

# **Bungendore Section 7.11 Development Contributions Plan for Community and Recreation Facilities 2022**



**Version 1**

Adopted by Council on 09 February 2022

Effective from 17 February 2022

ECM 1393937

## Document History

This Development Contributions Plan has been prepared in accordance with Part 7 of the *Environmental Planning and Assessment Act 1979* and Part 4 of the *Environmental Planning and Assessment Regulation 2000*.

This Plan was originally adopted by Council on **09 February 2022** and came into effect on **17 February 2022**.

This Plan is subject to occasional review by Council, and amendment where necessary. All amendments to this plan after its adoption are set out in the following table.

Version	Date Adopted	Date Effective	Comments
1	09/02/2022	17/02/2022	Repeals the <i>Palerang Council Section 94 Development Contributions Plan No. 7 for the Provision of Recreation Facilities at Bungendore</i> .  Repeals the <i>Section 94 Contributions Plan for Bungendore – Yarrawluma Council (Yarrawluma Council Section 94 Plan No. 1 – Bungendore)</i> .  Amends the <i>Palerang Council Section 94A Development Contributions Plan (November 2015)</i> .

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## Queanbeyan-Palerang Regional Council

**Offices**

<b>Queanbeyan (HQ)</b>	256 Crawford Street
<b>Bungendore</b>	10 Majara Street
<b>Braidwood</b>	144 Wallace Street

**Contact**

**P:** 1300 735 025  
**E:** [council@qprc.nsw.gov.au](mailto:council@qprc.nsw.gov.au)  
**M:** PO Box 90 QUEANBEYAN NSW 2620  
**W:** [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)

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# EXECUTIVE SUMMARY

## Purpose of this plan

This development contributions plan authorises Queanbeyan-Palerang Regional Council ('Council') to **collect contributions for the provision of community and recreation facilities in Bungendore**. Those contributions will generally take the form of a monetary contribution.

This plan describes, amongst other things, where the payment of contributions is required, what types of development the requirement for contribution payments applies to, what community and recreation facilities the contributions will fund, and how the contribution rates have been determined.

The key steps applicants need to follow in using this plan to determine and pay development contributions are summarised below and at Figure 1 (see Page 6).

## Where this plan applies

This development contributions plan applies to all land within **Bungendore** shown on the map in Figure 2 of this plan (see Page 11).

## Applicable development

This plan applies to all applications for development consent, as well as all applications for complying development certificates, for **residential subdivision** and development of certain **residential accommodation** required to be made by or under Part 4 of the EP&A Act on land to which this plan applies. Certain development is excluded from the need to pay a contribution. Development that is excluded is listed at Part 2.7 of this plan (see Page 10).

## Calculating the contribution

Consent authorities, including Council and accredited certifiers, are responsible for determining the contribution in accordance with this development contributions plan.

The base contribution rates are set out in the following table. Please note, the base rates shown in the table are accurate at the date that this plan commenced. Contribution rates are regularly indexed (adjusted for inflation), in accordance with Part 2.14 of this plan (see Page 14).

		Base Rate
<b>Residential Subdivision</b> (rate per lot)		\$7,923
<b>Residential Accommodation</b>	1 bedroom dwelling	\$3,067
	2 bedroom dwelling	\$4,856
	3 bedroom dwelling	\$6,645
	4 or more bedroom dwelling	\$7,923

**Please Note:** The base contribution rates shown above were accurate at the date this plan commenced.

## Requiring the contribution

If a contribution is payable, the consent authority will include a condition in the development consent or complying development certificate requiring a contribution. Council will also index the contribution for inflation at the time of consent and again at the time of payment, using quarterly updates to the Producer Price Index (PPI) for Road and Bridge Construction NSW (Index No. 3101) as set out in Part 2.14 and Part 2.15 of this plan (see Page 14).

## Paying the contribution

In the case of a **development application**, applicants must pay their contribution **before obtaining a construction certificate**.

In the case of **complying development**, applicants must pay their contribution **before commencing work**.

When applicants are ready to pay their contribution, they should email Council at **council@qprc.nsw.gov.au** to confirm the indexed contribution payable. That indexed contribution amount will be valid until the next quarterly indexation date.

If applicants do not pay their contribution by that date, they will need to email Council again to confirm the adjusted contribution amount.

Development contributions in the form of monetary payments are exempt from the Goods and Services Tax (GST).

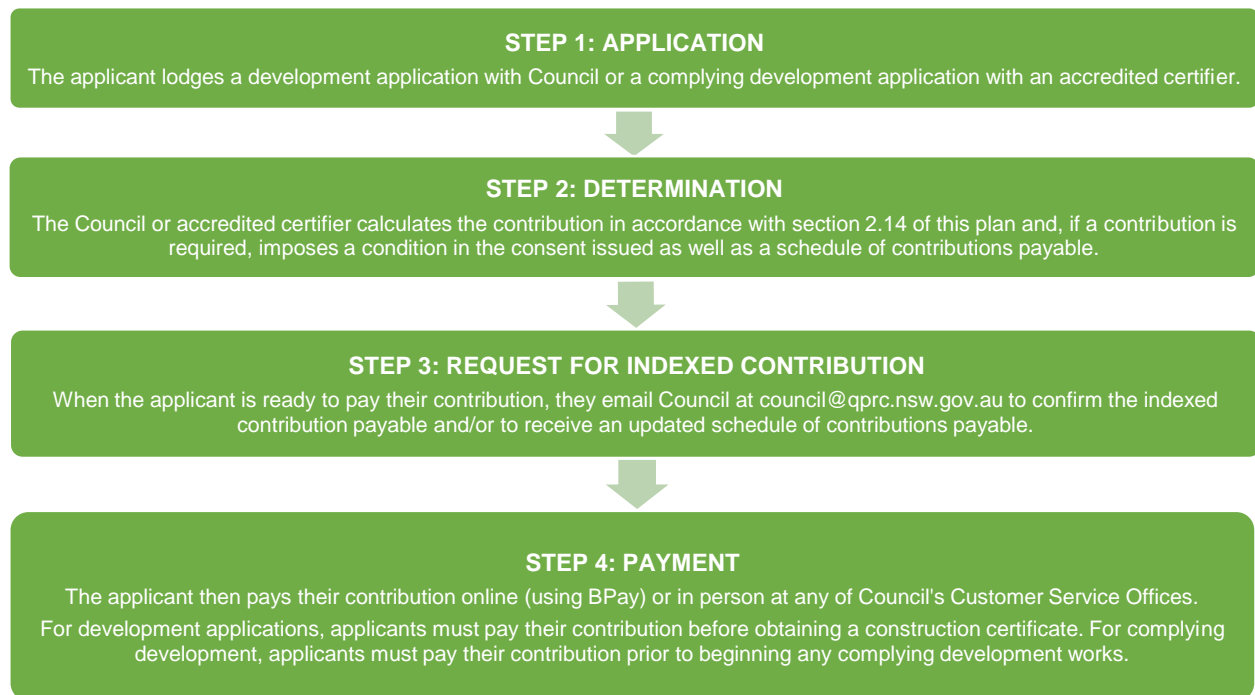
## Complying development

Accredited certifiers are responsible for calculating the contribution for complying development in accordance with this plan then imposing a condition in the complying development certificate requiring the contribution.

Accredited certifiers must notify Council of their determination within two (2) days of making the determination, in accordance with section 130(4) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

Applicants must pay their contribution before commencing the complying development works.

**Figure 1 Key steps in determining and paying contributions**



# 1. PART A: SUMMARY SCHEDULES

## 1.1 Works Program and Costs

A summary of the proposed facilities and their cost is provided in Table 1, below.

