



Queanbeyan City Council

Section 94 Contributions Plan

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Prepared 2011 by Planning Environmental & Economic
Consulting (PEEC)
email PEEC: admin@peec.com.au

on behalf of

Queanbeyan City Council
257 Crawford St Queanbeyan
PO Box 90 NSW 2620
Phone: 6285 6000
Email: council@qcc.nsw.gov.au
Web: www.qcc.nsw.gov.au

Development Related Fees Charges and Development Contributions

Contributions

The provisions of Council's Section 94 Plan applies to development within urban and rural areas, and provides for the levying of contributions for public amenities and services including the following:

- Open space improvements;
- Community facilities;
- New residents kits;
- Library resources;
- Urban & Rural Roads & Traffic
- Cycleway Networks;
- Car parking;
- Civic Improvements; and
- Plan administration.

Council also levies contributions under Section 64 of the *Local Government Act 1993* in relation to Water and Sewer works. In addition Council under the *Local Government Act 1993* levies a stormwater management services charge on residential and business properties within the urban part of the LGA. This is a flat charge per built-up residential property and a charge based on area for built-up business properties. The charge can only be used for new works such as reducing wastage, reducing pollution for grey water re-use or flood mitigation.

For details on the contribution rates refer to Council's current Schedule of Fees and Charges and Revenue Policy for the relevant year and Development Servicing Plans i.e. section 64 plans.

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SECTION 94 PLANS - CHRONOLOGY

Date	Name of Plan	Details of Plan or Amendment
16 March 2012	Queanbeyan City Council Section 94 Contributions Plan 2012	Original base plan.

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This section has been prepared to satisfy the statutory requirements as provided under clause 26(1)(e) of the *Environmental Planning and Assessment Regulation 2000*.

SUMMARY TABLE 1: SECTION 94 CONTRIBUTION RATES SCHEDULE

* Brownfield, greenfield and rural residential are defined on pages 69-70 under "Definitions under this Plan".	Queanbeyan City (Brownfield development)		Queanbeyan City (Greenfield development)		QCC Rural and Rural Residential	
	Per person	Per ET/Lot	Per person	Per ET/Lot	Per person	Per ET/Lot
Open Space and Recreation						
• Open Space Works	\$ 616.60	\$ 1541.50	\$ 889.50	\$ 2223.75	\$ 616.60	\$ 1541.50
Community Facilities						
• Community Facility Works	\$ 155.00	\$ 387.50	\$ 1075.76	\$ 2689.40	\$ 155.00	\$ 387.50
• Queanbeyan Cultural Facility	\$ 328.35	\$ 820.88	\$ 328.35	\$ 820.88	\$ 328.35	\$ 820.88
• New Resident Kits	N/A	\$6.00	N/A	\$ 6.00	N/A	\$ 6.00
• Library Materials	\$ 39.20	\$ 98.00	\$ 39.20	\$98.00	\$ 39.20	\$98.00
• Library Floorspace	\$ 121.22	\$ 303.05	\$ 121.22	\$ 303.05	\$ 121.22	\$ 303.05
Roads and Traffic Management						
• Urban Roads	N/A	\$ 3600.60	N/A	TBD	N/A	(**)
• Non-urban Roads: Carwoola and Fernleigh/Royalla	N/A	N/A		N/A		Refer to Summary Tables 2 and 3
• Cycleway and Footpath Network	\$ 426.00	\$ 1065.00	\$ 426.00	\$ 1065.00	N/A	N/A
• Carparking (per space)	N/A	N/A	N/A	N/A	N/A	N/A
Civic Improvements	\$ 729.70	\$ 1824.25	\$ 729.70	\$ 1824.25	\$ 729.70	\$ 1824.25
Plan Administration	\$ 19.00	\$ 47.50	\$ 19.00	\$ 47.50	\$ 19.00	\$ 47.50
TOTAL CONTRIBUTION PER ET/Lot	\$ 2,435.07	\$ 9,694.28	\$ 3,628.73	\$ 9,077.83	\$ 2,009.07	\$ 5,028.68

Notes:

1. Contributions towards car parking, and land acquisition may also be required and will be determined if required in accordance with the plan.
2. TBD – to be determined prior to the determination of any rezoning and/or Development Application based on the characteristics of the development proposal.
3. (**) Location 1 of the Fernleigh/Royalla rural roads catchment incurs an urban roads contribution of \$3,600.60
4. These figures will be reviewed annually and updated in accordance with Consumer Price Index (page 64)

Section 94 Contributions Plan

The following tables provide a summary of contributions toward road upgrading within rural areas (refer also to maps within plan):

SUMMARY TABLE 2: CARWOOLA NON-URBAN ROADS

Carwoola - Non-urban Roads			
Site Access	Contribution Amount (2011dollars)		
	Captains Flat Road	Wanna Wanna Road	TOTAL
Captains Flat Road	\$ 2,222.00		\$2,222.00
Wanna Wanna Road	\$ 2,222.00	\$ 25,452.00	\$27,674.00

Refer to the Rural Roads Catchment Map in Figure 5 for the locations of the Captains Flat and Wanna Wanna Rd catchments.

SUMMARY TABLE 3: ROYALLA/FERNLEIGH NON-URBAN ROADS

Royalla / Fernleigh - Non-urban Roads				
Site Access	Old Cooma Road Upgrade Contribution Amount (2011 dollars)			
	Location 2	Locations 3 and 4	Location 5	TOTAL
2a *	\$ 5,020.00	\$ 0.00	\$ 0.00	\$5,020.00
2b **	\$ 9,066.00	\$ 0.00	\$ 0.00	\$9,066.00
3 & 4	\$ 9,066.00	\$ 12,578.00	\$ 0.00	\$21,644.00
5	\$ 9,066.00	\$ 0.00	\$ 965.00	\$10,031.00

* North of Fernleigh Drive or access via Fernleigh Drive

** South of Fernleigh Drive

Refer to the Rural Roads Catchment Map in Figure 6 for the location of Locations 1, 2, 3,4 and 5.

Note: Location 1 incurs an urban roads contribution and no rural roads contribution.

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Summary of Section 94 Contribution Rates for Multi-unit Residential Development

Rates per Additional Dwelling based on proportion of allotment:

	Occupancy Rate	Proportion of Allotment Contribution
1-bedroom	1	0.4
2-bedrooms	1.3	0.5
3-bedrooms	2.5	1.0
4-bedrooms	2.5	1.0
Single Allotment	*2.5	1.0

Note: *These proportions are applied to developments for multi-unit dwellings and dual-occupancies only.*

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SUMMARY TABLE 4: SECTION 94 RESIDENTIAL DEVELOPMENT CONTRIBUTIONS MULTIPLIER

Residential Contribution Calculator										
Contribution Category	Dimension	Residential Subdivision Per New Lot Created			1 Bedroom Unit		2 Bedroom Unit		3 or More Bedroom Unit	
		Brownfield	Greenfield	Rural	Brownfield	Greenfield	Brownfield	Greenfield	Brownfield	Greenfield
<i>Open Space Works</i>	per new lot	\$ 1,541.50	\$2,223.75	\$ 1,541.50	\$ 616.60	\$ 889.50	\$ 770.75	\$ 1,111.88	\$ 1,541.50	\$ 2,223.75
<i>Community Facility Works</i>	per new lot	\$ 387.50	\$2,689.40	\$ 387.50	\$ 155.00	\$ 1,075.76	\$ 193.75	\$ 1,344.70	\$ 387.50	\$ 2,689.40
<i>Queanbeyan Cultural Facility</i>	per new lot	\$ 820.00	\$ 820.00	\$ 820.00	\$ 328.00	\$ 328.00	\$ 410.00	\$ 410.00	\$ 820.00	\$ 820.00
<i>New Resident Kits</i>	per dwelling	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00
<i>Library Materials</i>	per new lot	\$ 98.00	\$ 98.00	\$ 98.00	\$ 39.20	\$ 39.20	\$ 49.00	\$ 49.00	\$ 98.00	\$ 98.00
<i>Library Floorspace</i>	per new lot	\$ 303.05	\$ 303.05	\$ 303.05	\$ 121.22	\$ 121.22	\$ 151.53	\$ 151.53	\$ 303.05	\$ 303.05
<i>Cycleway Network</i>	per new lot	\$ 1,065.00	\$1,065.00	N/A	\$ 426.00	\$ 426.00	\$ 532.50	\$ 532.50	\$ 1,065.00	\$ 1,065.00
<i>Civic Improvements</i>	per new lot	\$ 1,824.25	\$1,824.25	\$ 1,824.25	\$ 729.70	\$ 729.70	\$ 912.13	\$ 912.13	\$ 1,824.25	\$ 1,824.25
<i>Plan Administration</i>	per new lot	\$ 47.50	\$ 47.50	\$ 47.50	\$ 19.00	\$ 19.00	\$ 23.75	\$ 23.75	\$ 47.50	\$ 47.50
<i>Roads (Urban)</i>	per lot	\$ 3,600.60	TBD	Location 1 only \$3,600.60	\$ 1,440.24	TBD	\$ 1,800.30	TBD	\$ 3,600.60	TBD
<i>Roads (Rural)</i>	per lot	N/A	N/A	Refer to Tables 2 & 3	N/A	N/A	N/A	N/A	N/A	N/A

Note:

1. These figures will be reviewed annually and updated in accordance with Consumer Price Index (page 64)
2. TBD – to be determined prior to the determination of any rezoning and/or Development Application based on the characteristics of the development proposal.

Part A - Introduction and Section 94 Framework

Introduction

Section 94 of the New South Wales *Environmental Planning and Assessment Act 1979* (EP & A Act) enables Council to levy development contributions towards the cost of providing public services and amenities which will meet demands generated by new development.

For Council to be able to levy a contribution however, they must have in place a contributions plan that has been prepared in accordance with the Act.

The Queanbeyan City Council Section 94 Contribution Plan has been prepared in four parts, which address the following:

Part A – Introduction and Section 94 Frameworks

- Introduction
- Citation / Name of Plan
- Purpose and Objectives
- Land to which this Plan Applies
- Relationship to Other Plans, Manuals and Policies
- General Nexus Issues
- Population and Development Statistics.

Part B – Contribution Calculations

- General Formula for Calculating Contributions
- Detailed Calculations and Supporting Information for the specific Contributions levied under the plan by facility type, location etc

Part C - Policy and Definitions

- Policies etc. for Exemptions or other Specific Development Related Issues

Part D –Work Schedules and Cash Flow Projections

Citation / Name of Plan

This plan shall be referred to as the “Queanbeyan City Council – Section 94 Contributions Plan 2012”, and has been prepared in accordance with Section 94 of the *EP & A Act, the Environmental Planning And Assessment Regulations 2000 (EP & A Regulations)*. Plan preparation has also had consideration of NSW Department of Planning and Infrastructure’s Ministerial directions, practice notes and planning circulars relating to the NSW Development Contributions System.

The plan also has regard to other best practice, and the issues and directions within the current draft and other guidelines and policy statements produced by the then NSW Department of Planning, and the then Department of Infrastructure, Planning and Natural Resources’ *Section 94 Contributions Manual – Second Edition*.

Purpose and Objectives of the Plan

The purpose of the plan is to provide the necessary framework for the efficient and equitable determination, collection and management of developer contributions towards the provision of public amenities and services such as:

- Recreational Open Space and Facilities;
- Multi-purpose Community Facilities;
- New resident’s kits;
- Library Resources;
- Urban Roads and Traffic Management Works;
- Non-urban Roads;
- Cycleway Networks;
- Carparking;
- Civic Improvements; and
- Plan Administration.

The provision of such services and amenities is to be undertaken to ensure that appropriate and reasonable environmental, amenity and servicing standards are achieved within the Local Government Area. The plan also provides that the facilities are designed and constructed to a standard that is commensurate with the needs of both existing and future population that will utilise them.

The plan will also enable the appropriate and accountable financial management of income derived from developer contributions in accordance with the provisions of the *Environmental Planning and Assessment Act 1979, and Part 4 of the Environmental Planning and Assessment Regulation 2000*.

This section has been prepared to satisfy the statutory requirements as provided under clause 27(1)(a) of the Environmental Planning and Assessment Regulation 2000.

The objectives of the plan include:

- To comply with the relevant legislation, and achieve best practice in the plan format and management, and ensure provision of appropriate amenities and services within a reasonable time and at a reasonable cost;
- To enable Council to require, as a condition of development consent, a fair and reasonable cash contribution and/or land dedication towards the provision of public amenities and services, in addition to specific development related works such as road widening or road works, footpaths, kerbing and guttering, street tree planting and drainage immediately adjacent to a development site;
- To provide an overall strategy for the coordinated delivery of public amenities and services consistent with Council's Community Strategic Plan, Operational and Management Plans and Community Plans of Management;
- To enable Council to recoup funds which it has spent in the provision of amenities and services which will address the demands generated by new development;
- To ensure that appropriate public amenities and services are provided to meet the demands generated by new development, without placing an unreasonable financial burden on Council and the existing community;
- To provide cash flow management and expenditure priorities that best meet the demands generated by development and the identified servicing needs of the community, and that will ensure that amenities and services nominated under the plan are provided in a timely and cost effective manner;
- To recognise that new development will create additional demands for public services and amenities, as well as benefit from the provision of these services and amenities; and
- To recognise that Council has a legal and community obligation to recover costs from development that necessitates provision of public facilities and services, and that these costs are a legitimate "development cost".

Land to which this Plan Applies

This plan applies to all lands within the Queanbeyan City Council Local Government Area (LGA) other than Googong. A map showing where this plan applies is contained in Figure 1.

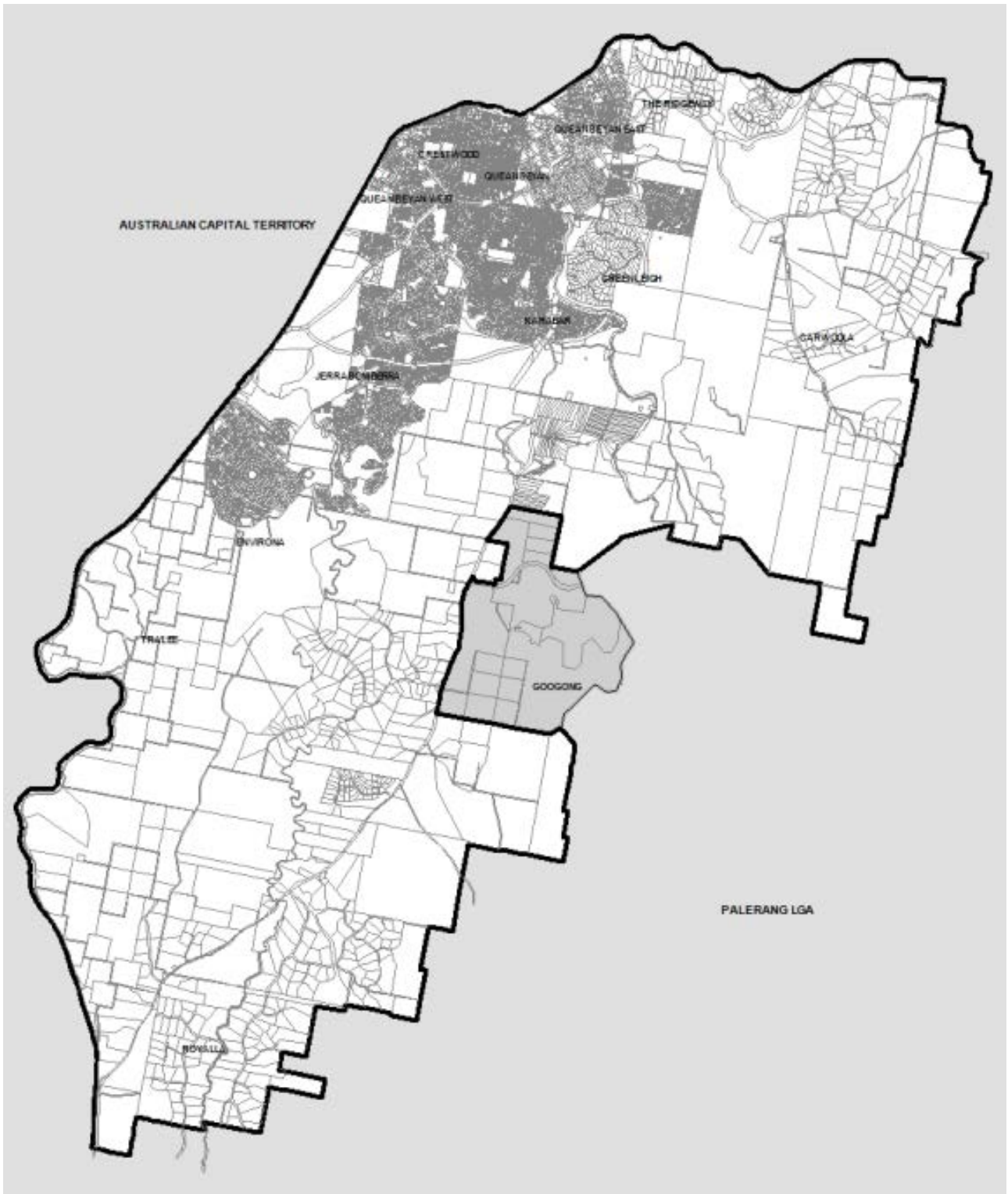
These include lands known as the Poplars, South Tralee and other land within South Jerrabomberra which are currently subject to various local environmental plans. Should these proceed and the lands be rezoned then it is anticipated that a local planning agreement, section 94 plan(s) or similar will be negotiated and that this plan be amended in the future to remove these lands once alternative arrangements are in place.

Development within the Googong locality has been considered in terms of its population and demand, however for the purposes of this plan it is not levied as its contribution obligations were met under the terms of the Googong Urban Development Local Planning Agreement (LPA) between the developer of the site and Council.

Where this LPA has implications on the cash flow or delivery of works under this plan, consideration has been made in the relevant works and cash flow schedules.

This section has been prepared to satisfy the statutory requirements as provided under clause 27(1)(b) of the Environmental Planning and Assessment Regulation 2000.

FIGURE 1: LAND TO WHICH THIS PLAN APPLIES



Relationship to other Plans, Manuals and Policies

This Section 94 Contributions Plan replaces the following:-

- Queanbeyan City Section 94 Contributions Plan 2005 (updated in 2007) which covers the urban areas of Queanbeyan
- Yarrowlumla Council Section 94 Contribution Plan (No. 2) for Provision of Access Roads
- Yarrowlumla Council Section 94 Contribution Plan (No. 3) for the Provision of Community Facilities.

Council has also had regard for the Department of Planning and Infrastructure's Directions, Circulars and Practice Notes as they relate to this plan. The *Draft Local Development Contribution Guidelines (2009)* have also been considered in the formulation of this plan.

Developers should also enquire whether any other Development Control Plans, Codes or Policies apply which might affect their contributions made under this plan.

This contribution plan takes precedence over any other Council plan, policy or charges in relation to the determination of Section 94 contributions.

The Community Strategic Plan 2010 - 2020 has also been prepared to be consistent with the Council's strategic priorities. Contributions for water and sewer supply, distribution and headworks are not included within this plan as they are determined under other legislation.

Savings and Transitional Arrangements

Development applications approved prior to the commencement date of the new plan will have contributions calculated in accordance with the Section 94 plan in place at the time the DA was determined.

Where a modification to an application approved prior to adoption of the new Contributions Plan, generates additional development contributions, these additional contributions shall be calculated in accordance with this plan.

Development applications lodged prior to adoption of the new plan but not yet approved will have contributions calculated based on this plan.

Establishment of a General Nexus

Under the *EP & A Regulations* 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.

