poplars and Environa) | Apportionment of Off-site Works – QPRC are requested to provide further details regarding method of apportionment of off-site works. Clarify trip generation assumptions (ie. has potential school at South Poplars been considered?, does the model consider full development of employment lands?). | The method for the apportionment of off-site roads works has been calculated by looking at equivalent dwellings as set out in the accompanying works schedule. This is based on the Tracks modelling method and assumes 10 trips per day per household, and 2 trips pre day per worker. | Plan updated to include new off-site road apportionments provided March 2018. |
| 6 | BMCA (on behalf of Poplars and Environa) | Works Schedule – The works schedule included in the plan does not reference required timing of the infrastructure works. This is particularly relevant for the area covered by the plan as without key infrastructure such as the Northern Entry Road, contributions to embellishments such as local parks are meaningless. | The majority of infrastructure identified under this plan is to be delivered by the respective developers. The timing of the delivery of infrastructure for all precincts is largely subject to the timing of the development in that precinct proceeding. From Council's perspective it is important to ensure the infrastructure is in place at that time the population demands it. The plan provides thresholds for when the different infrastructure items are to be delivered. | No change in response to this submission. |
| 7 | BMCA (on behalf of Poplars and Environa) | Timing of Works – Whilst the plan seeks to apportion costs against the envisaged total development expected over a twenty year period, funding will need to be allocated to projects in an order of priority (eg. Land dedication costs will need to be fully paid | It is intended that any contributions made under this plan, including any contribution by way of works in kind or other material public benefits, will be proportionally allocated across all infrastructure items identified under the plan. | No change in response to this submission. |



Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

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|-----|--|---|--|---|
| | | prior to the start of construction works for a section of road). To this extent the Googong Section 94 Contributions Plan for instance recognises this requirement and it is recommended that a similar Section 3.2 (Timing of Works) be added to the South Jerrabomberra Plan (refer below). | As noted, the delivery of infrastructure is largely the responsibility of the developers and Council is looking to those developers to provide greater clarity around the respective arrangements for funding and delivering the intersection construction, land dedication and road construction. | |
| 8 | BMCA (on behalf of Poplars and Environa) | Northern Entry Road Grant – It is understood that QPRC have applied for a grant to fund the Tomsitt Drive / Northern Entry Road (NER) intersection and the section of the NER through South Poplars. These works are included in the Works Schedule for the South Jerrabomberra Plan and as such a mechanism should be described whereby any developer which contributes to these works is reimbursed if the grant is successful. | It would be more appropriate that this eventuality be provided for under the planning agreement entered into with the respective developer at that time. | No change in response to this submission. |
| 9 | BMCA (on behalf of Poplars and Environa) | With respect to off-site roadworks it is understood that council are further reviewing these allocations and will provide additional information regarding the traffic model on which the assignments have been made. It is noted for instance that the number of jobs in North Poplars has been calculated as half that of South Poplars however the apportionment of offsite roadworks is similar. | The respective apportionments are determined by the relevant traffic model. The increased apportionments to North Poplars are likely a function of the known future land uses including a neighbourhood centre and fast-food establishments. | No change in response to this submission. |



Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

| No. | Submitter Name | Submission | Response | Staff Recommendation |
|-----|--|---|---|---|
| 10 | BMCA (on behalf of Poplars and Environa) | Specific Comments Page 5 – Text Box shows Residential contributions are based on population not dwellings as per Section 2. | Agree that this should relate to population. | Updated to reflect submission. |
| 11 | BMCA (on behalf of Poplars and Environa) | Page 9 – First sentence indicates 'industrial' land take up. Suggest amend to 'employment' land. | Agree "employment land" is what is meant. | Updated to reflect submission. |
| 12 | BMCA (on behalf of Poplars and Environa) | Page 9 - Average contribution rates in Table 2 do not appear correct noting dwelling numbers in Table 10. | Although it appears incorrect it has been calculated correctly – it is that the average has been calculated differently. | No change in response to this submission. |
| 13 | BMCA (on behalf of Poplars and Environa) | Page 10 – Section 1.3 Third Paragraph: North and South Poplars are not zoned for urban purposes. | North and South Poplars are zoned B1 Neighbourhood Centre and B7 Business Park – these zones are considered to be urban. | No change in response to this submission. |
| 14 | BMCA (on behalf of Poplars and Environa) | Page 13 Cap on Monetary Local Infrastructure Contribution for Residential Development – there will be a significant shortfall in infrastructure funding as follows: <ul style="list-style-type: none"> \$24.0M based on max \$20,000 contribution per dwelling \$9.0M based on max \$30,000 contribution per dwelling | Agreed there will be a shortfall even when the Minister recognises South Jerrabomberra as an urban release area. This is often the case. Council intends to apply to IPART for gap funding (noting that there can be a 9- 12 month lead in time). | No change in response to this submission. |
| 15 | BMCA (on behalf of Poplars and Environa) | Page 13 – Item c) – Contribution schedules are in Table 2 and 3. | Agree | References updated and reworded. |

Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

| No. | Submitter Name | Submission | Response | Staff Recommendation |
|-----|--|--|---|---|
| 16 | BMCA (on behalf of Poplars and Environa) | Page 16 Section 2.2 Calculating the non-residential development contribution: Paragraph indicates contribution will be rate by the Net Developable Area (NDA) of the development with definition in Appendix E. In appendix E 'Net Developable Area' is defined as the area of any land that the development consent authorises, or requires to be used as a road, or reserved or dedicated as a public road. This definition does not appear to be correct. | The definition was provided by Council's consultant and seeks to confirm that the NDA is the area left after you have subtracted the roads, reserves, open space etc required in a development. However it is desirable to update the definition to make this clearer. | Definition updated. |
| 17 | BMCA (on behalf of Poplars and Environa) | Appendix A – Anticipated Development, Forecast number of workers: This section predicts numbers of workers based on development of 1.5ha/year over twenty years (or about 30ha of land). Table 11 actually calculates jobs based on development of about 37.5ha of employment land. | That is correct – Council has now also included North Poplars which is commercial development. This accounts for the additional 7.5ha in the calculations. | No change in response to this submission. |
| 18 | BMCA (on behalf of Poplars and Environa) | Appendix D – Local Infrastructure Map: Plan indicates NER Stage 3A Tomsitt Dr to Jerrabomberra Ck is 4.99Ha however current road reserve through South Poplars is 5.5Ha with another 1.23Ha of road batters (graded at 25%) falling outside the reserve which would be undevelopable land. A copy of the valuation is requested to assess land area which has been used for determining land dedication amount. | The calculations have been determined from engineering drawings. This has resulted in (377.8m x a width of 36m), plus (480m x a width of 34m) and (160m x a width of 125m). Council. Council will consider amending these figures in the future if suitable information is made available by the landowners. | No change in response to this submission. |

Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

| No. | Submitter Name | Submission | Response | Staff Recommendation |
|-----|--|---|--|---|
| 19 | Patrick Ibbotson – Maddocks Lawyers (on behalf of Sandra Walsh). | In respect of section 2.4 "Paying the Contribution": the proposal that contributions should be paid prior to the release of the first construction certificate is not appropriate. The contributions should be payable on the release of the subdivision certificate for the residential lots. It is at that time that the land is able to be used for residential purposes. The current proposal would result in contributions being paid before subdivision works are commenced. The subdivision works are not themselves development that generates demand for the infrastructure and facilities for which the contribution is levied. Put in the language used in the plan, there is no nexus with the development comprised of the subdivision works. The same point is made in respect of complying development. | Council has considered the submission which has merit. It is now intended to replace 'construction certificate' with 'subdivision certificate' as that is the most normal practice across NSW. The subdivision enables the residential development to be built which clearly creates the nexus for infrastructure and services required by the new development. | Plan updated. |
| 20 | Patrick Ibbotson – Maddocks Lawyers (on behalf of Sandra Walsh). | In respect of section 1.7, Ms Walsh considers that contributions of \$30,000 ought to be sufficient. It is noted that Council proposes to apply to IPART for a determination to permit the increase in the contributions cap. Ms Walsh would like to be provided with ample notice of IPART process and ample time to respond to Council's submissions. | Council staff will ensure Mr Walsh is kept informed of any submission to IPART before that occurs. | No change in response to this submission. |

Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

| No. | Submitter Name | Submission | Response | Staff Recommendation |
|-----|--|--|---|---|
| 21 | Patrick Ibbotson – Maddocks Lawyers (on behalf of Sandra Walsh). | The monetary amounts in the plan are the result of extensive work by Council over many years. The opportunity to review and comment on the plan over a 28 day period does not afford Ms Walsh the ability to understand the details of the plan. Ms Walsh reserves her position on the validity of the plan and in particular whether there is, in the language of the plan, a sufficient nexus with the proposed development of her land; and as to the demand for and cost of the infrastructure and facilities. | Noted. Council staff are happy to continue discussions with Ms Walsh in respect of the various costs set out in the draft plan. | No change in response to this submission. |
| 22 | Claire Gilligan (Village Building Company) | Plan contains no details as to how any shortfall in contributions resulting from \$20,000 cap would be funded (even if increased to \$30,000 by Minister). Still gap in contributions. | Council intends to seek funding under the Local Infrastructure Growth Scheme to fully fund the identified gap. This is subject to a review by IPART in the first instance. | No change in response to this submission. |
| 23 | Claire Gilligan (Village Building Company) | Transitional arrangements in section 1.8 currently provide that a development application submitted before the plan is adopted will be determined under previous plan. | This is correct, however not the intent of the plan. Council staff have sought advice on this issue from its consultant. This section of the plan has now been updated to confirm that any undetermined development applications (including the current development application for South Tralee) will be subject to the contributions set out under this plan when adopted. | Plan updated. |
| 24 | Claire Gilligan (Village Building Company) | Number of concerns raised in respect of the currency of the draft South Tralee Strategic Social Plan 2013. | The South Tralee Strategic Social Plan 2013 was developed by Village Building Company and presented to Council as a basis for providing future facilities at South Tralee. | No change in response to this submission. |

Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

| No. | Submitter Name | Submission | Response | Staff Recommendation |
|-----|---|---|---|---|
| | | <ul style="list-style-type: none"> Appears to only ever have been draft and not adopted. Over 5 yrs old. Prepared on basis of larger population. Does not provide sufficient nexus or rate of provision across LGA. | <p>Whilst Council has used many of the standards set out in the Social Plan, it has also used its own standards/thresholds where relevant.</p> <p>Council staff are satisfied the range of facilities identified for the release are appropriate, and necessary.</p> | |
| 25 | Claire Gilligan (Village Building Company) | <p>Community Facilities</p> <ul style="list-style-type: none"> Proposed community centre with 500m² floor space not justified. Only 400m² proposed in Social Plan. Error with calculating cost of 500m² based on previous centre at Googong. Land area of 2,500m² seems excessive for this type of facility. Land area should be considered having regard to co-location with proposed commercial Neighbourhood Centre. | <p>Council has determined the size of this facility based on the standards set out in the Social Plan, and its own standards/thresholds where relevant.</p> | No change in response to this submission. |
| 26 | Claire Gilligan (Village Building Company) | <p>Regional Facilities</p> <ul style="list-style-type: none"> Contribution to Q Cultural Centre is excessive. \$71.74 per existing resident yet \$767.85 per new resident. Should be closer to \$123.36 per person. Poor nexus to Q. Again, poor nexus to library and resource contribution set out in plan. | <p>Council has considered the representations. However, at this time, Council can only recover costs for these facilities from new development.</p> <p>These are considered to be important community services to which new residents should make a contribution.</p> | No change in response to this submission. |
| 27 | Claire Gilligan (Village Building Company) | <ul style="list-style-type: none"> Non-residential Contribution rate is too high. Contribution value would potentially make developing North Tralee unviable. | <ul style="list-style-type: none"> The contribution rate for North Tralee is \$123,304.62 per hectare. This represents approximately \$12.50 per square metre. | No change in response to this submission. |

Report – Public Exhibition of Draft Infrastructure Contributions Plan for South Jerrabomberra

| No. | Submitter Name | Submission | Response | Staff Recommendation |
|-----|---|--|---|---|
| | | | <ul style="list-style-type: none"> • Conversely the average contribution for residential development is approximately \$90.00 per square metre. • The contribution rate for North Tralee reflects its higher use of infrastructure, particularly the northern entry road. • The costs are considered to be accurate. | |
| 28 | Public Submission – Your Voice (Confidential) | <ul style="list-style-type: none"> • No mention of upgrade to Jerrabomberra Roundabout. • Please advise if roundabout is being upgraded as previously advised. | <ul style="list-style-type: none"> • It is understood the proposal to upgrade the roundabout is yet to be programmed. | No change in response to this submission. |