A full schedule of the community and recreation facilities proposed is provided at Appendix 1.

A detailed description of the facilities proposed, as well as discussion around the likely need for additional facilities in the longer term, is provided at Part 3.5 of the Plan (see Page 22).

**Table 1 Summary of Schedule of Works**

Facility / Locality	Works	Total Cost of Works
<b>Bungendore Sports Hub</b>	Land acquisition; playing fields – stage 2 playing surfaces, irrigation system and water tanks; amenities building – netball; pool – wet deck/splash pad; playground facilities; tree planting and landscaping; car parking	\$4,074,000*
<b>Bungendore Multi-Purpose Community Centre</b>	Design and construction	\$5,450,333*
<b>Frogs Hollow</b>	Picnic and barbecue facilities; park furniture; cricket pitch; amphitheatre; boardwalk (creek crossing); pathways; entry signage; tree planting and landscaping; car parking	\$270,000*
<b>Warren Little Recreation Reserve</b>	Playground facilities; picnic facilities; tree planting and landscaping	\$730,000
<b>Bungendore East</b>	Village Green: playground facilities; picnic facilities; passive recreation field; tree planting and landscaping Local Park: playground facilities; tree planting and landscaping	\$1,335,000
<b>Bungendore North (East)</b>	Local Park: playground facilities; tree planting and landscaping	\$480,000
<b>Bungendore North (West) ('Ashby')</b>	Local Park: playground facilities; tree planting and landscaping	\$480,000
<b>Bungendore South ('Bungendore Meadows')</b>	Playground facilities; landscaping	\$450,000
<b>Total</b>		<b>\$13,269,333</b>

**Note:** The costs shown were accurate at the date this plan commenced.

\* Contributions collected under this Plan for these works will be less than the figure shown as some contributions have already been collected under previous contribution plans.

## 1.2 Summary of Contribution Rates

**Table 2 Contribution Rates for Applicable Land in Bungendore**

		Base Rate
<b>Residential Subdivision</b> (rate per lot)		\$7,923
<b>Residential Accommodation</b>	1 bedroom dwelling	\$3,067
	2 bedroom dwelling	\$4,856
	3 bedroom dwelling	\$6,645
	4 or more bedroom dwelling	\$7,923

**Note:** The base contribution rates shown above were accurate at the date this plan commenced. As such, applicants should enquire with Council as to what the current indexed contribution rate is.

More detail on how the above contribution rates were calculated, including formulae, is provided at Part 3.6 of this development contributions plan (see Pages 24 & 25).



## 2. PART B: ADMINISTRATION AND OPERATION OF THE PLAN

### 2.1 Name of this development contributions plan

This development contributions plan is called the ***Bungendore Section 7.11 Development Contributions Plan for Recreation Facilities 2022***.

### 2.2 Purpose of this development contributions plan

This development contributions plan has been prepared in accordance with section 7.11 of the EP&A Act.

The **primary purpose** of this development contributions plan is to authorise:

- the Council, when granting consent to an application to carry out development to which this plan applies, or,
- the Council or an accredited certifier, when issuing a Complying Development Certificate (CDC) for development to which this plan applies,

to require the payment of a development contribution to be made towards the provision of community and recreation facilities in Bungendore.

The operation of this development contributions plan will ensure:

- adequate community and recreation facilities, including children's playgrounds and sports grounds, are provided within Bungendore as the town further develops and demand for community meeting spaces and recreation facilities increases;
- the proponents of future developments in Bungendore pay a fair and reasonable contribution toward the community and recreation facilities expected to be required as a result of their developments; and,
- the existing and broader Queanbeyan-Palerang community is not unfairly burdened by the cost of community and recreation facilities required to satisfy the additional demand expected to be created by the future development of the Bungendore.

**Other purposes** of this development contributions plan are as follows:

- to provide a framework for the efficient and equitable determination, collection and management of development contributions toward the provision of community and recreation facilities in Bungendore;
- to establish the relationship between the future development expected in Bungendore and the proposed community and recreation facilities, and thereby demonstrate that the development contributions required under this plan are fair and reasonable; and,
- to enable Council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

### 2.3 Commencement of this plan

Pursuant to clause 31(4) of the EP&A Regulation, this development contributions plan takes effect from the date on which public notice was given – that date being **17 February 2022**.

As such, this plan applies to all Development Applications received, and all applications for Complying Development Certificates, made on or after that date.

All applications received, made or determined prior to that date will be assessed against the development contributions plan(s) in force at the time.

## 2.4 Relationship of this plan with other plans and policies

This development contributions plan:

- (a) **repeals** the *Palerang Council Section 94 Development Contributions Plan No. 7 for the Provision of Recreation Facilities at Bungendore*;
- (b) **repeals** the *Section 94 Contributions Plan for Bungendore – Yarrawlumla Council*;
- (c) **amends** the *Palerang Council Section 94A Development Contributions Plan (November 2015)*; and,
- (d) **supplements** the provisions of the *Palerang Local Environmental Plan 2014* ('the LEP') or any subsequent local environmental plan made that may replace the LEP.

## 2.5 Where this development contributions plan applies

This development contributions plan applies to all land within **Bungendore** (shown on the map in Figure 2, next page) where any form of residential accommodation is permissible under the LEP, including land within the **R1 General Residential zone**, the **R2 Low Density Residential zone**, the **R5 Large Lot Residential zone**, the **B2 Local Centre zone** and the **B4 Mixed Use zone**.

## 2.6 Development to which this plan applies

This plan applies to all applications for development consent, as well as all applications for complying development certificates, for **residential subdivision** and for development of the following types of **residential accommodation**:

- (a) attached dwellings;
- (b) boarding houses;
- (c) dual occupancies;
- (d) dwelling houses;
- (e) multi dwelling housing;
- (f) residential flat buildings;
- (g) secondary dwellings;
- (h) seniors housing;
- (i) semi-detached dwellings; and,
- (j) shop top housing.