Queanbeyan City Council has undertaken a range of demographic, social, and recreational and infrastructure studies that have provided input into the development of this plan, and also the establishment of nexus between demand and amenities and services required to meet it. Some of this work includes:

- *Community Atlas, Profile and Projections (continually revised and updated);*
- *CBD Masterplan 2009*
- *Googong and Tralee Traffic Study (2031) April 2010);*
- *Pedestrian Access Mobility Plan (2010);*
- *Queanbeyan Bicycle Plan (2010); and*
- *Community Strategic Plan 2010 - 2020*

Some of the public services and amenities to be provided in Queanbeyan LGA under this plan are likely to predominantly cater for residents of a specific locality. This is particularly the case with amenities such as rural roads upgrades. Where this is the case, the provision of such has been dealt with on a catchment basis with a unique contribution rate for the development within the catchment determined for those facilities or services, which will specifically address demand within that catchment.

New development also creates a demand on LGA wide facilities and services, and as an areas population increases so does the demand for amenities and services that address the overall needs of the LGA. This is particularly the case in Queanbeyan LGA given its relative size and close proximity of the majority of residents to one another.

A number of facilities and services that will meet the overall needs of the LGA in addition to population in specific development areas have been identified within this plan. The justification for the provision of such facilities and services, and the standard for provision have been dealt with specifically in the respective section of the plan.

The plan also recognises that existing development may also benefit from the provision of such public infrastructure and services. As such, the formulae used to determine the contributions applicable to new development, have been formulated to apportion costs to both existing and new development on the basis of their relative proportional benefit wherever this may be appropriate.

The establishment of “nexus” (or link/relationship) is a fundamental premise of section 94 and includes:

- *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.

Each contribution type under this plan also contains a more specific statement in relation to nexus and spatial context and related works schedules.

ASSESSMENT OF THE PLAN UNDER SECTION 116D – ENVIRONMENTAL PLANNING AND ASSESSMENT AMENDMENT ACT 2008

The following section addresses the key considerations for development contributions that are outlined under Section 116D of the legislation introduced in 2010 under the *Environmental Planning and Assessment Amendment Act 2008* provision.

Can the public infrastructure that is proposed to be funded by a development contribution be provided within a reasonable time?

The infrastructure identified within this plan has been determined to provide optimum benefit for the community within the capacities of Queanbeyan City Council's available resources. It is also work that will be able to be undertaken in addition to the identified general works program identified under Council's current Operational and Delivery Plan processes, and where appropriate works under this plan will compliment these works.

Where appropriate and feasible, provision of works may be staged to ensure both timely and financially sustainable delivery of infrastructure. Where this is proposed details will be provided in the respective works schedules.

As such, the infrastructure proposed should be able to be delivered in accordance with the plan subject to anticipated development trends, resourcing demands on Council and suitable environmental conditions.

What will be the impact of the proposed development contribution on the affordability of the proposed development?

The contributions under this plan will not be significantly different to contributions previously levied. However they will aim to provide infrastructure that meets with current needs and demands from new development. They will also provide equity over the LGA and provide for essential works that will enable development to proceed, that may not otherwise be possible if infrastructure was not upgraded or established to service new development.

Comparatively higher contribution rates for roadworks within rural areas reflect the higher costs to provide infrastructure to these areas, and are consistent with past contributions levied on existing developments under contributions plans of the former Yarrowlumla Shire Council.

Is the proposed development contribution based on a reasonable apportionment between existing demand and new demand for public infrastructure to be created by the proposed development to which the contribution relates?

The infrastructure proposed is to be provided in accordance with this plan and has been determined in addition to other works that will be funded through alternate funding sources. As such, the works under this plan have largely been selected to solely meet the demands of new development, and other works funded by other sources will meet demands generated by existing population.

Where works have been identified that will benefit both existing and future populations, apportionment has been based on a proportional split between existing and new residents determined through current and future population estimates.

Is the proposed development contribution based on a reasonable estimate of the cost of proposed public infrastructure?

Works identified under this plan have been costed on the basis of experience in providing like works over recent years in Queanbeyan City (and benchmarked against other jurisdictions) and will be monitored and amended as part of the ongoing review of this plan. In some cases costs are based on the cost of various capital works in Council's Operational Plans.

Are the estimates of demand for each item of public infrastructure to which the proposed development contribution relates reasonable?

The estimates of demand have been based on anticipated additional demand generated by new development for the respective facilities. This demand has been determined using historical and projected population and demand trends, and benchmarking provision against other jurisdictions. This has been further supported through demographic analysis and community consultation to establish the most appropriate type and location of facilities to meet community needs.

Funds held by Council that were collected under previous contribution plans will be either expended on the public amenity or service identified under the previous plan(s) if this is unfinished or incomplete or else reallocated to a similar type of public amenity or service identified under this plan. Where funds are carried over to this plan, the schedules in Part D will reflect this and show the facilities to be provided.

Population and Development Statistics

The contributions that are determined and levied, and projected income and expenditure under this plan are based on population and development yield projections for specific localities and types of development or, where relevant, projections are made on a LGA basis. For the purposes of this plan these projections are shown in the following tables.

POPULATION PROJECTIONS

The population projections utilised for this plan are based on data from the Australian Bureau of Statistics in addition to input from Council and consideration of other factors such as likely land release and development and demand trends.

Queanbeyan City has been one of the leading inland growth centres over recent times, and with its unique location and close proximity to the nations capital, is has been a key player in the long-term population and economic growth for the ACT and sub-region. This role is recognised and emphasised in the NSW Department of Planning and Infrastructure's endorsed *Sydney-Canberra Corridor Regional Strategy*, which states objectives such as:

- *The Regional Strategy identifies the need for 10,000 new dwellings in Queanbeyan. This represents approximately 10% of the expected growth for Canberra and Queanbeyan; and*
- *The Strategy identifies that capacity to meet this demand will be provided through a number of greenfield development sites at Googong and South Jerrabomberra.*

Queanbeyan has continued historical trends that have seen significant demands for additional housing. Some of this demand has been able to be met in the past through take-up of existing housing stock and residential developments like that of Jerrabomberra. However notwithstanding this the demand for new residential subdivision, single dwellings and multi-unit residential development is continuing to experience significant growth mainly in non-greenfield or infill sites.

Queanbeyan also continues to play a crucial role in meeting demand across a range of housing types and price points. This is emphasised further with its proximity to Canberra and the integration of the NSW and ACT market in the region.

It should be noted that the Queanbeyan LGA has also been subject to boundary changes, with the latest being in February 2005, which have not only increased its population, but also provided additional peri-urban areas that play a role in meeting further housing choices for the region.

The following tables provide information on past and current population trends in addition to indicative population projections for the LGA.

These projections and their ongoing relevance will need to be monitored and updated regularly through the life of this plan and the plan amended if necessary to reflect changes to projections to ensure it remains relevant and accurate.

TABLE 1: POPULATION PROJECTIONS

Year	Population	Estimated Dwellings	Additional Dwellings per annum.	Occupancy Rate
2006	38092	14931	n/a	2.55
2010	39657	15702	n/a	2.53
2011	39981	15901	199	2.51
2012	40305	16097	196	2.50
2013	40756	16326	229	2.50
2014	41380	16596	270	2.49
2015	42184	16905	309	2.50
2016	43058	17226	321	2.50
2017	43907	17553	327	2.50
2018	44821	17898	345	2.50
2019	45771	18244	346	2.51
2020	46748	18594	350	2.51
2021	47820	18952	358	2.52
2026	52946	20733	n/a	2.55
2031	58021	22520	n/a	2.58

Source: Derived from data sourced from QCC and iD Consulting 2010 using year to year data

The following tables provide two population growth scenarios for Queanbeyan City LGA.

TABLE 2: POPULATION AND OCCUPANCY RATE

Year	1991	1996	2001	2006
Population	25199	28155	32690	38,092
Occupancy Rate	2.73	2.58	2.58	2.52

Source: Derived from data sourced from QCC and iD Consulting 2010

TABLE 3: TREND DATA FOR QUEANBEYAN CITY LGA

Year	2006	2011	2016	2021	2026	2031
Population	38100	42400	46900	51600	56300	60900

Source: NSW Department of Planning - April 2010 Projections

As can be seen, the projections completed by the NSW Department of Planning are slightly higher than those utilised by Queanbeyan City Council. For the purposes of this plan the QCC figures have been adopted. The more conservative approach to projections in this case is considered more appropriate for both estimating demand, in addition to projecting cash flow for this plan.

Given recent experiences and the demand characteristics of the region, it is likely that Queanbeyan will continue to experience growth similar to what it has in the past, which also supports the use of the QCC projections in this case.

A number of matters have been considered in producing these population projections and occupancy rates including:

- Department of Planning's Population Projections
- Historical and recent growth trends;
- ABS data;
- Qualitative data indicating continued demand for housing in the LGA;
- Regional trends and demands; and
- QCC's projections.

As a result a conservative occupancy rate of 2.5 has been used to reflect an equivalent tenement (ET).

There are a number of variables that may impact on population growth in Queanbeyan LGA including:

- Cross-border population pressures between the Australian Capital Territory and Queanbeyan:
- Employment opportunities;
- Demand for alternative housing choices such as a variation in lot sizes, housing styles, and rural and country city living opportunities;
- Timing and affordability of future release of residential lands within NSW, in proximity to the ACT, that will meet growth in NSW and ACT;
- Localised growth in Queanbeyan and in-migration from other amalgamations of LGAs and regions.

Note: *The population projections provided above provide an indication of "possible" development trends for the LGA. The actual development rate may differ from these projections as a result of economic, infrastructure, environmental and other constraints, as well as market fluctuations and the like.*

Population projections should also be read in conjunction with the anticipated development yield information provided below.

DEVELOPMENT PROJECTIONS

Estimated Additional Equivalent Tenements (Dwelling Units)

The following table provides an indicative projection for residential development per annum over the period 2011-2021 based on 2010 growth projections for the LGA.

TABLE 4: PROJECTIONS 2011-2021

Year	Additional ET
2011	199
2012	196
2013	229
2014	270
2015	309
2016	321
2017	327
2018	345
2019	346
2020	350
2021	358
average	295 p.a.

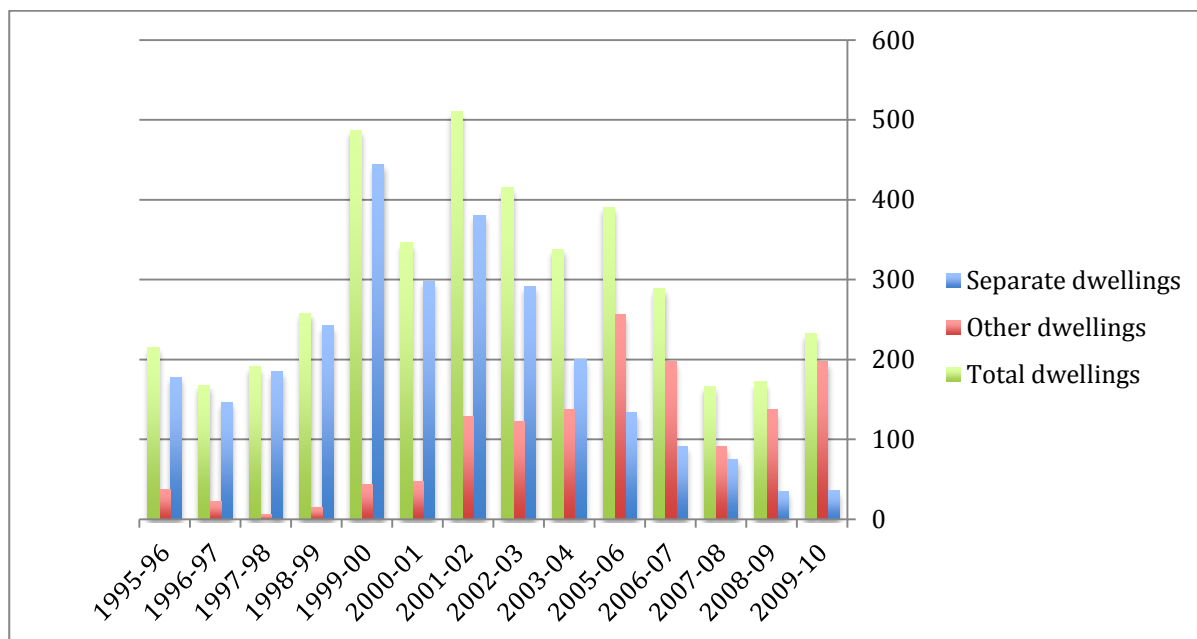
Source: Derived from data sourced from QCC and iD Consulting 2010

It should be noted that this projection is relatively unconstrained and does not fully factor in issues such as potential for economic, environmental, infrastructure and servicing or other constraints that may arise.

The plan will also need to be monitored in light of any implications that may arise from any new or an amended LEP or other planning policy or the like that may impact on development outcomes.

Recent trends, as shown in the graph below, also show that there have been changes in the housing mix and type of recent years. This will need to be monitored to ensure that the plan and infrastructure and amenities provided are consistent with the demands and spatial location of these various housing types, such as potential increases in medium density development around the city centre and the like.

FIGURE 2: COMPARATIVE HOUSING TYPE BY YEAR



NON-RESIDENTIAL DEVELOPMENT

Under this plan, non-residential development is generally excluded. However in certain circumstances non-residential development may warrant a contribution. Where this occurs it will be negotiated and will be assessed on its individual merits, based on equivalent demand or impacts development application stage and imposed under section 80A of the *Environmental Planning and Assessment Act 1979*.

Note: *The development yield information provided above gives details on possible development scenarios. Whilst the projections may vary in terms of the development rates achieved, the monies collected and any thresholds for provision will be determined on the basis of the actual development undertaken, not the initial projections.*

The projections, as such, are an anticipated scenario only. However the table above provides critical information as it outlines the total expected yields within the life of the plan, and it is on this data that initial contribution income projections have been based.

Development yields will be monitored over the life of the plan and amended if necessary.

This section has been prepared to satisfy the statutory requirements as provided under clause 27(1)(c) of the Environmental Planning and Assessment Regulation 2000.

Part B - Contribution Calculation

General Calculation Formulae & Application

GENERAL FORMULAE

The following general formulae provide a basis for the determination of developer contributions in accordance with this plan.

- Overall Basis for Determining Costs Attributable to New Development:

$$\text{CN} = \text{TC} \times [\text{FP} / (\text{EBP} + \text{FP})]$$

Where:

CN = Contribution Attributable to New Development

TC = Total Cost of Infrastructure (or services) to be Provided

EBP = Existing Benefit Population

Note: where the infrastructure to be provided is to meet the demands generated by the new development only, then the "Existing Benefit Population" will be nil.

FP = Future Additional Benefit Population

- Contribution per Person:

$$\text{Contribution per person} = \text{CN} / \text{FP}$$

Where:

CN = Contribution Applicable to New Development

FP = Future Benefit Population

DETERMINATION OF CONTRIBUTION RATES FOR INDIVIDUAL DEVELOPMENTS

$$\text{CR} = \text{A} \times \text{DF}$$

Where:

CR = contribution rate for development

A = average cost of facilities per person (based on costs to provide facilities divided by number of persons the facility would generally service as per accepted state or other standards/benchmarks)

DF = demand factor (equivalent persons by development type) i.e. "equivalent persons" = the number of additional persons, or demand equivalent, that is generated by a particular development.

DEMAND FACTORS

For the purposes of levying contributions for residential development under this plan a rate will be calculated on the basis of an average occupancy rate for the various scales and types of development in accordance with the following:

TABLE 5: AVERAGE OCCUPANCY RATES

Development Type	Average Occupancy Rate	Number of ETs
Multi-unit Residential Development		
1 - bedroom	1.0	0.4
2 – bedroom	1.3	0.5
3 – bedroom	2.5	1.0
4 – bedroom	2.5	1.0
Residential Subdivision – single allotment	2.5	1.0

Note: Any room within a residential development capable of being occupied as a bedroom (excluding standard living areas) will be levied as such for the purposes of this contribution plan, unless the Council can be satisfied otherwise.

DEVELOPMENT UNDER STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 – MINISTERIAL EXEMPTIONS

Development approved pursuant to State Environmental Planning Policy – (*Housing for Older People or People with a Disability*) 2004, will be levied developer contributions in accordance with this contributions plan, with the exception for those providers defined as “social housing providers” under the policy, and granted exemption under the Ministerial Direction dated 14th September 2004 (unless otherwise revoked or amended).

The occupancy rates for the purpose of determining contributions will be the same as that for other multi-unit residential development unless the applicant is able to justify a departure from these rates.

Where a departure from the adopted contribution or occupation rates is proposed, the applicant shall provide written supporting documentation lodged with the development application, details of the proposed variation and the justification for such. This includes where a development is providing facilities for occupants on-site which may reduce the demands on facilities or services to be provided in accordance with this contributions plan.

DEVELOPMENT UNDER STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

Whilst not specifically levied under this plan, Affordable Housing may be levied for in accordance with the Act and the *State Environmental Planning Policy – (Affordable Rental Housing 2009)*. Where contributions for this type of housing may be levied the requirements of the SEPP and associated legislation, particularly section 3 94F and 94G of the EP&A Act, in addition to any Ministerial Directions and guidelines must be applied.

APPLICABILITY OF THIS PLAN TO COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

Generally development projections and contribution rates for commercial, retail and industrial developments have not been specifically determined under this plan.

With the exception of carparking contributions applicable to development in the CBD no contributions under this plan are payable in respect of non residential development. carparking contributions for commercial development in the CBD are to be assessed on the individual merits and traffic generating characteristics of the development proposal and charged in accordance with the rate determined in Section B of this Plan.

In developments where there might be a case for contributions not anticipated by this plan these would be negotiated on a site by site basis and be assessed on individual merits and characteristics such as gross floor space and/or traffic generating characteristics. These would be imposed under section 80A not section 94 of the Act.

Unless specifically stated otherwise no contribution will be levied on commercial, industrial and retail development for providing community and public open space facilities. Where there is a departure from this approach justification is provided in the relevant section.

In terms of future development at the Poplars and other new land release areas, new Section 94 Plans or Local Planning Agreements will be required to be negotiated with developers and once the rezonings are finalised, they can be deleted from this Contributions Plan in a future review.

DISCRETION RELATING TO DEVELOPMENT TYPES NOT SPECIFIED ELSEWHERE

While the plan generally refers to residential and commercial, retail and industrial floor space, there may be certain uses, such as private hotels, cinemas, restaurants, civic buildings, car washes and so forth, which do not necessarily fall into these categories.

In these instances, the Council may use its discretion to determine an “equivalent demand” to apportion costs based on the demand generated by the specific development, if it will generate demand for facilities already nominated under the plan.

In general, such a determination would be based upon the development’s capacity in terms of the number of full-time employees, short and long-term residents, customers or equivalent.

Where a development is proposed that has not been considered under this plan, but where it will generate demand for public amenities and services, Council may undertake to amend this contribution plan to address the specific contribution requirements of that development.

ROAD WIDENING, ROAD WORKS, DRAINAGE AND OTHER WORKS ADJOINING DEVELOPMENT SITES

Where development or redevelopment is undertaken which will necessitate the provision of works immediately adjacent to a development site including:

- Road widening and Road works;
- Foot paving kerb, guttering, ramps and islands;
- Street tree planting; and
- Drainage works

These works fall under the scope of Section 80 of the *EPA Act* and shall be required to be provided or funded under the conditions of the development consent.

Council requires that where a development will generate demand for provision or upgrade of roads, drainage or other infrastructure immediately adjacent to a development site, the following will need to be addressed:

- Dedication at no cost to Council of any land required for road widening or provision of other public amenities or services; and
- Provision of works as specified above, by and at the full cost of the developer, to meet the demands generated within an agreed timeframe or where it is acceptable to Council the payment of a contribution that is equivalent to the construction cost of the works required as agreed by Council.

