



Schedule 1 - Development Contributions
(Clause 6)

Development Contributions on the following pages.

Schedule 1
(clause 6)
Development Contributions

Note: The Contribution Values listed in this Schedule are based on the best available information at the time of execution of the Agreement by the Developer. Further details of the scope and timing of work for Contribution Items 2.06 Indoor Sports and Aquatic Centre, 5.01 Off-site Local Roads and 7.02 Googong Integrated Water Cycle is available in the following source documents held by Queanbeyan City Council and Googong Development Corporation:

- Brown Consulting - Old Cooma Road Realignment - Preliminary Sketch Plan Report, January 2010;
- Cox Richardson - Indicative Local Aquatic Centre, April 2009;
- Evans and Peck - Googong Integrated Water Cycle Cost Estimate Agreement, August 2010;
- Gabities Porter - Googong and Tralee Traffic Study (2031) Overview, April 2010;
- Gabities Porter - Queanbeyan Timing of Works Analysis, March 2010;
- GHD - South Queanbeyan Roads Costs Estimates, February 2009;
- GHD - South Queanbeyan Roads Costs Estimates Scenario Cost Amendment, April 2009;
- Rider Levett Bucknall - Googong Aquatic Centre - Order of Cost Estimate, April 2009

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
1.01 Dedication of land for open space	Open Space and Recreation	Public open space	Subject to detailed design and final survey, the Developer is to dedicate 61.82 hectares of Open Space Land – Unencumbered for: <ul style="list-style-type: none"> - the Googong Common and Hill 800 (as defined in the Landscape and Open Space Strategy (Hill 800) (23.87ha excluding land for sports fields and the Indoor Sports and Aquatic Centre), - neighbourhood, local and civic parks (15.83ha), - sportsfields (including 2 fields in neighbourhood 1 and 5 in Googong Common equating to 22.12ha), 	To be dedicated in accordance with the timing set out for Items 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09 and 1.10 and clause 9.3 of this Agreement.	\$ 8,665,951,

Column 1 Item	Column 2 Contribution Category	Column 3 Public Purpose	Column 4 Manner and extent	Column 5 Timing	Column 6 Contribution Value
			<ul style="list-style-type: none"> - netball courts (included in above land areas) - tennis courts (area included in the above land areas) <p>Land to be dedicated shall be located generally as shown in:</p> <ul style="list-style-type: none"> - the Landscape and Open Space Strategy in Schedule 5, and - the open space plan in Schedule 4 <p>Note that:</p> <ul style="list-style-type: none"> - The dedication of an additional 20,000 sqm of land for recreation is provided in Item 2.05. 		
1.02 Dedication of land for open space	Open Space and Recreation	Public open space	<p>Subject to detailed design and final survey, the Developer is to dedicate 123.07 hectares of Open Space Land - Encumbered generally consistent with the open space plan in Schedule 4:</p> <ul style="list-style-type: none"> - Buffer corridor - Old Cooma Road (10.09 ha), - Catchment Dam (34.33ha). - Drainage reserve (E2 Zone) (40.58ha) - Pink Tailed Worm Lizard Conservation Area (excluding E2 land) (38.07ha) <p>Note that: An additional area of open space for drainage is included in drainage, refer to Item 5.</p>	To be dedicated progressively in accordance with the timing set out for Item 1.11 and clause 9.3 of this Agreement.	\$2,554,933
1.03 Embellishment of Playgrounds, Sportsfields and associated	Open Space and Recreation	Public local sporting and recreational facilities	The Developer is to embellish sportsfields in a manner and extent generally consistent with that described in the Landscape and Open Space Strategy (LOSS). The active open space (Sportsfields) will comprise of:	Sportsfield 1 in Neighbourhood 1A- to be completed prior to the issue of the Subdivision Certificate for the creation of lots	\$13,253,161