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

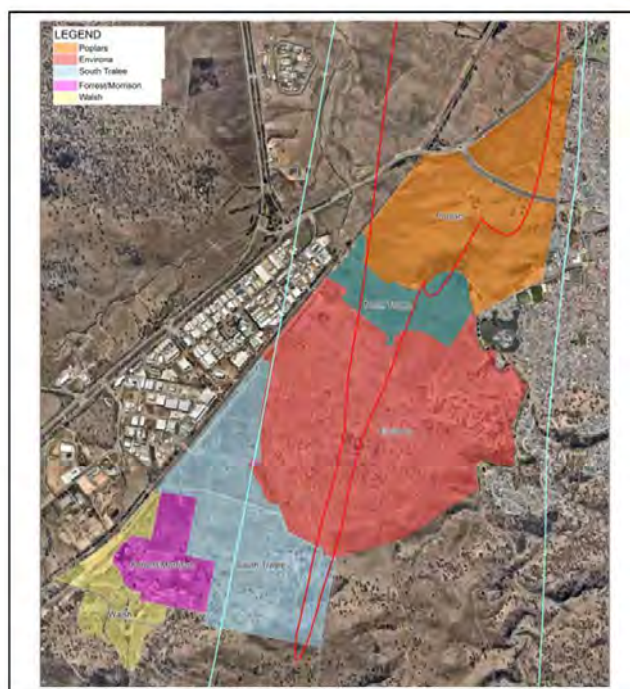
26 APRIL 2018

ITEM 12.1 SOUTH JERRABOMBERRA LOCAL INFRASTRUCTURE
CONTRIBUTIONS PLAN 2018

ATTACHMENT 2 ATTACHMENT B - SOUTH JERRABOMBERRA LOCAL
INFRASTRUCTURE CONTRIBUTIONS PLAN 2018



South Jerrabomberra Local Infrastructure Contributions Plan 2018



Ref: SF160025
C1850706

South Jerrabomberra Local Infrastructure Contributions Plan

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South Jerrabomberra Local Infrastructure Contributions Plan

Table of Contents

| | |
|--|-----------|
| Executive Summary | 4 |
| Demand for local infrastructure..... | 4 |
| Where this plan applies | 4 |
| Development to which plan applies | 4 |
| Settlement of non-monetary contributions | 5 |
| Calculating the contribution | 5 |
| Requiring the contribution..... | 7 |
| Paying the contribution | 7 |
| Complying development..... | 7 |
| 1. Background..... | 8 |
| 1.1 Name of Plan..... | 9 |
| 1.2 Purpose of this plan | 9 |
| 1.3 Where this plan applies..... | 10 |
| 1.4 Development this plan applies to | 10 |
| 1.5 Complying development..... | 12 |
| 1.6 Establishment of a General Nexus..... | 12 |
| 1.7 Cap on Monetary Local Infrastructure Contributions for Residential Development | 13 |
| 1.8 Administration..... | 13 |
| 2. How contributions will be calculated and levied | 15 |
| 2.1 Calculating the residential development contribution..... | 15 |
| 2.2 Calculating the non-residential development contribution..... | 16 |
| 2.3 Imposing the contribution | 16 |
| 2.4 Paying the contribution | 17 |
| 2.5 Alternatives to monetary contributions | 18 |
| 2.6 Offers and agreements generally | 18 |
| 2.7 Works in kind and other material public benefits | 19 |
| 2.8 Provision of land and works in excess of contribution requirements..... | 19 |
| APPENDICES | 21 |
| Appendix A – Anticipated Development | 23 |
| Appendix B - Infrastructure Strategies..... | 26 |
| Appendix C - Works Schedule | 31 |
| Appendix D - Local Infrastructure Map | 32 |
| Appendix E – Definitions Under This Plan..... | 33 |



Executive Summary

This plan has been prepared under section 7.11 the NSW *Environmental Planning and Assessment Act, 1979*, and provides for Queanbeyan-Palerang Regional Council ('Council') to collect contributions from development at South Jerrabomberra to fund local infrastructure that will service the urban release area into the future. These contributions can take the form of money, land (or both) depending on the circumstances.

The plan describes:

- where contributions are required,
- what development contributions apply to,
- how the contribution rates have been determined,
- what infrastructure the contributions will fund, and
- how to calculate and pay the relevant contributions where required.

The key steps applicants need to follow in using this plan are summarised both below and at Figure 1.

Demand for local infrastructure

The South Jerrabomberra urban release area is expected to have 1,500 new dwellings constructed to house 4,275 residents between 2018 and 2038. There will also be approximately 1,103 jobs created from the identified employment lands in the area.

Significant new infrastructure will be needed to support this anticipated population and it is appropriate that developers facilitating these new residents and workforce contribute to the costs associated with providing this new infrastructure.

If Council does not invest in new and upgraded local infrastructure to meet the needs of the people who live and work in the area, the infrastructure service levels for both the existing and future population will decline into the future.

Where this plan applies

This plan applies to certain land within the South Jerrabomberra urban release area, as shown at Figure 2 (page 11).

The total area comprises seven (7) precincts, reflecting the different ownership, development patterns and subsequent demands for infrastructure. However, the plan only applies to six of the precincts – Walsh, Forrest/Morrison, South Tralee, North Tralee, South Poplars and North Poplars.

At the time this plan was prepared, only South Tralee and Walsh precincts were zoned for urban purposes, but the plan will also apply to the other precincts, apart from Environa, once they are rezoned for urban development. The Environa precinct is not included because the land is not expected to be developed within the 20-year timeframe of the plan.

Development to which plan applies

This plan applies to new development that generates an increase in demand for local infrastructure:

- Residential accommodation development (including subdivision) that would result in a net increase in resident population on the site once the land is developed and occupied.



South Jerrabomberra Local Infrastructure Contributions Plan

- Retail, commercial and other non-residential development (including subdivision of land), where that development would create a net increase in demand for the public amenities and services to be provided under this plan.

This plan applies to new development requiring consent from Council and complying development approved by accredited certifiers. Section 1.4 of this plan identifies development that is excluded from making contributions under this plan.

The contributions that have been determined in respect of residential development are set out below.

Residential Contribution Rates

| | <i>South Tralee</i> | <i>Forrest Morrison</i> | <i>Walsh</i> |
|---|---------------------|-------------------------|--------------------|
| Dwelling Type 1 > 400m ² Larger Detached Housing | \$40,136.24 | \$46,773.27 | \$46,773.26 |
| Dwelling Type 2 < 400m ² Smaller Detached Housing, Multi-Unit Developments and Residential Flat Buildings | \$30,480.27 | \$35,520.57 | \$35,520.56 |
| Average All Dwellings | \$32,437.53 | \$38,133.73 | \$38,133.73 |

The contributions that have been determined in respect of non-residential development are set out below.

Non Residential Contribution Rates Per Hectare

| <i>South Tralee</i> | <i>North Poplars</i> | <i>South Poplars</i> | <i>North Tralee</i> |
|---------------------|----------------------|----------------------|---------------------|
| \$24,595.50 | \$150,311.46 | \$52,430.40 | \$123,304.62 |

Settlement of non-monetary contributions

Contributions may also be settled once council agrees to work in kind or a dedication of land to deliver work in the works schedule which either fully or partly satisfies a condition of consent to pay contributions.

Details on the conditions of non-monetary contribution arrangements are in section 2.4.

Calculating the contribution

Consent authorities, including Council and accredited certifiers, are responsible for determining any contribution in accordance with this plan. The consent authority will calculate the contribution using the following formula:

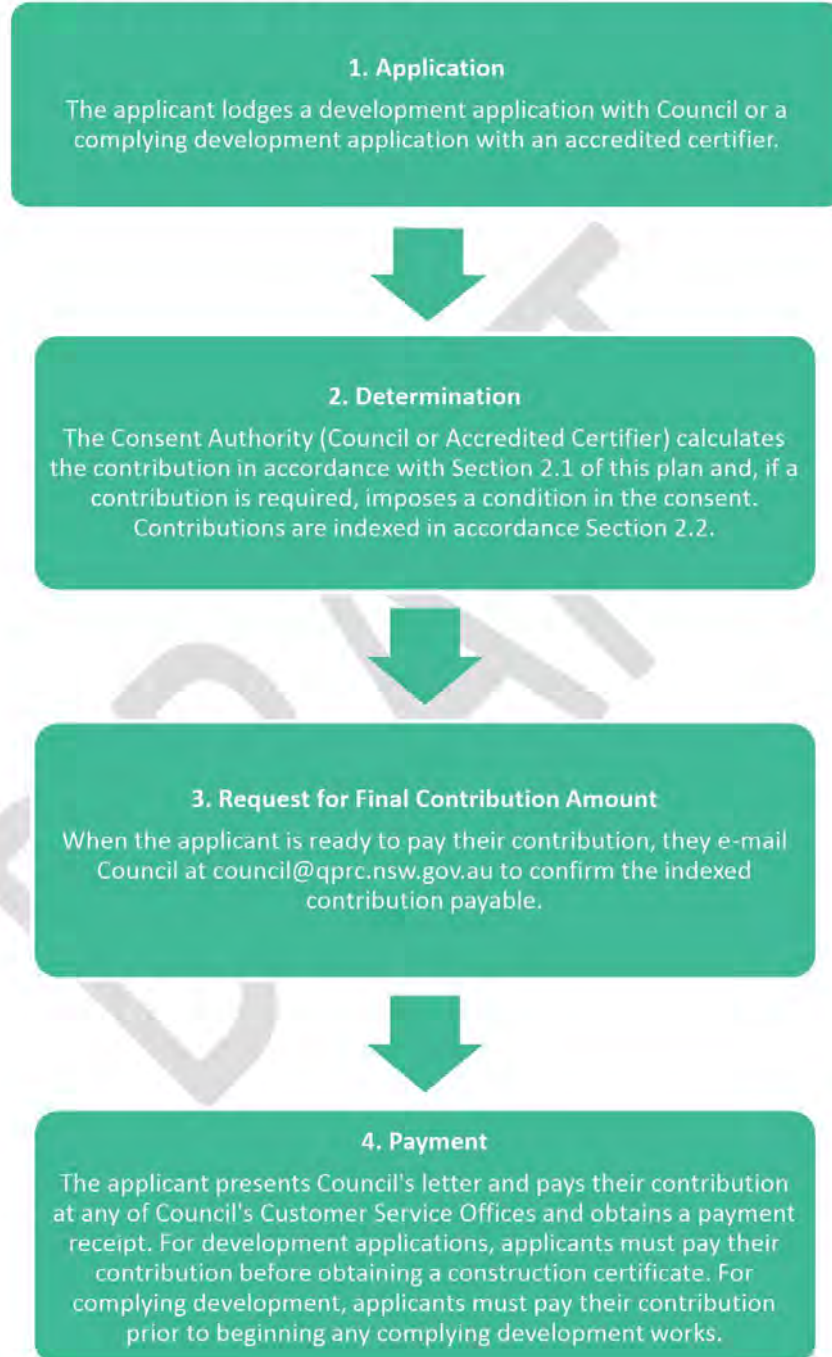
| | |
|---|---|
| <i>Residential development contribution equals:</i> | <i>The net population increase of residents multiplied by the contribution rate per resident</i> |
| <i>Where the net population increase equals:</i> | <i>The proposed residential population minus the previous residential development population</i> |
| <i>Non-residential development contribution equals:</i> | <i>The contribution payable per hectare multiplied by the net developable area (NDA) of the proposed development.</i> |



South Jerrabomberra Local Infrastructure Contributions Plan

For residential development contributions, the consent authority will determine the populations using the occupancy rates set out in Table 6 (see Section 2.1).

Figure 1: Key Steps in determining and paying the contribution



South Jerrabomberra Local Infrastructure Contributions Plan

Requiring the contribution

If a contribution is payable, the consent authority will include a requirement to pay the contribution amount as a condition of consent in the approval for the development.

Contributions will generally be levied when the land is subdivided for its intended purpose.

Council will adjust the contribution rates in this plan to address the effects of inflation at the time of consent and again at the time of payment using quarterly updates to the Consumer Price Index (All Groups Index) for Sydney.

Paying the contribution

Further advice in respect of the procedures for paying any relevant contribution is set out in Section 2.4 of this plan.

Complying development

Accredited certifiers must ensure any relevant contribution is included as a condition of consent in any complying development certificate that is issued.

Accredited certifiers must notify Council of any determination within two (2) days of making that determination, in accordance with section 130(4) of the *Environmental Planning and Assessment Regulation 2000*. Applicants must then ensure they pay their contribution before commencing the complying development works.

1. Background

South Jerrabomberra contains a number of parcels of land in separate ownership that have recently been rezoned, or are in the process of being rezoned for urban purposes. The area consists of both North and South Poplars, North Tralee, South Tralee, Forrest/Morrison, Walsh and Environa (see Figure 2 over). The plan applies to all precincts except Environa, which will not be developed within the 20-year timeframe of the plan.

Ultimately, both the dwelling yield and the number of workers/jobs created by the employment lands are limited by the capacity of the proposed Northern Entry Road servicing the area. Traffic modelling undertaken by Council's engineers has indicated the capacity of this road (and therefore development at South Jerrabomberra) is limited to a **maximum of 1,500 dwellings and 1,103 workers/jobs**.

Table 1 below sets out the anticipated development yield for the site and forecast population over the life of this plan.