Note: *Where any cash contribution is paid to Council, works will be undertaken within a reasonable time having regard for the demands generated by the development.*

This section has been prepared to satisfy the statutory requirements as provided under clause 27(1)(d) of the Environmental Planning and Assessment Regulation 2000.

Recreational Open Space & Facilities

AREA OF APPLICATION & NEXUS

Queanbeyan City is characterised by a higher level of provision of open space for its population when compared to a number of other non-metropolitan areas and also the traditional, but now somewhat outdated, benchmark, of 2.83 hectares per 1000 persons. Council has four main categories for open space and recreation:

- Sportsgrounds;
- Parks;
- Natural areas; and
- General community use.

Other factors influencing this rate include:

- areas to be dedicated for open space should provide linkage between existing open space areas and zones;
- some open space areas can be used for drainage works;
- open space areas to be dedicated are to be good quality land; and
- where it can be shown that it is in the community's interest, Council may accept a smaller area than 15% of the area being subdivided as the dedicated open space requirement.

The Council also undertakes regular review of its Plans of Management for the various parks and reserves to provide for the appropriate management and development of open space to meet the needs of the community.

NSW Department of Planning has also produced the advisory document *Recreation and Open Space Planning Guidelines for Local Government*, which acknowledges the need to address the characteristics of the community and a number of spatial and other planning requirements to maximise the benefit of open space to the community. The Guidelines also support and encourage assessment and adoption of standards that reflect local characteristics and demands. The approach adopted under this plan has considered these guidelines where relevant.

Council aims to provide a range and distribution of open space to meet varying demands across the LGA. The assessment of the demands across the LGA takes account of the type of new facilities, and upgrades of existing facilities, required to meet the population characteristics in different suburbs and future forecasted demographic change.

In assessing the demands for recreational open space for future population a combined qualitative and quantitative approach has been undertaken. This has involved an assessment of:

- Estimated future demand for different types of recreational open space and facilities;
- Existing supply of land and open space recreation facilities by type and location;
- Recreation preferences and demands of different community areas;
- Relevant quality standards;
- Accessibility and safety issues and standards;
- Compatibility with Council's corporate and strategic aims;
- Consistency of approach against current best practice in open space planning; and
- Comparison to existing levels of provision.

Having regard for the above, Council also acknowledges that it has some currently under utilised open space land resources, which are potentially available to embellish or augment to maintain an acceptable level of service and access for both existing and future residents for some open space functions and areas.

STANDARDS FOR PROVISION & ASSESSMENT OF DEMAND

Council's strategy for the levying of contributions to meet the demands of new development for recreational open space generally aims to embellish or augment Council's existing land resources to increase their "carrying capacity" where this option is available and warranted.

However, this plan will also require a contribution for land acquisition or land dedication to be made where suitable open space does not exist within reasonable proximity to the proposed development generally in accordance with principles adopted by the *Department of Planning's Recreation and Open Space Planning Guidelines for Local Government*. Notwithstanding, Council has also had consideration for local provision and demand for open space and recreational facilities.

In specific development areas, such as green field developments, demand generated by new development for particular types of open space, such as local parks, acquisition of additional land maybe warranted and if this is the case, will be required under this plan.

As a guide Council will require land dedication or contributions towards the acquisition (in addition to embellishment contributions) for new residential subdivision on "Greenfield" sites or extensive "in-fill" or "brown-field" sites in accordance with the following:

TABLE 6: THRESHOLD FOR OPEN SPACE

Open Space Type	Approximate Threshold for Provision*	Characteristics
Small Local Park	1500 persons (or where a development cannot reasonably access existing local park within safe distance within 400m of dwellings)	0.5 to 0.2 ha minimum size within safe walking distance of all dwellings
Local Park	3 625 persons	0.4 to 1.0 ha in size - walking distance of all dwellings
District Park	10 000 persons	3 ha minimum size within 2km of all dwellings
Sports Fields	2 450 persons	5 to 10 ha and should include sports field capable of being adapted for use for multiple sports
Courts/Skate Facilities etc	2 450 persons	should provide opportunities for skate facilities and/or full court or half-court ball sports

Source: Above standards are based on commonly used criteria prepared by NSW Government.

Note: *The threshold for provision reflects the maximum timing for provision of land and facilities to ensure timely delivery of services for incoming residents. This may be less if the size of development is under 1500 persons and/or current facilities cannot meet the demands of incoming residents (e.g. no local park within 400m of new dwellings).*

Depending on the scale of any proposed development Council may accept contribution towards the acquisition and embellishment of open space, or alternatively if a development warrants the provision of facilities in its own right then Council may require appropriate dedication and embellishment of land for the provision of open space facilities.

The determination of developer contributions for Open Space has been based on benchmarking against other like Council areas, and widely accepted standards in use across the State.

As was stated previously the historical quantitative benchmark for provision of recreational open space was 2.83 hectares per 1000 persons. Within Queanbeyan City this standard is considered out-dated and a rate of 3.28 hectares per 1000 persons has been adopted under Councils Draft Strategic Land-use Plan.

The NSW DoP Guidelines also recognise the need for flexibility in the application of standards and advocates an approach that seeks to maintain the characteristics and level of service for both existing and future population.

As such, it is considered reasonable that the application of a minimum standard, in the order of 3.28 hectares per 1000 persons of active recreational open space is reasonable for future population. It should be noted that this standard is considerably less than the current level of provision. The following table provides an indicative breakdown of the recreational open space types by type or function.

Under this plan, Council has differentiated between re-development or in-fill development within existing developed areas where the opportunity exists to augment existing open space facilities to meet increased demands.

Within areas experiencing more significant growth Council is unable to simply augment all open space facilities to meet the demands being generated by new development. In these cases Council will levy a contribution based on the cost of providing new facilities or significant upgrades to existing facilities to meet the demands of new growth.

The following tables provides a basis for the differentiation in costs and the relative areas for each open space type for new residents, that will apply for the determination of open space embellishment across the LGA for greenfield and brownfield developments respectively.

TABLE 7: OPEN SPACE TYPES AND COSTS FOR NEW FACILITIES

Open Space Type	%	Area per 1000 persons Ha	Indicative Area per person m ²	Average Estimated cost of new works per m ² (*)	Cost per person for <u>new</u> facility \$
Small Park	20	0.6	6 m ²	\$ 27.00	\$ 162.00
Large Park	25	0.75	7.5 m ²	\$ 39.00	\$ 292.50
Courts & Skate Facilities etc	5	0.3	1.5 m ²	\$121.00	\$ 181.50
Sub-total		1.65			
Walking & Other Trails	5		1.5 m ²	\$ 40.00	\$ 60.00
Sports Fields /Sports Facilities	25	0.75	7.5 m ²	\$ 21.00	\$ 157.50
Semi-Natural and Garden Areas	20	0.6	6 m ²	\$ 6.00	\$ 36.00
Other informal open space		0.28			
Total	100	3.28	30 m ²	-	\$ 889.50

(*) Cost for new works is based on the cost of designing and constructing new open space facilities where the existing facilities are at capacity, or no other facilities are currently provided which can be upgraded to meet the demands generated by the new development.

TABLE 8: OPEN SPACE TYPES AND COST FOR UPGRADES

Open Space Type	%	Area per 1000 persons Ha	Indicative Area per person m ²	Average Estimated cost of augmentation/upgrade per m ² (#)	Cost per person Upgrade/augmentation \$
Small Park	20	0.6	6 m ²	\$ 13.40	\$ 80.40
Large Park	25	0.75	7.5 m ²	\$ 13.40	\$ 100.50
Courts & Skate Facilities etc	5	0.3	1.5 m ²	\$ 121.50	\$ 182.20
Sub-total		1.65		-	
Walking & Other Trails	5		1.5 m ²	\$ 40.00	\$ 60.00
Sports Fields /Sports Facilities	25	0.75	7.5 m ²	\$ 21.00	\$ 157.50
Semi-Natural and Garden Areas	20	0.6	6 m ²	\$ 6.00	\$ 36.00
Other informal open space		0.28			
Total	100	3.28	30 m ²		\$ 616.60

Cost for augmentation or upgrade of existing facilities to meet the demands generated by new development is based on increasing the capacity of existing facilities wherever possible

CALCULATION OF CONTRIBUTION RATE - OPEN SPACE WORKS

Greenfield Development Sites

At an average estimated cost of \$ 29.65 per m² the cost of upgrading open space facilities per additional person is:

$$\begin{aligned}\text{Contribution rate} &= 30 \text{ m}^2 \text{ per person} \times \$ 29.65 \text{ cost per m}^2 \\ &= \$ 889.50 \text{ per person (based on 2011 cost estimates)}\end{aligned}$$

Brownfield Re-development or Development within existing Developed Areas

At an average estimated cost of \$ 20.55 per m² the cost of providing additional open space facilities per additional person is:

$$\begin{aligned}\text{Contribution rate} &= 30 \text{ m}^2 \text{ per person} \times \$ 20.55 \text{ cost per m}^2 \\ &= \$ 616.60 \text{ per person (based on 2011 cost estimates)}\end{aligned}$$

NOTE: This does not include costs for development of greenfield sites where there may be need to undertake works on dedicated passive open space or land dedications for primarily environmental reasons.

CALCULATION OF CONTRIBUTION RATES FOR OPEN SPACE – LAND ACQUISITION

At this stage no specific land has been identified for acquisition, with the intent being that existing public land will be embellished and upgraded to meet the demands generated in existing residential areas.

Where a subdivision of a greenfield site is proposed, land dedication, at no cost to Council, will be required to be undertaken, to provide open space land to meet the demands of new residents. The areas required will be determined as part of the development application process in accordance with the standards for provision identified within this plan.

Multi-Purpose Community Facilities

AREA OF APPLICATION AND NEXUS

Council's community facilities and services provision addresses demands generated LGA wide and across all age and socio-economic groups in the community.

The determination of contributions under this plan has also been based on variations in the levels of demand and the community facilities and services that are provided across the various areas within the LGA.

Under this plan Council has differentiated between low growth areas experiencing minor re-development, or in-fill development within existing developed areas, where the opportunity exists to augment existing community facilities to meet increased demands. In this respect Council will levy a contribution for the upgrade or augmentation of existing facilities only.

Within areas experiencing more significant growth, Council is unable to simply augment existing community facilities to meet the demands being generated by new development. In these cases Council will levy a contribution based on the cost of providing new facilities or significant upgrades to existing facilities to meet the demands of new growth.

As such, specific contributions for community facilities have been determined for different areas.

Council's existing network of community facilities is generally operating at capacity and new development will increase the demand for the provision of facilities to address a range of community services.

However, under this plan Council proposes to take a more generic and flexible approach to expenditure and provision of community facilities. This "multi-purpose" approach and greater emphasis on social and community demand driven expenditure of funds has been adopted by Council in an effort to:

- achieve more appropriate servicing;
- provide increased flexibility to address changing community needs over time;
- address shifts in government policy and funding programs; and
- provide more innovative, economical and effective provision,

The adoption of a “multi-purpose” community facility and services approach to expenditure will also enable:

- facilities to be provided or augmented which meet a range of community needs in one centre or service – increasing levels of community access and service;
- provision of facilities within a reasonable time, with the potential to stage facilities;
- achievement of increased economies of scale in both terms of initial construction and ongoing operating and maintenance costs;
- augmentation of existing facilities to increase their capacity to meet the demands generated by new development, whilst providing cost savings through the use of Council’s existing land and building assets – and ongoing cost savings through a manageable community facility asset base;
- greater flexibility in providing facilities including potential to explore joint venture arrangements;
- provision of a manageable community facility asset base – where the number of facilities is optimised to achieve increased economies of scale, minimised maintenance budgets, and better patronage of facilities; and,
- the establishment of a focal point for community services delivery and the potential to co-locate community services and amenities which may provide benefits in community development terms, as well as potential cost benefits through the sharing of resources between community groups.

As such, this plan has adopted the approach of levying contributions based on a demand for generic or multi-purpose expenditure on upgrading community facilities or providing additional floorspace to meet demands generated by additional population.

Through ongoing community consultation and needs analysis, Council will identify the specific projects to be funded and works schedules will be amended to reflect such. The current work schedule provides an indicative list of works for the short-term. Additional project details will be added as they are identified.

STANDARDS FOR PROVISION AND ASSESSMENT OF DEMAND

Under this plan Council has determined relevant standards for provision through the adoption of relevant guidelines and criteria such as those of the Department of Community Services (DoCs), and benchmarking against current standards within other Local Government Areas.

In order to provide an acceptable standard of provision for baseline community facilities to meet the demands generated by incoming development, the following comparison of standards is provided:

TABLE 9: STANDARDS FOR BASELINE PROVISION OF COMMUNITY FACILITIES

Facility	Common Standard	SIZE m ²	No.	TOTAL m ²	SIZE m ²	No.	TOTAL m ²
	PROPOSED FACILITIES (District level - 22,000 population)				D2 GUIDELINES (Equivalent 22,000 population)		
Local Neighbour-hood / Community Centre	1 : 3,500 - 6,000	400 - 600 m ² Average: 500 m ²	5	2,500 m ²	180 m ² 300 m ²	8 4	1,440 m ² 1,200 m ²
District Community Centre	1 : 10,000 - 20,000	600 - 1,000 m ² Average: 800 m ²	2	1,600 m ²	N/A	N/A	Nil
Children's Facilities	No. of places 1:10	250 - 450 m ² Average: 350 m ²	4 (160 places)	1,400 m ²	300 m ²	12	3,600 m ²
Youth Facilities	1 : 10,000 - 20,000	300 - 500 m ² Average: 400 m ²	2	800m ²	180 m ²	4	720 m ²

Source: Statistics from a range of government, private provider and consultant sources tabulated by Wyong Shire Council

The above table provides a comparison of a number of commonly used sources for the provision of baseline standards for community facility provision.

The Department of Planning Circular D2 has been used as a benchmark and referenced by local government consistently since developed by the Department in 1982. Likewise the comparative standards derived from work by Briggs (1992), MAV (1990) and SAULT (1994) provide an updated assessment of benchmarks for provision.

It is emphasised that these standards are for the provision of baseline facilities only, and reflect only a proportion of the total demands for community amenities and services by the community. However, in the interests of arriving at a reasonable contribution rate for new development, Council has adopted these baseline standards for the determination of contributions under this plan.

For a catchment population of 22,000 persons the D2 guidelines provided for the provision of baseline facilities based on a standard of floorspace of 6,960 m².

As such, the level of provision of additional community floorspace under this plan (excluding that for libraries which are determined separately) is as follows:

- Multi-purpose Community Facilities Floor Space: 0.3164 m² per additional person

The D2 Guidelines also provide a standard baseline provision for land to facilitate the provision of the abovementioned baseline facilities. This standard was in the order of: 1.5 m² per person. This figure however didn't allow for adequate parking, circulation area and associated landscaping.

Given the current land resources of Council, and potential capacity of existing sites, it is proposed that Council provide for future facilities under this plan on lands currently under Council control, or where other suitable arrangements may be available. This will also avoid Council committing to further land acquisitions in an increasingly competitive land market unless no other suitable option exists.

Where appropriate, Council would also be in a position to augment existing facilities to either provide additional community facility floor space, or to increase the capacity of existing services and facilities.

As discussed previously Council has differentiated between high growth and low growth areas within the LGA.

Where the opportunity exists to augment existing open space facilities to meet increased demands in lower growth areas, Council will levy a contribution for the upgrade or augmentation of existing facilities only.

Within areas experiencing more significant growth Council is unable to simply augment facilities to meet the demands being generated by new development. In these cases Council will levy a contribution based on the cost of providing new facilities or significant upgrades to existing facilities to meet the demands of new growth.

Generally, except for Greenfield sites no contribution towards land acquisition for community facilities has been identified under this plan. However, the supply of suitable land holdings will be monitored to ensure that Council can appropriately address the provision of facilities to meet the demands of new development.

Notwithstanding, this plan will also require a contribution for land acquisition or land dedication to be made where suitable community land does not exist within reasonable proximity to the proposed development.

As a guide Council will require land dedication or contributions towards land acquisition (in addition to works contributions) for new residential subdivision on "Greenfield" sites or extensive "in-fill" or "brown-field" sites to accommodate facilities in accordance with the following:

- Land for Community Facilities: 2.25m² per additional person

Community facilities are to be provided in accordance with needs identified through Council's social and strategic planning and through ongoing community consultation and needs analysis.

Community facility floor space will be utilised to provide either:

- multi-purpose community centres incorporating such facilities as childcare, neighbourhood centres, youth centres, senior citizens and HACC facilities, cultural centres and the like; OR
- wherever it may be feasible, existing facilities will be augmented or upgraded, where these works will serve to increase the capacity of the existing facility or service to cater for demand generated by new development.

The timing for the provision of expenditure will generally be driven by the rate of future development in the locality, and the demand generated by such. As such, ongoing monitoring and review of the plan will update works needed (where appropriate) as well as contribution rates.

An indicative expenditure program is provided in Part D – Works and Cash Flow Schedule, attached to this plan.

The location of facilities will be determined to best meet the needs of the community having regard for the location of transport links and areas of new development. However, through the co-location of facilities and the location of facilities in developing communities or near transport, the needs of new residents across the LGA will be met more effectively.

CALCULATION OF CONTRIBUTION RATES

An additional 0.3164 m² of multi-purpose community floor space is required per person in accordance with the standard adopted by Council.

CONTRIBUTION FOR COMMUNITY FACILITY FLOORSPEACE

For re-development in existing urban areas generating additional demand:

At an average estimated cost of \$ 490 per m² the cost of upgrading community facilities per additional person is:

$$\begin{aligned}\text{Contribution rate} &= 0.3164 \text{ m}^2 \text{ per person} \times \$ 490 \text{ cost per m}^2 \\ &= \$ 155 \text{ per person (based on 2011 cost estimates)}\end{aligned}$$

For new development on greenfield sites:

At an average estimated cost of \$ 1482 per m² the cost of providing additional community facilities per additional person is:

$$\begin{aligned}\text{Contribution rate} &= 0.3164 \text{ m}^2 \text{ per person} \times \$ 3400 \text{ cost per m}^2 \\ &= \$ 1075.76 \text{ per person (based on QCC 2011 cost estimates)}\end{aligned}$$

CONTRIBUTION FOR COMMUNITY FACILITY LAND - GREENFIELD DEVELOPMENT ONLY

Contribution for land for community facilities is based on the cost of land per square metre in the locality at the rate of 2.25 m² per person (based on occupancy rates), or land dedication at no cost to Council at the rate of 2.25 m² per person.

Council may accept dedication of land for a community facility site for a larger area (then required to meet a specific application's "contribution or equivalent") where other landholders/developers will contribute to the acquisition and/or Council accepts the dedication of the site against developer's broader contribution obligations.

An independent and professional valuer will assess the value of land.

REVIEW OF CONTRIBUTIONS FOR GREENFIELD DEVELOPMENTS

Where a proponent of a new greenfield development may undertake a social and community infrastructure analysis, or the like, and the results are formally endorsed by Council, variations to the standards for delivery and associated rates under this plan may be accepted by Council. This would require a contributions plan amendment or a Local Planning Agreement to be entered into.

Queanbeyan City Cultural Centre

AREA OF APPLICATION AND NEXUS

The contribution towards the Queanbeyan City Cultural centre (The Q) will be levied on all new residential development across the LGA. However the cost of the facility to be recovered will be adjusted to deduct grant income, contributions income received to date under the previous contribution plan, and monies committed to the project under Local Planning Agreements (e.g. Googong LPA).

The cost recovered will be recouped to Council as it has already funded and constructed the facility.

