



Queanbeyan City Council

Section 94

Contributions Plan

(Googong) 2015



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Googong Section 94 Contributions Plan

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Googong Section 94 Contributions Plan

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Preamble

Googong New Town is an urban development area situated to the south of Queanbeyan. At full development the area will contain over 6,000 dwellings, a town centre, and other land uses.

Most of the infrastructure that is needed to service the development will be provided by the major developer Googong Town Pty Ltd. Some of the required infrastructure, such as Off-Site Local Roads, will be provided by Queanbeyan City Council.

This Section 94 Plan enables the consent authority to require a reasonable contribution from developments within the Googong New Town urban area for the provision of the following public amenities and services:

- Open Space land
- Playgrounds, Sportsfields and associated Recreational Facilities
- Courts
- Googong Common and Hill 800
- Neighbourhood and Local parks
- Civic space
- Multipurpose Centre land and works
- Neighbourhood Community Facilities land and works
- Indoor Sports and Aquatic Centre land and works
- On Site Local Roads land and works
- Off-site Local Roads land and works

Council also levies contributions under Section 64 of the *Local Government Act 1993* in relation to Water and Sewer works. Drainage and stormwater facilities which used to be the subject of Section 94 contributions have been transferred to the Section 64 Development Services Plan. In addition Council under the *Local Government Act 1993* levies a stormwater management services charge on residential and business properties within the urban part of the LGA. This is a flat charge per built-up residential property and a charge based on area for built-up business properties. The charge can only be used for new works such as reducing wastage, reducing pollution for grey water re-use or flood mitigation.

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

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Section 94 Plans - Chronology

Date	Name of Plan	Details of Plan or Amendment
November 2013	Queanbeyan City Council Section 94 Plan (Googong)	Original base plan.
September 2014	Queanbeyan City Council Section 94 Plan (Googong) 2013	Deducted grant monies for Ellerton Drive Extension and added updated costings for road estimates and the cost of the Q Cultural Centre.
May 2015	Queanbeyan City Council Section 94 Plan (Googong) 2015	Removed contributions towards the cost of the design and construction of on-site roads and deleted collecting for the Q Cultural Centre and Plan Administration.
December 2015	Queanbeyan City Council Draft Section 94 Contributions Plan (Googong) 2015	Reviewed the contributions and updated off-site roads splits and exhibited with more supporting documentation.
April 2016	Queanbeyan City Council Section 94 Contributions Plan (Googong) 2015	Amended after public exhibition and approved by Council 27 April 2016.

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Summary of Section 94 Contribution Rates for Residential Development

Development Type	Equivalent Person Quotient	Per Lot or Dwelling Contribution Rate	
		Catchment 1	Catchment 2
Development Type 1: single Dwellings on Final Lots (including individual lots in a strata plan) equal to or greater than 468m ² .	3.19	\$36,431	\$33,831
Development Type 2: single Dwellings on Final Lots (including individual lots in a strata plan) less than 468m ² .	2.64	\$30,150	\$27,998
Development Type 3: (a) residential flat buildings (b) secondary dwellings (c) other dwellings not listed above	1.89	\$21,585	\$20,044

* IMPORTANT NOTE: Contributions for all Development Types are capped to \$20,000 per lot or dwelling until the Minister for Planning approves a higher contribution of \$30,000 per lot– refer to clause 1.2 of plan

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Part A - Introduction and Section 94 Framework

1.1. Introduction

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

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

The Queanbeyan City Council Section 94 Contribution Plan (Googong) 2015 has been prepared in four parts, which address the following:

Part A – Introduction and Section 94 Frameworks

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

Part B – Contribution Calculations

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

Part C - Policy and Definitions

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

Part D – Work Schedules and Costs (Contributions) per Catchment

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1.2. Cap on Monetary Section 94 Contributions

As part of the State Government's strategy to stimulate housing construction, increase housing supply and improve housing affordability in NSW, the Government now imposes limits on the total monetary section 94 contributions that a consent authority may impose on residential developments.

The calculated contribution rates in this plan for residential development exceeds the Government's contributions cap.