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
Recreational Facilities			<ul style="list-style-type: none"> - 2 x international cricket fields, - 2 x double soccer fields, - 3 x international cricket / double soccer fields, and - 2 x playgrounds <p>Works to be carried out to include:</p> <p>Sportsfield 1 (located in neighbourhood 1A)</p> <p>AFL (165x150) co-use with cricket (160x142), irrigation, floodlighting and practice nets. Amenities building with public toilets, spectator seating with shade canopy and car parking.</p> <p>Community facilities include a medium shelter with BBQ (1), share path, bicycle racks, pedestrian access paths, wayfinding signage, benches, bins, water bubbler, general landscaping and wildlife corridor planting.</p> <p>Sportsfield 2 (located in neighbourhood 1A)</p> <p>Double soccer field (100 x 76) co-use with Rugby League (122x68), irrigation, floodlighting and practice nets. Amenities building with public toilets, spectator seating and car parking.</p> <p>Local Playground (LP03), medium shelter with BBQ, pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage, benches, water bubbler, bins and general landscaping.</p> <p>Sportsfield 3 (located in Googong Common)</p> <p>AFL (165x150) co-use with cricket (160x142), irrigation, floodlighting and practice nets. Amenities building (co-</p>	<p>which are proposed to accommodate the 877th Equivalent Person (6% of the Projected Total Population)</p> <p>Sportsfield 2 in Neighbourhood 1A– to be completed prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate the 4,486th Equivalent Person (28% of the Projected Total Population).</p> <p>A sportsfield in Googong Common will be provided prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate every subsequent 2,243rd Equivalent Person, up to the Projected Total Population.</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<p>share with Sportsfield 4), spectator seating with shade canopy and car parking.</p> <p>Sportsfield 4 (located in Googong Common)</p> <p>Double soccer field (100x76) co-use with cricket (160x142) and Rugby League (122x68), irrigation, floodlighting and practice nets. Amenities building (co-share with Sportsfield 3), spectator seating with shade canopy and car parking. Access to Local Playground (LP06).</p> <p>Sportsfield 5 (located in Googong Common)</p> <p>Sportsfield: Double soccer field (100x76) co-use with cricket (160x142) and Rugby League (122x68), irrigation, floodlighting and practice nets. Amenities building (co-share with Sportsfield 6), spectator seating with shade canopy and car parking.</p> <p>Sportsfield 6 (located in Googong Common)</p> <p>Double soccer field (100x76) co-use with cricket (160x142) and Rugby League (122x68), irrigation, floodlighting and practice nets. Amenities building (co-share with Sportsfield 5), informal spectator seating and car parking.</p> <p>Sportsfield 7 (located in Googong Common)</p> <p>Double soccer field (100x76) co-use with Rugby League (122x68), irrigation and floodlighting. Amenities building, spectator seating and car parking.</p>		
1.04 Embellishment of Courts	Open Space and Recreation	Public open space	6 x Netball courts (located in Googong Common)	To be completed prior to the issue of a Subdivision Certificate	\$643,763

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			Access to amenities in the Indoor Sports and Aquatic Centre	for the creation of lots which are proposed to accommodate the 5235th Equivalent Person (33% of the Projected Total Population)	
1.05 Embellishment of Courts	Open Space and Recreation	Public open space	<p>10 x Tennis courts (4 courts will be in Neighbourhood 1 and two courts in Neighbourhoods 3,4 and 5).</p> <p>Works for each pair of tennis courts include:</p> <ul style="list-style-type: none"> - lighting - courtside shelter - toilet and change facilities 	<p>2 tennis courts (No.1 & 2) to be completed prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate the 510th Equivalent Person (3% of the Projected Total Population).</p> <p>2 tennis courts (No. 3 & 4) to be completed prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate the 5745th Equivalent Person (36% of the Projected Total Population).</p> <p>2 more tennis courts to be completed prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate every subsequent 3,141st Equivalent Person, up to the Projected Total Population.</p>	\$1,035,291
1.06 Embellishment of Googong Common	Open Space and Recreation	Public open space	<p>The Developer is to embellish open space in Googong Common generally consistent with that described in the LOSS, specifications including:</p> <ul style="list-style-type: none"> - Feature entry area to include paved access, arts and signage elements, shelters, feature planting, 	To be completed in stages, in parallel with delivery of adjacent Sportsfields.	\$13,940,702

Column 1 Item	Column 2 Contribution Category	Column 3 Public Purpose	Column 4 Manner and extent	Column 5 Timing	Column 6 Contribution Value
			<p>major water feature and access to creekline and carparking.</p> <ul style="list-style-type: none"> - Hard landscaping to include share path, bush track and multi use trail networks with lighting, bicycle racks, pedestrian access paths with pedestrian lighting, access to creekline and pedestrian bridges (6) across creekline, wayfinding signage and arts elements, benches, water bubblers, bins and carparking. - 2 x local playgrounds suitable for ages 1–12 years - 1 x regional playground suitable for all ages - 14 x small shelters, - 5 x small shelters with BBQ, - 4 x small shelters with interpretive signage, - 3 x medium shelter, - 4 x medium shelter with BBQ, - 3 x large shelter with BBQ and - 1 x Community Garden 		
1.07 Embellishment of Hill 800	Open Space and Recreation	Public open space	<p>The Developer is to embellish open space in Hill 800 to be generally consistent with that described in the LOSS, specifications include:</p> <ul style="list-style-type: none"> - Lookout structure with pedestrian access and interpretive signage. - Hard landscaping to include share path network, bicycle racks, wayfinding signage, 1 x small shelter with interpretive signage, water bubbler, 	To be completed prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate the 9,423 rd Equivalent Person (60% of the Projected Total Population).	\$1,162,694

