

Works Schedule

1. Open Space & Recreation

Category	Item	Description	Threshold	\$ (CPI adjusted) (December 2018)	Supporting Document (SD) Number / notes	South Tralee Precinct 1	Forrest/ Morrison Precinct 2	Walsh Precinct 3	N Poplars Precinct 6	S Poplars Precinct 5	N Tralee Precinct 4
Land Dedication	Local Park 1	5000sqm (small local park)	Land to be dedicated upon completion of embellishment works (if undertaken by developer) OR relevant subdivision approval (if undertaken by council). Calculated at 2.83ha per 1,000 person	\$53,681	SD 11. 'Sth Tralee land valuation report (C1522718) (Feb 2015)	\$26,841	\$17,894	\$8,947	N/A	N/A	N/A
	Local Park 2	5000sqm (small local park)		\$53,681		\$26,841	\$17,894	\$8,947	N/A	N/A	N/A
	District Park 1	2ha (district park)		\$214,725		\$107,363	\$71,575	\$35,788	N/A	N/A	N/A
	Sports Fields 1 & 2	5ha		\$536,813		\$268,406	\$178,938	\$89,469	N/A	N/A	N/A
	TOTAL LAND DEDICATION COSTS					\$858,900	\$429,450	\$286,300	\$143,150	\$0.00	\$0.00
Embellishment	Local Park 1	5000sqm (small local park)	To be delivered upon subdivision approval of lot accommodating dwelling 521	\$389,289	Indicative VBC engineering costings - applicable cost rates from Redbox (1 April 2016) with reference to Googong (Beltana Park) cost rates & other benchmarks	\$194,645	\$129,763	\$64,882	N/A	N/A	N/A
	Local Park 2	5000sqm (small local park)	Works to be commenced upon approval of stage containing lot accommodating dwelling 1042	\$389,289		\$194,645	\$129,763	\$64,882	N/A	N/A	N/A
	District Park 1	2ha (district park)	Works to be commenced upon approval of stage containing lot accommodating dwelling 850	\$2,057,671		\$1,028,835	\$685,890	\$342,945	N/A	N/A	N/A
	Sports Fields 1 & 2	5ha	Works to be commenced upon approval of stage containing lot accommodating dwelling 850	\$6,395,463		\$3,197,732	\$2,131,821	\$1,065,911	N/A	N/A	N/A
	TOTAL EMBELLISHMENT COSTS			\$9,231,712		\$4,615,856	\$3,077,237	\$1,538,619	\$0.00	\$0.00	\$0.00
TOTAL				\$10,090,612	\$5,045,306	\$3,363,537	\$1,681,769	\$0.00	\$0.00	\$0.00	

2. Community Facilities (only Land is Essential Works)

Category	Item	Description	Threshold	\$ (CPI adjusted) (March 2017-Sydney)	notes	South Tralee Precinct 1	Forrest/ Morrison Precinct 2	Walsh Precinct 3	N Poplars Precinct 6	S Poplars Precinct 5	N Tralee Precinct 4
Land Dedication	Local Neighbourhood Community Centre	2500sqm	Land to be dedicated upon completion of embellishment works (if undertaken by developer) OR relevant subdivision approval (if works are to be undertaken by council)	\$26,841	SD 11. 'Sth Tralee land valuation report (C1522718) (Feb 2015)	\$13,420	\$8,947	\$4,473	N/A	N/A	N/A
Embellishment	Local Neighbourhood Community Centre	500sqm	Works to be commenced upon approval of stage containing lot accomodating dwelling 1215	\$2,685,418	SD 13. WTP 'Googong Neighbourhood Centre' value (April 2016) (C1661324)	\$1,342,709	\$895,139	\$447,570	N/A	N/A	N/A
TOTAL				\$2,712,259		\$1,356,129	\$904,086	\$452,043	\$0.00	\$0.00	\$0.00