STANDARDS FOR PROVISION AND ASSESSMENT OF DEMAND

The facility has already been completed at a cost of \$ 9,618,864, and provides cultural and other community space for the entire LGA. It should be noted that this exceeds the anticipated cost previously utilised for the purposes of determining the contribution.

CALCULATION OF CONTRIBUTION RATE

Cultural Centre Contribution Rate

Contribution Rate = Total cost of facility (less grant funding and contributions received to date and contributions committed under Googong LPA) / additional population (to 2031)

Total Cost of Queanbeyan City Cultural Facility \$ 9,618,864.

= \$ 9,618,864 - (\$1,800,000 + \$1,132,779 + \$762,623) / 18040

= \$ 328.35 per additional person

New Resident Kits

AREA OF APPLICATION AND NEXUS

The contribution towards the provision of New Resident Kits will be levied on all new residential development across the LGA on the basis of one kit for each new residence.

The kit provides new residents with a guide to the various services and amenities within Queanbeyan LGA and is an invaluable source of information to enable them to settle into, and participate within the community.

The kit will be continuously updated to ensure its currency and relevance for the community and will include such information as:

- Key Council & other service provider information, such as contact details;
- Map of the LGA;
- Details on items of interest, activities and community events; and
- Details and flyers for sporting, cultural or other clubs.

The kits will be primarily circulated through real estate agencies and Council offices to ensure that new residents are provided with the information in a timely manner.

The cost recovered under this plan will only be for residents in new developments, with Council meeting the costs for information kits distributed to existing residents, tourists and the like.

STANDARDS FOR PROVISION AND ASSESSMENT OF DEMAND

Information kits will be circulated to new residents throughout the year.

Yearly expenditure from section 94 funds will generally be based on expenditure for new residents only.

The estimated cost of preparing the new resident kits is \$ 6.00 (2011 estimate)

CALCULATION OF CONTRIBUTION RATE

The contribution rate will be determined based on one kit per new dwelling, regardless of the number of bedrooms within or the type of dwelling. That is, single detached dwellings and multi-unit residential developments.

Contribution rate = \$ 6 per new dwelling

Library Resources

AREA OF APPLICATION AND NEXUS

The provision of library facilities in Queanbeyan City serves all residents of the LGA.

Accordingly, any increase in the LGA's population will lead to an increase in demand for library services. It is expected that the increase in demand will be proportional to the population increase. Council therefore seeks to levy new development to contribute to the augmentation of its existing libraries.

Council also seeks to levy for an increase in its stock of library books and other reference material in order to maintain the standard of provision for both existing and future residents.

STANDARDS FOR PROVISION AND ASSESSMENT OF DEMAND

Library Floorspace

Based on formulae published by the Library Council of NSW in *People places; a guide for public library buildings in New South Wales (2000)*, the gross floor area target for Queanbeyan's local library network will be 0.038 m² per person (based on the NSW State Library standard of 38 m² per 1000 persons).

The estimated cost of provision for construction of library floorspace is approximately \$3189 95 per sq metre (utilising the actual and estimated costs for the purchase and re-fit of the new QCC Library – 2011 costs).

Library Materials

According to Australian Standards two items is the generally accepted per capita standard for library stock, but this may vary depending on population, usage rates and special needs.

It is generally accepted that it is necessary to have a higher per capita rate for libraries serving small populations to provide an adequate range of titles. The NSW average per capita book stock (2010) was 1.92 items. Based on the characteristics of Queanbeyan City a per capita rate of 2 items is considered to be appropriate.

The average cost per item for purchased materials for the Queanbeyan City library services in 2010/11 was \$ 19.60.

CALCULATION OF CONTRIBUTION RATES

Library Floor space - Contribution Rate

Contribution rate = average cost floor space per m² x m² per person
= \$ 3189.95 x 0.038 m²
= \$ 121.22 per person (2011 estimate)

Library Materials – Contribution Rate

Contribution rate = average cost of additional item x number of items per person
= 2 x \$ 19.60
= \$ 39.20 per person

Note: where any additional library is to be provided for greenfield sites these standards should be utilised as a guide for floor space and library stock demands.

Urban Roads and Traffic Management

AREA OF APPLICATION AND NEXUS

The contributions for urban roads under this plan, have been based primarily on the work undertaken in the following studies:

- Googong and Tralee Traffic Study 2031 (Gabites Porter 2010);
- Report for South Queanbeyan Roads – Costs Estimates (GHD 2009);
- Draft North Crestwood Traffic Study (2011); and
- Yarrowlumla Shire Council s94 Plan.

The reports are based on a number of development scenarios, and considered traffic generation and demand for infrastructure relating to:

- Googong Development;
- South Jerrabomberra - Tralee, SE Jerrabomberra and Tralee Station Developments;
- HQJOC – Department of Defence;
- Other development within the LGA; and
- Other existing Queanbeyan users.

The studies (which are available for reference to support this component of the plan) provide for a range of road works options, based on different development scenarios that will meet increased traffic demand into the future.

Where development and its additional traffic will create increased demand across the respective road networks, contributions will be levied across the respective LGA on the basis of additional demand equated to additional dwellings or an estimate of average vehicle trips generated by respective developments.

Development of “Greenfield” sites, or other significant residential or traffic generating developments in the vicinity of Queanbeyan’s established urban areas may warrant additional works or contributions not included within this plan. In such cases Council may require works to be completed as a condition of development consent or alternatively an amendment to this plan may be undertaken to address these additional works or as part of a voluntary local planning agreement.

Contributions for upgrades to the road network and traffic management facilities within Queanbeyan LGA will be levied in accordance with this plan within the areas identified in the following maps.

STANDARDS FOR PROVISION AND ASSESSMENT OF DEMAND

The current capacity and standard of design and construction of the road network within Queanbeyan is generally able to cater for demands generated by the current population, however additional demand will necessitate provision of additional works and upgrade of existing infrastructure including but not limited to:

- Improved line-marking;
- Higher design & construction standards;
- Increased safety provisions and signage;
- Upgrade of intersections and medians;
- Traffic calming works; and
- Improved street drainage.

As part of the studies undertaken by Gabites Porter a number of options were modelled and assessed and the following option was adopted:

Option 05B – Option 005/05B with traffic signals installed at:

- Bungendore Rd / Ellerton Drive /Yass Rd;
- Bungendore Rd/ Atkinson St;
- Lanyon Dr / Southbar Rd;
- Lanyon Dr / Canberra Av;
- Cooma St / Rutledge St / Lowe St;
- Cooma St / Fergus Rd;
- Cooma St / Thornton Rd / Barracks Flat Dr;
- Tomsitt Dr / Tralee – Environa link road;
- Tomsitt Dr / Edwin Land Parkway / Jerrabomberra Parkway;Old Cooma Rd / Edwin Land Parkway Extension; and
- Yass Rd / Aurora Av.

The Draft North Crestwood Traffic Study further identified the need for traffic signals to be installed at the intersections of:

- Uriarra Rd / Ross Rd;
- Uriarra Rd / Crest Rd; and
- Uriarra Rd / Crawford St

An indicative roadworks expenditure program in accordance with the adopted option has been identified by Queanbeyan City Council to address the demands of future development within the LGA and is shown in Part D – Work and Cash Flow Schedules.

FIGURE 3: LOCATION OF WORKS - OPTION 05B - GABITES PORTER REPORT

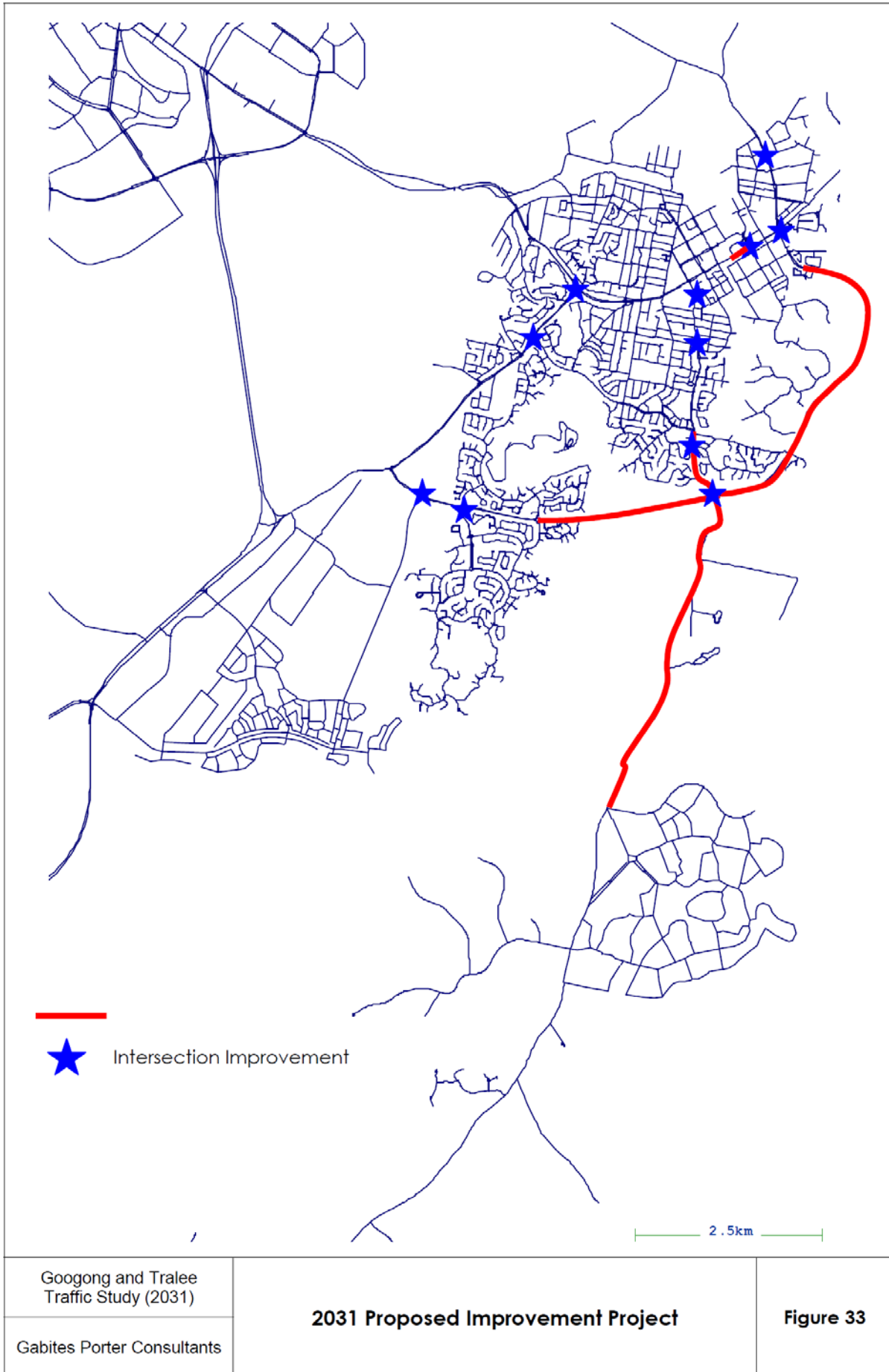
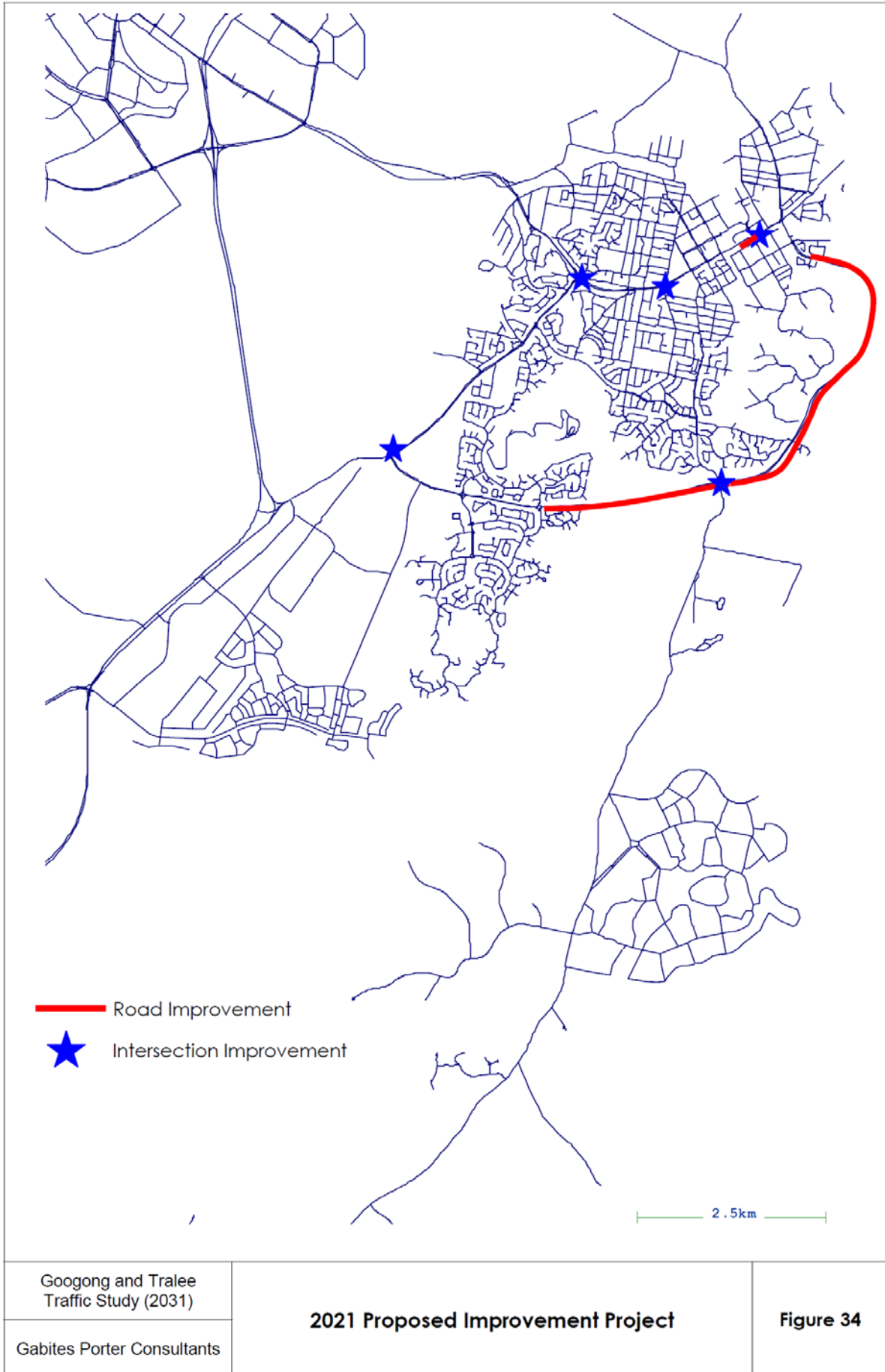


FIGURE 4: LOCATION OF WORKS - OPTION 05B - GABITES PORTER REPORT



CALCULATION OF CONTRIBUTION RATE

The above works are to be funded fully by projected development within Queanbeyan City, based on the expected increase in vehicle movements attributable to new development over the life of this plan. For the purposes of this plan the contributions have been determined based on per allotment or equivalent average daily vehicle trips generated by respective development.

Contribution Rate –Brownfield Urban Development

Contribution Rate = Total Cost of Works/additional vehicle trips
= Contribution per additional vehicle trip

OR

Contribution Rate = Total Cost of Works/Additional Vehicle Trips
= Contribution per vehicle trip
= \$ 8,191,344 / 22750
= \$ 360 per ADVT

Notes:

- 1. Development proposals will be levied on either a per lot or equivalent ADVT basis estimated by utilising Council adopted standards or RTA Guide to Traffic Generating Development or similar.*
- 2. Average Vehicle trips per day are based on adopted standard of 10 trips per day for a standard allotment/dwelling in Queanbeyan.*

Non-Urban (Rural) Roads

AREA OF APPLICATION AND NEXUS

Previously, non-urban (rural) roads contributions have been levied under the contributions plans that were adopted by the former Yarrawluma Shire Council (YSC). Where contributions have previously been collected under these plans, funds have been expended in accordance with the works schedules under the respective plan to date, or will be carried over into the respective catchments under this plan.

Following the changes to local government boundaries, Queanbeyan City Council LGA incorporates significantly more non-urban or rural lands. Much of this new area has been zoned, and or developed, for more intensive uses such as rural residential development. This development has a significant impact on the road network.

To ensure that roads are able to efficiently and safely cater for increased development a number of roads upgrades and new road works have been undertaken, or are scheduled, to meet new traffic demands.

To more effectively and equitably apportion costs to new development, a number of precincts have been identified under this plan that provides a geographical nexus to development that has occurred or is proposed across the LGA. The general formulae and methodology of the previous plans has been utilised in determining contributions under this plan. This will ensure consistency and equity over time. Generally costs for remaining works have been indexed in accordance with the RTA Roads Cost Index or where possible actual costs have been incorporated in the calculations.

Major upgrade of Old Cooma Road from Edwin Land Parkway to Googong Dam Road was identified by the Googong and Tralee Traffic Study 2031 and the projected traffic volumes in that report have been used to determine road contributions for this road component.

Rural Roads Catchment 1 - Carwoola

BACKGROUND AND AREA OF APPLICATION

The Carwoola catchment (as shown in Figure 6) is located in the eastern part of the Queanbeyan LGA, and is characterised by larger lot rural residential development. A substantial proportion of this development has already taken place in accordance with the adopted Local Environmental Plan.

The previous Yarrowlumla Section 94 Plan No.2 provided for road upgrading contributions in this area towards:

- the upgrading of Captains Flat Road; and
- the upgrading of Wanna Wanna Road including its intersection with Captains Flat Road to a sealed standard.

As stated above, a substantial proportion of development has already occurred within the precinct. Contributions were received from this development and works were transferred to Queanbeyan City Council following the council boundary changes in February 2004. Queanbeyan City Council received \$365,000.00 for Captains Flat Road and \$550,000.00 for Wanna Wanna Road respectively.

A section of each road has been upgraded utilising these funds, with shortfalls being loaned from reserves (with future S94 contributions to be allocated to repayment of the loan transfer). The remaining works will be funded from contributions under this plan.

Note: Carwoola was previously Catchment 4, Location 1 under the Yarrowlumla Section 94 Plan No. 2

CURRENT COSTS AND CONTRIBUTION RATES

A review of the construction costs for the works identified in the precinct has been undertaken to reflect actual costs expended and also the estimated costs for the remaining works in 2010 terms. A summary of the determination of these new costs is provided in Appendix 1.