Table 1: Projected Development Yield and Population Growth

| Year No. | Total Dwellings | Dwellings/year | Total Population |
|--------------|-----------------|----------------|------------------|
| 1 | 425 | 75 | 214 |
| 2 | | 75 | 428 |
| 3 | | 75 | 642 |
| 4 | | 100 | 927 |
| 5 | | 100 | 1,212 |
| 6 | 1,025 | 120 | 1,554 |
| 7 | | 120 | 1,896 |
| 8 | | 120 | 2,238 |
| 9 | | 120 | 2,580 |
| 10 | | 120 | 2,922 |
| 11 | 1,375 | 100 | 3,207 |
| 12 | | 100 | 3,492 |
| 13 | | 50 | 3,635 |
| 14 | | 50 | 3,778 |
| 15 | | 50 | 3,921 |
| 16 | 1,500 | 25 | 3,992 |
| 17 | | 25 | 4,063 |
| 18 | | 25 | 4,134 |
| 19 | | 25 | 4,205 |
| 20 | | 25 | 4,275 |
| Total | 1,500 | 1,500 | 4,275 |

It is unlikely that the full extent of the employment lands will be developed within the timeframe of this plan and therefore the anticipated employment development over the next 20 years has been used for the purposes of calculating reasonable contributions and providing facilities in a reasonable timeframe. It is assumed that the residential development



South Jerrabomberra Local Infrastructure Contributions Plan

will take place well within this timeframe and the employment land take up will be 1.5ha per year.

This section describes the plan's purpose, where it applies, the development it applies to, how Council will use the contributions, how Council proposes to ensure accountability of the plan, and when the plan will be reviewed.

1.1 Name of Plan

This plan shall be referred to as the *Queanbeyan-Palerang Regional Council South Jerrabomberra Local Infrastructure Contributions Plan 2018* ('the plan'). The plan has been prepared by the Queanbeyan and Palerang Regional Council ('the Council') under section 7.11 of the *Environmental Planning and Assessment Act 1979* ('the Act') and the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulations)*.

The Plan has been prepared having regard to relevant Ministerial directions, the Department of Planning and Environment's practice notes and planning circulars relating to the NSW development contributions system.

1.2 Purpose of this plan

The plan's primary purpose is to authorise the Council (or an accredited certifier) to require a contribution to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development at South Jerrabomberra.

The contributions that have been determined in respect of residential development are set out below in Table 2:

Table 2 – Residential Contribution Rates

| | <i>South Tralee</i> | <i>Forrest Morrison</i> | <i>Walsh</i> |
|---|---------------------|-------------------------|--------------------|
| Dwelling Type 1 > 400m2 Larger Detached Housing | \$40,136.24 | \$46,773.27 | \$46,773.26 |
| Dwelling Type 2 < 400m2 Smaller Detached Housing, Multi-Unit Developments and Residential Flat Buildings | \$30,480.27 | \$35,520.57 | \$35,520.56 |
| Average All Dwellings | \$32,437.53 | \$38,133.73 | \$38,133.73 |

The contributions that have been determined in respect of non-residential development are set out below in Table 3:

Table 3 – Non Residential Contribution Rates Per Hectare

| <i>South Tralee</i> | <i>North Poplars</i> | <i>South Poplars</i> | <i>North Tralee</i> |
|---------------------|----------------------|----------------------|---------------------|
| \$24,595.50 | \$150,311.46 | \$52,430.40 | \$123,304.62 |

The plan provides the framework for the efficient and equitable determination, collection and management of development contributions for the area.

The development requires a range of local infrastructure to service the future population including open space and recreation facilities, community facilities and roads.



South Jerrabomberra Local Infrastructure Contributions Plan

The plan authorises these bodies to require a contribution in the following circumstances:

- a) The Council, when granting consent to an application to carry out development to which this plan applies;
- b) An accredited certifier, when issuing a complying development certificate for development to which this plan applies.

The plan's other purposes are to:

- a) Provide a framework for the efficient and equitable determination, collection and management of contributions towards local infrastructure;
- b) Ensure developers make a reasonable contribution toward the provision of local infrastructure required for development anticipated to occur up to 2038;
- c) Ensure the existing community is not unreasonably burdened by the provision of local infrastructure required either partly or fully as a result of development in the area; and
- d) Ensure Council's management of local infrastructure contributions complies with relevant legislation and practice notes.

1.3 Where this plan applies

This plan applies to certain land at South Jerrabomberra within the Queanbeyan-Palerang Regional Council local government area.

The land forms the South Jerrabomberra Urban Release Area which covers seven precincts, as shown in Figure 2 over – North Poplars, South Poplars, North Tralee, South Tralee, Forrest Morrison, Walsh and Environa. The different precincts recognise the varying development types and infrastructure demands across the release area, which are reflected in the contributions specific to each precinct.

Only South Tralee and North and South Poplars precincts are currently zoned for urban purposes but the plan will also apply to the other precincts, apart from Environa, once they are rezoned for urban development.

The precincts not yet rezoned (Forrest/Morrison and North Tralee) are still covered by this plan for the purpose of calculating contributions. Once these areas are rezoned, the plan will be amended if the development yields or infrastructure needs are materially different from the assumptions in this plan.

The development of proposed employment lands at Environa are considered unlikely to occur within the timeframe of this plan and the Environa land has been excluded from the Plan. Development of these lands will however trigger contributions under other contribution plans applying to Queanbeyan-Palerang in the future.

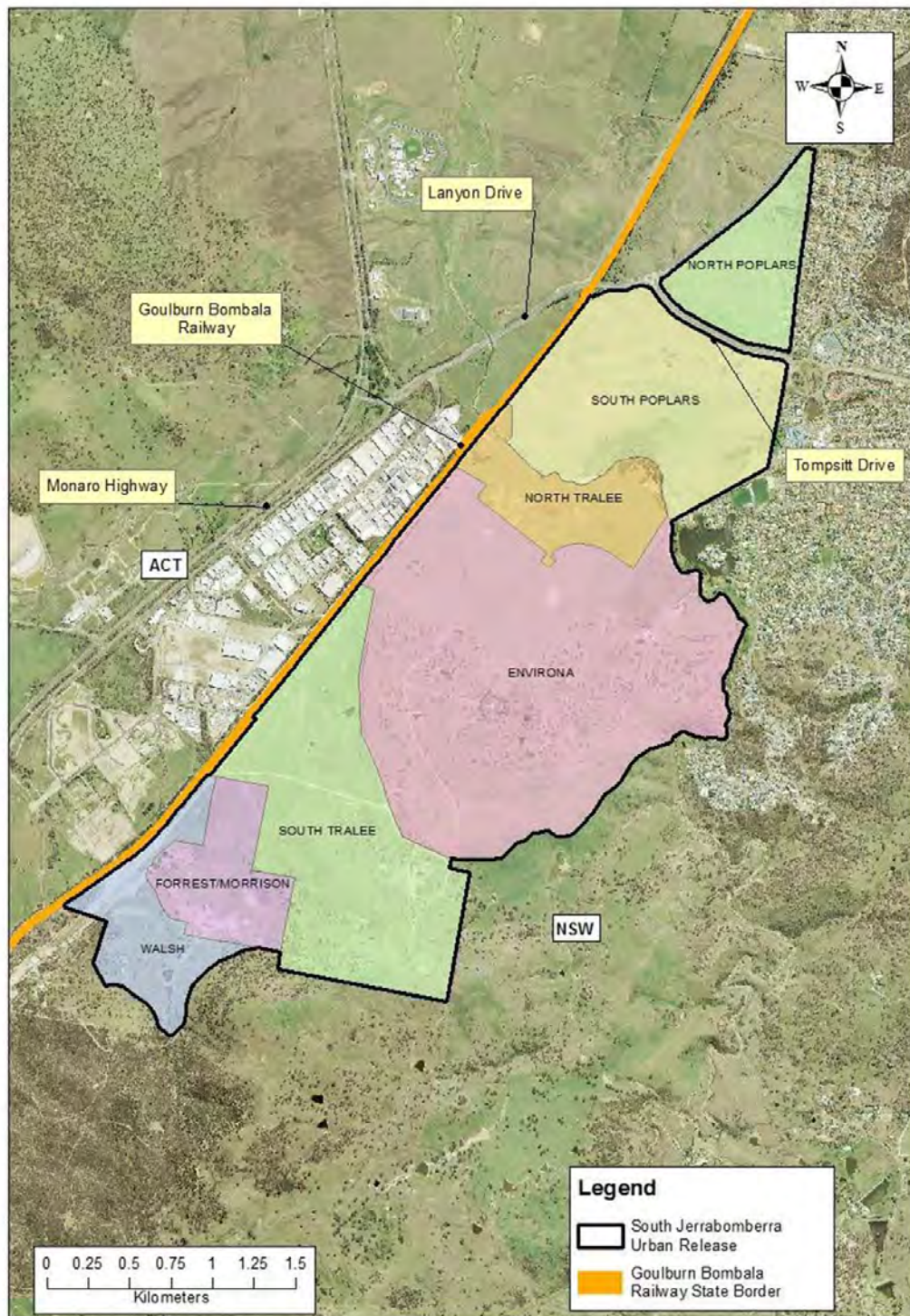
1.4 Development this plan applies to

Applicable development - This plan applies to development requiring consent including complying development and Crown development. All development that results in a net population increase in accordance with section 2.1 must pay a contribution (with the exception of exempt development).



South Jerrabomberra Local Infrastructure Contributions Plan

Figure 2: South Jerrabomberra Urban Release Area



South Jerrabomberra Local Infrastructure Contributions Plan

Development that is exempt - Development exempt from the need to pay a contribution is listed below in Table 4. Applicants must demonstrate how their development is consistent with the relevant exemption in their development application. If Council is satisfied the development is consistent with the relevant exemption, it will not levy a contribution as a condition of consent. In the case of complying development, Council must first verify any exemptions in writing to the accredited certifier.

Table 4: Development exempt from the need to pay a contribution¹

1. Subdivision of land that does not involve building work, including the creation of residue lots or super lots, where the final demand for public amenities or public services will be generated after a further subdivision of land.
2. Development where a contribution has previously been paid for the same development at the subdivision stage under a predecessor plan.
3. Alterations and additions to an existing attached dwelling, dual occupancy or dwelling house.
4. Places of public worship and child care centres by or on behalf of a charity or not-for-profit organisation².
5. Emergency services facilities.
6. Affordable housing or social housing by a social housing provider³.
7. Government schools⁴.
8. Development undertaken by or on behalf of Council, including works listed in the works program in Appendix C of this plan.
9. Development exempted from local contributions by a Ministerial direction made under the Environmental Planning and Assessment Act 1979⁵.
10. Any other development that in the opinion of Council does not increase the demand for the categories of public amenities or public service addressed by this plan.

1.5 Complying development

As noted, this plan applies to all development, including complying development. Accredited certifiers who issue complying development certificates are responsible for calculating the contribution in accordance with this plan and, if a contribution is required, imposing a condition requiring the contribution. Applicants must pay their contribution before commencing any complying development works approved by the certifier.

1.6 Establishment of a General Nexus

Under the *EP&A Regulation* the "relationship between the expected types of development in the area to which the plan applies and the demand for additional public amenities and services to meet that development", must be articulated in the plan. This is the establishment of "nexus" or relationship of the development to the demand for that infrastructure.

The establishment of "nexus" (or link/relationship) is a fundamental premise of local contribution plans and includes:

¹ All land use terms in this document have the same meanings as in the *Standard Instrument (Local Environmental Plans) Order 2006*.

² As registered with the Australian Charities and Not-for-profits Commission.

³ Affordable housing has the same meaning as the *Environmental Planning & Assessment Act 1979*. Social housing provider has the same meaning as in *State Environmental Planning Policy (Affordable Rental Housing) 2009*. If the development is mixed-use, only the affordable/social housing component will be excluded.

⁴ Established under the *Education Act 1990* by the Minister for Education.

⁵ Ministerial directions are available on the Department's website.



South Jerrabomberra Local Infrastructure Contributions Plan

- *Causal Nexus* – the development subject to a contribution must create an additional demand for the public amenity or service for which a contribution is being levied;
- *Physical Nexus* – the facility or service must be near enough in geographical terms to provide benefit to the development; and
- *Temporal Nexus* – the facility or service must be provided within a “reasonable” time.

Council has determined that there is a clear nexus between the proposed development of land at South Jerrabomberra and the proposed infrastructure set out in the works schedule shown at Appendix C. The proposed infrastructure is considered necessary to ensure the social, economic and environmental well-being of the future community. Further information in respect of the proposed development, and the infrastructure identified to support its future population, is set out in the appendices to this plan.

1.7 Cap on Monetary Local Infrastructure Contributions for Residential Development

On 28 July 2017, the Minister for Planning issued *The Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2017* that re-established a cap on local infrastructure contributions for residential development, unless a council submits the contributions plan with higher rates to IPART for assessment.

Without a review of the plan by IPART, the maximum contribution amounts applying to residential development are \$20,000 per dwelling or lot for infill areas and \$30,000 for greenfield areas, once recognised as an eligible release area by the Minister for Planning.⁶ Until the Minister for Planning approves South Jerrabomberra to be eligible to levy \$30,000, the \$20,000 cap applies.

In the event a development application for residential subdivision on land to which this plan applies is approved by Council, and the Minister for Planning subsequently agrees to lift the cap to \$30,000, nothing in this plan prevents the Council and a developer agreeing to an increased contribution of \$30,000 per lot at that time the contribution is payable.