3. Road Network

Category	Item	Description	Threshold	\$(CPI adjusted) (March 2017-Sydney)	notes	South Tralee Precinct 1	Forrest/ Morrison Precinct 2	Walsh Precinct 3	N Poplars Precinct 6	S Poplars Precinct 5	N Tralee Precinct 4			
Land Dedication	Northern Entry Road	Bridge Over Jerrabomberra Creek (1)	As required to to facilitate development. Contribution required upon each subdivision approval	\$89,530	SD 14. NER land valuation report (July 2016) (C16125099)	\$43,928	\$28,862	\$14,431	\$0	\$0	\$2,309			
		Jerrabomberra Creek to South Tralee (2)		\$1,374,783		\$674,539	\$443,192	\$221,596	\$0	\$0	\$35,455			
		Through the extent of South Tralee		\$883,826		\$445,130	\$292,464	\$146,232	\$0	\$0	\$0			
		Through the extent of Forrest/ Morrison		\$301,565		\$0	\$201,043	\$100,522	\$0	\$0	\$0			
	TOTAL			\$2,649,704		\$1,163,597	\$965,562	\$482,781	\$0	\$0	\$37,764			
Roadworks	Northern Entry Road	Bridge Over Jerrabomberra Creek (1)	As required to to facilitate development. Contribution required upon each subdivision approval	\$6,531,597	SD 15. Indicative VBC engineering costings (March 2016) (C1658083). Apportionments generated using updated traffic model (C1837342).	\$3,204,736	\$2,105,608	\$1,052,804	\$0	\$0	\$168,449			
		Jerrabomberra Creek to South Tralee (2)		\$8,628,464		\$4,233,566	\$2,781,581	\$1,390,791	\$0	\$0	\$222,526			
		Through the extent of South Tralee		\$6,523,766		\$3,285,629	\$2,158,758	\$1,079,379	\$0	\$0	\$0			
		Through the extent of Forrest/ Morrison		\$3,911,283		\$0	\$2,607,522	\$1,303,760	\$0	\$0	\$0			
		TOTAL			\$25,595,111		\$10,723,932	\$9,653,469	\$4,826,733	\$0	\$0	\$390,975		
			Edwin Land Parkway (9.30%)	SD 15. Indicative VBC engineering costings (March 2016) (C1658083). SD 9. Apportionments generated using updated traffic model (C1837342). Does not include any Tompsitt/Lanyon intersection works which is part of State Planning Agreement.	\$518,105		\$39,554	\$26,369	\$13,185	\$167,688	\$196,970	\$74,339		
			Edwin Parkway Loan Costs (9.30%)		\$223,200		\$17,040	\$11,360	\$5,680	\$72,240	\$84,855	\$32,025		
			Ellerton Drive Extension (1.09%)		\$399,912		\$18,345	\$0	\$0	\$190,784	\$138,509	\$52,275		
			Ellerton Drive Extension Loan Costs (1.09%)		\$174,400		\$8,000	\$0	\$0	\$83,200	\$60,403	\$22,797		
			Lanyon Drive/Canberra Avenue (16.46%)		\$2,932,262		\$639,541	\$548,682	\$274,341	\$498,807	\$704,867	\$266,024		
			Yass Road/Hincksman Street (0.96%)											
					TOTAL				\$41,635.56	\$5,638	\$7,517	\$3,759	\$8,240	\$11,965
	TOTAL			\$4,289,514	\$728,118	\$593,928	\$296,964	\$1,020,959	\$1,197,570	\$451,975				
	TOTAL			\$32,534,329	\$12,615,647	\$11,212,960	\$5,606,478	\$1,020,959	\$1,197,570	\$880,715				

4. Community Services (Non Essential Works)

Category	Item	Description	Threshold	\$(CPI adjusted) (March 2017-Sydney)	notes	South Tralee Precinct 1	Forrest/ Morrison Precinct 2	Walsh Precinct 3	N Poplars Precinct 6	S Poplars Precinct 5	N Tralee Precinct 4
Community Services	Queanbeyan Cultural Centre	Per lot contribution.	New infrastructure. Contribution required upon each subdivision approval	\$577,659	SD 5. Contribution rate updated version of former QCC s94 plan rate. (C17109084)	\$288,830	\$192,553	\$96,277	N/A	N/A	N/A
	Queanbeyan Library	Per lot contribution.		\$91,110	SD 6. Contribution rate updated version of QCC s94 plan cultural centre rate. (C1834869)	\$45,555	\$30,370	\$15,185	N/A	N/A	N/A
	TOTAL			\$668,770		\$334,385	\$222,923	\$111,462	\$0	\$0	\$0