The monetary cap currently applying to residential development on the land to which this plan applies is \$20,000 per lot or dwelling. The Government's policy is that, in recognition of the substantial servicing costs associated with urban release areas, a higher cap of \$30,000 generally will apply to these areas.

The \$20,000 cap applies to development to which this plan applies until such a time when the Minister for Planning issues a direction to the Council that recognises Googong New Town as an urban release area. Council has applied to the Minister for Googong to be recognised as an urban release area meriting a higher \$30,000 cap.

Consistent with the Minister's direction, this plan authorises section 94 contributions only up to the relevant cap.

1.3. Name of Plan

This plan shall be referred to as the "Queanbeyan City Council – Section 94 Contributions Plan (Googong) 2015".

The plan has been prepared in accordance with Section 94 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulations). Plan preparation has also had consideration of Ministerial directions, the Department of Planning and Environment's practice notes and planning circulars relating to the NSW development contributions system.

1.4. Purpose of this Plan

The purpose of the plan is to provide the necessary framework for the efficient and equitable determination, collection and management of development contributions in respect to the Googong New Town development.

The Googong New Town development is underway. Both Council and the lead developer of the land Googong Town Pty Ltd (GTPL) will be responsible for delivering the local infrastructure to service the development.

The development requires a range of local infrastructure that would normally be provided by Council through a section 94 plan, including open space and recreation facilities, community centres, and roads. Council has entered into an arrangement with GTPL that will see GTPL provide many of the infrastructure items that will be needed by the entire Googong New Town development. This arrangement has been formalised through a planning agreement that has been made under section 93F of the EP&A Act. This agreement is called the Googong Urban Development Local Planning Agreement (or 'Googong LPA').

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The infrastructure to be provided by GTPL, in addition to meeting the demands of its development, will meet the demands generated by development carried out by other developers in the Googong New Town area. Developers apart from GTPL are expected to account for around 10 percent of the total Googong development. This plan has principally been prepared to address development contributions from these non-GTPL developers.

The Googong LPA provides that Council will deposit any development contributions received from other Googong New Town area developers into a trust fund. The LPA also provides that when, and only when, GTPL has provided more infrastructure land and works than its contributions obligation, Council will pay GTPL recoupment contributions from the trust fund.

This arrangement recognises that:

- substantial public amenities and services for all of Googong New Town will be provided by the lead developer that the Council would otherwise have to have provided through section 94 contributions; and
- it is reasonable for the lead developer to be fairly reimbursed the costs of public amenities and services proportionate to the demand for those amenities and services generated by other developments in Googong New Town.

The development also requires Off-Site Local Roads that will be provided by the Council. The plan therefore is to enable the Council to require reasonable contributions for these public amenities and services.

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

1.5. Objectives of this Plan

The objectives of the plan include:

- To implement an equitable cost sharing arrangement for the provision of public amenities and services needed to support the development of Googong New Town.
- To enable the appropriate and accountable financial management of developer contributions income in accordance with the provisions of the EP&A Act and EP&A Regulation.
- To comply with the relevant legislation, and achieve best practice in the plan format and management, and ensure provision of appropriate amenities and services within a reasonable time and at a reasonable cost.
- To enable Council to require, as a condition of development consent, a fair and reasonable cash contribution and/or land dedication towards the provision of public amenities and services .

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- To enable Council to recoup funds which it has spent or which Googong Township Propriety Limited has spent in the provision of public amenities and services which will address the demands generated by new development.
- To ensure that appropriate public amenities and services are provided to meet the demands generated by new development, without placing an unreasonable financial burden on Council and the existing community.
- To provide cash flow management and expenditure priorities that best meet the demands generated by development and the identified servicing needs of the community, and that will ensure that amenities and services nominated under the plan are provided in a timely and cost effective manner.
- To recognise that new development will create additional demands for public services and amenities, as well as benefit from the provision of these services and amenities.

1.6. Land to which this Plan Applies

This plan applies to land within the Queanbeyan City Council Local Government Area (LGA) known as Googong New Town. The location of this land is shown in Map 1.