A summary of these revised contribution rates for the Carwoola Catchment is as follows:

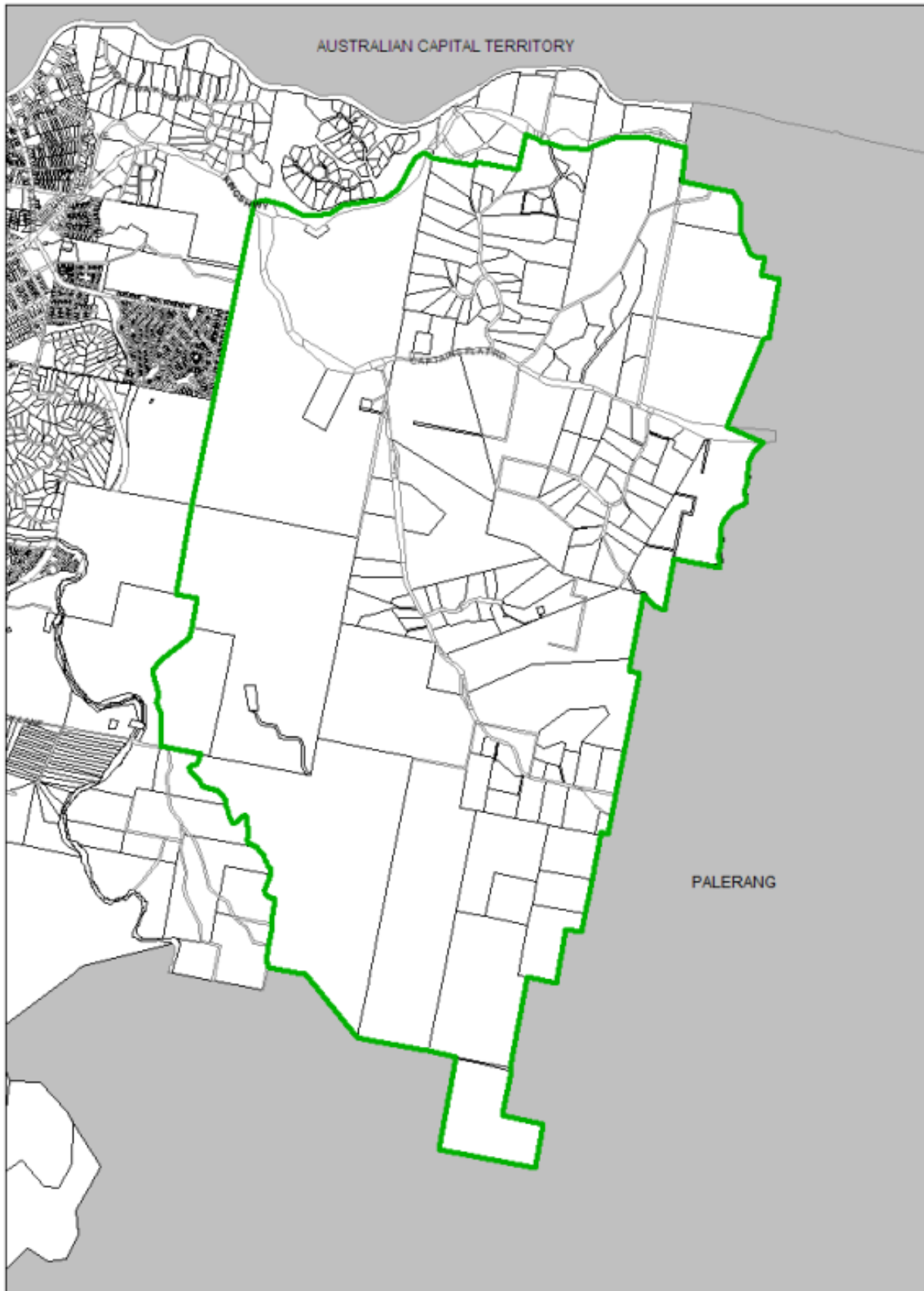
TABLE 10: SUMMARY OF REVISED CONTRIBUTION RATES FOR CARWOOLA CATCHMENT

Site Access	Contribution Amount (2010 dollars)		
	Captains Flat Road	Wanna Wanna Road	TOTAL per lot
Captains Flat Road (lots accessing directly to Captains Flat Road)	\$ 2 222		\$ 2 222
Wanna Wanna Road (lots accessing Wanna Wanna Road)	\$ 2 222	\$ 25 452	\$ 27 674

Note: Some of these contributions are in excess of the DoP \$20,000 criteria, however they are within the area provided for by the Ministerial Direction for exemption to this \$20,000 limit.

FIGURE 5: CARWOOLA RURAL ROADS CONTRIBUTION MAP

Carwoola Rural Roads Contributions Map



Rural Roads Catchment 2 - Fernleigh / Royalla

BACKGROUND AND AREA OF APPLICATION

The Fernleigh/Royalla catchment (Figure 7) is located in the southern area of the LGA, with Old Cooma Road running through the catchment from Edwin Land Parkway to the Monaro Highway and the border with the Australian Capital Territory (ACT).

Key works in the precinct have been identified under the previous YSC Section 94 Plan, as well as being re-examined under Studies undertaken on behalf of Queanbeyan City Council, such as the Gabites-Porter Study - *Googong and Tralee Traffic Study 2031* and the Brown Consulting report *Old Cooma Road Realignment PSP Report (Jan 2010)*.

The works under this plan essentially will recover the proportional costs for the reconstruction of Old Cooma Road from Edwin Land Parkway to the LGA border at the railway line, based on the proportional demand generated by development in the rural areas of the catchment. Apportionment of costs to other development and existing development is dealt with in the Gabites Porter Study with further details provided in Appendix 1 of this Plan. These works are also addressed by the contributions for urban roads under this plan.

Note: Fernleigh / Royalla was previously Catchment 2 – Locations 1-5 under the Yarrowlumla Section 94 Plan No. 2

CURRENT COSTS AND CONTRIBUTION RATES

A review of the construction costs for the works identified in the precinct has been undertaken to reflect actual costs expended and also the estimated costs for the remaining works in today's terms. A summary of the determination of these new costs is provided in Appendix 1. A summary of these revised contribution rates for the Fernleigh/Royalla Catchment is as follows:

TABLE 11: SUMMARY OF REVISED CONTRIBUTION RATES FOR ROYALLA CATCHMENT

Site Access	Old Cooma Road Upgrade Contribution Amount (2011 dollars)			
	Location 2	Locations 3 and 4	Location 5	TOTAL
2a *	\$ 5,020.00	\$ 0.00	\$ 0.00	\$5,020.00
2b **	\$ 9,066.00	\$ 0.00	\$ 0.00	\$9,066.00
3 & 4	\$ 9,066.00	\$ 12,578.00	\$ 0.00	\$21,644.00
5	\$ 9,066.00	\$ 0.00	\$ 965.00	\$10,031.00

* North of Fernleigh Drive or access via Fernleigh Drive

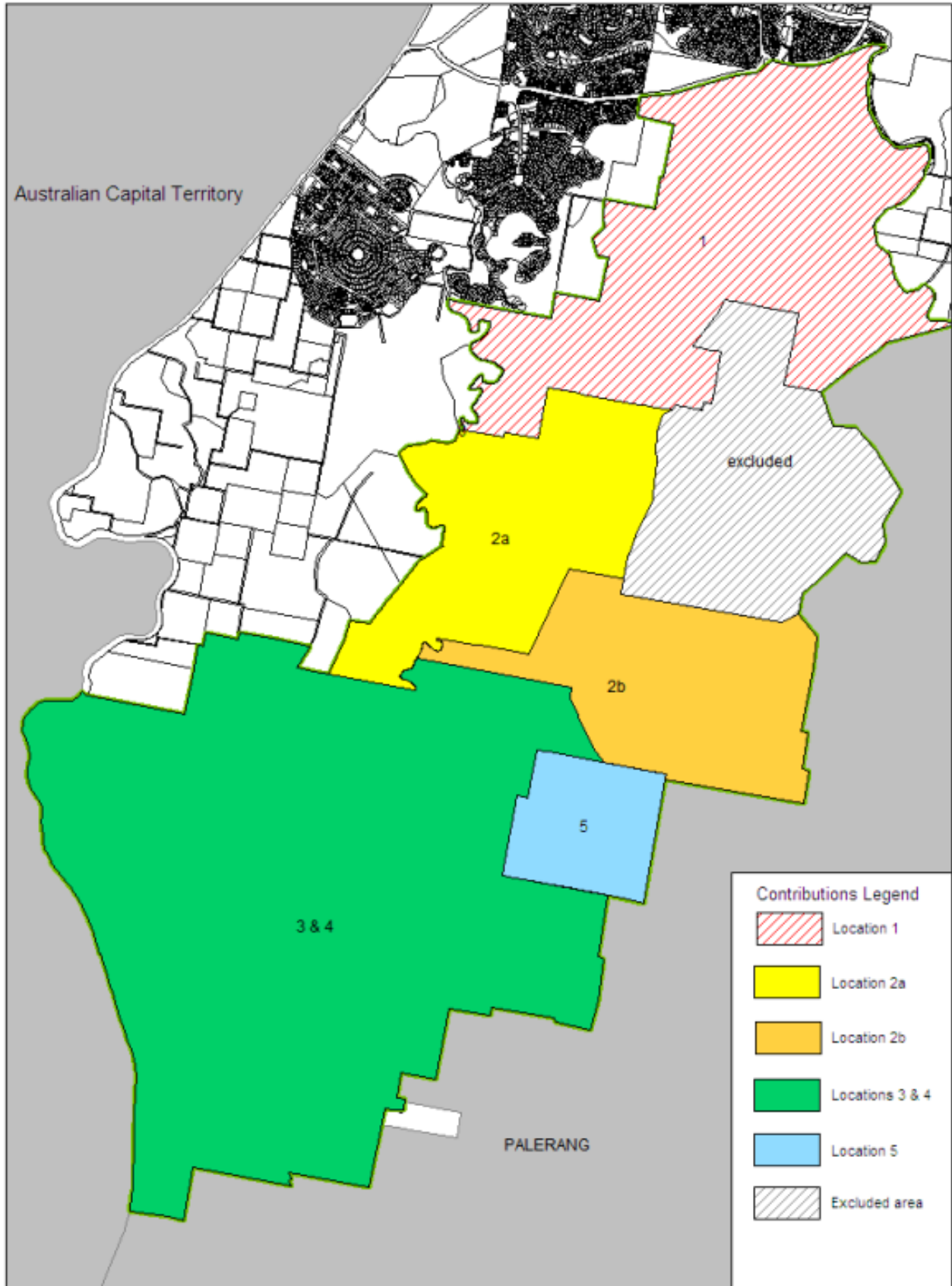
** South of Fernleigh Drive

Notes:

1. Only Location 1 incurs an urban roads contribution at present - no rural roads contribution
2. Section 94E Direction imposes caps of \$20,000 and \$30,000 on the contributions payable for residential dwellings and residential subdivision. This direction also includes exemptions to the caps. It is recommended that these exemptions be checked for their currency prior to imposing contributions of more than \$20,000 under this plan. (For example locations 3 & 4).

FIGURE 6: FERNLEIGH/ROYALLA RURAL ROADS CONTRIBUTION MAP

Royalla Rural Roads Contribution Map



Cycleway and Footpath Networks

AREA OF APPLICATION AND NEXUS

Queanbeyan City Council adopted the Queanbeyan Bicycle Plan in April 2010.

The aims of the Bicycle Plan are to:

- Provide a plan showing existing cycleways and proposed new cycleways. Each proposed new cycleway location shall be prioritised into one of three priority categories low, medium and high;
- Acknowledge and incorporate where possible all existing cycleways into the overall plan;
- Respond to stake holder suggestions;
- Consider and show all treatment options including new shared concrete paths and existing sealed road shoulders;
- Connect potential cyclists from their point of origin to their destinations including schools, churches, CBD, transport interchange, local shops, swimming pools, and sport and recreation facilities;
- Provide for recreational cycling; and
- Connect the Queanbeyan city bicycle routes to those routes within the ACT.
- Include a report detailing the rationale supporting the final plan.

The Bicycle Plan, as adopted only covers existing urban areas, and new greenfield developments will be required to connect into the network. This may require an amendment to this contributions plan, as well as works to be completed as part of the development. However both existing areas as well as new greenfield areas will benefit from the network across the LGA.

The additional population resulting from new development in existing and future development areas will generate additional demand for cycle facilities. It will also benefit from the provision of a comprehensive cycle network. Consequently, Council will seek funding for its future expenditure on upgrading the network in these areas.

Council has already constructed a significant cycleway network to meet the demands of the current population, however the increased demands generated by new development requires both an upgrade and extension to the network, to cater for increased transport and recreational usage by new residents.

Where the cycleway network will benefit both existing and new residents, and as a result costs have been apportioned over both existing and future development. Costs and contributions have also been adjusted to reflect grants for cycleways that will reduce the overall costs to the community.

Queanbeyan City Council adopted the Pedestrian and Mobility Plan (PAMP) in April 2010. The aim of the PAMP is to create a network that provides an attractive alternative to car travel, enables Council to promote walking and provide links to community facilities. The PAMP will provide Council with the tools to deliver long-term planning goals for pedestrian access and mobility.

The objectives of a PAMP as detailed in RTA's PAMPS Guidelines are:

- To improve the level of pedestrian access and priority, particularly in areas of high pedestrian concentrations;
- To reduce pedestrian access severance and ensure safe crossing of roads;
- To improve the level of personal mobility and safety for seniors and people with disabilities;
- To provide links with other transport services to achieve an integrated network of facilities;
- Continuing development of walking into the transport system as a transport mode in its own right; and
- Development of an engineering works program.

STANDARDS FOR PROVISION AND ASSESSMENT OF DEMAND

An indicative program of works for the cycle networks, is provided in the works and cash flow expenditure schedule in Part D.

The relative priority and extent of the cycleway provision may change depending on the rate and location of new development, however the development of the network will generally be in accordance with the schedule.

A preliminary layout of the proposed network is provided in Figure 7 – Indicative Cycleway Network.

CALCULATION OF CONTRIBUTION RATE

Contribution Rate

Contribution Rate = Total cost of cycleway (less 5% RTA contribution) / additional population (to 2021)
Total Cost of cycleway \$ 3,513,879 (new works for future development)

= \$ 3,338,185 / 7840

= \$ 426 per additional person

NOTE: *This contribution does not include the works required for cycleways and linkages in future greenfield developments. These works and or costs will need to be addressed as part of an amendment to this plan and/or a LPA or undertaken as part of the development.*

FIGURE 7: INDICATIVE CYCLEWAY NETWORK

CE001121 QUEANBEYAN PAMP & BIKEPLAN
 QUEANBEYAN CITY COUNCIL

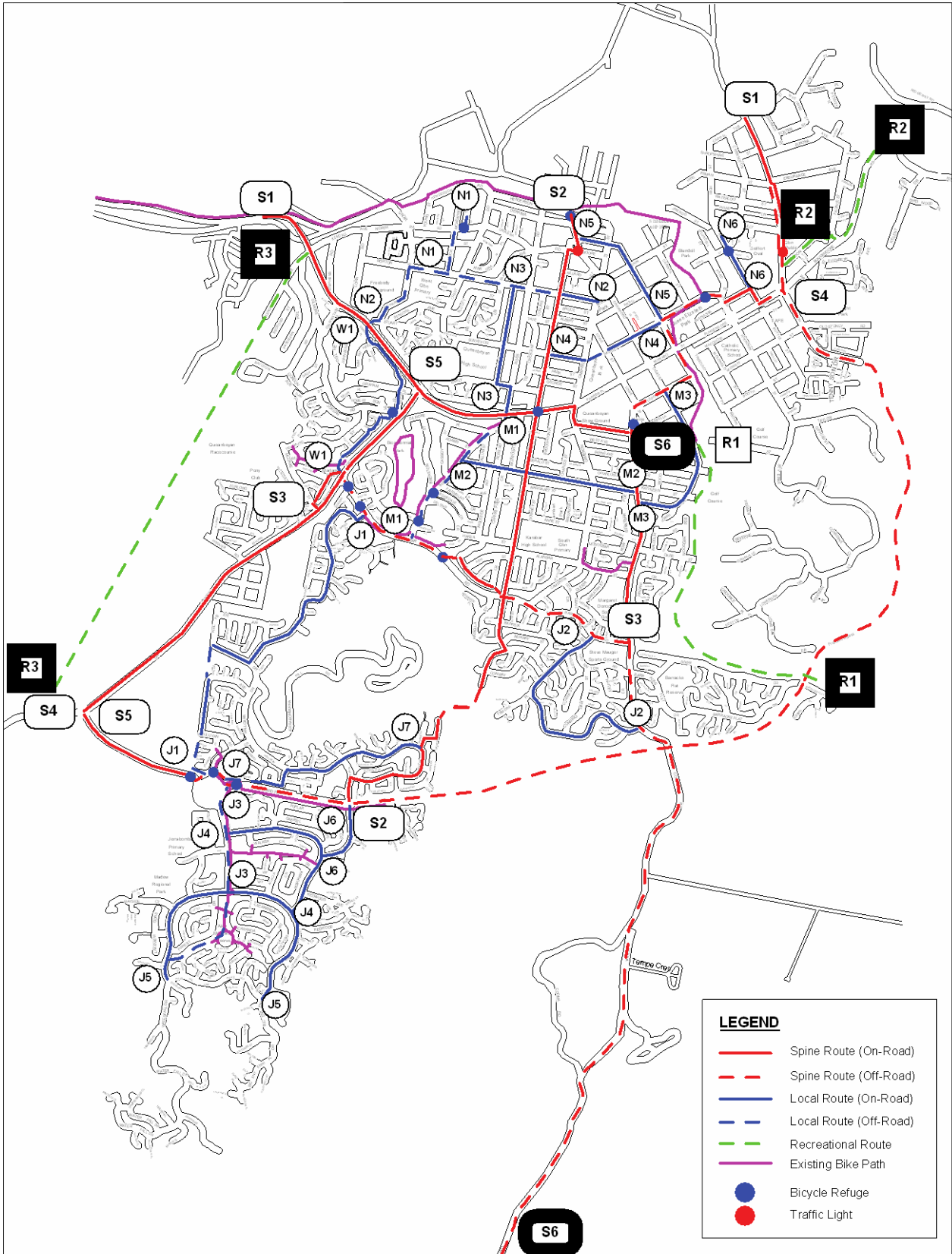


FIGURE 12

BICYCLE NETWORK MAP

Car Parking

AREA OF APPLICATION AND NEXUS

Under the previous Section 94 Plan, Council levied for both the provision of new spaces in addition to recoupment of past expenditure on the provision of carparking within Queanbeyan CBD.

The recoupment has now been completed, and as such, Council will now seek to levy contributions only for the provision of new spaces, where these spaces cannot be provided as part of a development proposal.

Assessment of parking provisions shows that the existing provision is currently meeting the needs of existing development, however future development will generate a demand for additional spaces beyond the capacity of the existing carpark network within the Queanbeyan Central Business District (CBD).

Generally contributions for car parking will only be levied where a development creates demand for additional parking, over and above the current demand, and the development is unable to provide that parking within the development site.

Contributions for car parking may be levied on development within the area shown on Figure 8 – Existing Car Parks and Contributions Catchment. Commercial, retail and other uses will be levied in accordance with this plan, with demand being estimated in accordance with the following.

STANDARDS FOR PROVISION AND ASSESSMENT OF DEMAND

The demand for parking will be assessed against the RTA Guidelines for Traffic Generating Developments or an assessment will be undertaken by Council to assess the likely demand generated.

The provision of carparking pursuant to this plan will be undertaken by:

- Formalising existing “informal” parking areas to provide permanent sealed and marked parking; and
- Provision of new spaces.