1.8 Administration

- a) Relationship to previous plans – As of this plan’s commencement date, all other local infrastructure contributions plans applying to the land (‘the predecessor plans’) are repealed to the extent they apply to the land covered by this plan. This plan does not affect any conditions of consent that were granted under a predecessor plan
- b) Transitional arrangements – If a development application has been made before the commencement of this plan in relation to land to which this plan applies and the application has not been finally determined before that commencement, that development application will be subject to the provisions of this plan. Applications to modify a development consent made before this plan’s commencement date, will be determined against the provisions of the plan that applied at the date the original application was submitted. Development applications made on or after this plan’s commencement date will be determined under the provisions of this plan.
- c) Use of contributions - Council will allocate contributions to local infrastructure in accordance with the works program in Appendix C. Contributions will generally be proportionately allocated and held against the various infrastructure items identified

⁶ Schedule 2 of the 2012 Ministerial Direction identified greenfield release areas where the \$30,000 per dwelling/lot cap would automatically apply but councils can also apply to the Minister to approve the \$30,000 cap in other greenfield release areas.

South Jerrabomberra Local Infrastructure Contributions Plan

- in Appendix C. Council may 'pool' contributions so it can deliver the works in an orderly and timely manner. Council will generally use development contributions received under repealed plans for the same infrastructure purpose for which they were collected.
- d) Accountability and public access to information - Council is required to comply with a range of financial accountability and public access requirements. These include:
 - i. maintenance of, and public access to, a contributions register,
 - ii. maintenance of, and public access to, accounting records for contributions receipts and expenditure, and
 - iii. annual financial reporting of contributions, and public access to contributions plans and supporting documents.
 - e) The life of this plan - This plan is based on forecast population growth at South Jerrabomberra from 2018 until 2038. Council will operate this plan until either:
 - i. 30 June 2038,
 - ii. Council has collected contributions for all works items in the works program in Appendix C, or
 - iii. Council repeals the plan.
 - f) Review of this plan - Council will generally review this plan every five years or as required to ensure it addresses community needs, Council priorities and relevant legislation.
 - g) Plan Administration Costs - Costs borne by Council in administering this plan have been included as an item in the relevant works schedule. This has been determined at 1.5% of the total value of the works set out under the plan.

2. How contributions will be calculated and levied

This section describes how to calculate and pay any relevant contribution. This includes how to index the contribution (to allow for inflation) and when it needs to be paid. It also outlines Council's policy where developers offer 'works in kind' instead of a monetary contribution.

2.1 Calculating the residential development contribution

The consent authority (either the Council or an accredited certifier) will calculate the contribution by multiplying the per person contributions rate in Table 5 by the relevant occupancy rate in Table 6.

Where there is an existing dwelling or dwellings on the site, this contribution will be reduced to reflect the existing demand for local infrastructure. The contribution amount will be calculated by multiplying the net increase in each Type 1 and Type 2 dwelling by the respective contribution rate for these dwelling types in Table 5.

| | |
|---|---|
| <i>Residential development contribution equals:</i> | <i>The net population increase of residents <u>multiplied by</u> the contribution rate per resident</i> |
| <i>Where the net population increase equals:</i> | <i>The proposed residential population <u>minus</u> the previous residential development population</i> |

Table 5: Residential contribution rates, as at November 2017⁷

| | South Tralee | Forrest Morrison | Walsh | North Poplars | South Poplars | North Tralee |
|--|--------------|------------------|-------------|---------------|---------------|--------------|
| Per person | \$11,633.69 | \$13,557.47 | \$13,557.47 | n/a | n/a | n/a |
| Per dwelling Type 1 >400m ² | \$40,136.24 | \$46,773.27 | \$46,773.26 | n/a | n/a | n/a |
| Per dwelling ⁸ Type 2 < 400m ² | \$30,480.27 | \$35,520.57 | \$35,520.56 | n/a | n/a | n/a |

* On 17 July 2017, the Minister for Planning issued an amending direction under the *Environmental Planning and Assessment Act 1979* that councils cannot impose local infrastructure contributions exceeding \$20,000 per dwelling. However a council may apply to increase this cap to \$30,000 for urban release areas such as South Jerrabomberra.

⁷ The consent authority will index the contribution rates and associated contribution at the time of the consent and again at the time of payment using quarterly updates to the Consumer Price Index (All Groups Index) for Sydney in accordance with Section 2.3.

⁸ Includes studio apartments and bedsits.

South Jerrabomberra Local Infrastructure Contributions Plan

Table 6: Residential occupancy rates – residential accommodation^{9 10 11}

| | | |
|--|--|-------------------------|
| This includes all dwellings, dual occupancy, secondary dwellings and shop top housing. | Type 1 - Dwelling on a lot > 400m ² | 3.45 residents/dwelling |
| | Type 2 - Dwelling on a lot < 400m ² , multi- unit dwellings and residential flat buildings. | 2.62 residents/dwelling |

2.2 Calculating the non-residential development contribution

The consent authority (either the Council or an accredited certifier) will calculate the non-residential development contribution by multiplying the contributions rate in Table 7 by the Net Developable Area (NDA) of the development. (See definition in Appendix E).

Non-residential development contribution equals: *The contribution payable per hectare multiplied by the net developable area (NDA) of the proposed development.*

Table 7: Non-residential contribution rates per hectare, as at November 2017¹²

| | South Tralee | North Poplars | South Poplars | North Tralee |
|---|--------------|---------------|---------------|--------------|
| Per ha of NDA for non-residential development | \$24,595.50 | \$150,311.46 | \$52,430.40 | \$123,304.62 |

2.3 Imposing the contribution

If the consent authority determines a contribution is required, the consent authority will impose a condition in the consent or complying development certificate requiring the contribution. The condition must specify the contribution amount payable and how the contribution amount will be indexed.

Indexation - The consent authority will index the contribution rates in Table 3 and any contribution imposed under this plan for inflation at the time of consent and again at the time of payment using the following formulas:

$$C_{\text{consent}} = C_{\text{plan}} \times (CPI_{\text{consent}} \div xxx.x) \text{ (CPI period to be inserted at plan adoption)}$$

Where:

C_{consent} = Contribution at time of consent

C_{plan} = Contribution calculated using the rates in Table 3 of this Plan

⁹ Land use terms have the same meaning as in *Queanbeyan Local Environmental Plan 2012*.

¹⁰ Residential occupancy rates derived from recent developments in Gunghalin in the ACT

¹¹ Includes studios and bedsits.

¹² The consent authority will index the contribution rates and associated contribution at the time of the consent and again at the time of payment using quarterly updates to the Consumer Price Index (All Groups Index) for Sydney in accordance with Section 2.3.

South Jerrabomberra Local Infrastructure Contributions Plan

| | | |
|-----------------|---|---|
| $CPI_{consent}$ | = | Consumer Price Index (All Groups Index) for Sydney at the time of calculation |
| $xxx.x$ | = | The xxxx 2018 value of the Consumer Price Index (All Groups Index) for Sydney |

And:

| | | |
|---|---|--|
| $C_{payment} = C_{consent} \times (CPI_{payment} \div CPI_{consent})$ | | |
| Where: | | |
| $C_{payment}$ | = | Contribution at time of payment |
| $C_{consent}$ | = | Contribution at time of consent, as calculated above |
| $CPI_{payment}$ | = | Consumer Price Index (All Groups Index) for Sydney at the time of payment |
| $CPI_{consent}$ | = | Consumer Price Index (All Groups Index) for Sydney at the time of calculation for the consent, as above. |

Modifying consents - if a consent authority grants consent to a modification application under section 96 of the Act and the applicant has already paid the original contribution, Council will only index the contribution required for the modified part of the development. If the original contribution has not been paid, Council will index the contribution for the whole development (including the modification)¹³.

2.4 Paying the contribution

When to pay - In the case of an approved development application for subdivision, applicants must pay their contribution on the release of the subdivision certificate for the residential lots.

In the case of other development where no subdivision is proposed, the contributions must be paid prior to obtaining a construction certificate. If a development requires multiple construction certificates, Council will require payment prior to the release of the first construction certificate that relates to the development consent on which the contributions were levied.

In the case of development that is complying development, applicants must pay their contribution before commencing the complying development works. Payments cannot be deferred.

How to pay - When applicants are required to pay their contribution, they should email Council at council@qprc.nsw.gov.au to confirm the indexed contribution. The confirmed indexed contribution will be valid until the next quarterly update to the Consumer Price Index.

¹³ Any application to amend a consent that will alter the contribution payable will be taken to authorise an amendment to the condition(s) relating to the development contribution.

South Jerrabomberra Local Infrastructure Contributions Plan

If applicants don't pay their contribution by this date, they will need to again confirm the indexed contribution amount with Council.

The applicant can then pay their contribution at any of Council's Customer Service Offices, located at Queanbeyan, Bungendore and Braidwood. Acceptable payment methods are EFTPOS (debit card only), cash or a bank cheque made payable to Queanbeyan Palerang Regional Council. Personal or company cheques are not accepted.

Council will provide a receipt confirming receipt of payment. In the case of a development application, applicants can provide a copy of the receipt to their accredited certifier to assist with obtaining a construction certificate.

2.5 Alternatives to monetary contributions

Applicants can offer to provide an alternative to a monetary contribution under this plan.

Specifically, applicants can offer to dedicate land free of cost, provide works in kind or provide another material public benefit, or any combination of these, to be used for or applied towards a public purpose in full or partial satisfaction of a monetary contribution under this plan.

Council may choose to accept any such offer but is not obliged to do so. Applicants considering alternatives to monetary contributions should discuss this with Council as early as possible, and before lodging a development application.

Generally, the dedication of land will not be accepted as a means of fully or partially satisfying the need to pay a monetary contribution under this plan unless the land dedication is specifically identified in the works schedule (Appendix C) of this plan.

2.6 Offers and agreements generally

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a local infrastructure contribution required by a condition of consent imposed under this Plan.

Council will only accept offers of works or land included in the works schedule (Appendix C) of this Plan.

Each party to an agreement will be responsible for their own legal costs in the preparation and implementation of any formalised agreement.

Any offer for works in kind or other material public benefit shall be made in writing to the Council prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

In assessing any developer offer, Council will consider the following matters as a minimum:

- The standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction;
- The conditions applying to the transfer of the asset are to Council's satisfaction; and
- The provision of the material public benefit will not unduly prejudice the timing or the manner of the provision of the public facilities included in the infrastructure schedule and program.

South Jerrabomberra Local Infrastructure Contributions Plan

2.7 Works in kind and other material public benefits

If a developer wishes to deliver infrastructure that is included in this Plan instead of the Council delivering that infrastructure, then the developer can approach this in either one of two ways.

The developer may offer to enter into a Planning Agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning Agreements are the most appropriate mechanism for offers made prior to the issue of a Development Consent for the development.

If the developer has already received a Development Consent containing a condition requiring a local infrastructure contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

The value of any land or works in kind offered by a developer will be determined by a process agreed to between the Council and the developer. This will be undertaken prior to the entering of any agreement or the commencement of any works included in the offer. Council will usually require the developer to provide evidence that a quantity surveyor supports the valuation of work.

Whilst Council is under no obligation to accept Works-in-Kind proposals, the benefits to the Council and to the community should be assessed. Due consideration will be given to:

- a) The Works-in-Kind being facilities which are already included in the contributions plan.
- b) The impending need to construct the works for which the contributions are to be offset.
- c) The value of the Works-in-Kind to be determined in accordance with the provisions of the contributions plan.
- d) The impact on provision of other facilities in a timely and orderly manner.
- e) The extent to which the works satisfies the purpose for which the contribution was sought.

If the proposal is accepted, the following conditions are to be satisfied:

- a) Proposed works must be in accordance with Council's designs, functional brief, specifications, standards or intentions for the works/facilities.
- b) Submission of relevant applications and plans prior to works commencing, for approval by Council.
- c) Submission of a suitable bank guarantee, the amount of which to be determined by Council. If the works are not completed to the satisfaction of Council, the Bank Guarantee will be called up by Council.
- d) The quality of the works to be of a standard acceptable to Council verified by regular inspection by Council Officers.
- e) Payment of a suitable supervision fee for inspections (note that Council accepts no supervisory construction role or responsibility in this regard).
- f) Dedication of the facility to Council after satisfactory completion and/or agreed handover period.
- g) Entry into a deed of agreement outlining the terms of acceptance of the proposed facility.

2.8 Provision of land and works in excess of contribution requirements

Variations between the estimated cost of any infrastructure item contained in the contributions plan and the actual construction cost of that infrastructure item are to be entirely the developer's responsibility.

South Jerrabomberra Local Infrastructure Contributions Plan

Where the value of any works in kind is less than the value of the required contribution for that infrastructure item set out in this plan, the applicant will be required to settle the balance of the contribution by way of a monetary contribution to the Council.

Where the value of any works in kind is more than the value of the required contribution for that infrastructure item set out in this plan, the developer is required to wholly meet any difference in those costs.

Where a developer constructs an infrastructure item as a works in kind, and it can be demonstrated that infrastructure item provides a benefit to other land to which this plan applies in addition to the developer's land, Council may (but is not obliged to) enter into a Planning Agreement to reimburse the developer constructing the infrastructure item up to the value of that infrastructure item as set out in the works schedule (Appendix C).

As noted, applicants considering alternatives to monetary contributions should discuss this with Council as early as possible, and before lodging a development application.

APPENDICES

The following appendices describe how the contribution rates set out under this plan have been determined and what infrastructure Council will provide using the collected contributions. A summary of each appendix is provided below.