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			bins and carparking. - Soft landscaping.		
1.08 Embellishment of Neighbourhood parks	Open Space and Recreation	Public open space	<p>The Developer is to embellish Neighbourhood parks generally consistent with that described in the LOSS. Specifications for each park are listed below.</p> <p><i>Neighbourhood Park 1 (Neighbourhood 1)</i></p> <p>Hard landscaping to include share path network with lighting, bicycle racks, pedestrian access paths with pedestrian lighting, access to waterbodies, wayfinding signage and arts elements, benches, water bubblers, bins, 1 x Neighbourhood Playground (NPO1) suitable for all ages, and 1 x medium sized shelter with BBQ and an arts/water element. General landscaping and wildlife corridor planting.</p> <p><i>Neighbourhood Park 2 (Neighbourhood 2)</i></p> <p>Hard landscaping to include share path with lighting, bicycle racks, pedestrian access paths with pedestrian lighting, access across drainage corridor (WSUD element), wayfinding signage and arts elements, benches, water bubblers, bins, 1 x Neighbourhood Playground (NP02) suitable for all ages, 1 x small shelter, 1 x medium shelter with BBQ and an arts element. Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Neighbourhood Park 3 (Neighbourhood 3)</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, benches, water bubblers, bins 1 x Neighbourhood Playground (NP03) suitable for all ages, 1 x medium sized shelter with BBQ.</p>	<p>First Neighbourhood park to be completed prior to the issue of a Subdivision Certificate for the creation of lots proposed to accommodate 510th Equivalent Person (3% of the Projected Total Population).</p> <p>A Neighbourhood park is to be provided prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate every subsequent 3141st Equivalent Person, up to the Projected Total Population.</p>	\$4,183,373

Column 1 Item	Column 2 Contribution Category	Column 3 Public Purpose	Column 4 Manner and extent	Column 5 Timing	Column 6 Contribution Value
			<p>Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Neighbourhood Park 4 (Neighbourhood 4)</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, benches, water bubblers and bins. 1 x Neighbourhood Playground (NP04) suitable for all ages and 1 x medium sized shelter with BBQ. Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Neighbourhood Park 5 (Neighbourhood 5)</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, benches, water bubblers, bins, 1 x Neighbourhood Playground (NP05) suitable for all ages and 1 x medium sized shelter with BBQ. Soft landscaping to include feature planting at entries and general landscaping.</p>		
1.09 Embellishment of Local parks	Open Space and Recreation	Public open space	<p>The Developer is to embellish local parks generally consistent with the LOSS. Specifications for each park are listed below:</p> <p><i>Local Park No. 1</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, benches, water bubbler and bins. Car parking in adjacent streets. Community facilities include a small shelter (1).</p>	<p>First local park to be completed prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate 1208 Equivalent Persons (7.7% of the Projected Total Population).</p> <p>Embellishment of a further local park is to be completed prior to the issue of a Subdivision</p>	\$3,486,144

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<p>Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Parks No. 2 & 3</i></p> <p>Hard landscaping to include entry arts element with signage, pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, benches, water bubbler and bins. Car parking in adjacent streets. Community facilities include Local Playground (LP02) and three (3) small sized shelters – one (1) BBQ, one (1) interpretive signage. Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Park No. 4</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, small shelter (1), benches, water bubbler and bins. Car parking in adjacent streets. Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Park No. 5 & 6</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, small shelter (1), benches, water bubbler and bins. Car parking in adjacent streets. Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Park No. 7</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding</p>	<p>Certificate for the creation of lots which are proposed to accommodate every subsequent 1208th Equivalent Person, up to the Projected Total Population.</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<p>signage and minor arts element, small shelter (1), benches, water bubbler and bins. Car parking in adjacent streets. Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Park No. 8</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, benches, water bubbler and bins. Car parking in adjacent streets. Community facilities include Local Playground (LP04) and small shelter (1). Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Park No. 9</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, small shelter (1), benches, water bubbler and bins. Car parking in adjacent streets. Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Park No. 10</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, small shelter (1), benches, water bubbler and bins. Car parking in adjacent streets. Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Park No. 11</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding</p>		