Parking provided in accordance with this plan shall be sealed, marked and drained. Carparking will be provided within the vicinity of the CBD

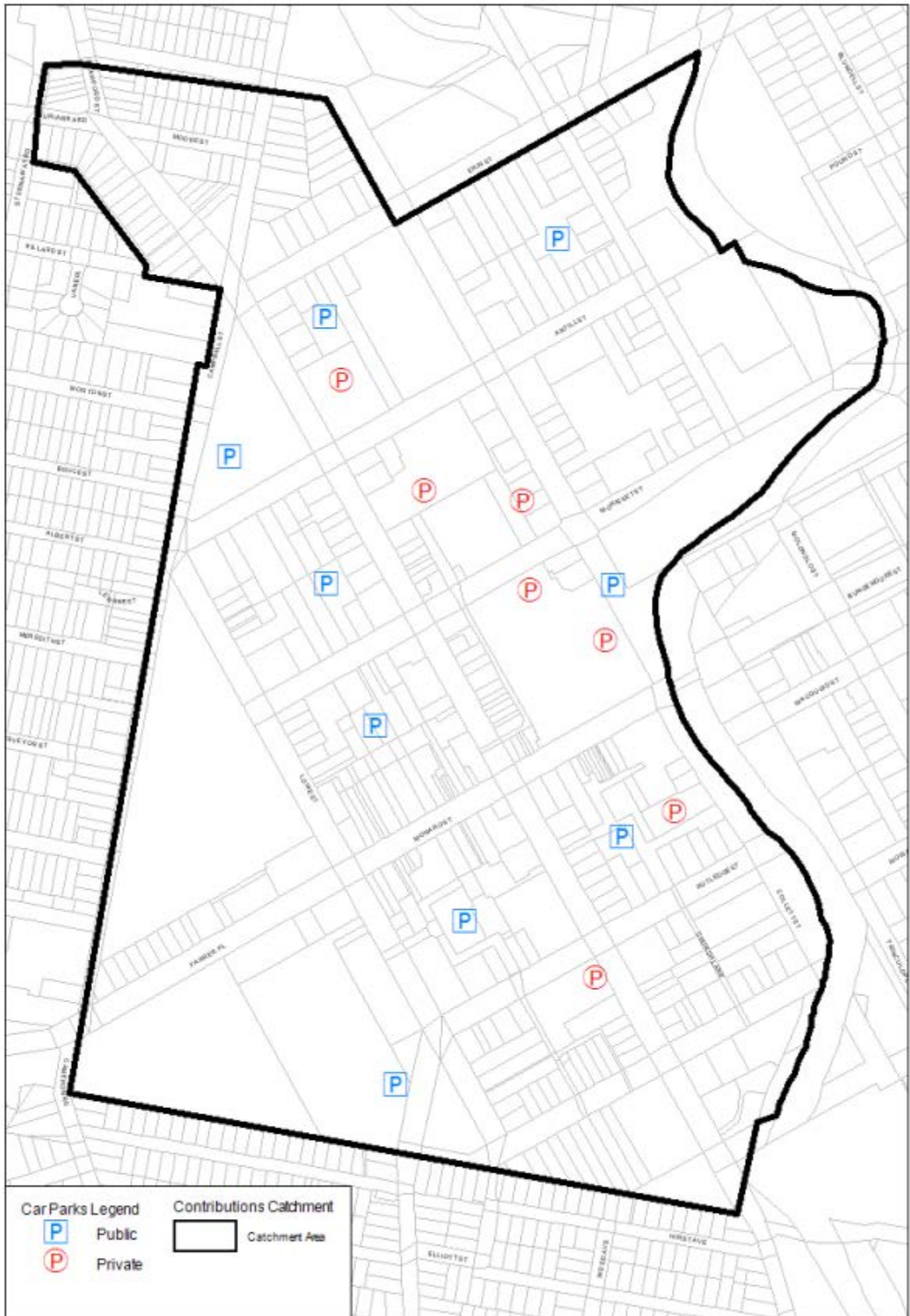
CALCULATION OF CONTRIBUTION RATE

Cost per car space to be provided off-site (where agreed by Council)

Contribution Rate = \$ 9,500 per space*

* 2011 estimate: this includes cost of survey and design, sealing, marking, drainage and land acquisition for each space

FIGURE 8: EXISTING CAR PARKS AND CONTRIBUTION CATCHMENT



Civic Improvements

AREA OF APPLICATION AND NEXUS

Queanbeyan City Council has adopted the CBD Master Plan – Final Report (October 2009). This Master Plan sets out the strategic framework for improvements to Queanbeyan City's Centre.

This implementation of the Master Plan is a long-term project for Council and the plan is split into three stages of works taking in the area bound by Erin and Antill Streets to the north, Carinya and Collett Streets to the east, Rutledge Street in the south and Lowe Street to the west.

The area for the works is shown in the map below.

The works will be undertaken to:

- improve pedestrian safety and efficiency;
- create a more desirable and secure civic environment;
- encourage commercial activity and investment;
- enhance the long term viability and sustainability of the City Centre; and
- provide a focus for community, cultural and commercial activity for the residents of Queanbeyan.

The proposed upgrade and improvements to the Queanbeyan CBD are considered to have relevance and benefit across the LGA and as such the contribution rate is calculated on a LGA wide basis. The works are being undertaken to provide for the increased population demands being generated by the growth in the LGA and recognise the works previously undertaken have been funded by population to date, hence works will be apportioned over the future benefit population.

FIGURE 9: QUEANBEYAN CENTRAL BUSINESS UPGRADE



STANDARDS FOR PROVISION AND ASSESSMENT OF DEMAND

Included in the plan is the construction of a traffic-free town square at the junction of the southern end of Crawford St and Monaro St. The Queanbeyan River will also become a major focal point for the city with work to be undertaken along Collett St and in Queen Elizabeth Park.

The first stage of the CBD Master Plan – Final Report October 2009 has commenced with the necessary background work being undertaken to construct the Crawford St Lifestyle Precinct between Monaro and Morisset Sts. The Precinct will be a pedestrian-friendly area with the footpaths to be widened, traffic reduced to two lanes and alfresco dining encouraged.

Works will also include:

- Pavement treatment including footpaths and crossings
- CBD laneways – upgrading of laneways that provide key pedestrian access
- Street furniture – including seating and garbage bins
- Crime Prevention – design elements to assist in prevention of crime within the CBD
- Street landscaping and vegetation – including tree planting, surface treatments and management of existing vegetation
- Future civic works – including City Gateway concepts and plaza development

Full details of the works, staging and preliminary cost estimates are available within the Master Plan. However a under this plan it proposed that the following will form the basis of the costs to be funded through contributions.

TABLE 12: CBD WORKS TO BE UNDERTAKEN

Stage	Location	Cost Estimate	Timeframe (1)
Stage 1	Crawford and Monaro Streets – Crawford St Lifestyle Precinct	\$2,852,077 ⁽²⁾	1- 7 years
Stage 2	Crawford, Rutledge and Collett Streets	\$ 3,819,500	7-14 years
Stage 3	Lowe, Morisset, Antill, Collett and Crawford Streets	\$ 4,949,710	14-21 years
TOTAL		\$ 11,621,287	

Notes:

1. Timeframes are indicative only and may vary.
2. ⁽²⁾ Actual costs of Stage 1 less costs attributable to any asset renewal components of the project

Queanbeyan Council has also completed initial works in the CBD with the Monaro Street works completed in late 2008 at a total cost of \$ 1.68 million. The proportional costs to new development will also be recouped under this plan.

CALCULATION OF CONTRIBUTION RATE

$$\begin{aligned}
 \text{Contribution Rate} &= \text{Total cost of works / number of additional persons (to 2031)} \\
 &\quad \text{Total cost of civic improvements – Stages 1,2 and 3 is } \$11,621,287. \\
 &= \$ 11,621,287 / 18040 \\
 &= \$ 644 \text{ per additional person}
 \end{aligned}$$

$$\begin{aligned}
 &\text{Total cost of civic improvements – Recoupment of initial Monaro Street Works} \\
 \text{Contribution Rate} &= \text{Total cost of works / number of persons 2008 to 2011 + number of} \\
 &\quad \text{additional persons (to 2031)} \\
 &= \$ 1,680,000 / 1565 +18040 \\
 &= \$ 85.70 \text{ per additional person}
 \end{aligned}$$

Hence the total contribution towards Civic works will be \$ 729.70 per person.

Total Contribution Rate = \$ 729.70 per person.

Plan Administration

AREA OF APPLICATION AND NEXUS

Given the significance of the income received under the developer contribution process, and the need to manage the process to provide the best possible outcomes for the community, Council, the Department of Planning has recognised the need for Councils to appoint dedicated contribution management staff or allocate the time and skills of other staff and resources on a part-time basis to ensure that the process is managed appropriately.

The effective co-ordination and administration of this plan necessitates work being undertaken by the Council which is outside the work that it would normally program or which it has undertaken in the past.

The costs of administration will be levied on new development across the entire LGA.

STANDARDS FOR PROVISION AND ASSESSMENT OF DEMAND

Amongst other things the extent of duties required to appropriately manage the Queanbeyan City Council – Section 94 Contributions Plan 2011 include:

- administering the contributions plan generally and ensure that the contributions are used to provide the public facilities for which they were intended;
- monitor the receipt and expenditure of cash contributions in respective accounts and the recoument of costs already spent;
- monitor the dedication and development of land contributions;
- recommend to Council the appropriate management and expenditure of funds in accordance with the adopted works program;
- recommend to Council the appropriate interim use and ultimate development of dedicated land, the acquisition of appropriate land for the identified public purpose or the re-use of existing Council property for an alternate public purpose under the terms of the contributions plan;
- prioritise and program the works schedule;
- regularly review the works schedule in accordance with levels of contributions received and expended and seek Council's adoption of these;
- regularly review the rates for contribution in accordance with movements in the appropriate consumer price index, construction costs, levels of demand, population/workforce changes and the review procedures included in the plan, seek Council's adoption of these and amend the plan accordingly;
- determine the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds and alternative funding sources;
- monitor the implications arising from development including the demands created for additional facilities for which contributions are not currently sought, the needs of specific "one-off" developments, the costs of development and land acquisition, the extent and type of development and the effect of this on the works program;

- advise Council of appropriate management, expenditure and policy implications regarding development contributions including those arising from legal decisions and State Government policy making;
- determine the extent of recurrent costs and assess the implications to Council to provide these;
- consider and assess the appropriateness of requests from applicants to defer payment of contributions or to settle the contributions by way of a material public benefit;
- determine appropriate guarantees for deferred or periodic payments and ensure they are obtained as well as guarantees are dissolved as full payment is received;
- assess whether a credit or re-assessment of the contribution may be appropriate and how that may be determined;
- prepare and make available the necessary information required by the Regulations including the contributions register, input to the Council's annual report and the annual statement; and
- liaise with Councillors and report on to ensure that the Queanbeyan City Council – Section 94 Contributions Plan 2011 reflects ongoing changes in community expectations and to present financial reports on fund movements.

Due to the extent and nature of duties required, Council staff time will be divided between normal functions and administration and management of the Section 94 process.

It is estimated that an average of 8 hours per fortnight is the minimum number of hours that must be dedicated purely to the administration, development and review of Section 94 contribution plans and associated work. Based on 8 hours per fortnight at a flat rate to Council of \$55 per hour, the cost of administration of Section 94 contributions is \$440 per fortnight.

A comprehensive review every 3-4 years is also envisaged, at an approximate cost of \$8,000 per review (on the basis of external consultant costs for review) anticipated being 3 reviews over the period to 2021.

As the administration of the plan is of benefit to the LGA, it is appropriate that the cost of the officer be levied over the whole LGA.

CALCULATION OF CONTRIBUTION RATES

Total Cost = hours per week (apportioned to s94 work) x cost per hour x weeks per year
= (8 hours x \$55 x 26 x 11) + (3 x \$8000)
= \$ 125840 + \$ 24000

On this basis:

Contribution rate = \$ 149840 / 7839
= \$ 19 per person

Section C - Contribution Policy and Definitions

Estimated Costs

The following points should be noted in relation to the cost estimates contained within the Plan:

Unless stated otherwise cost details contained within this plan are based on (2010/11 year) estimates and will be adjusted periodically as detailed in section C.3.

Timing of Works

Council is not generally able to bankroll works required as a consequence of development proposed under this Plan and will only be able to provide works and services when sufficient funds have been provided by way of contributions.

Priority spending of contributions may however be directed to particular items identified in this Plan and will be considered in the formulation and review of works schedules.

The provision of any item will be dependent on the availability of funding and other relevant threshold criteria established for the particular item, and not necessarily any date identified within the plan. Any dates provided are indicative only with the timing of provision impacted upon by rates of development and the like.

Indexation

WORKS CONTRIBUTIONS

All contributions rates towards works required under this plan are to be indexed on an annual basis, utilising the Consumer Price Index (CPI) for Sydney as required by clause 25I of the *EP & A Regulations*. The annual indexation will be undertaken after July 1 each year in accordance with the following formula.

Current Rate = Old Rate x [Current CPI / Base CPI]

where:

- The Base CPI is the most recently published quarterly average for the quarter preceding the estimate of the "old" contribution rate (June Qtr).
- The Current CPI is the most recently published quarterly average for the current period (June Quarter).
- The CPI rate is published by Australian Bureau of Statistics as the "Consumer Price Index" (Catalogue. No. 6401.0).

LAND CONTRIBUTIONS

Contributions for land acquisition and land values utilised under this plan will be revised either by Council undertaking a re-valuation on the specific land or through a re-valuation based on movements in value of like property in the locality.

Note: *Where contributions have been levied under an existing consent but not yet paid, these contributions will continue to be indexed on an annual basis in accordance with the above until such time as they are paid.*

Section 94 Contributions and the Goods and Services Tax

Pursuant to the Division 81 determination made under the *Goods and Services Tax Act 1999* by the Federal Treasury, no Goods and Services Tax (GST) is applicable to the payment of contributions made under section 94 of the *E P and A Act*.

This exemption applies to both cash contributions and land or works in lieu of contributions in accordance with section 94 of the *E P and A Act*.

Method and Timing of Payments

Contributions are to be levied in accordance with this plan. The amount of such development contributions shall be calculated on the basis of the adopted rate, indexed to the time of payment.

Any consent issued requiring the application of this plan shall contain appropriate conditions stating the timing, form and amount of payment to be made.

TIMING OF PAYMENTS

The time of payment of contributions made in accordance with this plan is to be in accordance with the following:

- development applications involving subdivision - prior to the release certificate of the subdivision plan, whichever occurs first;
- development applications involving building work - prior to the release of the construction certificate;
- development applications involving both subdivision and building work (e.g. integrated housing developments) - prior to the release of the construction certificate (building) or subdivision certificate, whichever occurs first;
- development applications where no construction certificate is required - at the time of issue of notification of consent or prior to commencement of the approved use, or prior to occupation of the premises, as may be determined by Council.

Note: *Where any self-certification or the like is undertaken, pursuant to E P and A Act (as amended) the consent shall not operate unless and until the amount is paid to Council to comply with the requirements of Council's Section 94 Contributions Plan.*

LEVYING OF CONTRIBUTIONS ON SINGLE DWELLING HOUSES

Generally Council will not levy contributions on single dwelling houses within urban areas where the dwelling is the only dwelling to be developed on an existing approved allotment. Single dwelling exempt from S94 levies as contributions would have been applied at subdivision stage. Any levies would be for additional ET over above single dwellings.

In rural areas contributions will not be levied on single dwelling houses where the contributions have been levied on a previous subdivision creating the dwelling entitlement or where a subdivision under a previous planning instrument created the entitlement, however they may be levied where a dwelling is to be erected in other circumstances.

METHOD OF PAYMENT

Developer contributions made in accordance with this plan will usually be in the form of monetary payments, however alternative "in kind" contributions may be accepted if they are deemed by Council to represent an "equivalent material public benefit (MPB)". In the case of alternative payments being proffered, a developer is required to make prior written representations to Council at which time the proposal may be considered or negotiated.

Any offer for the provision of an MPB should be made in writing prior to the works commencing and where possible at the time the application is being assessed.

The request should clearly state:

- what MPB or land dedication is proposed;
- the estimated value of the MPB or land dedication;
- the timing of provision of the MPB or land dedication;
- what cash contributions it is proposed to offset; and,
- if the work has not been identified under the plan, why it is of an equivalent benefit to the community compared to what has been identified under the plan.

An assessment of the proposed MPB is then to be undertaken by Council. This assessment will include such considerations as:

- the impact the proposal will have on the levels of amenities and services for the community, compared to what has been identified under the existing plan;
- the impact on provision of other essential services and amenities; and
- the impact on work schedules and cash flows that will result.

DEDICATION OF LAND

Subject to prior agreement of Council, land may be dedicated in lieu of making a contribution towards the acquisition of land.

In some circumstances, where the land dedicated exceeds the contribution due for the provision of this type of land, this excess value may (at the sole discretion of Council) be offset against other contributions in a similar manner to works-in-kind.

The value to be attributed to the land dedicated will be the estimated value shown within the plan for that particular parcel of land if relevant, or the Council agreed value of the land determined through the normal acquisition procedures.

Council will only accept land dedication where that land is of a suitable nature for the purpose for which it is being dedicated. All land to be transferred to Council is to be free of improvements, structures or other impediments which would restrict or hinder its future use or development for the purposes for which it is being acquired, unless otherwise agreed by in writing by Council. The land is also to be transferred in an appropriate state, free of any refuse, contamination or the like, unless otherwise agreed in writing by Council.

Local Planning Agreements and Site Specific Contribution Plans

Where Council and a developer may enter into a Local Planning Agreement (LPA) under the provisions of the *EP & A Act*, Council may:

- Enter into a LPA to provide facilities in excess of those required under this plan; or
- Collect contributions pursuant to this plan in addition to concurrently entering into a LPA for other works and/or contributions; or
- Enter into a LPA that enables the obligations under this plan to be waived (on the basis that the LPA would not result in provision of a public benefit that is at least equal to the obligations under this plan).

This plan also represents the “base level” of contributions, and the development of greenfield sites, as well as major brownfield redevelopments, may warrant the preparation of a specific new plan or an amendment to this plan to facilitate the provision of specific amenities for those developments.

Policy on Discounting or Review of Contributions

Council may consider the discounting of contribution rates in circumstances where it is considered warranted, having regard to such issues as:

- Estimated higher or lower demand of an individual development when compared against plan assumptions; and
- Provision of an incentive to develop based on a greater community good/benefit.

When considering any discount of contribution rates Council should consider issues such as whether:

- Current infrastructure will be overloaded and unable to efficiently or effectively deal with increased development;
- Development may have a negative impact on the servicing and amenity of the existing population, including potential environmental and economic impacts;
- Contributions as are currently being levied will not meet the costs of required augmentation or new facilities;
- Funds will need to be diverted from other sources to meet costs, thereby having a substantial impact on Council's budget; and
- Council may not be in a position to approve new development if essential infrastructure to service these developments is not provided within a reasonable time.

Recoupment/ Deferral of Contributions

Section 94 (3) and (4) of the *EP & A Act* allow for the recoupment of the cost of providing the public amenities or public services (being the cost as indexed in accordance with the *EP & A Act* Regulations. As indicated in parts of this plan such as in the case of the Q, recoupment is being undertaken through contributions.

Queanbeyan City Council does not permit deferral of development contribution payments.

Monitoring and Review of the Plan

Council undertakes to review this contributions plan on at least an annual basis as well as a result of other circumstances as referred to throughout the plan.

The review will generally address such matters as:

- Changes in cost estimates and works schedules;
- Indexation of contributions rates;
- Monitoring of development and population statistics; and
- Other matters as warranted.

This section has been prepared to satisfy the statutory requirements as provided under clause 27(1)(f) of the Environmental Planning and Assessment Regulation 2000.

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.

"**Bankroll**" means circumstances where a work is funded by a developer or Council so it may be constructed prior to it being programmed or section 94 income/funds being available to construct it.

"**Brownfield (Non-greenfield) development**" as referenced in Summary Table 1 means, development on land within the urban area whether or not it has previously been developed.

Note: Any residential development that is not defined as "greenfield" or "rural or rural residential" under this plan will be charged "brownfield" contribution rates.

"**Catchment**" is the geographic or other defined area that the infrastructure is deemed to service. Depending on the type of community infrastructure, there may be more than one local service catchment in a local government area.

"**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.

"**Community infrastructure**" means public amenities and public services but does not include water supply or sewerage services.

"**Contribution**" means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in Section 94 of the EP & A Act.

"**Contributions Plan**" means a contributions plan referred to in Section 94AB of the EP & A Act.

"**Council**" means the Queanbeyan City Council.

"**Development contribution**" means the payment of a monetary contribution or the dedication of land free of cost.