Appendix A: Anticipated development

Appendix A describes the forecast new population from anticipated development in South Jerrabomberra from 2018 until 2038¹⁴. This includes forecast changes to the population (residents and workers), age, household sizes and dwelling occupancy rates.

Appendix B: Infrastructure strategies

Appendix B describes the overarching approach to providing for the four key categories of local infrastructure set out in this plan. The categories are:

1. open space and recreation,
2. community facilities,
3. road network, and
4. community services.

For each category, the appendix sets out:

1. the new population's demand for the infrastructure
2. what infrastructure Council will provide to address the new population's demand, and
3. how much the infrastructure will cost and how much of the cost Council will fund using contributions.

The appendices also show how the contribution rates were calculated.

As noted, contribution rates are calculated using the following formula:

| |
|--|
| $\frac{\text{Contribution rates (\$/equivalent resident)}}{\text{Cost of works attributed to new population}} = \frac{\text{New population from 2018 - 2038}}{\text{New population from 2018 - 2038}}$ |
|--|

Appendix C: Works Schedule

Appendix C contains the relevant works program for South Jerrabomberra showing the identified works this plan partially or fully apports to the new population, and, that Council will partially or fully fund using collected contributions.

This plan apports approximately \$57 million of infrastructure works and land to the new population.

The cost apportioned in each infrastructure category is approximately:

- \$4.6 million for open space and recreation,
- \$2.5 million for community facilities,
- \$45.1 million for road network,
- \$4.0 million for community services, and
- \$0.7 million for plan administration.

Appendix D: Local Infrastructure Map

This map identifies the various on-site infrastructure identified under the plan.

¹⁴ In this plan, 'new population' refers to forecast residents from 2018 to 2038 as shown in Table 10 Appendix A.

South Jerrabomberra Local Infrastructure Contributions Plan

Appendix E: Definitions Under This Plan

Sets out definitions for the various terms used in this document.

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Appendix A – Anticipated Development

This appendix describes the forecast changes to population, age, household sizes and household occupancy rates expected at South Jerrabomberra into the future. These affect how much and what type of local infrastructure the new population will demand in the area.

Forecast population

Council has engaged demographer id Forecast to prepare population forecasts for the local government area. However, the id Forecast information was calculated using higher than anticipated dwelling yields for South Jerrabomberra area and doesn't accurately reflect the reduced dwelling yield of 1,500 dwellings that has now been determined.

Ultimately, both the dwelling yield and the number of workers/jobs created by the employment lands are limited by the capacity of the proposed Northern Entry Road servicing the area. Traffic modelling undertaken by Council's engineers has indicated the capacity of this road (and therefore development at South Jerrabomberra) is limited to a **maximum of 1,500 dwellings and 1,103 workers/jobs**.

In regards to the future demographics of the population at South Jerrabomberra, it is considered appropriate to apply an occupancy rate similar to that for similar developments in the ACT where smaller lot housing has been undertaken. Accordingly, the average occupancy rate in Gungahlin has been adopted, representing **2.85 persons per dwelling**. Given there are more separate dwellings and attached and terraced housing proposed at South Jerrabomberra (and some residential flat buildings) compared to Gungahlin, this occupancy rate is considered to be generally conservative.

Table 8 : Projected Population Growth

| Year | Total Dwellings | Dwellings/year | Total Population |
|------|-----------------|----------------|------------------|
| 1 | 425 | 75 | 214 |
| 2 | | 75 | 428 |
| 3 | | 75 | 642 |
| 4 | | 100 | 927 |
| 5 | | 100 | 1212 |
| 6 | 1,025 | 120 | 1554 |
| 7 | | 120 | 1896 |
| 8 | | 120 | 2238 |
| 9 | | 120 | 2580 |
| 10 | | 120 | 2922 |
| 11 | 1,375 | 100 | 3207 |
| 12 | | 100 | 3492 |
| 13 | | 50 | 3635 |
| 14 | | 50 | 3778 |
| 15 | | 50 | 3921 |
| 16 | | 25 | 3992 |
| 17 | | 25 | 4063 |
| 18 | | 25 | 4134 |

South Jerrabomberra Local Infrastructure Contributions Plan

| | | | |
|--------------|--------------|-------------|-------------|
| 19 | | 25 | 4205 |
| 20 | 1,500 | 25 | 4276 |
| Total | 1,500 | 1500 | 4275 |

Table 9 : Anticipated housing mix for South Jerrabomberra

| Year | Number | Percent |
|---|--------|---------|
| Dwelling Type 1 – Detached Housing Conventional lot >400m ² | 418 | 27.9 |
| Dwelling Type 2 – Smaller detached housing including terrace townhouse/multi-unit /residential flat building <400m ² | 1,082 | 72.1 |

As a result, the anticipated population in South Jerrabomberra will be (1,500 dwellings x 2.85 occupancy) which results in **4,275 new residents**. For modelling purposes, it has been assumed that 1,500 dwellings will be delivered at the average rate of 100-150 dwellings per year over approximately 10-12 years (subject to market conditions).

Population forecasts have been based on the indicative housing yield and mix discussed with the main developer for South Tralee, and although indicative, the following assumptions can be made:

- Larger lots over 400m² are more likely to be occupied by established families with children than by single people, while the opposite situation applies to studios, apartments and multi-unit dwellings (i.e., more single persons in the smaller dwellings).
- An area's age structure changes over time. Initial residents in South Jerrabomberra are likely to include single persons, couples and couples with young families who will grow older over time.

External factors affect the average number of people occupying each dwelling such as the cost of housing, the supply of housing demanded in a geographical area, and the age and household structure of the area.

With these assumptions it is likely that the residential population will increase mainly in the younger age groups reflecting that of a new greenfield development. As such household sizes and dwelling occupancy rates are likely to be relatively high as it is not unreasonable to anticipate that young people will share dwellings in response to the lack of affordable housing in the wider region.

Table 10 : Projected Number of Residents In South Jerrabomberra

| | South Tralee | Forrest Morrison | Walsh | Total | Average Household size ¹⁵ | Population |
|--|--------------|------------------|------------|-------------|---|-------------|
| Dwelling Type 1 > 400m ² | 210 | 140 | 70 | 420 | 3.45 | 1447 |
| Dwelling Type 2 <400m ² and multi-unit and residential flat buildings | 540 | 360 | 180 | 1080 | 2.62 | 2828 |
| Total | 750 | 500 | 250 | 1500 | 2.85 (4275 residents / 1500 dwellings) | 4275 |

¹⁵ Residential occupancy rates derived from recent developments in Gungahlin in the ACT (ABS 2016).

South Jerrabomberra Local Infrastructure Contributions Plan

Forecast number of workers

South Jerrabomberra urban release area includes the zoning of employment lands at the Poplars and North Tralee. There is currently 31 hectares (ha) of land at South Poplars that is zoned B7 Business Park and it is proposed to rezone another 9.62ha of B7 Business Park and 29.25ha of IN2 Light Industrial at North Tralee.

Environa will be rezoned in future years but has been discounted for the purposes of this contributions plan which has assumed a life of 20 years to 2038.

The take-up of employment lands has been calculated at 1.5ha per year which is consistent with the *Queanbeyan Residential and Economic Strategy 2031* which estimates that employment land take up rate will likely be between 1.5 and 3.5ha per year. The more conservative figure of 1.5ha per year has been used but Council will regularly review the plan based on the actual take up rate of employment land achieved.¹⁶

Out of the 70ha of employment lands included in South Poplars, North Tralee and North Poplars it is reasonable to estimate that at 1.5ha per year, or about 30ha of the land will be taken up.

As per Table 11 the number of jobs per hectare for the B7 Business Park land has been calculated at 32 jobs/hectare and 20 jobs per hectare for the IN2 Light Industrial land¹⁷.

Table 11 : Projected number of workers in South Jerrabomberra

| Year | Expected jobs | Notes / comment |
|---------------|---|---|
| North Tralee | | |
| 2018 – 2038 | 12ha @ 20 jobs per ha = 240 jobs | IN2 Light Industrial zone |
| 2018 – 2038 | 3ha @ 32 jobs per ha = 96 jobs | B7 Business Park zone |
| North Poplars | | |
| 2018 – 2038 | 7,000m ² @ 1 job / 100m ² = 70 jobs | B1 Neighbourhood Centre zone commercial floor space |
| 2018 – 2038 | 6ha @ 32 jobs / ha = 192 jobs | B1 Neighbourhood Centre zone |
| South Poplars | | |
| 2018 – 2038 | 15ha @ 32 jobs per ha = 480 jobs | B7 Business Park zone |
| Total | 1078 + (25) = 1103 | 25 jobs at South Tralee |

¹⁶ This has been calculated from the number of jobs per hectare in the industrial land at West Queanbeyan

¹⁷ 'Indicative Land Release at South Jerrabomberra' @ 1.5ha of employment land / year (SD 2)



Appendix B - Infrastructure Strategies

This appendix describes how Council will use the contributions collected under this plan to address the new population's demand for community facilities, open space and recreation, roads and other infrastructure.

Both the open space/recreation and community facilities have been informed by the South Tralee Strategic Social Plan¹⁸ prepared by GHD/Heather Nesbitt in August 2013. This report was prepared at the time with dwelling yields at South Tralee of 1,348 and the southern area (Forrest Morrison and Walsh) of 1,400.

Since this time, the dwelling yields for the whole of South Jerrabomberra have been reduced largely as a result of both the capacity of the northern entry road into the urban release area, and to address advice from Roads and Maritime Services in respect of the design of the intersection of Tomsitt Drive and Lanyon Drive. Accordingly, the infrastructure set out in the works schedule has been amended to reflect the reduction in dwellings since that original study.

Using an average dwelling occupancy number of 2.85 persons per dwelling the resulting population of South Jerrabomberra will be approximately 4,275 persons.

Open Space and Recreation

As noted, the demand for open space and recreational facilities has still been determined having regard to both the GHD/Heather Nesbitt Study (subsequently adjusted to reflect the reduced dwellings yields), and Council's benchmark for open space and recreation provision which is based on the provision of other similar LGA's and good practice guidelines (NSW Department of Planning 2010). The costs of providing these parks have been calculated using actual Council costs for comparable parks (where possible) or, if actual costs are unavailable, the *Local Infrastructure Benchmark Costs* produced by the Independent Pricing and Regulatory Tribunal Report 2014 have been used.

The costs for open space and recreation facilities have only been apportioned to the proposed residential development set out under this plan. Proposed commercial and industrial development makes no contribution to these facilities as they are considered unlikely to use them on a regular basis.

Open space provides opportunities for physical activities and is desirable for the health and wellbeing of the community. An equitable distribution of appropriate and quality open space is required for South Jerrabomberra and it is appropriate that the new population who will use this open space, contribute to the demand for its use. There is a large elevated area totalling 79.07ha zoned E2 Environmental Conservation which can provide for passive recreation by way of walking tracks.

Council has established a benchmark of 2.83 hectares of active open space per 1,000 persons. Accordingly, a total of approximately 12 hectares of open space is required to service the South Jerrabomberra urban release area. The open space provision is slightly

¹⁸ South Tralee Strategic Social Plan August 2013 (SD 3)

South Jerrabomberra Local Infrastructure Contributions Plan

less than this standard at 2.81ha per 1,000 residents but it is considered acceptable given the amount of passive open space provided in the higher conservation lands.

The key thresholds for facilities set out in the document are reproduced below:

- Playgrounds – Every dwelling within 400m walk or 1:1,500 persons.
- Neighbourhood Park (Local Parks 1, 2, 3 @ 1ha each) – 1:1,500 persons
- Local Parks – (Local Park 4 @ 2ha) – 1:3,625 persons.
- District Parks – N/A.
- Sports Fields – (2 Sports Fields Totalling 7ha) – 1 per 2,450 persons
- Courts – Multi- purpose courts (2 located in Local Park 4) 1:2,450 persons
- Courts – Tennis 1:2,450 persons (2 located in Local Park 4).

This Plan apportions approximately \$4.66 million of open space provision to the new population. Council will encourage the main developer to dedicate land to Council and embellish the acquired land to Councils standards. Council will acquire 12ha of land and its cost and embellishment will be apportioned 100% to the new population from 2018 – 2038.

Community Facilities

New facilities required

The key thresholds for facilities as set out in the South Tralee Strategic Social Plan document are reproduced below:

- Local Neighbourhood Centre – 1:3,500 – 6000 (0.3164m² – 2.25m² land per additional person.

To accommodate a 500m² local neighbourhood centre an area of 2500m² is required to house the centre and to provide appropriate landscaping and parking. The local neighbourhood centre will require to be located in or close to the neighbourhood centre in South Tralee.

- Multi-Purpose Centre – The reduction in population in the South Jerrabomberra land release area has meant that the multi- purpose centre identified in the Social Plan is no longer required.

Existing "Regional" facilities

In accordance with the City wide Local Infrastructure Contributions Plan for Queanbeyan there is a contribution levied on all new residential development across the former Queanbeyan City Council local government area for facilities that cater for more than 'a local population'. Such facilities include the Queanbeyan City Cultural centre (The Q) and the Queanbeyan Library.