The contributions have been calculated according to the following Catchments shown in Map 2:

- Catchment 1 (Googong New Town Urban Area); and
- Catchment 2 (Googong New Town Hamlets)

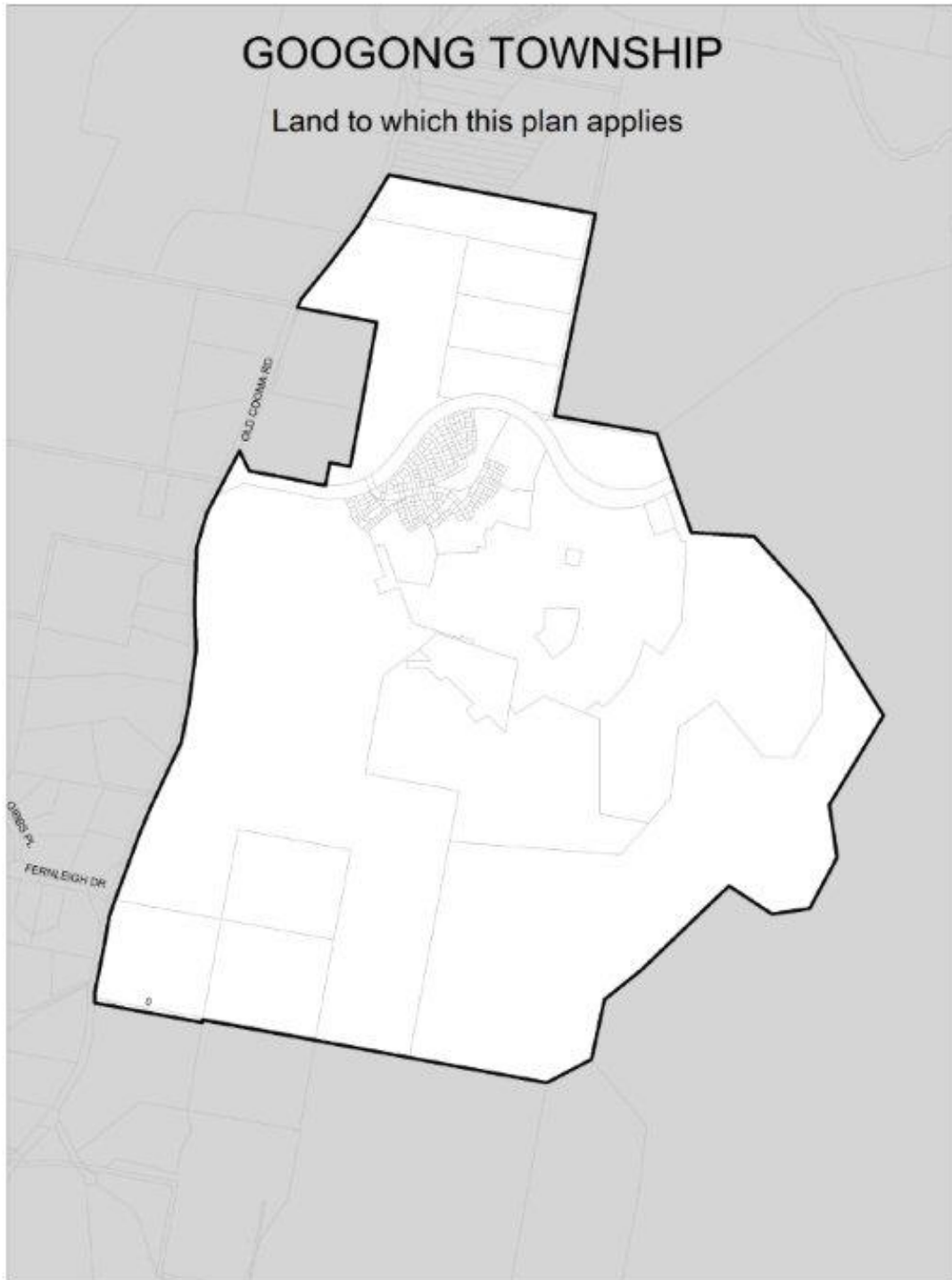
Some of the public services and amenities to be provided under this plan are likely to predominantly cater for residents of a specific catchment. Where this is the case, the provision of such has been dealt with on a catchment basis with a unique contribution rate for the development within the catchment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

A catchment approach recognises the differences in development type and scale, level of planned facilities, works and services between the Googong New Town Urban Area and the Hamlets.