"**DoP**" means the NSW Department of Planning and Infrastructure (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 Tenement**" (ET) means a single allotment or equivalent demand being a 3-bedroom dwelling.

"**Greenfield Development**" as referenced in Summary Table 1, means development on land that has not previously been developed for urban residential or industrial purposes regardless of whether or not the land is zoned for the use and the development will extend the urban area or is an urban release area.

"**LEP**" means a local environmental plan made by the Minister under Section 70 of the *EP & A Act*.

"**LGA**" means the local government area.

"**Public facilities**" means any public amenity or public service, as referred to in Section 94 of the *EP & A Act*, including a "community facility" and a "recreation facility", the need for which has increased or been created by development.

"**Recoupment**" means the payment of a monetary contribution to the Council to offset the cost (plus any interest) which the Council has already incurred in providing public facilities in anticipation of development.

"**Rural and Rural residential development**" as referenced in Summary Table 1 means development on land subject to the rural roads catchment maps (Figures 5 and 6).

"**Settlement**" means the payment of a monetary contribution, the undertaking of a work in kind or the exchange of documents for the dedication of land required as a result of new development.

"**Works in kind**" has the same meaning as a "material public benefit" as referred to in Section 94(2C) of the *EP & A Act* and means the undertaking of any work associated with the provision of a public facility.

"**Works program**" 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.

Works Schedules Content

The following works schedules are indicative only and provide an estimate of the amount and timing of expenditure in accordance with this contributions plan.

The timing of expenditure may be affected by numerous factors such as:

- rates of development and income receipts;
- offers of alternative material public benefits (e.g. works-in-kind and land dedication) in lieu of cash contributions;
- changes in priorities for provision of amenities and services;
- unanticipated development;
- changes to expected development patterns; and
- variations in expected costs.

As such the ongoing review and monitoring of the plan will take any variations into account and amend the work schedules to best reflect current development and expenditure priority scenarios.

This section has been prepared to satisfy the statutory requirements as provided under Clause 27(1)(g) of the Environmental Planning and Assessment Regulations 2000.

Part D - Work and Cash Flow Schedules

Open Space – Non Greenfield Areas

Open Space – Greenfield Areas

Open Space – Acquisition

Community Facilities

Community Facility Floorspace

New Residents Kits

Library Facilities

Library Books

Queanbeyan Traffic Management Facilities

Queanbeyan CBD Car Parking

Section 94 Planning and Administration

Cycleway Network

Queanbeyan CBD Upgrade

Work and Cash Flow Schedules

Open Space - Non Greenfield Areas														
Item	Est Cost \$ x 1000	Forecast Development (lots)												
		0	120	240	360	480	600	720	840	960	1080	1200		
(\$ x 1000)														
Total Estimated Income and Expenditure by Type														
<i>Small Parks</i>	0.2	369.84	0	36.984	36.984	36.984	36.984	36.984	36.984	36.984	36.984	36.984	36.984	36.984
<i>Large Parks</i>	0.25	462.3	0	46.23	46.23	46.23	46.23	46.23	46.23	46.23	46.23	46.23	46.23	46.23
<i>Courts & Skate Facilities</i>	0.05	92.46	0	9.246	9.246	9.246	9.246	9.246	9.246	9.246	9.246	9.246	9.246	9.246
<i>Walking Trails etc</i>	0.05	92.46	0	9.246	9.246	9.246	9.246	9.246	9.246	9.246	9.246	9.246	9.246	9.246
<i>Sports Fields/Sports Facilities</i>	0.25	462.3	0	46.23	46.23	46.23	46.23	46.23	46.23	46.23	46.23	46.23	46.23	46.23
<i>Semi Natural / Garden Areas</i>	0.2	369.84	0	36.984	36.984	36.984	36.984	36.984	36.984	36.984	36.984	36.984	36.984	36.984
		1849.2	0	184.92	184.92	184.92	184.92	184.92	184.92	184.92	184.92	184.92	184.92	184.92
Initial Projects - Expenditure														
Small & Large parks	location													
Mountain Jerrabomberra (2012/13)		100	0	100	0	0	0	0	0	0	0	0	0	0
Koorong Park (2012/13)		75	0	75	0	0	0	0	0	0	0	0	0	0
Orana Neighbourhood Park (2015/16)		35	0	0	0	0	0	35	0	0	0	0	0	0
Kinkora Place (2014/15)		60	0	0	0	0	60	0	0	0	0	0	0	0
Kensington Gardens Landscaping (2011/12)		8.554	0	0	8.554	0	0	0	0	0	0	0	0	0
Queanbeyan Park Power Upgrade		28	0	28	0	0	0	0	0	0	0	0	0	0
Waniassa Park - Sensory Garden Bulk		150	0	0	0	0	0	150	0	0	0	0	0	0
Queanbeyan Park Toilets Upgrade		250	0	0	0	0	250	0	0	0	0	0	0	0
Parks Plans of Management - Revision (2011 to2016)		20	4	4	4	4	4	0	0	0	0	0	0	0
Arts Café Precinct - Open Space (2012/13)		250	0	0	0	250	0	0	0	0	0	0	0	0
Future Projects to be identified			0	0	0	0	0	0	0	0	0	0	0	0
Courts, Skate and other Facilities														
Archery fence - Hoover Road Reserve (2013/14)		25	0	0	0	25	0	0	0	0	0	0	0	0
Jerrabomberra Tennis Courts Upgrade		5	0	5	0	0	0	0	0	0	0	0	0	0
BMX Track		85	85	0	0	0	0	0	0	0	0	0	0	0
Future Courts, Skate and Other Facilities - TBC			0	0	0	0	0	0	0	0	0	0	0	0
Walking Trails etc														
Future Projects to be identified			0	0	0	0	0	0	0	0	0	0	0	0
Sports Fields/Sports Facilities														
Showground (upgrade parking etc)		45	0	45	0	0	0	0	0	0	0	0	0	0
Madew - lighting		60	0	60	0	0	0	0	0	0	0	0	0	0
Freebody - upgrade facilities		20	0	20	0	0	0	0	0	0	0	0	0	0
Showground Upgrades (2012/13)		200	0	0	200	0	0	0	0	0	0	0	0	0
Future Projects to be identified			0	0	0	0	0	0	0	0	0	0	0	0
Semi Natural / Garden Areas														
Queanbeyan River Corridor (2011/12)		50	0	0	50	0	0	0	0	0	0	0	0	0
Stringybark Reserve Bushland Management		20	0	0	20	0	0	0	0	0	0	0	0	0
Future Projects to be identified			0	0	0	0	0	0	0	0	0	0	0	0
Total Expenditure		1487	89	337	283	279	314	185	0	0	0	0	0	0
Income (\$ x 1000)														
Developer Contributions			0	185	185	185	185	185	185	185	185	185	185	185
Council Contribution Required			0	0	0	0	0	0	0	0	0	0	0	0
Carry-over Contribution Income			293	0	0	0	0	0	0	0	0	0	0	0
Income from VPAs etc			0	0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)			0	0	0	0	0	0	0	0	0	0	0	0
Total Income			293	185	185	185	185	185	185	185	185	185	185	185
Contribution Cash Flow			204	51	-46	-140	-269	-269	-85	100	285	470	655	
Council Bankrolling			85	0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling			0	0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling			85	0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance			289	51	-46	-140	-269	-269	-85	100	285	470	655	
Contribution Rate ('000s) -	1.541													
Current/Approved persons (if applic)	0													
Remaining Lots	1200													
Total Scheme Lots	1200													

Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.

Work and Cash Flow Schedules

Open Space - Greenfield Areas														
Item	Est Cost \$ x 1000	Forecast Development (lots)												
		0	200	400	600	800	1000	1200	1400	1600	1800	2000		
Estimated Income & Expenditure by Type		(\$ x 1000)												
Small Parks	0.2	889.5	0	88.95	88.95	88.95	88.95	88.95	88.95	88.95	88.95	88.95	88.95	88.95
Large Parks	0.25	1111.875	0	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875
Courts & Skate Facilities	0.05	222.375	0	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375
Cycleways	0.05	222.375	0	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375	22.2375
Sports Fields/Sports Facilities	0.25	1111.875	0	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875	111.1875
Semi Natural / Garden Areas	0.2	889.5	0	88.95	88.95	88.95	88.95	88.95	88.95	88.95	88.95	88.95	88.95	88.95
		4447.5	0	444.75	444.75	444.75	444.75	444.75	444.75	444.75	444.75	444.75	444.75	444.75
Initial Projects - Expenditure														
Small & Large parks			0	0	0	0	0	0	0	0	0	0	0	0
TBC			0	0	0	0	0	0	0	0	0	0	0	0
Courts & Skate Facilities			0	0	0	0	0	0	0	0	0	0	0	0
TBC			0	0	0	0	0	0	0	0	0	0	0	0
Cycleways/Trails			0	0	0	0	0	0	0	0	0	0	0	0
TBC			0	0	0	0	0	0	0	0	0	0	0	0
Sports Fields/Sports Facilities			0	0	0	0	0	0	0	0	0	0	0	0
TBC			0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0
Semi Natural / Garden Areas			0	0	0	0	0	0	0	0	0	0	0	0
TBC			0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0
Total Expenditure		0	0	0	0	0	0	0	0	0	0	0	0	0
Income (\$ x 1000)														
Developer Contributions			0	445	445	445	445	445	445	445	445	445	445	445
Council Contribution Required			0	0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)			0	0	0	0	0	0	0	0	0	0	0	0
Total Income			0	445	445	445	445	445	445	445	445	445	445	445
Contribution Cash Flow														
Council Bankrolling			0	0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling			0	0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling			0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance			0	445	890	1334	1779	2224	2669	3113	3558	4003	4448	4448
Contribution Rate ('000s) - Current/Approved lots (if applic)	2.22375													
Remaining Lots	0													
Total Scheme Lots	2000													

Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.

Work and Cash Flow Schedules

Open Space Acquisition - To be Revised and Included in Future Review													
Item	Est Cost \$ x 1000	Forecast Development (persons)											
		0	0	0	0	0	0	0	0	0	0	0	0
(\$ x 1000)													
<i>TBC - Based on Masterplans / DCPs etc</i>		0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Income (\$ x 1000)													
Developer Contributions Under This Plan		0	0	0	0	0	0	0	0	0	0	0	0
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		0	0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0	0
Total Income		0	0	0	0	0	0	0	0	0	0	0	0
Contribution Cash Flow		0	0	0	0	0	0	0	0	0	0	0	0
Council Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance		0	0	0	0	0	0	0	0	0	0	0	0
Contribution Rate ('000s)	0												
Current/Approved persons (if applic)	0												
Remaining Persons	0												
Total Scheme Persons	0												

Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.

Work and Cash Flow Schedules

Community Facilities												
Item	Est Cost \$ x 1000	Forecast Development (lots)										
		0	120	240	360	480	600	720	840	960	1080	1200
Estimated Income & expenditure by Type												
												(\$ x 1000)
Upgrade of Existing Facilities		0	0	0	0	0	0	0	0	0	0	0
New Multi-Purpose Floorspace		0	0	0	0	0	0	0	0	0	0	0
	465	0	46.5	46.5	46.5	46.5	46.5	46.5	46.5	46.5	46.5	46.5
Initial Projects												
Jerrabomerra Community Facility Upgrade	1150	1150	0	0	0	0	0	0	0	0	0	0
Karrabar Community Centre	49	53	0	0	0	0	0	0	0	0	0	0
Future Project to be confirmed	0	0	0	0	300	0	0	0	0	0	0	0
Future Project to be confirmed	0	0	0	0	0	0	0	0	0	0	300	0
Future Project to be confirmed	0	0	0	0	0	0	0	0	0	0	0	77
	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenditure	1664	1203	0	0	300	0	0	0	0	0	300	73
Income (\$ x 1000)												
Developer Contributions		0	47	47	47	47	47	47	47	47	47	47
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		1411	0	0	0	0	0	0	0	0	0	0
Total Income		1411	47	47	47	47	47	47	47	47	47	47
Contribution Cash Flow		208	255	301	48	94	141	187	234	280	27	0
Council Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance		208	255	301	48	94	141	187	234	280	27	0
Contribution Rate ('000s)	0.3875											
Current/Approved lots (if applic)	0											
Remaining Lots	1200											
Total Scheme Lots	1200											
<p>Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.</p>												

Work and Cash Flow Schedules

Community Facility Floorspace												
Item	Est Cost \$ x 1000	Forecast Development (persons)										
		0	200	400	600	800	1000	1200	1400	1600	1800	2000
Estimated Income & Expenditure by Type		(\$ x 1000)										
<i>Upgrade of Existing Facilities</i>	5378.8	0	537.88	537.9	537.88	537.9	537.9	537.9	537.9	537.9	537.9	537.88
Initial Projects												
Future Project to be confirmed	0	0	0	1029	0	0	0	0	0	0	0	0
Future Project to be confirmed	0	0	0	0	0	1050	0	0	0	0	0	0
Future Project to be confirmed	0	0	0	0	0	0	0	0	1500	0	0	1800
Total Expenditure	0	0	0	1029	0	1050	0	0	1500	0	0	1800
Income (\$ x 1000)												
Developer Contributions		0	538	538	538	538	538	538	538	538	538	538
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0
Total Income		0	538	538	538	538	538	538	538	538	538	538
Contribution Cash Flow		0	538	47	585	73	610	1148	186	724	1262	0
Council Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance		0	538	47	585	73	610	1148	186	724	1262	0
Residential Contribution Rate												
Contribution Rate ('000s)			2.6894									
Current/Approved Lots (if applic)			0									
Remaining Lots			2000									
Total Scheme Lots			2000									

Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.

Work and Cash Flow Schedules

New Resident Kits													
Item	Est Cost \$ x 1000	Forecast Development (lots/dwellings)											
		0	320	640	960	1280	1600	1920	2240	2560	2880	3200	
	19.2	0	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92
Estimated Expenditure		(\$ x 1000)											
<i>New Resident Kits</i>		0	1.7	2	2	2	2	1.5	2	2	2	2	2
Total Expenditure		0.0	1.7	2.0	2.0	2.0	2.0	1.5	2.0	2.0	2.0	2.0	2.0
Income (\$ x 1000)													
Developer Contributions Under This Plan		0.0	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9
Council Contribution Required		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other Income (interest/grants etc.)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Contributions From Existing Consents		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Income		0.0	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9
Contribution Cash Flow		0.0	0.2	0.1	0.1	0.0	-0.1	0.3	0.2	0.2	0.1	0.0	0.0
Council Bankrolling		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Developer Bankrolling		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Bankrolling		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Adjusted Period Balance		0.0	0.2	0.1	0.1	0.0	-0.1	0.3	0.2	0.2	0.1	0.0	0.0
Contribution Rate ('000s)	0.006												
Current/Approved Lots etc (if applic)	0												
Remaining Lots	3200												
Total Scheme Lots	3200												

Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.

Work and Cash Flow Schedules

Library Facilities													
Item	Est Cost \$ x 1000	Forecast Development (lots)											
		0	700	1400	2100	2800	3500	4200	4900	5600	6300	7000	
Estimated Income & Expenditure by Type	2121.35	0	212	212	212	212	212	212	212	212	212	212	212
Initial Expenditure Projects		(\$ x 1000)											
Purchase of old NPWS Building & Land	2850	2850	0	0	0	0	0	0	0	0	0	0	0
Fitout of Library	1785	1785	0	0	0	0	0	0	0	0	0	0	0
Total Expenditure	4635	4635	0	0	0	0	0	0	0	0	0	0	0
Income (\$ x 1000)													
Developer Contributions		0	212	212	212	212	212	212	212	212	212	212	212
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0
Carry-over Contribution Income		41	0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0	0
Total Income		41	212	212	212	212	212	212	212	212	212	212	212
Contribution Cash Flow		-4594	-4382	-4170	-3958	-3745	-3533	-3321	-3109	-2897	-2685	-2473	
Council Bankrolling		3492	0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling		3492	0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance		-1102	-4382	-4170	-3958	-3745	-3533	-3321	-3109	-2897	-2685	-2473	
Contribution Rate ('000s)	0.3031												
Current/Approved Lots (if applic)	0												
Remaining Lots	7000												
Total Scheme Lots	7000												

Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.

Work and Cash Flow Schedules

Schedule of Expenditure: Library Books													
Item	Est Cost \$ x 1000	Forecast Development (persons)											
		0	320	640	960	1280	1600	1920	2240	2560	2880	3200	
Estimated Income & Expenditure	313.6	0	31.36	31.36	31.36	31.36	31.36	31.36	31.36	31.36	31.36	31.36	31.36
Expenditure		(\$ x 1000)											
Library Material & Resources	0	0	40	40	40	35	35	35	35	30	30	30	33
Total Expenditure	0	0	40	40	40	35	30	35	35	30	30	30	33
Income (\$ x 1000)													
Developer Contributions Under This Plan		0	48	49	31	31	31	31	31	31	31	31	31
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0	0
Total Income		0	48	49	31	31	31	31	31	31	31	31	31
Contribution Cash Flow		0	8	17	8	5	6	2	-1	0	2	0	0
Council Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance		0	8	17	8	5	6	2	-1	0	2	0	0
Contribution Rate ('000s)	0.098												
Current/Approved persons (if applic)	0												
Remaining Persons	3200												
Total Scheme Persons	3200												

Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.

Work and Cash Flow Schedules

Queanbeyan Urban Traffic Management												
Item	Est Cost \$ x 1000	Forecast Development										
		0	2275	4550	6825	9100	11375	13650	15925	18200	20475	22750
Works Expenditure												
(\$ x 1000)												
South Jerrabomberra Link Road	23727	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Cooma Street/Edwin Land Parkway	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Tomsitt Drive/Edwin Land Parkway/Jerrabomberra Avenue	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Tomsitt Drive/New Link Road	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Cooma Street/Rutledge Street/Lowe Street	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Cooma Street/Fergus Road	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Cooma Street/Thornton Road/Barracks Flat Drive	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Lanyon Drive/Soutbar Road	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Lanyon Drive/Canberra Avenue	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Bungendore Road/Atkinson Street	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Bungendore Road/Ellerton Drive/Yass Road	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Yass Road/Aurora Avenue	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Farrer Place/Cameron Road/Campbell Street	212	0	0	0	0	0	0	0	0	0	0	0
Traffic Signals - Lanyon/Tomsitt	212	0	0	0	0	0	0	0	0	0	0	0
Old Cooma Road (4L Googong Dam Road to Edwin Land Parkway)	32697	0	0	0	0	0	0	0	0	0	0	0
Old Cooma Road (4L Edwin Land Parkway to Soutbar Road)	5963	0	0	0	0	0	0	0	0	0	0	0
Bungendore Road (4L Queens Bridge to Atkinson Street)	1897	0	0	0	0	0	0	0	0	0	0	0
Edwin Land Parkway Extension (2L Stringybark Drive to Old Cooma Road)	15984	0	0	0	0	0	0	0	0	0	0	0
Ellerton Drive Extension (2L east of Tennyson Drive to Old Cooma Road)	46371	0	0	0	0	0	0	0	0	0	0	0
Uriarra Road Intersection Improvements - refer Nth Crestwood Study	700	0	0	0	0	0	0	0	0	0	0	0
Total Expenditure	130095	0	0	0	0	0	0	0	0	0	0	0
Income (\$ x 1000)												
Developer Contributions		0	8190	8190	8190	8190	8190	8190	8190	8190	8190	8190
Carry-over Contribution Income		1047	0	0	0	0	0	0	0	0	0	0
Income from VPAs etc		0	0	0	0	0	0	0	0	0	0	0
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0
Total Income		1047	8190	8190	8190	8190	8190	8190	8190	8190	8190	8190
Contribution Cash Flow		1047	9237	17427	25617	33807	41997	50187	58377	66567	74757	82947
Council Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance		1047	9237	17427	25617	33807	41997	50187	58377	66567	74757	82947
Contribution Rate ('000s)	3.6											
Current/Approved lots/ADVT (if applic)	0											
Lots /ADVT	22750											
Total Scheme Lots/equiv ADVT	22750											
Note: Scheme ADVT(or equiv) is the future traffic generation anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.												