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<p>signage and minor arts element, benches, water bubbler and bins. Car parking in adjacent streets. Community facilities include Local Playground (LP07) and a small sized shelter (1). Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Park No. 12</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, small shelter (1), benches, water bubbler and bins. Car parking in adjacent streets.</p> <p>Soft landscaping to include feature planting at entries and general landscaping.</p> <p><i>Local Park No. 13</i></p> <p>Hard landscaping to include pedestrian access paths with pedestrian lighting, bicycle racks, wayfinding signage and minor arts element, benches, water bubbler and bins. Car parking in adjacent streets. Community facilities include Local Playground (LP08) and a small sized shelter (1). Soft landscaping to include feature planting at entries and general landscaping.</p>		
1.10 Civic space - Embellishment of local open space	Open Space and Recreation	Public open space	<p>The Developer is to embellish civic spaces to be generally consistent with that described in the LOSS. Specifications for each of the civic spaces are listed below.</p> <p><i>1 x civic space located in Neighbourhood 2</i></p>	First civic space to be completed prior to the issue of a Subdivision Certificate for development to accommodate 3,141st equivalent persons (20% of the Projected Total)	\$2,556,506

Column 1 Item	Column 2 Contribution Category	Column 3 Public Purpose	Column 4 Manner and extent	Column 5 Timing	Column 6 Contribution Value
			<p>Hard landscaping to include feature paved access/spaces, pedestrian lighting, major arts/water element, minor arts and signage elements, wayfinding signage, benches, water bubblers, bins, 1 x medium shelter. Soft landscaping to include street trees, feature planting at key areas and general landscaping.</p> <p><i>1 x civic space located in each of Neighbourhoods 1A, 3, 4 and 5</i></p> <p>Hard landscaping to include feature paved access/spaces, pedestrian lighting, minor arts and signage elements, wayfinding signage, benches, water bubblers, bins and 1 x medium shelter. Soft landscaping to include street trees, feature planting at key areas and general landscaping.</p>	<p>Population)</p> <p>An additional civic space is to be completed prior to the issue of a Subdivision Certificate for every subsequent 3141st equivalent person.</p>	
1.11 Environmental management - Embellishment of local open space	Open Space and Recreation	Public open space	<p>Drainage Reserves</p> <p>The Developer is to restore the bushland generally consistent with the LOSS, comprising:</p> <ul style="list-style-type: none"> - bushland regeneration – removal of weeds/burns/soil scarification/introduced planting, or - assisted bushland regeneration – the above and replanting of species missing from the vegetation structure, or - bushland reconstruction – the above and replanting of vegetation (where little veg exists). <p>Hard landscaping included above within Googong Common section.</p>	Embellishments to be provided progressively prior to the issue of a Subdivision Certificate for adjacent development (or in respect of Drainage Reserve Works, as required to facilitate efficient drainage works).	\$6,346,074

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<p>Soft landscaping to include screen planting and general landscaping of water recycling plant drainage reserve</p> <p>Buffer Corridor - Old Cooma</p> <p>Generally consistent with the LOSS.</p> <p>Hard landscaping to include a path within open space, wayfinding signage and benches.</p> <p>Soft landscaping to include general landscaping to meet APZ requirements.</p> <p>Googong Dam Road</p> <p>Generally consistent with the LOSS.</p> <p>Hard landscaping to include pedestrian access paths, wayfinding signage and benches.</p> <p>Soft landscaping to include general landscaping to meet APZ requirements.</p> <p>Dam Foreshore Protection</p> <p>Generally consistent with the LOSS.</p> <p>Hard landscaping to include bush track, small shelter with 1 x interpretive signage, wayfinding signage and benches.</p> <p>Soft landscaping to include bushland restoration and general landscaping to meet designation requirements.</p> <p>Pink Tailed Worm Lizard Conservation Area</p>		