## 2.7 Development exempt from this plan

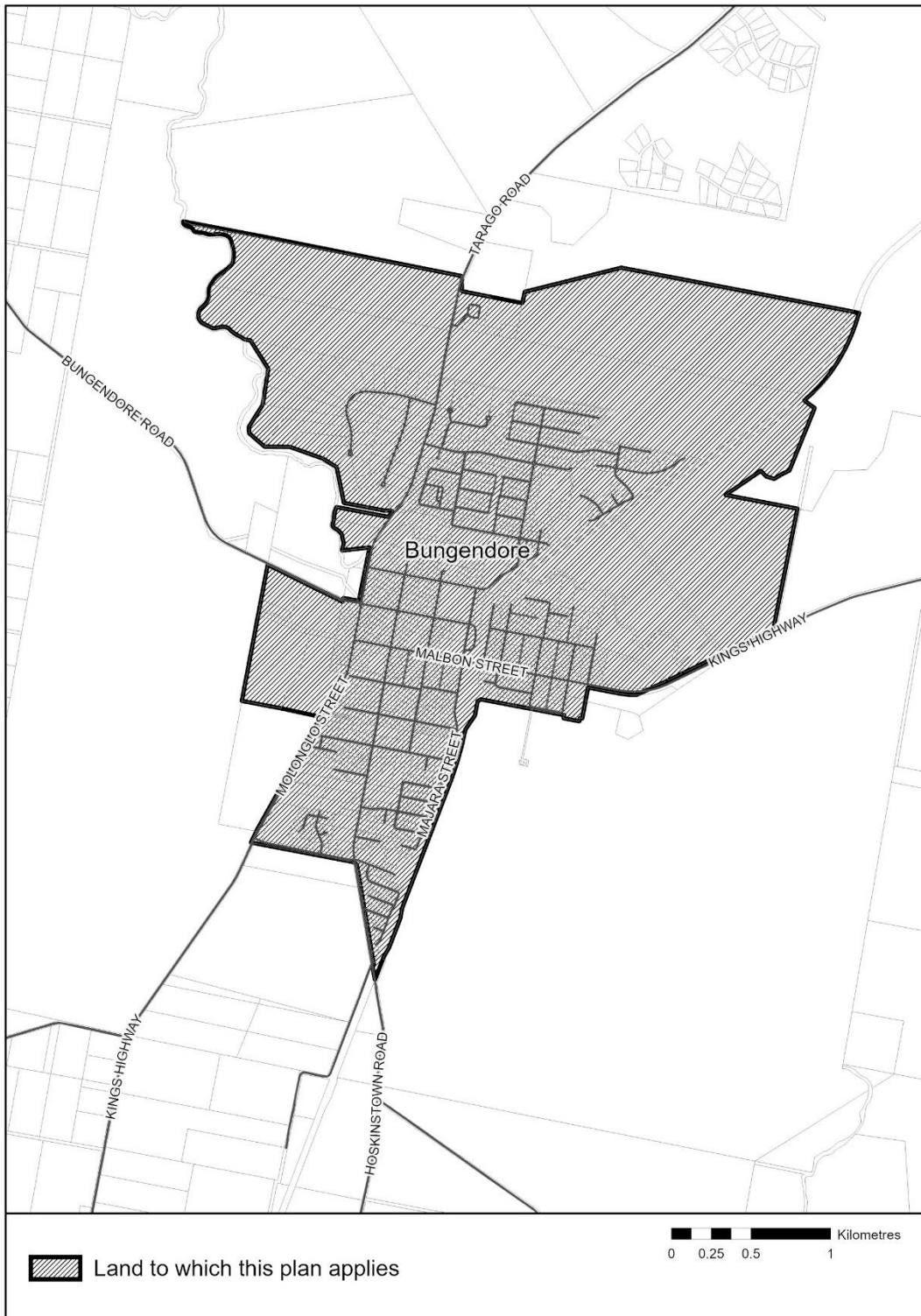
Development excluded from the need to pay a contribution under this development contributions plan is as follows:–

- (a) non-residential subdivision that does not involve building work;
- (b) development that does not involve any increase in GFA on the development site regardless of whether it involves a change in use or not;
- (c) emergency services facilities;
- (d) development for the purposes of the adaptive re-use of an item of environmental heritage;
- (e) public infrastructure to be carried out by, or on behalf of, any public authority, including Council;
- (f) social housing or affordable housing (excluding secondary dwellings under the *State Environmental Planning Policy (Affordable Rental Housing) 2009*);
- (g) development for the purposes of any form of seniors housing defined in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that is provided by a social housing provider; development exempted from section 7.11 contributions by way of a direction made by the Minister; and,

- (h) development for the construction of residential accommodation destroyed by bushfire or other natural disaster where that dwelling has a lawful consent or was lawfully constructed and does not involve the creation of an additional developable lot, dwelling entitlement or an additional dwelling.

Council may consider exempting development, or components of a development, other than the types of development identified above if that development, or components of that development, would not create demand for the recreation facilities levied for by this plan. Any request for such an exemption would have to be supported by a comprehensive submission arguing the case for exemption.

**Figure 2 Map showing the land to which this plan applies**



## 2.8 How is the required contribution determined?

For **residential subdivision**, the contribution payable is determined by multiplying the base rate for residential subdivision by the number of new lots created by the subdivision. The base rate for residential subdivision is stipulated in Table 2 at Part 1.2 of this Plan (see Page 8).

For the development of **residential accommodation**, the contribution payable is determined by multiplying the number of new dwellings created by the development by the base rate for those dwellings. There are different base rates for different sizes of dwellings (1 bedroom, 2 bedroom, three bedroom and 4 or more bedrooms). The base rate for each dwelling size is stipulated in Table 2 at Part 1.2 of this Plan (see Page 8).

Full detail on how the base rates for residential subdivision and dwellings were calculated, including formulae, is provided at Part 3.6 of this development contributions plan (see Pages 24 & 25).

## 2.9 When is the contribution payable?

Any required contribution must be paid to the Council at the time specified in the condition that imposes the contribution. If no such time is specified in the condition, the contribution must be paid as follows:

- (a) for applications involving subdivision – prior to the issue of the subdivision certificate;
- (b) for applications involving building works – prior to the issue of the construction certificate;
- (c) for applications where no building works are involved – prior to occupation or commencement of the approved development.

Development contributions in the form of monetary payments are exempt from the Goods and Services Tax (GST).

## 2.10 Construction certificates and the obligation of accredited certifiers

In accordance with section 7.11 of the EP&A Act and clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied. In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and must include copies of such receipts with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

## 2.11 Complying development and the obligation of accredited certifiers

This plan requires that, in relation to an application made to an accredited certifier for a complying development certificate (CDC):

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan;
- the amount of the monetary contribution imposed is the amount determined in accordance with this plan; and,
- any monetary contribution imposed as a condition is paid to the Council prior to any complying development work being undertaken.

## 2.12 Deferred/periodic payments

Council may permit either deferred or periodic payments of development contributions.

Deferred or periodic payments may be permitted in the following circumstances:

- (a) where deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program;
- (b) if the works project to which the request applies does not relate to public safety or public health;
- (c) where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication,
- (d) if there are circumstances justifying the deferred or periodic payment of the contribution.

All requests to Council for deferred or periodic payment of a contribution should be made to Council in writing, based on prior consultation with Council staff, and forwarded to Council prior to the determination of an application by Council. A written request must set out the reasons why deferred or periodic payment of a contribution is sought.

Notwithstanding that Council may approve the periodic or deferred payment of contributions, in all cases, the total amount of outstanding contributions shall be paid prior to the issue of any occupation certificate for the development.

The decision to accept deferred or periodic payments is at the sole discretion of Council.

If Council does decide to allow deferred or periodic payments of contributions, Council may require the applicant to provide a bank guarantee for the full amount of the contribution, or the outstanding balance, on condition that:

- the bank guarantee be by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security;
- the bank guarantee(s) must be in Australian dollars from a major Australian trading bank and in the name of Queanbeyan-Palerang Regional Council;
- the bank unconditionally pays the sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work;
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of the development;
- the bank's obligations are discharged when payment to Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required; and,
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

## 2.13 Can the contribution be settled “in-kind” or through a material public benefit?

Council may accept an offer by an applicant to provide an “in-kind” contribution (i.e., the applicant completes part or all of the work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

- (a) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and,

- (b) the design will result in facilities that are fit for purpose. Detailed design must be approved by Council and generally accord with the standards and specifications the Council normally required of similar facilities; and,
- (c) plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant; and,
- (d) the standard of the works is to Council's full satisfaction; and,
- (e) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

Acceptance of any such alternative is at the sole discretion of Council.

The value of the works substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Should an offer of works in kind or other material public benefit be accepted, Council and the applicant will enter into a deed of agreement that specifies, as relevant, the following:

- an acceptable standard of workmanship and materials;
- frequency of progress works inspections;
- the program for completion of the works;
- an appropriate maintenance and/or defects liability period; and,
- the value of any offset of monetary contributions otherwise payable, including any works values in excess of the contribution requirements.

## 2.14 Review of contribution rates

To ensure that the value of contributions are not eroded over time by inflation, Council will adjust the contribution rate at the time of consent having regard to the Producer Price Index (PPI) for Road and Bridge Construction NSW (Index No. 3101) as published quarterly by the Australian Bureau of Statistics (ABS).