The Queanbeyan Cultural centre (The Q) requires the cost of the facility to be recouped to Council as it has already been constructed. This has been calculated by deducting grant monies and income which has already been received to date under previous contributions plans and the monies committed to the project under the Local Planning Agreement for Googong. The contribution has been calculated using the cost per person and calculated by sharing the cost between the new population at South Jerrabomberra and the forecast infill

South Jerrabomberra Local Infrastructure Contributions Plan

population. The lot contribution amount is calculated by multiplying that by the average occupancy rate of 2.85¹⁹.

The new Queanbeyan library equally serves all residents in the Queanbeyan area. Again the contribution is calculated by using the actual cost of the building and fit-out, minus the monies already paid through contributions²⁰. It is then divided by the new population of South Jerrabomberra and the forecast infill population of the established suburbs as was done for the Q.

For both these regional items it could be argued that the benefit population spreads beyond the former Queanbeyan Local Government area into the former Palerang area but at present no contributions plans in Palerang collect for these items.

The costs for community facilities have only been apportioned to the proposed residential development set out under this plan. Proposed commercial and industrial development makes no contribution to these facilities as they are considered unlikely to use them on a regular basis.

Road and Traffic Facilities

Traffic and transport facilities include pedestrian, cycling and traffic calming (PCTC) works, intersection upgrades, traffic lights, and proposed new roads. The new population will walk, cycle, use public transport and drive, and therefore contribute to the demand for traffic and transport facilities that enable travel by these modes.

As more people walk, cycle, use public transport and drive, competition between the various modes of travel increases as road space is limited. This increases demand for infrastructure works to better manage transport needs including:

- Traffic lights and intersection upgrades – to reduce conflicts and improve reliability and safety; and
- New roads – to increase connectivity of the road network.

If Council does not adequately cater for the new population's transport needs, amenity and accessibility levels will decline for both the existing and new population.

Council needs developers to pay a reasonable share of the cost to provide new and upgraded Council traffic and transport facilities relevant to the proposed population and workforce at South Jerrabomberra. The costs for both on-site and off-site roads are to be apportioned to all development at South Jerrabomberra, including commercial and industrial.

Off-site Roads

The demand for off-site road and traffic facilities has been determined having regard to the *South Jerrabomberra and Queanbeyan Traffic Analysis 2014* prepared by TDG with particular regard to "Part 4 Selected Road Network Improvements Contributions Analysis Report" updated in June 2015²¹. This traffic analysis was based on the *Googong and Tralee Traffic Study 2031* carried out by Gabites Porter in 2010.

¹⁹ Calculation for the Q Cultural Centre (SD 5)

²⁰ Calculations for both the Q and Library with CPI adjustment (SD 6)

²¹ Part Part 4 Selected Road Network Improvements Contributions Analysis Report" June 2015 (SD 7)

South Jerrabomberra Local Infrastructure Contributions Plan

Part 4 of the report details the tracking of modelled traffic on roads within the Queanbeyan and ACT system enabling Council to determine what percentage of traffic each South Jerrabomberra sub catchment contributes to each improvement project.

In March 2016 this was revised to reflect a smaller development in the South Jerrabomberra area, reduced to 2221 dwellings with 24ha of employment lands with a take up spread over 20 years. It also assumed a link to Sheppard Street as opposed to Isabella Drive. This formed the basis of a roads costing spreadsheet which lists each off-site road's total cost spread across all development fronts in the former Queanbeyan local government area. Some of the road infrastructure projects identified in the TDG's Selected Road Network Improvements Contributions Analysis Report have been reconsidered and subsequently redistributed to the Ellerton Drive Extension and Old Cooma Road projects.

More recently (March 2018) the dwelling numbers at South Jerrabomberra have been reduced again to 1,500 dwellings as a result of the capacity of the intersection upgrade required for this new release area at Tomsitt/Lanyon Drive. The consequences of this reduced dwelling number now mean that the apportionments for the off-site roads across this development have again changed.

Council has now updated the traffic model to take account of the reduced number of dwellings at South Jerrabomberra²². This has resulted in updated apportionments for the various road infrastructure across the commercial areas, South Tralee, Forrest Morrison and Walsh.

Council cannot use contributions to provide new and upgraded State roads provided by State authorities; therefore monies will not go towards the intersection upgrade of Lanyon and Tomsitt Drive.

On-site roads

The on-site roads are those located within the development area that are required to provide access to the proposed dwellings and employment lands. These include the main access road into the South Jerrabomberra area otherwise known as the Northern Entry Road (NER). It also includes the intersection of this road with Tomsitt Drive.

Contributions will be required from all development fronts in the urban release area with the exception of North Poplars which will only contribute to the cost of the intersection mentioned above. The road construction has been split into stages as follows and, as shown in Appendix D – Location Infrastructure Map:

- a) NER Stage 1 – The bridge over Jerrabomberra Creek,
- b) NER Stage 2 – Jerrabomberra Creek bridge through North Tralee to the start of South Tralee,
- c) NER Stage 3a – Tomsitt Drive to Jerrabomberra Creek bridge,
- d) NER Stage 4 – Through extent of South Tralee, and
- e) NER Stage 5 – South Tralee through the Forrest Morrison property to Walsh access

²² South Jerrabomberra and Queanbeyan Traffic Analysis 2018 (SD 9)

South Jerrabomberra Local Infrastructure Contributions Plan

The on-site road costs have been apportioned on the basis of 'equivalent dwellings', assuming each residential dwelling will contribute 10 traffic movements per day, and that commercial/industrial development will contribute 2 movements per day per job.

The developer of South Tralee which is the first area to be subdivided for residential development will be building the road on behalf of Council. It will be necessary for all the developers at South Jerrabomberra to contribute their identified share of the road and land costs.

Each development front has been named as a precinct and six precincts exist as follows:

- Precinct 1 – South Tralee
- Precinct 2 – Forrest/Morrison
- Precinct 3 – Walsh
- Precinct 4 – North Tralee
- Precinct 5 – South Poplars
- Precinct 6 – North Poplars

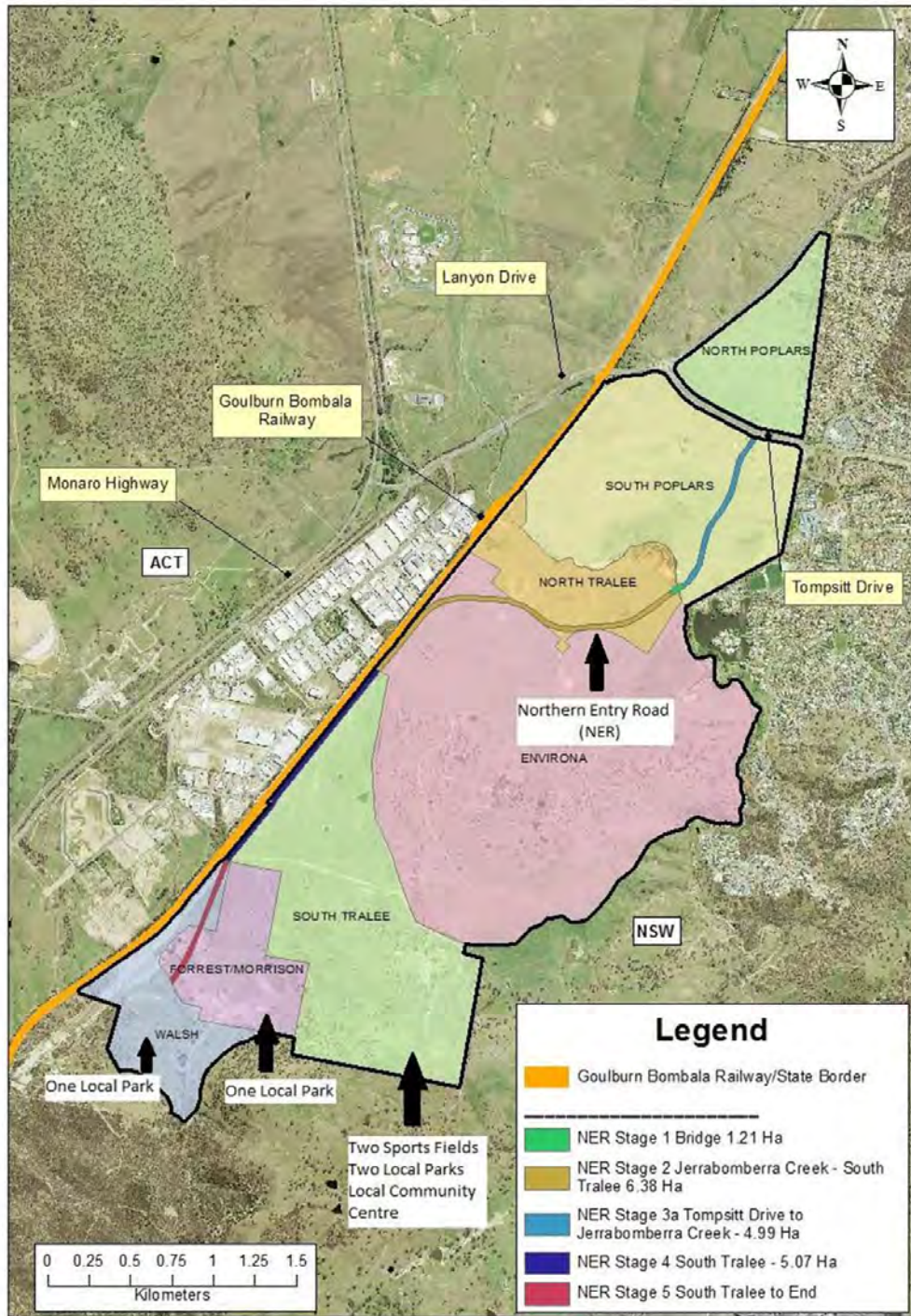
The contributions amounts for each precinct can be seen in Appendix C Works Schedule.

Council will collect the contribution from on-site roads from each developer and recoup the amount back to this lead developer.

Appendix C - Works Schedule

DRAFT

Appendix D - Local Infrastructure Map



Appendix E – Definitions Under This Plan

- "Applicant"** means the person, company or organisation submitting a development application.
- "Apportionment"** means the adjustment of a contribution (usually a percentage) to ensure the contributing population only pays for its share of the total demand for the facility.
- "Community facility"** means a building or place owned or controlled by the Council or a body of persons which may provide for the physical, social, cultural or intellectual development or welfare of the local community, but does not include a building or place elsewhere defined in this section.
- "Complying development"** means development that can be approved by an accredited certifier.
- "Contribution"** means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in the EP&A Act.
- "Contributions Plan"** means a contributions plan referred to in the EP&A Act.
- "Council"** means the Queanbeyan-Palerang Regional Council.
- "Development contribution"** means the payment of a monetary contribution or the dedication of land free of cost.
- "DPE"** means the NSW Department of Planning and Environment (or its predecessor or subsequent bodies).
- "EP&A Act"** means the *Environmental Planning & Assessment Act, 1979*, as amended.
- "EP&A Regulations"** means the *Environmental Planning & Assessment Regulation 2000*, as amended.
- "Equivalent Dwelling"** means a single allotment or equivalent demand being a 3-bedroom dwelling.
- "LEP"** means a local environmental plan made by the Minister under the EP&A Act.
- "LGA"** means the Queanbeyan-Palerang local government area.
- "Net Developable Area"** means the total area of any land the subject of a development consent (including any land the development consent authorises, or requires, to be used as a road, or reserved or dedicated as a public road) but excludes:
- (a) existing roads to be used as part of the proposed road network
 - (b) any part of the land that is below the level of a 1:100 ARI flood event, if that part of the land is unsuitable for development by virtue of it being at or below that level
 - (c) any land to be reserved, dedicated or otherwise set aside as, or for the purpose of, any of the following:
 - (i) a government school (within the meaning of the *Education Act 1990*)
 - (ii) a tertiary institution, including a university or TAFE establishment, that provides formal education and is constituted by or under an Act
 - (iii) an emergency services facility
 - (iv) a health services facility owned and operated by a public authority
 - (v) a golf course
 - (vi) a passenger transport facility
 - (vii) a public reserve or a drainage reserve (within the meaning of the *Local Government Act 1993*)

South Jerrabomberra Local Infrastructure Contributions Plan

- (viii) an easement for an above-ground electricity transmission line
- (ix) a public transport corridor (other than a road corridor)
- (x) a public utility undertaking
- (xi) roads or other public amenities or public services, in connection with which development contributions have been imposed under the relevant contributions sections of the Act or may be imposed in accordance with a contributions plan approved under the EP&A Act roads or other infrastructure in connection with which SICs have been, or may be, imposed in accordance with those particular sections of the EP&A Act.

"Precinct" is the geographic or other defined area that the infrastructure is deemed to service as an apportioned cost.

"Public facilities" means any public amenity or public service, as referred to in the EP&A Act, including a "community facility" and a "recreation facility", the need for which has increased or been created by development.

"Works in kind" are a kind of "material public benefit" as referred to in the EP&A Act and means the undertaking of any work associated with the provision of a public facility included in this plan.