Column 1 Item	Column 2 Contribution Category	Column 3 Public Purpose	Column 4 Manner and extent	Column 5 Timing	Column 6 Contribution Value
			<p>Works as described in the Pink Tailed Worm Lizard Impact Assessment report prepared by Biosis dated January 2011 including:</p> <ul style="list-style-type: none"> • Removal of exotic woody vegetation • Translocation of rocks into the PTWL Conservation PTWL • Revegetation with native grasses • Establish a fence around the boundary of the Conservation Area 		
1.12 Maintenance of local open space	Open Space and Recreation	Public open space	In accordance with Clause 8 of this Agreement.	To be provided continuously until a date to be agreed between the parties	NIL see Clause 8
<i>Sum of Contribution Values for the Open Space and Recreation Contribution Category is \$57,828,590</i>					
2.01 Dedication of land for multipurpose centre	On-site Community Facilities & Services	Public civic and community service facilities	The Developer is to dedicate 12,000 square metres of land on which Item 2.02 will be constructed	To be dedicated in accordance with the timing set out for Item 2.02, and clause 9.3 of this Agreement.	\$934,200
2.02 Design and Construction of the Multipurpose centre	On-site Community Facilities & Services	Public civic and community service facilities	<p>The Developer is to build a multi-purpose community centre with a maximum gross floor area of 2,615 square metres and located in or adjacent to the Town Centre.</p> <p>This Item is to be constructed in 3 stages:</p> <ul style="list-style-type: none"> - Stage 1 to include up to 695sqm including a community hall, meeting and activity rooms, Council shopfront and offices, - Stage 2 to include up to 480sqm for community 	<p>Stage 1 – To be completed prior to the issue of the Subdivision Certificate for the creation of lots which are proposed to accommodate the 5,182nd Equivalent Person (33.3% of The Projected Total Population)</p> <p>Stage 2 – To be completed prior to the issue of the Subdivision Certificate for the creation of lots</p>	\$11,927,986

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<p>space (cumulative total 1,175sqm), and</p> <ul style="list-style-type: none"> - Stage 3 to include up to 1440sqm including a branch library, senior citizens space, space for aged care services (cumulative total 2,615sqm). 	<p>which are proposed to accommodate the 10,365th Equivalent Person (66.7% of the Projected Total Population).</p> <p>Stage 3- To be completed prior to the issue of the Subdivision Certificate for for the creation of lots which are proposed to accommodate the 14,435th Equivalent Person (90% of the Projected Total Population).</p>	
2.03(a) Dedication of land for neighbourhood community facilities	On-site Community Facilities & Services	Public civic and community service facilities	The Developer is to dedicate 2 X 1,350 sqm sites on which the facilities in item 2.03(b) will be constructed.	To be dedicated in accordance with the timing set out for Item 2.03(b), and clause 9.3 of this Agreement.	\$700,650
2.03(b) Design and construction of neighbourhood community facilities	On-site Community Facilities & Services	Public civic and community service facilities	<p>The Developer is to provide 2 Neighbourhood community facilities each of approximately 450 sqm (equating to a maximum of 900 sqm) to be provided in Neighbourhoods 1A and 4.</p> <p>Works to include:</p>	1 st Neighbourhood community facility is to be completed prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate the 3,000 th	\$3,388,224

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<ul style="list-style-type: none"> - meeting, kitchen, and storage and amenities space 	<p>Equivalent Person.</p> <p>2nd Neighbourhood community facility is to be completed prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate the 13,000th Equivalent Person.</p>	
2.04 Maintenance of community facilities	On-site Community Facilities & Services	Public civic and community service facilities	In accordance with the provisions of clause 8 of this Agreement.	To be provided continuously until a date to be agreed between the parties.	NIL
2.05 Dedication of land for the Indoor Sports and Aquatic Centre	On-site Community Facilities & Services	Public civic and community service facilities.	Subject to detailed design and final survey the Developer is to dedicate 20,000sqm of land on which Item 2.06 will be constructed.	To be dedicated in accordance with the timing set out for Item 2.06, and clause 9.3 of this Agreement, or at such earlier time as is determined by the Developer in its discretion.	\$1,557,000
2.06 Design and construction of the Indoor Sports and Aquatic Centre	On-site Community Facilities & Services	Public civic and community service facilities.	<p>Developer to complete the following Works:</p> <ul style="list-style-type: none"> - an indoor aquatic hall, - 25m x 8 lane pool, - 50 square metres children's wading pool, - amenities, foyer, reception, administration, kiosk, plant and storage, - a two court indoor sports hall with tiered seating, 	To be completed prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate the 11,779 th Equivalent Person (75% of the Projected Total Population)	\$15,040,579