In accordance with clause 32(3)(b) of the EP&A Regulation, the following sets out the means by which Council will make changes to the rates set out in this plan.

For changes to the Producer Price Index (PPI) for Road and Bridge Construction NSW, the contribution rates within the plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\begin{aligned}
 \$C_c &= \$C_A + \frac{\$C_A \times ([\text{Current Index} - \text{Base Index}])}{[\text{Base Index}]}
 \end{aligned}$$

Where

<b>\$C<sub>A</sub></b>	is the initial contribution at the time of adoption of the plan expressed in dollars
<b>\$C<sub>c</sub></b>	is the current contribution rate (i.e., that applies at the time of review)
<b>Current Index</b>	is the most recent Producer Price Index (PPI) for Road and Bridge Construction NSW (Index No. 3101) as published by the ABS at the time of review of the contribution rate
<b>Base Index</b>	is the Producer Price Index (PPI) for Road and Bridge Construction NSW (Index No. 3101) as published by the ABS at the date of adoption of this plan, which was <b>122.2</b> at <b>September 2021</b> .

## 2.15 How contributions are reviewed and adjusted at the time of payment

The contributions stated in a consent are calculated on the basis of the contribution rates determined in accordance with this plan. If those contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will

be calculated on the basis of the contribution rate that is applicable at time of payment in the following manner:

$$\text{\$C}_P = \text{\$ C}_{DC} + \frac{[\text{\$C}_{DC} \times (\text{\$ C}_Q - \text{\$ C}_C)]}{\text{\$ C}_C}$$

Where

- \\$C<sub>P</sub>** is the amount of the contribution calculated at the time of payment
- \\$C<sub>DC</sub>** is the amount of the original contribution as set out in the development consent
- \\$C<sub>Q</sub>** is the contribution rate applicable at the time of payment
- \\$C<sub>C</sub>** is the contribution rate applicable at the time of the original consent

The current contributions, as indexed, are available from Council.

## 2.16 Pooling of contributions

This development contributions plan expressly authorises monetary section 7.11 contributions collected for different purposes under this plan to be pooled and applied (progressively or otherwise) for those purposes.

## 2.17 Savings and transitional arrangements

Pursuant to clause 31(4) of the EP&A Regulation, this development contributions plan takes effect from the date on which public notice was given – that date being **17 February 2022**. As such, this plan applies to all Development Applications received, and all applications for Complying Development Certificates, made on or after that date.

All applications received, made or determined prior to that date will be assessed against the development contributions plan(s) in force at the time.

## 2.18 Register

Council will maintain a register of all contributions in accordance with clause 34 of the EP&A Regulation. The register will be made available for public inspection at any time during normal office hours.

## 2.19 Annual Statement

In accordance with clause 35 of the EP&A Regulation, Council will produce an annual statement of contributions documenting amounts received and relevant details. Such statements will be available for public inspection, upon request.

## 2.20 Review of this Plan

This development contributions plan will be subject to regular review by Council, so as to:

- monitor development trends and community needs within Bungendore;
- monitor income received by this plan;
- ensure the contribution levels reflect actual construction costs;
- enable the alteration of work schedules if development activity and the consequent demand for recreation facilities differs from original expectations; and,
- enable alteration of this plan to reflect the actual cost of providing recreation facilities within Bungendore.

Any material changes in this plan, with the exception of the annual adjustment of contribution amounts, requires it to be amended in accordance with section 7 of the EP&A Act. Such amendment requires full public exhibition of the amended plan and consideration of submissions received.



# 3. PART C: STRATEGY PLAN – ESTABLISHING THE NEXUS

## 3.1 Introduction

Pursuant to section 7.11 of the EP&A Act, a consent authority may apply a condition to a development consent to require a development contribution for the provision of local infrastructure, facilities and services. That development contribution can be made either through the dedication of land free of cost, or the payment of a monetary contribution, or both.

However, a consent authority can only impose such a condition on development if it is satisfied the development to which consent is being granted will (or is likely to) require the provision of, or increase the demand for, public infrastructure, facilities or services.

To ensure the requirement for a development contribution is fair and reasonable, the consent authority must demonstrate a clear relationship between the development and the infrastructure, facilities or services which are the subject of the contribution.

### *What is nexus?*

The relationship between a development and the infrastructure, facilities and/or services which are the subject of the contribution required from that development is often referred to as '**nexus**'.

Nexus is often discussed in terms of 'causal' nexus, 'physical' nexus and 'temporal' nexus.

**Causal nexus** requires that the need for the infrastructure, facilities or services being levied must be as a result of the development which is to be levied.

**Spatial nexus** requires that the infrastructure, facilities or services for which contributions are being collected be located so as to serve the needs of those who created the demand those infrastructure, facilities or services.

**Temporal nexus** requires that the infrastructure, facilities or services be provided in a timely manner to benefit those who have contributed towards it.

### *Establishing the Nexus*

To establish the relationship, or nexus, between the anticipated residential subdivision and residential development within Bungendore and the provision of community and recreation facilities to address the demand created by that development and its associated uses (thereby justifying the collection of the contributions authorised by this plan), this Part details:

- Council's role in providing community and recreation facilities to meet the needs of the Bungendore community as the population increases;
- the existing supply of community and recreation facilities within Bungendore;
- the various factors at play which are likely to result in increased demand for community and recreation facilities in Bungendore – including strong local and regional population growth;
- the infrastructure program Council proposes to deliver to increase the supply of community and recreation facilities in Bungendore to effectively address the anticipated increased demand for such facilities; and,
- the formulae for calculating the monetary contributions, the collection of which are authorised by this plan.

## 3.2 What is Council’s Obligation in Providing Community and Recreation Facilities?

Council plays a critical role in providing and maintaining community and recreation facilities for the health, enjoyment and well-being of residents and visitors. This role is clearly evident throughout Council’s strategies and plans, and most importantly in Council’s **Community Strategic Plan 2018–2028** and in its **Local Strategic Planning Statement – “Towards 2040”**.

### Community Strategic Plan 2018–2028

The Community Strategic Plan (CSP) sets out the long-term aspirations of the Queanbeyan-Palerang community.

In preparing the CSP, Council undertook **extensive community engagement** to find out from the community what their aspirations are and what they feel is important to them in terms of contributing to their quality of life. In relation to community and recreation facilities, the community said they wanted to see a higher emphasis placed on the provision and maintenance of sport and recreational facilities as well as ensuring residents have access to those facilities.

That feedback is reflected in three of the **key goals** contained within the CSP which are relevant to the provision of recreation facilities in Bungendore – those being key goals **1.1.5**, **3.1.2** and **4.1.5**. Those relevant key goals are detailed in Table 3, below.