"Works schedule" means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

26 APRIL 2018

ITEM 12.1 SOUTH JERRABOMBERRA LOCAL INFRASTRUCTURE
CONTRIBUTIONS PLAN 2018

ATTACHMENT 3 ATTACHMENT C - DRAFT WORKS SCHEDULE

12.1 South Jerrabomberra Local Infrastructure Contributions Plan 2018
Attachment 3 - Attachment C - Draft Works Schedule (Continued)

| South Jerrabomberra Local Infrastructure Contributions Draft Works Schedule | | | | | | | | | | | | | |
|--|--------------------------------------|---|---|--|---|---------------------------------------|---|-------------------------|------------------------------|----------------------|----------------------|----------------------|---------------------|
| 1. Open Space & Recreation | | | | | | | | | | | | | |
| Category | Item | Description | Threshold | \$ (CPI adjusted) (September 2017 - Sydney) | Supporting Document (SD) Number / notes | South Tralee Precinct 1 | Forrest/ Morrison Precinct 2 | Walsh Precinct 3 | N Poplars Precinct 6 | S Poplars Precinct 5 | N Tralee Precinct 4 | | |
| Land Dedication | Local Park 1 | 1ha (small local park) | Land to be dedicated upon completion of embellishment works (if undertaken by developer) OR relevant subdivision approval (if undertaken by council) Calculated at 2.53ha per 1,000 person | \$104,846.23 | SD 11: 5th Tralee land valuation report (C1522718) (Feb 2015) | \$52,423.11 | \$34,948.74 | \$17,474.37 | N/A | N/A | N/A | | |
| | Local Park 2 | 1ha (small local park) | | \$104,846.23 | | \$52,423.11 | \$34,948.74 | \$17,474.37 | N/A | N/A | N/A | | |
| | Local Park 3 | 1ha (small local park) | | \$104,846.23 | | \$52,423.11 | \$34,948.74 | \$17,474.37 | N/A | N/A | N/A | | |
| | Local Park 4 | 2ha (local park) | | \$209,692.46 | | \$104,846.23 | \$69,697.48 | \$34,948.74 | N/A | N/A | N/A | | |
| | Sports Fields 1 & 2 | 7ha | | \$733,923.61 | | \$366,961.81 | \$244,641.20 | \$122,320.60 | N/A | N/A | N/A | | |
| | TOTAL | | | \$1,258,154.74 | | \$629,077.37 | \$410,384.91 | \$209,692.46 | \$0.00 | \$0.00 | \$0.00 | | |
| Local Park 1 | playground equipment | | To be delivered upon subdivision approval of lot accommodating dwelling 521 | \$5,005.19 | | \$2,502.59 | \$1,668.40 | \$834.20 | N/A | N/A | N/A | | |
| | softfall (100sqm) | | | \$26,106.49 | | \$13,053.25 | \$8,702.83 | \$4,351.42 | N/A | N/A | N/A | | |
| | turfing (4500sqm) | | | \$162,382.08 | | \$81,191.04 | \$54,127.36 | \$27,063.68 | N/A | N/A | N/A | | |
| | bench seats x 2 (Aluminium. No back) | | | \$7,628.77 | | \$3,814.39 | \$2,542.92 | \$1,271.46 | N/A | N/A | N/A | | |
| | bin (steel, single enclosure + post) | | | \$4,876.77 | | \$2,438.38 | \$1,625.59 | \$812.79 | N/A | N/A | N/A | | |
| | footpath (concrete, 120m x 1.2m) | | | \$28,783.02 | | \$14,391.51 | \$9,594.34 | \$4,797.17 | N/A | N/A | N/A | | |
| | mature trees x 2 (inc mulch) | | | \$1,598.35 | | \$799.17 | \$532.78 | \$266.39 | N/A | N/A | N/A | | |
| | semi mature trees x 2 (inc mulch) | | | \$1,341.51 | | \$670.75 | \$447.17 | \$223.58 | N/A | N/A | N/A | | |
| | saplings x 10 | | | \$339.62 | | \$169.81 | \$113.21 | \$56.60 | N/A | N/A | N/A | | |
| | shrubs x 20 | | | \$573.11 | | \$286.56 | \$191.04 | \$95.52 | N/A | N/A | N/A | | |
| | TOTAL | | | | | \$238,636.91 | | \$119,318.46 | \$79,545.64 | \$39,772.82 | \$0.00 | \$0.00 | \$0.00 |
| | playground equipment | | | Works to be commenced upon approval of stage containing lot accommodating dwelling 1042 | | \$5,005.19 | SD 12: IPART Local Infrastructure Benchmark Costs (April 2014) (C1634906) | \$2,502.59 | \$1,668.40 | \$834.20 | N/A | N/A | N/A |
| | softfall (100sqm) | | | | | \$26,106.49 | | \$13,053.25 | \$8,702.83 | \$4,351.42 | N/A | N/A | N/A |
| | turfing (4500sqm) | | | | | \$162,382.08 | | \$81,191.04 | \$54,127.36 | \$27,063.68 | N/A | N/A | N/A |
| | bench seats x 2 (Aluminium. No back) | | | | | \$7,628.77 | | \$3,814.39 | \$2,542.92 | \$1,271.46 | N/A | N/A | N/A |
| bin (steel, single enclosure + post) | | \$4,876.77 | \$2,438.38 | | \$1,625.59 | \$812.79 | | N/A | N/A | N/A | | | |
| footpath (concrete, 130m x 1.2m) | | \$31,181.60 | \$15,590.80 | | \$10,393.87 | \$5,196.93 | | N/A | N/A | N/A | | | |
| mature trees x 2 (inc mulch) | | \$1,598.35 | \$799.17 | | \$532.78 | \$266.39 | | N/A | N/A | N/A | | | |
| semi mature trees x 2 (inc mulch) | | \$1,341.51 | \$670.75 | | \$447.17 | \$223.58 | | N/A | N/A | N/A | | | |
| saplings x 10 | | \$339.62 | \$169.81 | | \$113.21 | \$56.60 | | N/A | N/A | N/A | | | |
| shrubs x 20 | | \$573.11 | \$286.56 | | \$191.04 | \$95.52 | | N/A | N/A | N/A | | | |
| TOTAL | | | \$241,035.50 | | | \$120,517.75 | | \$80,345.17 | \$40,172.58 | \$0.00 | \$0.00 | \$0.00 | |
| playground equipment | | Works to be commenced upon approval of stage containing lot accommodating dwelling 1430 | \$5,005.19 | | SD 12: IPART Local Infrastructure Benchmark Costs (April 2014) (C1634906) | \$2,502.59 | | \$1,668.40 | \$834.20 | N/A | N/A | N/A | |
| softfall (100sqm) | | | \$26,106.49 | | | \$13,053.25 | | \$8,702.83 | \$4,351.42 | N/A | N/A | N/A | |
| turfing (4500sqm) | | | \$162,382.08 | | | \$81,191.04 | | \$54,127.36 | \$27,063.68 | N/A | N/A | N/A | |
| bench seats x 2 (Aluminium. No back) | | | \$7,628.77 | | | \$3,814.39 | | \$2,542.92 | \$1,271.46 | N/A | N/A | N/A | |
| bin (steel, single enclosure + post) | | | \$4,876.77 | \$2,438.38 | | \$1,625.59 | \$812.79 | N/A | N/A | N/A | | | |
| footpath (concrete, 150m x 1.2m) | | | \$35,978.77 | \$17,989.39 | | \$11,992.92 | \$5,996.46 | N/A | N/A | N/A | | | |
| mature trees x 2 (inc mulch) | | | \$1,598.35 | \$799.17 | | \$532.78 | \$266.39 | N/A | N/A | N/A | | | |
| semi mature trees x 2 (inc mulch) | | | \$1,341.51 | \$670.75 | | \$447.17 | \$223.58 | N/A | N/A | N/A | | | |
| saplings x 10 | | | \$339.62 | \$169.81 | | \$113.21 | \$56.60 | N/A | N/A | N/A | | | |
| shrubs x 20 | | | \$573.11 | \$286.56 | | \$191.04 | \$95.52 | N/A | N/A | N/A | | | |
| TOTAL | | | | \$245,832.87 | | | \$122,916.33 | \$81,944.22 | \$40,972.11 | \$0.00 | \$0.00 | \$0.00 | |
| 2 tennis courts | | | Works to be commenced upon approval of stage containing lot accommodating dwelling 850 | \$239,752.25 | | | \$119,876.13 | \$79,917.45 | \$39,958.73 | N/A | N/A | N/A | |
| perimeter fencing (for tennis courts) | | | | \$53,066.04 | | | \$26,533.02 | \$17,688.68 | \$8,844.34 | N/A | N/A | N/A | |
| floodlighting x2 (for tennis courts) | | | | \$66,385.61 | | | \$33,192.81 | \$22,128.54 | \$11,064.27 | N/A | N/A | N/A | |
| 2 multi-purpose courts | | | | \$163,176.18 | | | \$81,588.09 | \$51,058.73 | \$25,529.36 | N/A | N/A | N/A | |
| turfing (5000sqm) | | \$216,509.43 | | \$108,254.72 | \$72,169.81 | | \$36,084.91 | N/A | N/A | N/A | | | |
| bench seats x 2 (Aluminium. No back) | | \$7,628.77 | | \$3,814.39 | \$2,542.92 | | \$1,271.46 | N/A | N/A | N/A | | | |
| drinking fountain | | \$7,573.58 | | \$3,786.79 | \$2,524.53 | | \$1,262.26 | N/A | N/A | N/A | | | |
| bin (steel, double enclosure + post) | | \$7,085.40 | | \$3,542.70 | \$2,361.13 | | \$1,178.07 | N/A | N/A | N/A | | | |
| shaded cycle pedestrian path (300m x 2.5m) | | \$213,007.08 | | \$106,503.54 | \$71,002.36 | | \$35,501.18 | N/A | N/A | N/A | | | |
| TOTAL | | | | \$983,214.39 | | | \$491,607.19 | \$321,071.46 | \$160,535.73 | \$0.00 | \$0.00 | \$0.00 | |
| Soccer/ rugby field | | Works to be commenced upon approval of stage containing lot accommodating dwelling 850 | | \$430,896.23 | | | \$215,448.11 | \$143,632.08 | \$71,816.04 | N/A | N/A | N/A | |
| Crickets/ Australian Rules Football field | | | | \$742,924.53 | | | \$371,462.26 | \$247,641.51 | \$123,820.75 | N/A | N/A | N/A | |
| carparking (30 spaces) | | | | \$200,589.62 | | | \$100,294.81 | \$66,863.21 | \$33,431.60 | N/A | N/A | N/A | |
| amenity block (100sqm) | | | | \$163,047.47 | | | \$81,523.74 | \$54,349.16 | \$27,174.58 | N/A | N/A | N/A | |
| bench seats x 5 (Aluminium. No back) | | | | \$22,886.32 | | | \$11,443.16 | \$7,628.77 | \$3,814.39 | N/A | N/A | N/A | |
| drinking fountain x 2 | | | \$15,147.17 | \$7,573.58 | | \$5,049.06 | \$2,524.53 | N/A | N/A | N/A | | | |
| bins x 2 (steel, double enclosure + post) | | | \$14,136.79 | \$7,068.40 | | \$4,712.26 | \$2,356.13 | N/A | N/A | N/A | | | |
| perimeter fencing (length of playing fields and local park A) | | | \$106,132.08 | \$53,066.04 | | \$35,377.35 | \$17,688.68 | N/A | N/A | N/A | | | |
| TOTAL | | | | \$1,717,913.21 | | | \$858,956.60 | \$572,637.74 | \$286,318.87 | \$0.00 | \$0.00 | \$0.00 | |
| Sports Fields 1 & 2 | | | | \$3,406,632.67 | | | \$1,703,316.33 | \$1,135,544.22 | \$567,772.11 | \$0.00 | \$0.00 | \$0.00 | |
| | | | | \$4,664,747.41 | | | \$2,332,392.78 | \$1,554,029.33 | \$777,404.57 | \$0.00 | \$0.00 | \$0.00 | |
| TOTAL | | | | | | | | | | | | | |
| 2. Community Facilities | | | | | | | | | | | | | |
| Category | Item | | Description | Threshold | | \$ (CPI adjusted) (March 2017-Sydney) | notes | South Tralee Precinct 1 | Forrest/ Morrison Precinct 2 | Walsh Precinct 3 | N Poplars Precinct 6 | S Poplars Precinct 5 | N Tralee Precinct 4 |
| Land Dedication | Local Neighbourhood Community Centre | | 2500sqm | Land to be dedicated upon completion of embellishment works (if undertaken by developer) OR relevant subdivision approval (if works are to be undertaken by council) | | \$26,211.56 | SD 11: 5th Tralee land valuation report (C1522718) (Feb 2015) | \$13,105.78 | \$8,737.19 | \$4,368.59 | N/A | N/A | N/A |
| | Local Neighbourhood Community Centre | 500sqm | \$2,608,532.48 | | \$1,254,266.24 | \$835,177.49 | | \$417,588.75 | N/A | N/A | N/A | | |
| | TOTAL | | | \$2,634,744.04 | | \$1,267,872.02 | \$844,914.68 | \$421,947.18 | \$0.00 | \$0.00 | \$0.00 | | |