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			- car parking and soft landscaping.		
2.07 Community Development Worker	On-site Community Facilities & Services	Local Community Service	<p>The Developer will seed fund the employment of a community development worker until the Development is completed.</p> <p>The position will start on a part-time basis and increase hours as the population grows.</p> <p>The position is to be designed to complement services provided by Council and the community development worker will liaise with relevant Council personal where appropriate.</p>	Community Development Worker to commence prior to the issue of a Subdivision Certificate for the creation of lots which are proposed to accommodate the 555 th Equivalent Person (10% of the Projected Total Population). The position will be ongoing for the duration of the Development.	N/A
<i>Sum of Contribution Values for the On-site Community Facilities & Services Contribution Category is \$33,548,639</i>					
3.01 Monetary contribution towards the Queanbeyan City Cultural Centre	Off-site Community Facilities	Public civic and community service facilities	<p>The Developer is to pay per dwelling monetary contributions as determined by the following formula:</p> <p>Cultural Centre Average Contribution Per Dwelling = $\text{Work} - (\text{Grant} + \text{Fund}) / \text{Dev}$</p> <p>Where</p> <p>Work = \$7,000,000</p> <p>Fund = funding from other sources</p> <p>Grant = grants plus other Council funding</p> <p>Dev = Total estimated future potential city development identified in Council's Contribution's Plan 2005 (as at January 2007) + additional estimated future dwellings in Urban Release Areas identified in Queanbeyan Residential and Economic Strategy 2031.</p>	To be paid on a per dwelling basis prior to the issue of a Subdivision Certificate for the creation of lots.	\$791,603

Column 1 Item	Column 2 Contribution Category	Column 3 Public Purpose	Column 4 Manner and extent	Column 5 Timing	Column 6 Contribution Value
			Therefore Cultural Centre Average Contribution Per Dwelling = \$7,000,000 – (\$4,837,840) / (5,951 + 10,000) = \$133.55* *Indexed to 30 June 2011 = \$141		
<i>Sum of Contribution Values for Off Site Community Facilities Contribution Category is \$791,603</i>					
4.01 Dedication of land for local roads	On-Site Local Roads	Provided to meet the demands of the of Development	The Developer is to dedicate 20.7ha of land on which the Works set out in Item 4.02 will be carried as shown on the Street Network Plan in Schedule 4 comprising: AV1 - 6900m X 30m = 20.7 ha	To be dedicated in accordance with the timing set out for Item 3.02, and clause 9.3 of this Agreement.	\$1,525,549
4.02 Design and construction of On Site Local roads	On-site Local Roads	Provide to meet the demands of the of development	The Developer is to construct the following as shown on: - the Street Network Plan in Schedule 4, and - the Development Consents granted for the Development. Works to include: - Old Cooma Road / Googong Dam Road Intersection \$969,208 - AV1 (Old Cooma Road Diversion Carriageway) \$6,731,593 - AV1 (Old Cooma Road Diversion) – Bridge \$810,611 - Old Cooma Road / Googong Avenue – Traffic Signals \$2,659,249 - AV1 (Googong Avenue – Carriageway) \$24,233,734	To be provided; (a) Prior to the issue of a Subdivision Certificate for the Stage containing the works or; (b) Prior to the issue of a Subdivision Certificate for the creation of lots that will generate the traffic that warrants the construction of the works; whichever is the earlier.	\$56,568,149

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<ul style="list-style-type: none"> - AV1 (Googong Avenue) – Bridge over Montgomery Creek \$2,138,132 - AV1 (Googong Avenue – RCBC over Montgomery Creek) \$1,210,042 - AV1 (Googong Avenue) – Traffic Signals at NH1A Village Centre \$234,960 - Googong Dam Road Upgrade \$963,334 - AV1 (Googong Avenue and Old Cooma Road Diversion) WSUD and landscaping \$16,617,286 		
4.03 Provision of local bus infrastructure	On-site Local Roads	Local public transport	<p>The Developer to supply and install 16 bus shelters and bus signage to be distributed in the Neighbourhood Centres, Town Centre and along Googong Avenue.</p> <p>The location of the shelters is to be as shown in the Development Consents for the Development.</p>	To be completed prior to the issue of a Subdivision Certificate for adjacent development.	\$313,724
<i>Sum of Contribution Values for On Site Local Roads Contribution Category is \$58,407,422</i>					
5.01 Off-site Local Roads	Off-site Local Roads	Provide to meet the demands of the of development	<p>The Developer is to pay monetary contributions on a per dwelling basis related to Council's delivery of the following road works, noting that</p> <ul style="list-style-type: none"> • The apportionment of Off-site Local Roads funded by the Developer is in accordance with table 15 of the Gabites Porter, Queanbeyan 2031 Traffic Report, dated June 2009. • The cost of road works is derived from the GHD Report for South Queanbeyan Roads Cost Estimates, dated February 2009 and addendum dated 7 April 2009, with the exception of: 	To be paid on a per dwelling basis prior to the issue of a Subdivision Certificate for the creation of lots.	\$53,394,849