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

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Map 1: Land to Which this Plan Applies

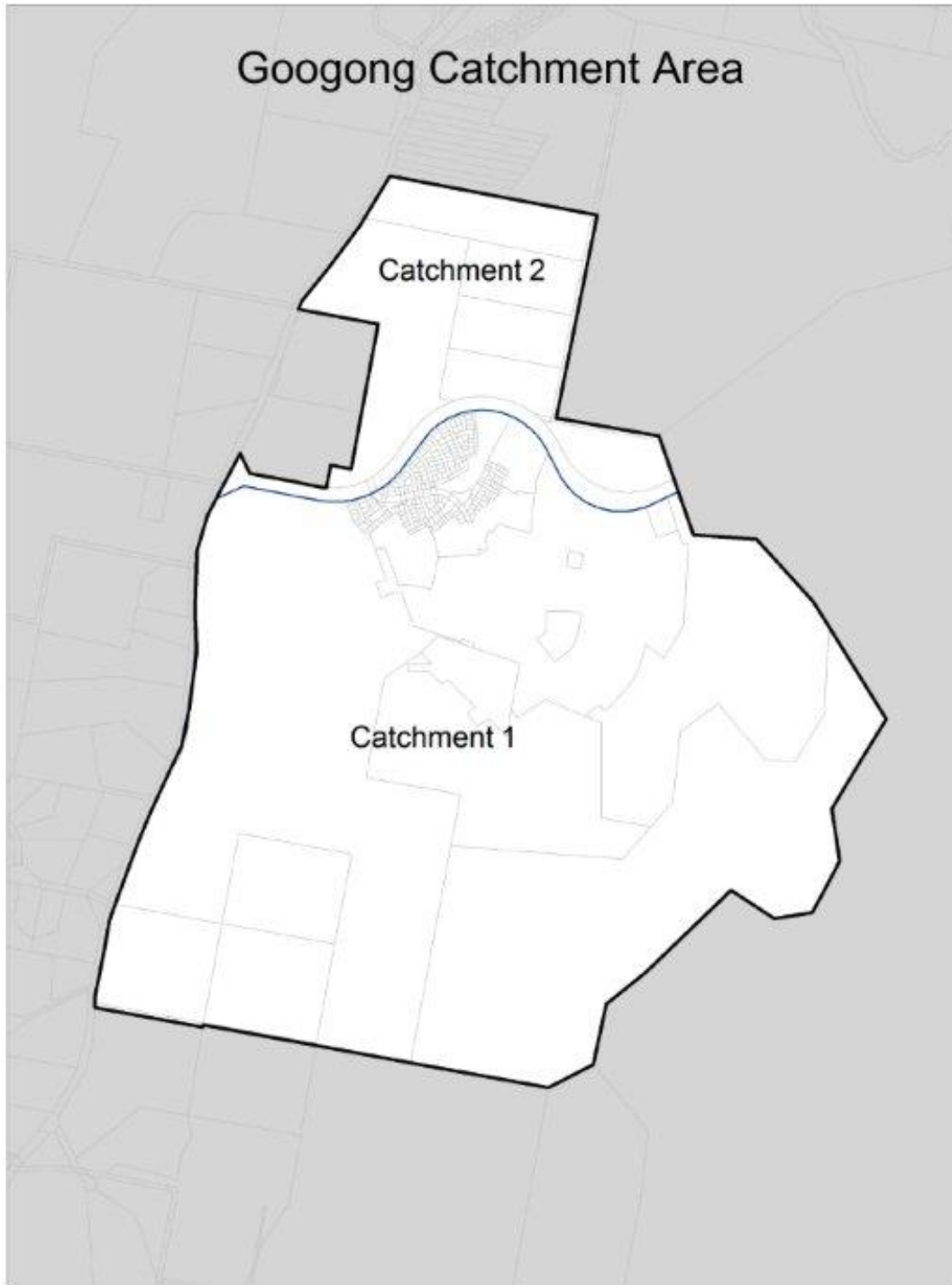


Projection: MGA94(Zone 55)
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Map 2: Catchments



Projection: MGA84(Zone 55)
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1.7. Relationship to other Plans, Manuals and Policies

This plan has been prepared based on the needs and costs information contained in the documents listed in Appendix A.