12.1 South Jerrabomberra Local Infrastructure Contributions Plan 2018
Attachment 3 - Attachment C - Draft Works Schedule (Continued)

| 3. Road Network | | | | | | | | | | | | |
|-----------------|---------------------|---|--|---------------------------------------|---|--|------------------------------|------------------------|-----------------------|-----------------------|-----------------------|---------------------|
| Category | Item | Description | Threshold | \$ (CPI adjusted) (March 2017-Sydney) | notes | South Tralee Precinct 1 | Forrest/ Morrison Precinct 2 | Walsh Precinct 3 | N Poplars Precinct 6 | S Poplars Precinct 5 | N Tralee Precinct 4 | |
| Land Dedication | Northern Entry Road | Through the extent of South Poplars (3a) | Contribution required upon each subdivision approval | \$2,031,929.36 | SD 14. NER land valuation report (July 2016) (C16125999) | \$919,617.95 | \$609,018.61 | \$304,509.25 | \$0.00 | \$116,931.55 | \$81,852.09 | |
| | | Bridge Over Jerrabomberra Creek (1) | | \$87,432.07 | | \$41,985.62 | \$27,805.64 | \$13,902.82 | \$0.00 | \$3,737.08 | | |
| | | Jerrabomberra Creek to South Tralee (2) | | \$1,350,407.61 | | \$935,622.40 | \$620,279.74 | \$310,135.87 | \$0.00 | \$83,365.60 | | |
| | | Through the extent of South Tralee | | \$863,111.41 | | \$432,969.45 | \$286,747.98 | \$143,373.99 | \$0.00 | \$0.00 | | |
| | | Through the extent of Forrest/ Morrison | | \$294,497.26 | \$0.00 | \$196,331.52 | \$98,165.66 | \$0.00 | \$0.00 | \$0.00 | | |
| | | TOTAL | | \$5,227,377.72 | | \$2,331,216.32 | \$1,740,183.39 | \$870,091.60 | \$0.00 | \$116,931.55 | \$168,954.76 | |
| Roadworks | Northern Entry Road | Through the extent of South Poplars (3a) | Contribution required upon each subdivision approval | \$5,052,031.17 | SD 15. Indicative VBC engineering coatings (March 2016) (C1636063) | \$2,286,466.67 | \$1,514,216.27 | \$757,108.14 | \$0.00 | \$290,729.52 | \$203,510.67 | |
| | | Bridge Over Jerrabomberra Creek (1) | | \$6,253,414.29 | | \$3,003,007.12 | \$1,888,746.43 | \$994,373.22 | \$0.00 | \$0.00 | | |
| | | Jerrabomberra Creek to South Tralee (2) | | \$8,334,577.10 | | \$4,002,420.63 | \$2,650,609.69 | \$1,325,304.84 | N/A | \$0.00 | | |
| | | Through the extent of South Tralee | | \$8,148,461.16 | | \$4,087,766.23 | \$2,707,129.95 | \$1,353,564.98 | \$0.00 | \$0.00 | | |
| | | Through the extent of Forrest/ Morrison | | \$3,778,054.60 | | \$0.00 | \$2,518,703.07 | \$1,259,350.27 | \$0.00 | \$0.00 | | |
| | | | TOTAL | | \$31,566,538.32 | | \$13,379,660.54 | \$11,379,405.41 | \$5,689,701.45 | \$0.00 | \$290,729.52 | \$827,040.13 |
| | | | Northern Entry Road - Tompall Drive Intersection | | \$4,154,549.46 | | \$1,823,018.04 | \$1,207,296.72 | \$603,648.36 | \$126,524.70 | \$231,800.97 | \$162,260.68 |
| | | | Old Cooma Road - Stage 1 (2.39%) | | \$305,920.00 | Works to be funded by State Government. No contribution required under s94 plan. | N/A | N/A | N/A | N/A | N/A | N/A |
| | | | Old Cooma Road - Stage 2 (2.39%) | | \$701,797.79 | | N/A | N/A | N/A | N/A | N/A | N/A |
| | | | Old Cooma Road - Stage 3 (1.69%) | | \$336,641.05 | | N/A | N/A | N/A | N/A | N/A | N/A |
| | | Edwin Land Parkway (9.30%) | | \$503,224.07 | SD 15. Indicative VBC engineering coatings (March 2016) (C1636063). SD 5 Apportionments generated using updated traffic model (C1837342). Does not include any Tompall/Lanyon intersection works which is assumed would be part of a State Development Agreement if required. | \$38,418.21 | \$25,611.88 | \$12,805.94 | \$162,871.57 | \$155,000.38 | \$108,516.08 | |
| | | Edwin Parkway Loan Costs (9.30%) | | \$223,199.93 | | \$17,040.00 | \$11,399.89 | \$5,679.94 | \$72,240.00 | \$68,748.82 | \$48,131.18 | |
| | | Blairton Drive Extension (1.09%) | | \$368,425.41 | | \$17,817.68 | \$0.00 | \$0.00 | \$185,803.87 | \$108,995.75 | \$76,308.13 | |
| | | Blairton Drive Extension Loan Costs (1.09%) | | \$174,400.00 | | \$0.00 | \$0.00 | \$0.00 | \$83,200.00 | \$48,938.24 | \$34,261.76 | |
| | | Lanyon Drive/Canberra Avenue (16.46%) | | \$2,848,041.08 | | \$621,172.31 | \$532,922.44 | \$266,461.22 | \$484,479.75 | \$554,678.73 | \$388,329.56 | |
| | | Yass Road/Hicksman Street (0.96%) | | | | | | | | | | |
| | | TOTAL | | \$40,439.89 | | \$5,476.22 | \$7,301.58 | \$3,650.78 | \$8,003.71 | \$9,415.56 | \$5,991.86 | |
| | | TOTAL | | \$4,177,730.09 | | \$707,924.42 | \$577,195.77 | \$288,597.89 | \$996,098.04 | \$945,774.46 | \$662,138.60 | |
| | | TOTAL | | \$45,126,199.58 | | \$16,241,819.31 | \$14,904,081.39 | \$7,452,038.38 | \$1,122,823.64 | \$1,985,256.51 | \$1,268,994.17 | |

| 4. Community Services | | | | | | | | | | | |
|-----------------------|--------------------------------|----------------------|---|---------------------------------------|--|-------------------------|------------------------------|---------------------|----------------------|----------------------|---------------------|
| Category | Item | Description | Threshold | \$ (CPI adjusted) (March 2017-Sydney) | notes | South Tralee Precinct 1 | Forrest/ Morrison Precinct 2 | Walsh Precinct 3 | N Poplars Precinct 6 | S Poplars Precinct 5 | N Tralee Precinct 4 |
| Community services | Queanbeyan Cultural Centre | per lot contribution | Contribution required upon subdivision approval | \$3,282,697.30 | SD 5. Contribution rate updated version of former QCC s94 plan rate. (C11109264) | \$1,641,348.65 | \$1,094,232.43 | \$547,116.22 | N/A | N/A | N/A |
| | Queanbeyan Library | per lot contribution | | \$517,758.23 | SD 6. Contribution rate updated version of QCC s94 plan cultural centre rate. (C1534869) | \$258,879.12 | \$172,586.08 | \$86,293.04 | N/A | N/A | N/A |
| | Queanbeyan Library - resources | per lot contribution | | \$188,905.31 | SD 6. Contribution rate updated version of QCC s94 plan cultural centre rate. (C1534869) | \$94,452.66 | \$62,968.44 | \$31,484.22 | N/A | N/A | N/A |
| | | TOTAL | | \$3,989,360.84 | | \$1,994,686.42 | \$1,329,786.95 | \$664,893.47 | \$0.00 | \$0.00 | \$0.00 |

| 5. Plan Administration | | | | | | | | | | | |
|---------------------------------------|---------------------|--|--|---|---|-------------------------|------------------------------|---------------------|----------------------|----------------------|---------------------|
| Category | Item | Description | Threshold | \$ (CPI adjusted) (September 2017-Sydney) | notes | South Tralee Precinct 1 | Forrest/ Morrison Precinct 2 | Walsh Precinct 3 | N Poplars Precinct 6 | S Poplars Precinct 5 | N Tralee Precinct 4 |
| Administration and community services | Plan Administration | Per lot contribution calculated at 1.5% of total value of works. | Contribution required upon each subdivision approval | \$747,005.16 | SD 12. 1PART Local Infrastructure Benchmark Costs (April 2014) (C1834905) | \$327,786.18 | \$217,076.94 | \$108,538.47 | \$22,749.66 | \$41,678.77 | \$29,175.14 |
| | | TOTAL | | \$747,005.16 | | \$327,786.18 | \$217,076.94 | \$108,538.47 | \$22,749.66 | \$41,678.77 | \$29,175.14 |

12.1 South Jerrabomberra Local Infrastructure Contributions Plan 2018
Attachment 3 - Attachment C - Draft Works Schedule (Continued)

| | | | | | | | | | Total |
|--|--|-----|-----|-----|-----|-----|-----|--|-------|
| Occ rate = 2.85 | Dwellings | 750 | 500 | 250 | N/A | N/A | N/A | | 1500 |
| | Jobs | 28 | 0 | 0 | 262 | 490 | 336 | | 1103 |
| 10 movements/ dwelling 2 movements/ job | Equivalent dwellings (apportionment of NER stages 1, 2 & 3a) | 755 | 500 | 250 | 52 | 96 | 57 | | 1721 |

| % open space and community facilities | 50.0000 | 33.3333 | 16.6667 | 0.0000 | 0.0000 | 0.0000 | | 100.0000 |
|--|---------|---------|---------|--------|--------|--------|--|----------|
| % NER (Intersection) | 43.8600 | 29.0696 | 14.5298 | 3.0454 | 5.6794 | 3.9056 | | 100.0000 |
| % NER (Stages 3a Road Through Sth Poplars) | 45.2384 | 29.9724 | 14.9862 | 0.0000 | 5.7947 | 4.0283 | | 100.0000 |
| % NER (Stages 1 Bridge and 2 Creek to Sth Tralee) | 48.0219 | 31.8025 | 15.9013 | 0.0000 | 0.0000 | 4.2743 | | 100.0000 |
| % NER (Sth Tralee) | 50.1661 | 33.2226 | 16.6113 | 0.0000 | 0.0000 | 0.0000 | | 100.0000 |
| % NER (Forrest/Morrison) | 0.0000 | 66.6667 | 33.3333 | 0.0000 | 0.0000 | 0.0000 | | 100.0000 |

| | | | | | | | | |
|------------------------|--------------|--------------|-------------|-------------|-------------|-------------|--|--------------|
| \$ (inc admin) | \$24,162,552 | \$16,849,789 | \$9,424,893 | \$1,145,373 | \$1,026,915 | \$1,846,269 | | \$97,059,092 |
| \$ PER LOT (inc admin) | \$32,438 | \$36,134 | \$38,134 | \$22,282 | \$17,381 | \$27,958 | | \$38,038.38 |

| Residential development contribution rates (per person) | | | | |
|---|----------------------------|---------------------------------|------------|--------------------|
| | South Tralee Precinct 1 | Forrest/ Morrison Precinct 2 | Walsh 3 | Precinct 3 |
| Open space per person | \$1,090.26 | \$1,090.26 | | \$1,090.26 |
| Community facilities per person | \$932.40 | \$932.40 | | \$932.40 |
| Transport per person | \$9,450.20 | \$10,450.20 | | \$10,450.20 |
| Community services per person | \$932.40 | \$932.40 | | \$932.40 |
| Admin per person | \$151.63 | \$152.21 | | \$152.21 |
| Total | \$11,633.69 | \$13,557.47 | | \$13,557.47 |

| Residential Contribution Rates Per Dwelling | | | | |
|---|----------------------------|---------------------------------|------------|--------------------|
| | South Tralee Precinct 1 | Forrest/ Morrison Precinct 2 | Walsh 3 | Precinct 3 |
| Dwelling Type 1 > 400m2 | \$40,136.24 | \$46,773.27 | | \$46,773.26 |
| Dwelling Type 2 < 400m2 and multi-unit and residential flat buildings | \$30,480.27 | \$35,520.57 | | \$35,520.56 |
| Average All Dwellings | \$32,437.53 | \$38,133.73 | | \$38,133.73 |

| Non residential development contribution rates (per hectare) | | | | | | | |
|--|----------------------------|---------------------------------|------------|---------------|-------------------------|-------------------------|---------------------------|
| | South Tralee Precinct 1 | Forrest/ Morrison Precinct 2 | Walsh 3 | Precinct 3 | N Poplars Precinct 6 | S Poplars Precinct 5 | N Tralee Precinct 4 |
| Transport per hectare | \$24,161.35 | NA | | NA | \$147,325.94 | \$51,087.22 | \$121,389.61 |
| Admin per hectare | \$434.15 | NA | | NA | \$2,985.52 | \$1,343.18 | \$1,945.01 |
| Total | \$24,595.50 | | | | \$150,311.46 | \$52,430.40 | \$123,304.62 |

| NDA (hectares) for CP | | | | | | | |
|-----------------------|----------------------------|---------------------------------|------------|---------------|-------------------------|-------------------------|---------------------------|
| | South Tralee Precinct 1 | Forrest/ Morrison Precinct 2 | Walsh 3 | Precinct 3 | N Poplars Precinct 6 | S Poplars Precinct 5 | N Tralee Precinct 4 |
| B1 | 3.20 | | | | 7.62 | | |
| B4 | 1.80 | | | | | | |
| B7 | | | | | | 31.03 | 3.00 |
| IN2 | | | | | | | 12.00 |
| Total NDA | 5.00 | 0.00 | | 0.00 | 7.62 | 31.03 | 15.00 |