**Table 3 Relevant Key Goals of the Community Strategic Plan 2018-2028**

Key Goal	Community Outcome	Community Strategy – Service Objective
<b>STRATEGIC PILLAR 1 – COMMUNITY</b>		
1.1.5	We have an active and healthy lifestyle	Health and quality of life are improved through access to a range of recreation and leisure opportunities
		Support the active recreational, sporting and health pursuits of the community through the availability of facilities and participation in programs and events in the Queanbeyan-Palerang region.
<b>STRATEGIC PILLAR 3 – CHARACTER</b>		
3.1.2	Our region’s urban landscapes are well managed and maintained promoting community pride	The region’s public places are clean and attractive
		Shape and present urban parks, reserves, fields, playgrounds, CBDs, community lands and greenways as sustainable and attractive places with wayfinding signage to activate visitation and sense of place in Queanbeyan-Palerang
<b>STRATEGIC PILLAR 4 – CONNECTION</b>		
4.1.5	We plan for and provide regional facilities which promote better social connection and access for the community	Social connection within our region is provided for via access to a range of community facilities across the region
		Support the safe and equitable access to facilities and amenities through well-presented, sited, efficient, secure and clean buildings for community, civic and recreational use

### Local Strategic Planning Statement (“Towards 2040”)

The Local Strategic Planning Statement (LSPS) is Council’s strategic land-use planning ‘road map’ for the future and provides the framework for Queanbeyan-Palerang’s land-use needs over the next 20 years. It works in concert with Council’s Community Strategic Plan to set out the long-term vision and aspirations for the community, articulating Council’s long-term planning priorities and how those will be achieved. As such, the LSPS Planning Priorities 2, 10 and 11 correspond to, and expand on, CSP goals 1.1.5, 3.1.2 and 4.1.5. More detail relating to LSPS Planning Priorities 2, 10 and 11 are set out in Table 4, below.

**Table 4 Relevant Planning Priorities within the Local Strategic Planning Statement**

Planning Priority		Relevant Outcomes	Relevant Actions
2	<p><b>We have an active and healthy lifestyle</b></p> <p><i>“Health and quality of life are improved through access to a range of recreation and leisure opportunities.”</i></p>	<ul style="list-style-type: none"> <li>Recreation facilities meet the needs of the current and future population</li> <li>Development contribution plans to in place to ensure recreation, community facilities and open space are provided in a timely manner</li> </ul>	<p>4.2.2 Prepare contribution plans that collect funds for open space, community facilities and recreational facilities as new development occurs and to identify how necessary facilities are to be paid for, and whether those living nearby may benefit more, so more productive land-uses should be encouraged nearby to capture this value.</p> <p>4.2.3 Undertake needs analysis for the main townships to identify necessary facilities to meet the needs of the existing and future population.</p>
10	<p><b>We plan for and provide regional facilities which promote better social connection and access for the community</b></p> <p><i>“Social connection within our region is provided for via access to a range of community facilities across the region”</i></p>	<ul style="list-style-type: none"> <li>Identify and construct parks and recreation facilities that provide for the needs of the local and regional population a</li> </ul>	<p>4.10.2 Zone land and construct new Sports Hub at Bungendore.</p> <p>4.10.6 Consider the provision of well-designed shade, both natural and built, in the provision of all public infrastructure, from large developments such as major recreation facilities, public buildings and town centre upgrades, to the smallest public domain improvements such as bus shelters.</p>
11	<p><b>We undertake planning to ensure infrastructure is prepared for future growth</b></p> <p><i>“Changing community demand is met by well planned for and placed infrastructure.”</i></p>	<ul style="list-style-type: none"> <li>Consistent high rate of public infrastructure investment, and use of public lands, assets and anchors to achieve strategic goals has been facilitated</li> <li>Development contribution plans are in place to fund infrastructure required to support new and existing developments</li> <li>Enabling infrastructure is constructed to promote the release of recreational, business and residential lands where funded.</li> </ul>	<p>4.11.4 Review and consolidate former Palerang Contribution Plans</p>

One of the actions which will assist Council in achieving the desired outcomes of the relevant key goals and applicable planning priorities of the CSP and the LSPS identified above – essentially **an active, healthy and connected community** – is the timely provision of sufficient recreation facilities in its cities, towns and villages to provide for the needs of the local and regional population, now and in the future.

**Council’s Functions**

Notwithstanding Council’s specific strategies and plans and their desired outcomes and goals, Council must carry out its functions, as set out within the *Local Government Act 1993*, in a way that facilitates a community that is strong, healthy and prosperous. One such function is the provision of recreation facilities which are appropriate to the current and future needs within its local community and of the wider public.

### 3.3 What is the existing supply of community and recreation facilities?

The community and recreation facilities currently provided by Council in Bungendore include:

- Bungendore Pool, Majara Street, which includes a 25-metre swimming pool and toddler pool;
- McMaster Playground, Wild Terrace;
- Bungendore Park, Majara Street, which includes a playing field (Mick Sherd Oval), exercise/fitness equipment, tennis facilities, practice cricket wickets, playground, barbecue;
- Warren Little Oval, McMahan Drive; and,
- facilities located within the Turallo Creek common including, Bungendore Skate Park, basketball half court and lead free dog exercise area.

The community and recreation facilities currently provided by Council within Bungendore meet most, but not all, existing community needs. The facilities will not be sufficient to meet future needs and demand.

The anticipated needs and demand for community and recreation facilities in Bungendore will be discussed at Part 3.4 of this Plan (below), while the new facilities currently proposed by Council to address community needs and demand in the immediate future, as well as facilities likely to be required in the longer term, will be discussed at Part 3.5 of this Plan (on Page 21).

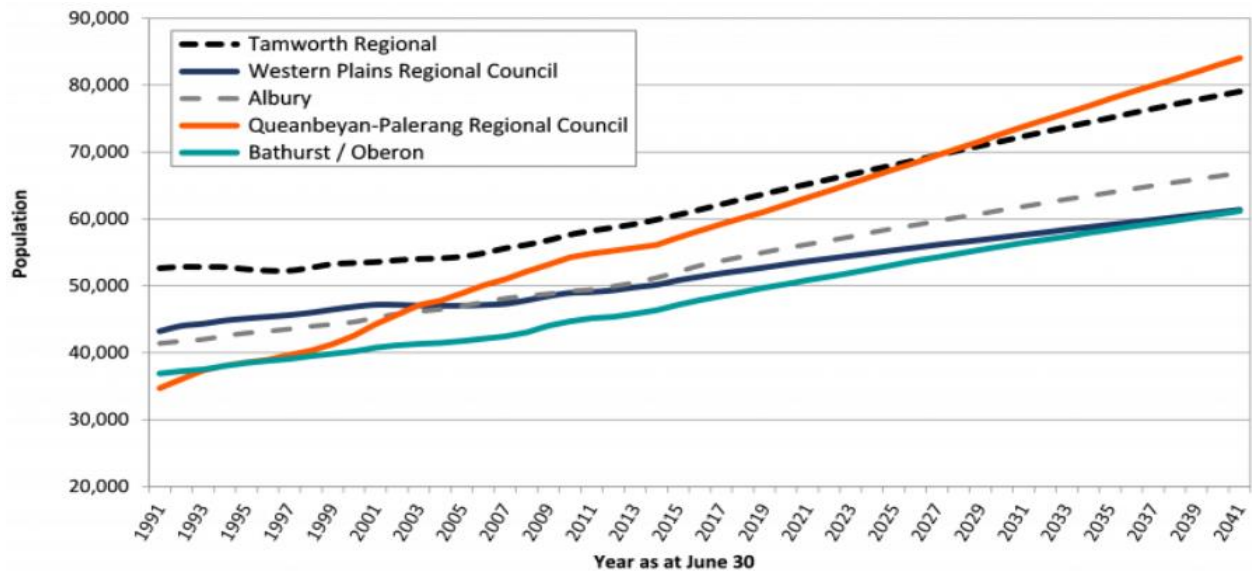
### 3.4 What is the anticipated demand for community and recreation facilities?

The key factor in determining the demand for community and recreation facilities in Bungendore is **population growth**. The strong population growth experienced in recent decades within not only Bungendore, but across the Queanbeyan-Palerang local government area ('the LGA'), the adjoining ACT and the broader Capital/South-East and Tablelands Region is expected to continue in coming decades. Following is a summary of the population growth and projections for Bungendore, the LGA and the wider region.