Work and Cash Flow Schedules

Queanbeyan CBD Carparking												
Item	Est Cost \$ x 1000	Forecast Development (by square metres floorspace)										
		0	0	0	0	0	0	0	0	0	0	0
Estimated Income		(\$ x 1000)										
Carparking Total												
Initial Projects												
additional parking to be determined through CBD planning		0	0	0	0	350	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenditure	0	0	0	0	0	0	0	0	0	0	0	0
Income (\$ x 1000)												
Developer Contributions under this plan		0	0	0	0	0	0	0	0	0	0	0
Carry-over Contribution Income		305	0	0	0	0	0	0	0	0	0	0
Income from VPAs etc		0	0	0	0	0	0	0	0	0	0	0
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0
Total Income		305	0	0	0	0	0	0	0	0	0	0
Contribution Cash Flow		305	305	305	305	305	305	305	305	305	305	305
Council Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance		305	305	305	305	305	305	305	305	305	305	305
Contribution Rate ('000s)	9.5											
Current/Approved Spaces (if applic)	0											
Remaining Projected Spaces	0											
Total Projected Spaces	0											

Work and Cash Flow Schedules

Section 94 Planning and Administration												
Item	Est Cost \$ x 1000	Forecast Development (by persons)										
		0	320	640	960	1280	1600	1920	2240	2560	2880	3200
Expenditure		(\$ x 1000)										
Section 94 Planning & Administration Costs	0	0	15	15	15	15	15	15	15	15	15	17
Total Expenditure	0	0	15	15	15	15	15	15	15	15	15	17
Income (\$ x 1000)												
Developer Contributions under this plan		0	15	15	15	15	15	15	15	15	15	15
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 2000 Plan		0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0
Total Income		0	15	15	15	15	15	15	15	15	15	15
Contribution Cash Flow		0	0	0	1	1	1	1	1	2	2	0
Council Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling		0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance		0	0	0	1	1	1	1	1	2	2	0
All development types - by equivalent persons												
Contribution Rate ('000s)	0.0475											
Current/Approved persons (if applic)	0											
Remaining Persons	3200											
Total Scheme Persons	3200											
<p>Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.</p>												

Work and Cash Flow Schedules

Cycleway Network																				
Item	Est Cost \$ x 1000	Forecast Development																		
		0	320	640	960	1280	1600	1920	2240	2560	2880	3200								
Works Expenditure																				
(\$ x 1000)																				
Route																				
Cycleway Program as per plan and cyclway strategy (PAMP)	3,491	0	450	0	500	500	0	500	500	0	500	541								
Total Expenditure		0	450	0	500	500	0	500	500	0	500	541								
Income (\$ x 1000)																				
Developer Contributions - Residential		0	333	333	333	333	333	333	333	333	333	333								
Carry-over Contribution Income		161	0	0	0	0	0	0	0	0	0	0								
Income from VPAs etc		0	0	0	0	0	0	0	0	0	0	0								
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0								
Other Income (interest/RTA grants etc.)		0	0	0	0	0	0	0	0	0	0	0								
Total Income		161	333	333	333	333	333	333	333	333	333	333								
Contribution Cash Flow		161	44	377	210	43	376	209	42	375	208	0								
Council Bankrolling		0	0	0	0	0	0	0	0	0	0	0								
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0								
Total Bankrolling		0	0	0	0	0	0	0	0	0	0	0								
Adjusted Period Balance		161	44	377	210	43	376	209	42	375	208	0								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Contribution Rate ('000s)</td> <td style="text-align: right;">1.065</td> </tr> <tr> <td>Current/Approved Lots (if applic)</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Remaining Lots</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Scheme LotsPersons</td> <td style="text-align: right;">3200</td> </tr> </table>													Contribution Rate ('000s)	1.065	Current/Approved Lots (if applic)	0	Remaining Lots	0	Total Scheme LotsPersons	3200
Contribution Rate ('000s)	1.065																			
Current/Approved Lots (if applic)	0																			
Remaining Lots	0																			
Total Scheme LotsPersons	3200																			
<p>Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.</p>																				

Work and Cash Flow Schedules

Queanbeyan CBD Upgrade													
Item	Est Cost \$ x 1000	Forecast Development											
		0	722	1443	2165	2886	3608	4330	5051	5773	6494	7216	
Estimated Income													
income		(\$ x 1000)											
Project Expenditure													
Initial Monaro St Works	1680	1680	0	0	0	0	0	0	0	0	0	0	0
Stage 1 - Crawford & Monaro	1-7 yrs 2801	0	700	700	700	700	0	0	0	0	0	0	0
Stage 2 - Crawford, Rutledge & Collet Streets	7-14 yrs 3819	0	0	0	0	1500	1500	1000	0	0	0	0	0
Stage 3 - Lowe, Morisset, Antill, Collett & Crawford Streets	14-21 yrs 4950	0	0	0	0	0	0	0	0	0	0	2295	2475
Total Expenditure	11570	1680	700	700	700	2200	1500	1000	0	0	0	2295	2475
Income (\$ x 1000)													
Developer Contributions under this plan		0	1316	1316	1316	1316	1316	1316	1316	1316	1316	1316	1316
Carry-over Contribution Income		50	0	0	0	0	0	0	0	0	0	0	0
Income from VPAs etc		0	0	0	0	0	0	0	0	0	0	0	0
Council Contribution Required		37	0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0	0
Total Income		87	1316	1316	1316	1316	1316	1316	1316	1316	1316	1316	1316
Contribution Cash Flow		-1593	-977	-360	256	-627	-811	-495	822	2138	1159	1	1
Council Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Developer Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Total Bankrolling		0	0	0	0	0	0	0	0	0	0	0	0
Adjusted Period Balance		-1593	-977	-360	256	-627	-811	-495	822	2138	1159	1	1
Contribution Rate ('000s)	1.82425												
Current/Approved Lots (if applic)	0												
Remaining Projected Lots	7216												
Total Projected Lots	7216												
Note: Scheme lots (or persons) is the future persons and equivalent lots/dwellings anticipated under this plan, and this will be monitored and amended to ensure that it reflects development trends.													

Appendix 1

Section 94 Contributions Plan

SUPPORTING NOTES TO RURAL ROADS CONTRIBUTIONS

Catchment 1 – Carwoola - (Catchment 4, Location 1 – YSC S94 Plan No.2)

YSC Plan No.2 provides for S94 road upgrading contributions in this area towards –

- the upgrading of Captains Flat Road
- The upgrading of Wanna Wanna Road including its intersection with Captains Flat Road to a sealed standard.

QCC received contributions from Palerang (ECCRC) toward upgrading these roads as a result of the Council amalgamations in 2003, being (\$365,000.00 for Captains Flat Road and \$550,000.00 for Wanna Wanna Road). A section of each road has been upgraded utilising these funds, with shortfalls being loaned from reserves (with future S94 contributions to be allocated to repayment of the loan transfer). A review of the construction costs follows –

Palerang Council was engaged to construct the section of Captains Flat Road from near Kings Highway to near the top of the hill (0.72 km) at an estimated cost of \$364,827.00. The construction costs here were subject to cost overruns due to rock conditions and wet weather, such that the final construction cost was \$524,285.00 (2008 dollars). The next section of road upgrading is not anticipated to be subject to these conditions. The 2011 construction value, based on the original estimated price is \$555,540.00 per km. YSC S94 Plan No.2; Clause 7.2 lists Captains Flat Road as a Type 7 road, with an estimated construction cost of \$215,000.00 per km (Mar 1994 dollars). This equates to a construction cost of \$397,428.00 (2011 dollars). Therefore, it is recommended that a new rate apply based on the latest construction costs. Applying the formula used in Clause 7.4 of YSC S94 Plan No.2 the contribution rate is \$1,010.00 per km (2011 dollars). These works will need to be undertaken up to the Wanna Wanna Road intersection, a distance of 2.2 kms, such that a contribution of \$2,222.00 (2011 dollars) should be sought for upgrade to Captains Flat Road for developments in the Carwoola area.

A design for the 3.6km unsealed section of Wanna Wanna Road was undertaken by Bill Guy & Partners at a cost of \$95,066.00 (2007 dollars). The design provided for a 7.0m wide bitumen sealed road, with 0.5 m wide sealed shoulders. The 2011 design value would be \$30,197.00 per km

Palerang Council was engaged to construct the first stage of the design from Ch 00 – Ch 920 (near Bernallah Road). The final construction cost was \$512,032.00 (2008 dollars). The equivalent 2011 construction value is \$610,200.00 per km. Allowing 6% for some minor road resumptions and registration costs a road construction rate of \$646,812.00 per km (2011 dollars) is applicable to this road section. Allowing for the design cost, the overall cost is \$677,009.00 per km (2011 dollars).

The YSC S94 plan does not provide detail of the Case 1 contribution rate attributable to Wanna Wanna Road. The rate appears to be for the sealing of the road to the property Taliesen, which is a major rural residential subdivision at the end of the road length that was maintained by YSC from Captains Flat Road (5.2km) – the start of this property coincides with the new QCC/Palerang LGA border. Stages 1 & 2 of Taliesen were approved by Palerang Council subject to a condition that the developer pay the equivalent S94 contribution to QCC. Stage 1

Section 94 Contributions Plan

comprising 13 lots has been constructed and a payment of \$273,182. (2007/08 dollars) was made to QCC toward upgrading Wanna Wanna Road and \$24,076.00 was paid toward Captains Flat Road upgrading. Stage 2 (5 lots) is yet to be developed. Correspondence with Palerang staff indicates the road section from Captains Flat Road was intended to be a Type 5 road to Bernallah Road and Type 4b from thereon. The YSC S94 road construction cost is $2.5 \times \$134,000 + 2.7 \times \$111,000.00 = \$634,700.00$ (2004 dollars). At the contribution rate of \$13,000.00 per lot this equates to 49 lots. Allowing for the Taliesen subdivision (18 lots) and the Bernallah Road subdivisions (13 lots), leaves a residue of 16 lots. The assumption that only an additional 16 lots will be created appears low and the nominated 89 future lots recognised in the G-P traffic report appears more feasible.

The design approved by QCC provides a higher standard road than was originally intended by YSC and would provide for the proposed development recognised in the G-P traffic report. Of the nominated 89 future lots, it is anticipated that the majority will access from Wanna Wanna Road and 80 lots is assumed. Applying the nominated design and construction cost to the last 3.6 km of road and utilising the Type 5 rate for the first 1.6 km the current contribution rate for Wanna Wanna Road upgrading should be as follows –

$(3.6 \times \$677,009.00 + 1.6 \times \$134,000 \times 1.8485) / (80 + 31) = \$25,452.00$ (2011 dollars). This is higher than the YSC rate of $\$13,000.00 \times 1.8485 = \$24,030.80$ and the revised contribution should be used as the new contribution rate for Wanna Wanna Road.

Catchment 2 - Fernleigh / Royalla – (Catchment 2 – Locations 1-5 – YSC S94 Plan No.2)

Location 1

The traditional contribution rates for Location 1 need to be replaced by a new rate based on the cost of reconstruction of Old Cooma Road from Edwin Land Parkway to Googong Dam Road, as defined in the Googong Township Local Planning Agreement (LPA) and the associated Gabites-Porter *Googong and Tralee Traffic Study 2031* and the Brown Consulting report *Old Cooma Road Realignment PSP Report* (Jan 2010).

For the purpose of this Section 94 plan these road upgrading cost form part of the Urban Road improvements.

There are parcels of land within the Googong LEP area whose traffic generation is included in the Googong LPA works but require a contribution to be raised so as to reimburse the Googong developer. A separate Googong S94 plan will need to be prepared to provide a mechanism for reimbursement to the Googong developer.

Section 94 Contributions Plan

Locations 3 & 4

QCC received contributions from Palerang (ECCRC) toward upgrading Old Cooma Road as a result of the Council amalgamations in the amount of

\$704,536.33 (2005 dollars) from lots created within the Royalla catchment. Reconstruction of the section of Old Cooma Road within Location 4 from Jerrabomberra Creek to Thoroughbred Drive as a bitumen sealed road and construction of a culvert to replace the bridge at Jerrabomberra Creek have been undertaken utilising these funds, with shortfalls being loaned from reserves (with future S94 contributions to be allocated to repayment of the loan transfer – including those received for Stage 5 of Royalla Estate).

A review of the construction costs, based on the RTA Road Cost Index, as utilised in the YSC S94 Plan follows –

Jerra Ck culvert

Cost to complete	\$678,065.00 (2008 dollars)
2011 equivalent cost	\$743,418.00
YSC estimated cost	\$436,680.00 (Mar 1994 dollars)
YSC estimated cost	\$807,203.00 (2011 dollars)

As the actual construction cost is less than the estimated cost, it should be used for the revised S94 plan.

1.5 km Roadworks

Cost to complete	\$1,449,717.00 (2007 dollars)
2011 equivalent cost	\$1,657,780.00
YSC estimated cost (with new road reserve)	\$497,850.00 (Mar 1994 dollars)
YSC estimated cost	\$ 920,275.00 (2011 dollars)

The actual construction cost was originally estimated by QCC at about \$1.2 million, but was revised due to additional works, site conditions and adverse weather. The revised costs should be used; therefore, the construction cost per km is \$1,105,187.00 (2011 dollars).

The recommended values based on the Location 4 works should be applied to the 4km of road identified in YSC S94 Plan No.2 as requiring road widening and/or new alignment. The existing YSC rates should be indexed for the Burra Road seagull intersection works, upgrading over existing seal or upgrading over gravel pavement.

YSC S94 Plan No.2 (Section 7.7.4) apportions the construction cost over 338 lots (existing and potential). The traffic volume associated with this development has been factored into the G-P traffic model (Fig App 2-3). The additional traffic that will utilise Old Cooma Road and/or Burra Road as a consequence of the development of Googong needs to be factored into any revised contribution rate. G-P Fig App 3-3 provides two-way traffic volumes for the p.m. peak with full development at Googong. These figures indicate an increase in traffic in Old Cooma Road of 233 vph directly north of Burra Road and 259 vph south of Burra Road. Peak hour volumes are considered to correspond to 10% of AADT, hence allowing for 10 vehicle trips per ET per day, these same figures equate to the additional ETs that will generate traffic on these road sections.

Section 94 Contributions Plan

TABLE 13: CONSTRUCTION FOR WORKS IN LOCATION 3 & 4

YSC S94 Item		Base Cost	Year	2011 Cost
a.	Burra Road seagull	\$ 87330.00	Mar 2004 (YSC)	\$ 161430.00
b. (i)	1 km over existing seal	\$ 157200.00	Mar 2004 (YSC)	\$ 290584.00
b (ii)	3 km over gravel	\$ 628800.00	Mar 2004 (YSC)	\$1162337.00
b. (iii)	1.8 km realignment		2008 (QCC)	\$1989337.00
b. (iv)	2.2 km deviation		2008 (QCC)	\$2431411.00
c	Jerra Ck culvert	\$ 678065.00	2008 (QCC)	\$ 743418.00
d	Railway crossing	\$218300.00	Mar 2004 (YSC)	\$ 403528.00
TOTAL				\$7,182,045.00

Therefore, the contribution per ET is $\$7,182,045.00 / (338 + 233) = \$12,578.00$ (2011 dollars) for works within Locations 3 & 4.

While the above figures factor in traffic from Googong, at present the Googong LPA and/or the future Googong S94 plan do not provide a mechanism for Googong lots to contribute to road upgrading south of Googong Dam Road.

Location 2

QCC has not undertaken works on roads identified in Location 2. As for Locations 3 & 4 above, the road section from Googong Dam Road to Burra Road will be subject to increased traffic due to the Googong development, as identified in the G-P traffic model.

The Googong master plan shows major upgrade works by the developer at the intersections of the Googong Town Centre main access roads / Old Cooma Road and at Fernleigh Drive / Old Cooma Road. Allowing for the approach works to these intersections there is still approximately 1.5 kms of road that will need upgrading in this section as at least a 2 lane road with pavement depth and width increased to accommodate the proposed traffic loading of nearly 9,000 vpd. The road section will be comparable in design to the Stage 1 Old Cooma Road upgrade listed in the Googong LPA, but the construction cost will be less as there are no adverse grades or batters.

The GHD report for South Queanbeyan Road Estimates (Nov 2008) provides estimates of construction for various road links identified in the G-P model. Table 12 of the GHD report provides an estimate for the construction of the 1.8 km section of Old Cooma Road directly north of Googong Dam Road as a 2 lane road (single lane each direction). This road section has comparable terrain to that south of Googong Dam Road and the GHD estimate has been used for this road section, albeit that no property acquisition costs have been included as it assumed that in the event of this requirement the Googong development will be required to dedicate such land as part of a future DA approval. Therefore, the construction cost is $\$5,333,549.00 / 1.8 = \$2,963,083.00$ per km (2008 dollars). Allowing for CPI (All Groups – Sydney), the current construction cost is $\$3,149,283.00$ (June 2011 dollars).

The G-P traffic model provides a traffic volume of 941 vph in the p.m. peak hour, compared to 358 vph with normal growth (without Googong). The contribution rate is:

$$\$3,149,283.00 \times 1.5 / 941 = \$5,020.00 \text{ per ET (2011 dollars)}$$

Section 94 Contributions Plan

Old Cooma Road from Fernleigh Drive to Burra Road (1.75 km) will also have an increased traffic loading from 1,650 vpd to 4,000 vpd and will require further upgrade. Again, this road section has no adverse grades or batters. The construction rate for Locations 3 & 4 is recommended for this section. The G-P traffic model provides a traffic volume of 478 vph in the p.m. peak hour, compared to 296 vph with normal growth (without Googong). The contribution rate is

$\$1,105,187.00 \times 1.75 / 478 = \$4,046.00$ per ET (2011 dollars)

Location 5

The G-P traffic model does not indicate any impact from Googong on this road section – the Burra traffic will use this road section irrespective of its destination of Googong, Queanbeyan or elsewhere to the north. The YCC S94 Plan No.2 values should be indexed as QCC has no costs for this road section. It is anticipated that any development would be subject to a requirement for one access to the road, at about 1km from the intersection of Old Cooma Road. Therefore, the contribution would be as follows - $\$522.00 \times 1 \times 1.8485 = \965.00 (2011 dollars).

CONCLUSION

The following tables provide a summary of the above revised contributions toward rural road upgrading.

Carwoola

Site Access	Contribution Amount (2011 dollars)		
	Captains Flat Road	Wanna Wanna Road	TOTAL
Captains Flat Road	\$ 2,222.00		\$2,222.00
Wanna Wanna Road	\$ 2,222.00	\$ 25,452.00	\$27,674.00

Royalla / Fernleigh

Site Access	Old Cooma Road Upgrade Contribution Amount (2011 dollars)			
	Location 2	Locations 3 & 4	Location 5	TOTAL
2a *	\$ 5,020.00	\$ 0.00	\$ 0.00	\$5,020.00
2b **	\$ 9,066.00	\$ 0.00	\$ 0.00	\$9,066.00
3 & 4	\$ 9,066.00	\$ 12,578.00	\$ 0.00	\$21,644.00
5	\$ 9,066.00	\$ 0.00	\$ 965.00	\$10,031.00

* North of Fernleigh Drive or access via Fernleigh Drive

** South of Fernleigh Drive

Note: Only Location 1 incurs an urban roads contribution at present - no rural roads contribution