5. Plan Administration

Category	Item	Description	Threshold	\$(CPI adjusted) (September 2017-Sydney)	notes	South Tralee Precinct 1	Forrest/ Morrison Precinct 2	Walsh Precinct 3	N Poplars Precinct 6	S Poplars Precinct 5	N Tralee Precinct 4
Administration and Community Services	Plan Administration	Per lot contribution calculated at 1.5% of total value of works.	Contribution required upon each subdivision approval	\$690,089.56	SD 12. 'IPART Local Infrastructure Benchmark Costs (April 2014)' (C1834905)	\$301,676	\$198,210	\$99,105	\$33,220	\$42,021	\$15,857
	TOTAL			\$690,090	TOTAL \$	\$301,676	\$198,210	\$99,105	\$33,220	\$42,021	\$15,857

							Total
Dwellings	750	500	250	N/A	N/A	N/A	1500
Jobs	55	0	0	419	530	200	1204
Equivalent dwellings (apportionment of NER stages 1, 2 & 3a)	761	500	250	84	106	40	1741
% open space and community facilities	50.0000	33.3333	16.6667	0.0000	0.0000	0.0000	100.0000
% NER (Intersection)	43.7155	28.7224	14.3612	4.8139	6.0892	2.2978	100.0000
% NER (Stages 3a Road Through Sth Poplars)	45.9264	30.1750	15.0875	0.0000	6.3971	2.4140	100.0000
% NER (Stages 1 Bridge and 2 Creek to Sth Tralee)	49.0651	32.2373	16.1186	0.0000	0.0000	2.5790	100.0000
% NER (Sth Tralee)	50.3640	33.0907	16.5453	0.0000	0.0000	0.0000	100.0000
% NER (Forrest/Morrison)	0.0000	66.6667	33.3333	0.0000	0.0000	0.0000	100.0000
\$ (inc admin)	\$19,653,144	\$15,901,717	\$7,950,857	\$1,054,179	\$1,239,590	\$896,572	\$46,696,058
\$ PER LOT (inc admin)	\$26,222	\$32,200	\$32,200	\$12,976	\$12,091	\$22,811	\$31,130.71

Residential development contribution rates (per person)			
	South Tralee Precinct 1	Forrest/ Morrison Precinct 2	Walsh Precinct 3
Open space per person	\$2,358.39	\$2,358.39	\$2,358.39
Community facilities per person	\$633.91	\$633.91	\$633.91
Transport per person	\$5,811.85	\$7,862.12	\$7,862.12
Community services per	\$156.31	\$156.31	\$156.31
Admin per person	\$138.98	\$138.98	\$138.98
Total	\$9,099.44	\$11,149.71	\$11,149.71

Residential Contribution Rates Per Dwelling			
	South Tralee Precinct 1	Forrest/ Morrison Precinct 2	Walsh Precinct 3
Dwelling Type 1 > 400m2	\$31,393.06	\$38,466.50	\$38,466.49
Dwelling Type 2 <400m2 and multi-unit and residential flat buildings	\$23,840.53	\$29,212.24	\$29,212.24
Average All Dwellings	\$25,825.42	\$31,803.43	\$31,803.43

Non residential development contribution rates (per hectare)						
	South Tralee Precinct 1	Forrest/ Morrison Precinct 2	Walsh Precinct 3	N Poplars Precinct 6	S Poplars Precinct 5	N Tralee Precinct 4
Transport per hectare	\$36,470.99	NA	NA	\$81,286.51	\$27,702.28	\$36,896.31
Admin per hectare	\$872.13	NA	NA	\$2,644.91	\$972.02	\$664.30
Total	\$37,343.12			\$83,931.42	\$28,674.30	\$37,560.61