#### Queanbeyan-Palerang LGA

Queanbeyan-Palerang is one of the fastest growing LGAs in regional NSW. Between 2006 and 2019, the LGA's population increased by 16.8%, from 50,070 to 60,190. From 2019 to 2036, the LGA's population is forecast to grow even faster – by more than 30% to almost 80,000. The rapid growth of the LGA relative to other major inland LGAs is evident in the graph at Figure 3, below.

**Figure 3 Forecast Population Growth – Selected Inland Regional LGAs, 1991-2041**



Source: .id, .id Small Area Forecast information (SAFi), 2016

## Bungendore

As noted in the recently adopted *Bungendore Structure Plan 2048*, population growth in Bungendore has been even stronger than the LGA average. As illustrated in Table 5, the population of Bungendore has surged from 1,690 at the 2001 Census to 3,320 at the 2016 Census, with annual growth rates of 4% to 6% in some intercensal periods.

Table 6 (further below) shows three different growth scenarios for the next 20 years. If the population continues to grow at the rate seen over the past two decades (~5% p.a.), the population of Bungendore at the 2041 Census could be greater than 11,000. However, it is more likely Bungendore's population will grow at a more moderate rate of approximately 3.5% p.a. Even at that rate, however, the town's population will double to around **8,000 residents**, requiring approximately **1,400 additional dwellings**.

## ACT and Region

In the 20-year period from 2021 to 2041, the ACT's population is expected to grow by 143,000 people – from approximately 445,000 to 588,000 – an increase of more than 32%.

According to the South-East and Tablelands Regional Plan, the population of the region is projected to increase by 45,450 between 2016 and 2036, and the combined population of the local government areas within an hour's commute of the ACT, and the Territory's population itself, will increase to more than 660,000 by 2033.

**Table 5 Population of the Bungendore urban area, 2001 – 2016**

Census Year	People	Change	Change (%)	Change (% p.a.)
2001	1,690			
2006	2,183	+493	+29.2%	+5.8%
2011	2,755	+572	+26.2%	+5.2%
2016	3,320	+562	+20.5%	+4.1%

Source: Australian Bureau of Statistics, Census of Population and Housing

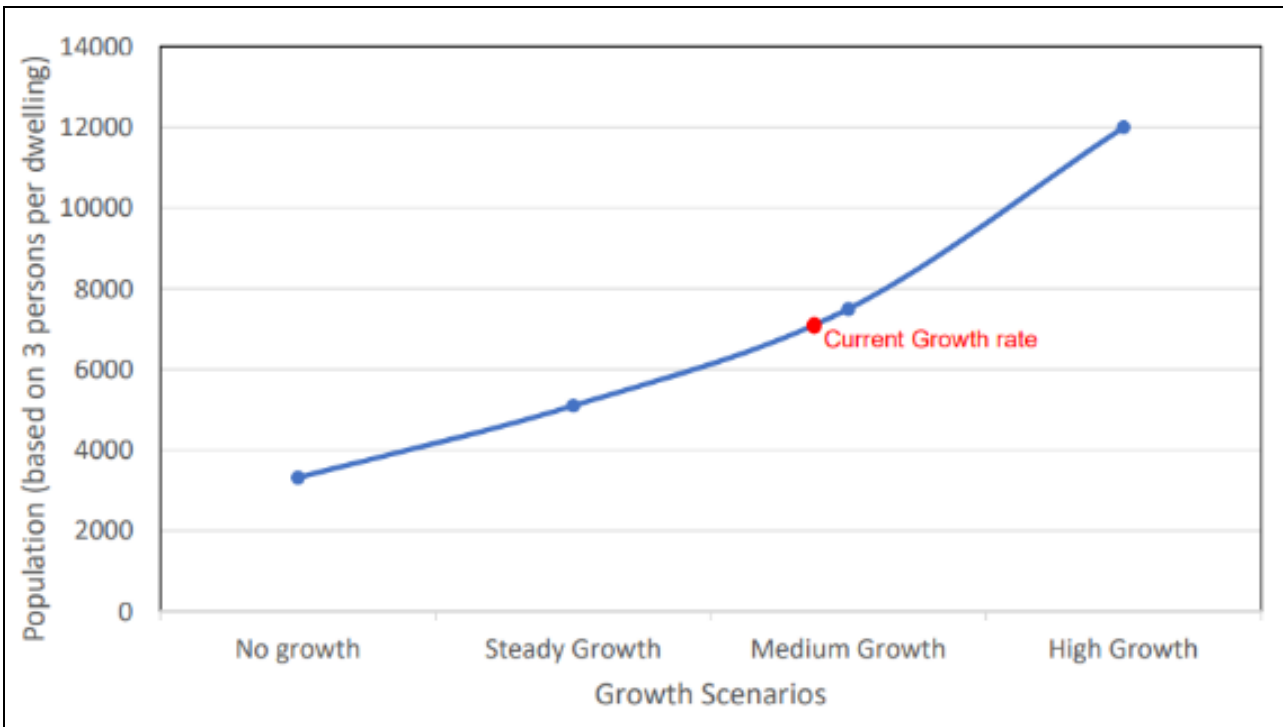
**Table 6 Population Projections for the Bungendore Urban Area, 2021 – 2041**

Census Year	Steady Growth (2% p.a.)	Medium Growth (3.5% p.a.)	High Growth (5% p.a.)
2021	3,665	3,943	4,237
2026	4,047	4,683	5,408
2031	4,468	5,562	6,902
2036	4,933	6,606	8,809
2041	5,447	7,846	11,243
<b>2021-2041</b>	<b>+1,782</b>	<b>+3,903</b>	<b>+7,006</b>

Source: Bungendore Structure Plan 2048

The growth of Bungendore's population based on the steady, medium and high growth scenarios is illustrated in Figure 4, next page.

**Figure 4 Bungendore’s Projected Population in 2041 – Growth Scenarios**



Source: Bungendore Structure Plan 2048

### 3.5 Determining what facilities are required

#### 3.5.1 Standard Rates of Provision

In determining what community and recreation facilities are required to adequately service the existing and projected population of Bungendore, Council has referred to a variety of publications which stipulate standard rates of provision for such facilities. The chief reference for Council has been the *Recreation and Open Space Guidelines for Local Government*, published by the NSW Department of Planning in 2010.

As indicated at Part 3.4 of this Plan, the estimated resident population of Bungendore is likely to double over the next 20 years to reach approximately 8,000 in 2041. Based on the standard rates of provision stipulated in the appropriate references, the following community and recreation facilities are suggested for a community of 8,000 people:

- a multi-purpose community centre – a facility which includes, amongst other things, small to medium meeting spaces for community groups, a youth space, a community learning or art space;
- a *local park* within 400m of most dwellings – see definition;
- a *district park* within 2km of most dwellings – see definition;
- open space for local-level outdoor sports within 1km of most dwellings;
- open space for regional-level outdoor sports within 2km of most dwellings;
- an outdoor netball facility – with at least two courts;
- one tennis facility – with at least two courts;
- one aquatic facility (with 25m pool); and,
- one indoor recreation centre/stadium – with one or two hard courts.

### 3.5.2 Facilities Already Proposed

As discussed at Part 3.3 of this Plan (see Page 19), a range of recreation facilities is currently provided across Bungendore by Council, and as such, many of the requirements listed above are met. However, given the growth of Bungendore's population over recent decades, the existing facilities do not meet all existing community needs and will not be sufficient to meet future needs and demand. Council has recognised this and has already commenced the planning, design and construction of a range of new and upgraded facilities to meet the current and future needs of the community. Those facilities include:

- the Bungendore Sports Hub – which will include an aquatic centre, six grass sports fields, six hard courts, and associated amenities and sports club facilities;
- a Multi-Purpose Community Centre, located within the Bungendore Sports Hub precinct;
- new facilities and amenities at Frogs Hollow;
- new and upgraded facilities and amenities within the Warren Little Recreation Reserve and 'Bungendore Common', as well as in southern Bungendore; and,
- upgrades to the facilities provided at Bungendore Park, including a new playground.