Council has also had regard to relevant development contributions practice notes that have been issued by the Secretary of the Department of Planning and Environment in preparing this plan.

This contribution plan takes precedence over any other Council plan, policy or charges in relation to the determination of Section 94 contributions for development on land to which this plan applies.

Queanbeyan City Council – Section 94 Contributions Plan 2012 and plans adopted by the Council that supersede that plan do not apply to land to which this plan applies.

Contributions for water and sewer supply, distribution and head works and storm water disposal are not included within this plan as they are determined under other legislation, or are to be provided on site by each developer.

1.8. Establishment of a General Nexus

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

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

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

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

The relationship between the expected types of development in the area to which the plan applies and the demand for additional public amenities and services to meet that development has been established in various documents listed in Appendix A. Copies of the documents are available from the Council’s Strategic Planning Section.

Some of the public services and amenities to be provided under this plan are required by the future residents of a specific catchment. Where this is the case, the provision of such has been dealt with on a catchment basis with a unique contribution rate for the development within the catchment determined for those facilities or services, which will specifically address demand within that catchment.

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

The plan also recognises that existing development may also demand some of the public amenities and services included in this plan. As such, the formulae used to determine the contributions applicable to new development allow for the apportionment of costs to both existing and new development on the basis of the proportional demand generated by existing and new development.

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1.9. Expected Development and Population Projections

Approximately 5,550 dwellings are expected to be developed in Googong New Town on land controlled by GTPL.

A further 640 dwellings are expected to be developed by other developers in Googong New Town, namely development on land in the hamlets north of Googong Road and on lands known as Bunyip and Hansen.

The total Googong New Town development is expected to comprise 6,190 dwellings.

This plan incorporates infrastructure demand two demand catchments: Catchments 1 and 2.

Residential development in Catchment 1 will be carried out by GTPL and other developers and will contain a mix of dwelling types. The overall average occupancy rate for Catchment 1 residential development is anticipated to be 2.83 persons per dwelling.

Residential development in Catchment 2 will also be carried out by GTPL and other developers and will contain detached dwelling houses on larger lots. The overall average occupancy rate for Catchment 2 residential development is anticipated to be 3.19 persons per dwelling.

A summary of the expected residential development and population by catchment area is shown below:

	Dwellings	Residents
Catchment 1 - (Googong New Town Urban Area):	6059	17147
Catchment 2 - (Googong New Town Hamlets):	131	418
Total	6190	17565

To provide a context for the population projection for Googong an overview of Queanbeyan City Council projections and trends is provided below.

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

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

Queanbeyan has continued historical trends that have seen significant demands for additional housing. Some of this demand has been able to be met in the past through

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take-up of existing housing stock and residential developments like that of Jerrabomberra. However notwithstanding this the demand for new residential subdivision, single dwellings and multi-unit residential development is continuing to experience significant growth mainly in non-greenfield or infill sites.

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

It should be noted that the Queanbeyan LGA has also been subject to boundary changes which have not only increased its population, but also provided additional peri-urban areas that play a role in meeting further housing choices for the region. The following tables provide information on past and current population trends in addition to indicative population projections for the LGA.