Column 1 Item	Column 2 Contribution Category	Column 3 Public Purpose	Column 4 Manner and extent	Column 5 Timing	Column 6 Contribution Value
			<ul style="list-style-type: none"> o Old Cooma Road (Googong to Edwin Land Parkway) costs are based on the Brown Consulting Old Cooma Road Realignment PSP Report, dated January 2010. o Edwin Land Parkway (Jerrabomberra to OCR single carriageway each direction) based on calculated estimate of the funding shortfall of \$2.778M + GST after government grants (est \$6M including GST) and s94 contributions collected by Council are deducted from the \$14.23M (exc GST) road cost estimate (GHD, page 12 + Indexation Sydney CPI) <p>Link Upgrades</p> <ul style="list-style-type: none"> - 4 lane Old Cooma Road (Googong to Edwin Land Parkway(ELP)) -\$18,068,682 comprising: <ul style="list-style-type: none"> o \$7,451,294 Stage 1 works and land acquisition being the Quarry bypass. o \$10,617,472 Stage 2 works being the road duplication 	<p>Stage 1 works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 982nd Equivalent Person.</p> <p>Stage 2 works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
				accommodate the 9958 th Equivalent Person.	
			- 4 lane Old Cooma Road (ELP to Southbar) \$4,627,655	Works to be completed by Council by the date on which the Developer makes an application for Subdivision Certificate for the creation of lots which are proposed to accommodate the 9958 th Equivalent Person.	
			- 4 lane Monaro Street (Atkinson Street to Bridge) \$279,622	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 622 nd Equivalent Person.	
			- 2 lanes ELP extension (Jerrabomberra to Old Cooma Road) \$1,207,310	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation on lots which are proposed to accommodate the 3734 th Equivalent Person.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			- 2 lanes Ellerton extension \$25,437,558	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 3734 th Equivalent Person.	
			Intersection Upgrades - Cooma / ELP \$2,351,440	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 6,849 th Equivalent Person.	
			- Tompsitt/ELP/Jerrabomberra \$56,711	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 9958 th Equivalent Person.	

Column 1 Item	Column 2 Contribution Category	Column 3 Public Purpose	Column 4 Manner and extent	Column 5 Timing	Column 6 Contribution Value
			Tomsitt / New Link \$250,462	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 15,693 rd Equivalent Person.	
			- Cooma/Rutledge/Lowe \$439,385	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 15,693 rd Equivalent Person.	
			- Cooma/Fergus \$156,731	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 15,693 rd Equivalent Person.	
			- Cooma/Thornton/Barracks Flat \$239,259	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 15,693 rd Equivalent Person.	
			- Lanyon/Southbar \$56,941	Works to be completed by Council by the date on which the	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
				Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 9'958 th Equivalent Person.	
			- Lanyon/Canberra \$71,540	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 622 nd Equivalent Person.	
			- Monaro / Yass / Bungendore \$59,790	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 6,849 th Equivalent Person.	
			- Monaro / Atkinson \$19,822	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 3,734 th Equivalent Person.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			- Yass / Aurora \$71,856	Works to be completed by Council by the date on which the Developer makes an application for a Subdivision Certificate for the creation of lots which are proposed to accommodate the 9,958 th Equivalent Person.	
<i>Sum of Contribution Values for Off-site Local Roads Contribution Category is \$53,394,849</i>					
6.01 Dedication of land for drainage and stormwater	Drainage and stormwater management	Public infrastructure – drainage and stormwater management	The Developer is to dedicate 35.32 hectares of land that serves the stormwater management needs of buildings in Googong, on which the Works set out in Item 6.02 will be carried out.	To be dedicated in accordance with the timing set out for Item 6.02, and clause 9.3 of this Agreement.	\$733,243

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
6.02 Drainage and stormwater management facilities	Drainage and stormwater management	Public infrastructure – drainage and stormwater management	<p>The Developer is to complete Works that meet the stormwater management needs of development in Googong, generally including the following:</p> <ul style="list-style-type: none"> - Trunk drainage pipelines - Off-line retention basins <p>Note that landscaping for drainage reserves is included in item 1.11.</p>	As required by the Development Consents for the Development or as required to enable efficient stormwater management Works to be constructed	\$9,437,973
<i>Sum of Contribution Values for the Drainage and Stormwater Contribution Category is \$10,171,216</i>					
7.01 Land for sewer, potable Water and Recycled water Infrastructure	Sewer, Potable Water and Recycled Water Infrastructure	Provide sewage infrastructure to meet the demands of the Development	Subject to detailed design and final survey, the Developer is to dedicate 1.5 hectares of land on which the Works set out in Item 7.02 will be carried out.	To be dedicated progressively in accordance with the timing set out for Item 7.02, and clause 9.3 of this Agreement.	\$110,547
7.02 Sewer, Potable Water and Recycled Water Infrastructure	Sewer, Potable Water and Recycled Water Infrastructure	Provide sewage infrastructure to meet the demands of the Development	<p>The Developer is to complete and dedicate the Works that meet the water supply and sewage treatment needs of each Neighbourhood and Hamlet, including the following:</p> <ul style="list-style-type: none"> - Potable Water pump station & treatment (CL + 	To be provided in Phases with each Phase to be constructed prior to the issue of a Subdivision Certificate for the creation of lots that would generate the demand that	\$88,957,970