More detail on each of the projects listed above is available on Council's web-site.

The major works (and costs) associated with each of the projects are set out in the Schedule of Works at Appendix 1.

### 3.5.3 Facilities for the future residential areas already identified

To ensure the anticipated strong growth of Bungendore occurs in a co-ordinated, efficient and sustainable manner, and in a direction that reflects the views of the community, Council has prepared and adopted the *Bungendore Structure Plan 2018-2048* (the 'Structure Plan'), which built on the *Bungendore Land Use Strategy and Structure Plan*, adopted by the previous Palerang Council and endorsed by the NSW Department of Planning in 2010. To provide the housing required for 8,000 additional residents, approximately 1,400 new dwellings are required. The Structure Plan has designated four areas on the fringes of the Bungendore for most of those additional dwellings in the short, medium and long term. Some limited 'infill' development will provide some additional dwellings within the existing urban footprint.

Three of the four areas identified for the urban expansion of Bungendore are to the north of the town adjacent along Tarago Road and will each contain approximately 250-300 lots, while the fourth area is to the east of the town (known as East Bungendore) adjacent to the Kings Highway and will contain almost 600 lots.

Given their size and location, the future residential areas already designated will require the following community and recreation facilities as a minimum:

- one *local park* for each of the areas to the north of Bungendore;
- one centrally-located *local park* for East Bungendore; and,
- a higher-order, 'Village Green' style park for East Bungendore, providing a larger area for passive recreation.

### 3.5.4 Facilities for future release areas

It is important to note that the Structure Plan is not a static instrument. It will be monitored, and reviewed and (where necessary) updated, regularly over its 30-year lifespan. Monitoring of the Structure Plan is crucial, as it allows Council to ascertain if it is achieving its objectives and if it is responding to current and emerging trends and changes in demography, land use, development, housing, employment and the environment.

Monitoring of the Structure Plan is on-going, and the next review of it is scheduled for 2025. New release areas may be added when the Structure Plan is reviewed – in 2025, or at any future reviews – including those identified in the Structure Plan as 'potential investigation areas'. Should that occur, this development contributions plan may be amended to ensure that any new release areas are provided with sufficient community and recreation facilities.

### 3.6 Contribution Rate Calculations

The base contribution rates stipulated at Part 1.2 of this development contributions plan were calculated by:

- first, dividing the cost (design, construction and delivery) of providing the recreation facilities required in Bungendore by the estimated population growth in Bungendore between 2021 and 2041 to provide a base rate for each **new resident**;  
then:
- for each lot in a **residential subdivision**, multiplying the base rate for each new resident by the average number of residents expected per lot;
- for applicable forms of **residential accommodation**, multiplying the base rate for each new resident by the average number of residents expected per dwelling, based on the number of bedrooms in a dwelling.

The contributions do not cover the full cost of the required recreation facilities. This is because, to ensure fairness and equity, Council will make proportional contributions over the period to cater for the existing population.

The formulae used and the calculation for the base contribution rates is set out, under corresponding headings, below.

#### 3.6.1 Base Rate per New Resident

$$\frac{PC}{PG}$$

Where:

**PC** is the total **cost** of providing recreation facilities (\$)

**PG** is the estimated **population growth** (in Bungendore between 2021 and 2041, medium growth scenario)

$$\frac{10,221,400}{4,200} = 2,433.67 = \mathbf{\$2,434}$$

#### 3.6.2 Base Rate for Residential Subdivision

$$RPR \times RPL$$

Where:

**RPR** is the **base rate per new resident** (as calculated at Part 3.6.1, above)

**RPL** is the **average number of residents** per new lot

Note: a **5% levy** is applied to all development contribution rates to cover the costs associated with the administration, development, and review of development contribution plans

$$\$2,434 \times 3.1 = \$7,545.40$$

$$\text{Apply 5\% levy} = \$7,545.40 \times 1.05 = \mathbf{\$7,923}$$



### 3.6.3 Base Rate for Dual Occupancy and Multi-Unit Housing Development

#### RPR x RPD

Where:

**RPR** is the **base rate per new resident** (as calculated at Part 3.6.1, above)

**RPD** is the **average number of residents** per new dwelling

Note: a **5% levy** is applied to all development contribution rates to cover the costs associated with the administration, development, and review of development contribution plans

#### For 1 Bedroom Dwellings

$$\$2,434 \times 1.2 = \$2,920.80$$

$$\text{Apply 5\% levy} = \$2,920.80 \times 1.05 = \mathbf{\$3,067}$$

#### For 2 Bedroom Dwellings

$$\$2,434 \times 1.9 = \$4,624.60$$

$$\text{Apply 5\% levy} = \$4,624.60 \times 1.05 = \mathbf{\$4,856}$$

#### For 3 Bedroom Dwellings

$$\$2,434 \times 2.6 = \$6,328.40$$

$$\text{Apply 5\% levy} = \$6,328.40 \times 1.05 = \mathbf{\$6,645}$$

#### For 4+ Bedroom Dwellings

$$\$2,434 \times 3.1 = \$7,545.40$$

$$\text{Apply 5\% levy} = \$7,545.40 \times 1.05 = \mathbf{\$7,923}$$

### 3.7 Conclusion

This development contributions plan has been prepared in accordance with section 7.11 of the EP&A Act and authorises Council to collect contributions, in the form of money, to provide for community and recreation facilities in Bungendore.

There is a demonstrated need for such facilities.

The strong population growth that has occurred in Bungendore, and across the Queanbeyan-Palerang local government area and the neighbouring ACT, over the last two decades is expected to continue over the next two decades. Bungendore's population is reasonably projected to double in the next 20 years. The increased resident population in Bungendore will result in increased demand for community and recreation facilities. Thus, both **causal** and **spatial nexus** is established for such facilities, including those proposed by Council.

As indicated, this development contributions plan applies to all land within Bungendore as it is the residents of Bungendore who will be using the facilities. Thus, **causal** and **spatial nexus** is further demonstrated.

The provision of community and recreation facilities will be staged as Bungendore expands and demand increases. The **temporal nexus** is, therefore, established.

## 4. PART D: REFERENCES

The following documents were used in the preparation of this development contributions plan:

ACT Government, *Building (General)(Cost of Building Work) Determination 2020 (No 1)* [Notifiable Instrument NI2020-336]

ACT Government, Chief Minister, Treasury and Economic Development Directorate, 2019, *ACT Population Projections 2018 to 2058*

ACT Government, Environment, Planning and Sustainable Development Directorate, 2018, *ACT Planning Strategy 2018*

Bungendore Structure Plan 2048

Bungendore Structure Plan Discussion Paper

Department of Infrastructure, Planning and Natural Resources – Development Contribution Practice Notes – July 2005

Department of Planning, *Recreation and Open Space Guidelines for Local Government*, December 2010

Department of Planning – Circular PS06-020 6 December 2006 – Changes to the Application of section 94A of the EP&A Act – Ministerial Direction

Disability Inclusion Action Plan 2017-2021

*Environmental Planning and Assessment Act 1979*

*Environmental Planning and Assessment Regulation 2000*

NSW Government, *South Eastern and Tablelands Regional Plan 2036*

NSW Government, *South Eastern and Tablelands Regional Plan 2036 Implementation Plan 2017-2019*

Palerang Council Section 94 Development Contributions Plan No. 7 for the Provision of Recreation Facilities at Bungendore

Palerang Development Control Plan 2015

*Palerang Local Environmental Plan 2014*

QPRC Digital Economy and Smart Community Strategy

QPRC Regional Economic Development Strategy 2018-2022

QPRC Tourism Plan 2017-2025

*Queanbeyan-Palerang Local Environmental Plan 2020*

Queanbeyan-Palerang Regional Council Community Strategic Plan 2018-2028

Towards 2040 – Queanbeyan-Palerang Regional Council Local Strategic Planning Statement – July 2020

Victorian Planning Authority, *Standard Provision Ratios for Community Infrastructure and Services and Open Space in Growth Areas*, 2008 (revised February 2020)

# DEFINITIONS

Unless the context or subject matter otherwise indicates or requires, the following definitions apply in this development contributions plan:

**ABS** means the Australian Bureau of Statistics.

**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.

**CDC** means complying development certificate.

**community facility** means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

**complying development** means development that can be approved by an accredited certifier.

**consent authority** has the same meaning as in the EP&A Act but also includes an Accredited Certifier responsible for issuing a Complying Development Certificate.