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

Table 1: Queanbeyan LGA Population Projections

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

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

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

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Tables 2 and 3: Population and Occupancy Rate - Trend Data for Queanbeyan City LGA

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

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

Table 3

Year	2006	2011	2016	2021	2026	2031	2036
Population	38100	42400	46900	51600	56300	60900	65400

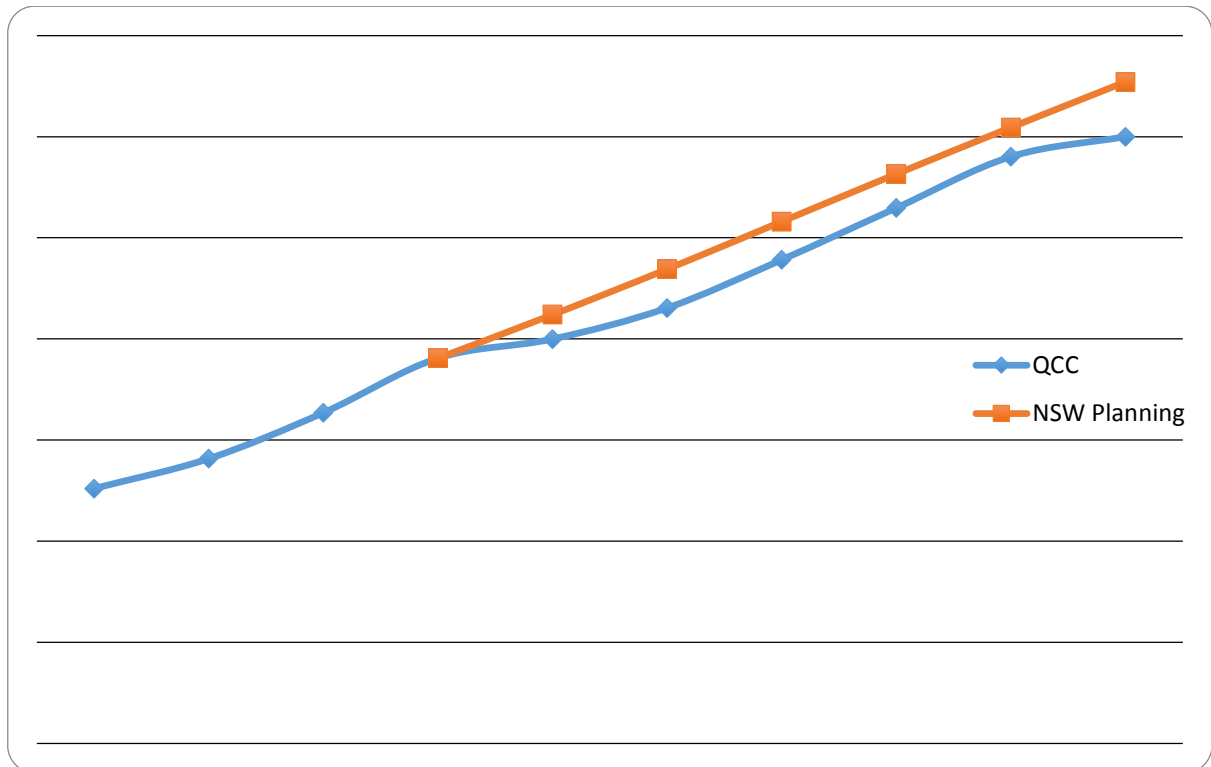
Source: NSW Department of Planning - April 2010 Projections

As can be seen, the projections completed by the NSW Department of Planning are slightly higher than those utilised by Queanbeyan City Council. For the purposes of this plan the forecast average dwelling occupancy rate for Googong of 2.83 persons is adopted. This is based on an analysis of the expected population included in Table 2, page 11 of the Googong Township Community Plan prepared by Elton Consulting in 2009.

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

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Figure 1: Population Projections



Source: Derived from QCC and DoP Projection Data (2010)

There are a number of variables that may impact on the scale and rate of housing development in Queanbeyan LGA including:

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

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

1.10. Development Projections

Estimated Additional Equivalent Tenements (Dwelling Units)

The expected residential development in Googong New Town will comprise a range of development types.

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Table 2 of the Googong Township Community Plan prepared by Elton Consulting in 2009 identified that the larger the dwelling, the more people are likely to occupy the dwelling. The Community Plan identified that:

- Large Lot / Estate / Rural and Conventional Lot housing, which would be housing types on lots equal to or greater than 468m², would have an average occupancy rate of 3.19 persons per dwelling.
- Large Courtyard, Small Courtyard and Terrace Townhouse housing, which would be housing types on lots less than 468m², would have an average occupancy rate of 2.64 persons per dwelling.
- Apartments would have an average occupancy rate of 1.89 persons per dwelling.