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<p>pH) Potable water rising main</p> <ul style="list-style-type: none"> - Potable water reservoir - Potable water distribution mains - Waste water collection system (trunk mains, rising mains, PS) - Water recycling plant (incl. recycled water PS) - Recycled water rising mains - Recycled water reservoir (Note 1) - Recycled water distribution mains - Excess recycled water discharge from site 	exceeds the capacity of the previous Phase.	
7.03 Water saving initiative	Sewer, Potable Water and Recycled Water Infrastructure	Conservation and Environment	The Developer is to ensure that all dwellings that form part of the Development are to be constructed so as to provide a minimum of 50% potable water saving (which exceeds the BASIX Criteria of 40% at the date of this agreement), and target up to 70% potable water saving – in accordance with the requirements of the <i>Queanbeyan Residential and Economic Strategy</i> dated April 2007.	Prior to the issue of development consent or complying development certificate for dwellings.	NIL
<i>Sum of Contribution Values for the Sewer Potable Water and Recycled Water Infrastructure Contribution Category is \$89,068,517</i>					
8.00 Provision of Affordable Home Packages	Other	Local community service	The Developer is to ensure that 10% of all dwellings in the Development (being up to 555 in total) are to be sold as Affordable Home Packages as defined in the Agreement.	To be provided progressively as part of the Development with a reconciliation against the target to be made with each review of the Agreement noting Affordable Home Packages will generally be provided in and around the town and neighbourhood centres.	NIL

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
9.00 Energy saving initiative	Other	Conservation and Environment	The Developer is to ensure that all dwellings that form part of the Development are to be constructed so as to provide a 40% energy saving which exceeds the BASIX Criteria of 25% energy saving.	Prior to the issue of development consent or complying development certificate for dwellings.	NIL
10.00 VPA Administration	Administration	Provide to meet the demands of the Development	<p>The Developer is to pay monetary contributions as determined by the following formula:</p> <p>VPA Administration Cost Per Dwelling = $WcWnYn / Dev$</p> <p>Where</p> <p>Wc = Estimated weekly cost of administration</p> <p>Wn = Number of weeks</p> <p>Yn = Number of years</p> <p>Dev = Total number of Dwellings in the Googong Urban Release Area</p> <p>Therefore</p> <p>VPA Administration Cost Per Dwelling = $\\$100 \times 52 \times 25 / 5550 = \\23.42^*</p> <p>*Amount indexed with Sydney CPI to 30 June 2011 = \$25</p>	To be paid on a per dwelling basis prior to the issue of a Subdivision Certificate for the creation of lots.	\$138,819
<i>Sum of Contribution Values for the Administration Contribution Category is \$138,819</i>					
11.00	Ecological offsets	Conservation and Environment	The Developer is to pay monetary contributions on a per dwelling basis towards ecological offsets for works on Old Cooma Road and Ellerton Drive as determined below.	To be paid on a per dwelling basis prior to the issue of a Subdivision Certificate for the creation of lots.	\$1,861,818

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Item	Contribution Category	Public Purpose	Manner and extent	Timing	Contribution Value
			<p>Old Cooma Road works require 7.5 ha of an endangered ecological community to be cleared. The agreed offset ratio is 1:6.7. Hence 50.25 ha of land is to be preserved for ecological purposes with a land value of \$2 sqm = \$1,005,000 of which 86.07% is attributed to Googong = \$865,003. Indexed to 30 June 2011 = \$889, 223</p> <p>Ellerton Drive works are estimated to require 7.2 ha of an endangered ecological community to be cleared. A conservative offset ratio is 1:10. Hence 72 ha of land is to be preserved for ecological purposes with a land value of \$2 sqm = \$1,440,000 of which 64.49% is attributable to Googong = \$928,656. Indexed to 30 June 2011 = \$954,658</p> <p>Hence the average cost per dwelling is \$865,003 + \$928,656 / 5550 = \$323 Indexed to 30 June 2011 = \$335</p>		
<p><i>Sum of Contribution Values for the Ecological Offsets Contribution Category is \$1,861,818</i></p>					