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

**contributions plan** means a contributions plan referred to in section 7.18 of the EP&A Act.

**Council** means Queanbeyan-Palerang Regional Council.

**CPI** means the Consumer Price Index, a measure of household inflation prepared by the Australian Bureau of Statistics and includes statistics about price change for categories of household expenditure.

**DA** means development application.

**DCP** means a Development Control Plan.

**development** means any of the following—

- (a) the use of land,
- (b) the subdivision of land,
- (c) the erection of a building,
- (d) the carrying out of a work,
- (e) the demolition of a building or work, any other act, matter, or thing that may be controlled by an environmental planning instrument.

**development consent** has the same meaning as in the EP&A Act.

**development contribution** means a monetary contribution, the dedication of land free of cost or the provision of a material public benefit.

**district park** means a reserve which has had its physical character and/or vegetation modified to support order community recreation, community development and wellbeing uses, usually having an area of between 2 hectares and 5 hectares, and providing lower and middle order venues including informal lawns, play facilities, ornamental gardens, and community gardens to facilitate social and cultural activities.

**EP&A Act** (or 'the Act') means the *Environmental Planning & Assessment Act 1979*.

**EP&A Regulations** means the *Environmental Planning & Assessment Regulation 2000*.

**GFA** means gross floor area.

**indexation** means a method of adjusting contribution rates to account for changes in the cost of land or infrastructure over time to ensure contributions remain cost-reflective.

**LEP** means a Local Environmental Plan made by the Minister under the EP&A Act.

**LGA** means Queanbeyan-Palerang Local Government Area.

**local park** means a reserve which has had its physical character and/or vegetation modified to support community recreation, community development and wellbeing uses, usually having an area of between 0.5 hectares and 2 hectares, and providing lower order venues including informal lawns, play facilities, ornamental gardens, and community gardens to facilitate social and cultural activities.

**planning authority** means—

- (a) a council, or
- (b) the Minister, or the Planning Ministerial Corporation, or
- (c) a development corporation (within the meaning of the *Growth Centres (Development Corporations) Act 1974*), or
- (d) a public authority declared by the EP&A Regulations to be a planning authority for the purposes of this Division.

**public benefit** means the benefit enjoyed by the public as a consequence of a development contribution.

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

**public purpose** includes (without limitation) any of the following—

- (a) the provision of (or the recoupment of the cost of providing) public amenities or public services,
- (b) the provision of (or the recoupment of the cost of providing) affordable housing,
- (c) the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land,
- (d) the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure,
- (e) the monitoring of the planning impacts of development,
- (f) the conservation or enhancement of the natural environment.

**recoupment** means 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.

**recreation area** means a place used for outdoor recreation that is normally open to the public, and includes—

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

**recreation facility (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

**recreation facility (major)** means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

**recreation facility (outdoor)** means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

**residential accommodation** means a building or place used predominantly as a place of residence, and includes any of the following—

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

**section 7.11 condition** means a condition under section 7.11 of the Act requiring the dedication of land or the payment of a monetary contribution, or both.

**section 7.11 contribution** means the dedication of land, the payment of a monetary contribution or the provision of a material public benefit, as referred to in section 7.11 of the Act.

**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.

**the Act** means the *Environmental Planning and Assessment Act 1979*.

**work-in-kind** means the construction or provision of the whole or part of a public facility that it is identified in a works schedule in a contributions plan.

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

# APPENDIX 1: SCHEDULE OF WORKS

Item No.	Facility / Locality	Works	Cost (\$)
1	Bungendore Sports Hub	Land acquisition	774,000
		Playing Fields – Stage 2 – playing surface	400,000
		Playing Fields – Stage 2 – irrigation system and water tanks	370,000
		Amenities Building – Netball	300,000
		Playground, including shade structure	430,000
		Pool – wet deck/splash pad	700,000
		Pool – play zone/playground	400,000
		Tree planting and landscaping – across site	200,000
		Car Parking – across site	500,000
		<b>Total Cost of Works</b>	<b>4,074,000</b>
		Contributions previously collected	2,110,825
		<b>Total Contributions to be collected under this Plan</b>	<b>1,963,175</b>
2	Bungendore Multi-Purpose Community Centre	Design, Construction and fit-out	5,450,333
		<b>Total Cost of Works</b>	<b>5,450,333</b>
		Contributions previously collected	889,155
		<b>Total Contributions to be collected under this Plan</b>	<b>4,561,178</b>
3	Frogs Hollow	Picnic and barbecue facilities	50,000
		Park furniture, including seating and bins	32,000
		Cricket Pitch	10,000
		Amphitheatre – including earthworks and shelter	20,000
		Boardwalk (creek crossing)	50,000
		Connecting pathways (granite paths)	20,000
		Entry signage	3,000
		Tree planting (entire site) and entry garden bed	30,000
		Car Park	55,000
		<b>Total Cost of Works</b>	<b>270,000</b>
		Contributions previously collected	47,953
<b>Total Contributions to be collected under this Plan</b>	<b>222,047</b>		
4	Warren Little Recreation Reserve	Picnic facilities, including barbecues, seating and shelters	300,000
		Tree planting and landscaping	
		Playground facilities, including shade structures	430,000
		<b>Total</b>	<b>730,000</b>
5	Bungendore East 4610 Kings Highway	Village Green – playground facilities, including shade structures	430,000
		Village Green – picnic facilities, including barbecues, seating and shelters	350,000
		Tree planting and landscaping	
		Village Green – passive recreation field	75,000
		Local Park – playground facilities, including shade structures	430,000
		Local Park – tree planting and landscaping	50,000
<b>Total</b>	<b>1,335,000</b>		

<b>6</b>	<b>Bungendore North (East)</b> 266 Tarago Road (Lot 1 DP 880087)	Local Park – playground facilities, including shade structures	430,000
		Local Park – tree planting and landscaping	50,000
		<b>Total</b>	<b>480,000</b>
<b>7</b>	<b>Bungendore North (West) - 'Ashby'</b> 175-217 Tarago Road (Lot 1 DP 794724 and Lot 1 DP 986065)	Local Park – playground facilities, including shade structures	430,000
		Local Park – tree planting and landscaping	50,000
		<b>Total</b>	<b>480,000</b>
<b>8</b>	<b>Southern Bungendore</b> (Bungendore Meadows)	Playground, including shade structures	450,000
		<b>Total</b>	<b>450,000</b>
<b>TOTAL</b>			<b>10,221,400</b>

**Note:** The costs shown were accurate at the date this plan commenced.