For the purposes of determining reasonable contributions for development in Googong New Town, residential development will be levied under this plan according to the following development types:

Development Type 1: single Dwellings on Final Lots (including individual lots in a strata plan) equal to or greater than 468m².

Development Type 2: single Dwellings on Final Lots (including individual lots in a strata plan) less than 468m².

Development Type 3:

- (a) residential flat buildings
- (b) secondary dwellings
- (c) other dwellings not listed above

Development yields will be monitored over the life of the plan and amended if necessary to ensure that contribution rates remain reasonable.

Non-Residential Development

Under this plan, non-residential development will be assessed on its individual merits, based on equivalent demand or impacts.

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

Part B - Contribution Calculation

2.1. Formulae

The base contribution rate is calculated by adding together the contribution rates for all the individual infrastructure items in each demand catchment.

This is expressed by the following formula.

Contribution per person

$$CN = \sum (TC / [EBP + FDP])$$

Where:

CN = Contribution attributable to new development per person

TC = Cost of each infrastructure item (or services) to be provided

FDP = Future demand population for the particular infrastructure item

EBP = Existing benefit population for the particular infrastructure item

Notes:

1. Where the infrastructure to be provided is to meet the demands generated by the new development only, then the "Existing benefit population" will be nil.
2. The "Future demand population" depends on the demand catchment for the individual infrastructure item. The works schedule in Part D shows the relevant demand population applying to each item.

The per person contribution rates for each individual item are shown in Part D.

The contribution rates for individual developments by type are shown in the following formula.

Contribution Rates for Individual Developments

$$CR = CN \times DF$$

Where:

CR = Contribution rate for development

CN = Contribution attributable to new development per person (from above)

DF = Demand factor (equivalent persons by development type) i.e. "equivalent persons" = the number of additional persons, or demand equivalent, that is generated by a particular development, as shown in Table 4

The contribution rates per development type are shown in

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Table 4:

Development Type	Demand Factor / Equivalent Person Quotient
Development Type 1: single Dwellings on Final Lots (including individual lots in a strata plan) equal to or greater than 468m ²	3.19 per Dwelling
Development Type 2: single Dwellings on Final Lots (including individual lots in a strata plan) less than 468m ²	2.64 per Dwelling
Development Type 3: (a) residential flat buildings (b) secondary dwellings (c) other dwellings not listed above	1.89 per Dwelling

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

2.2. Demand Factors

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

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Table 5: Average Occupancy Rates

Development Type	Equivalent Person Quotient	Per Lot or Dwelling Contribution Rate	
		Catchment 1	Catchment 2
Development Type 1: single Dwellings on Final Lots (including individual lots in a strata plan) equal to or greater than 468m ² .	3.19 per Dwelling	\$36,431	\$33,831
Development Type 2: single Dwellings on Final Lots (including individual lots in a strata plan) less than 468m ² .	2.64 per Dwelling	\$30,150	\$27,998
Development Type 3: (a) residential flat buildings (b) secondary dwellings (c) other dwellings not listed above	1.89 per Dwelling	\$21,585	\$20,044

2.3. Development under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 – Ministerial Exemptions

Development approved pursuant to State Environmental Planning Policy – (*Housing for Older People or People with a Disability*) 2004, will be levied developer contributions in accordance with this contributions plan.

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

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

2.4. Development under State Environmental Planning Policy (Affordable Housing)

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

2.5. Commercial, Industrial and Retail Development

The need for the public amenities and services included in this plan either directly or indirectly arises from the residential development that is expected to take place in the Googong New Town. There will be some non-residential development in the area, such as retail and commercial uses in the town centre, but this development will take place so as to serve the new residents of Googong.

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Unless specifically stated otherwise, no contribution will be levied on commercial, industrial and retail development for providing community and public open space facilities.

Where there is a departure from this approach justification is provided in the relevant section.

2.6. Discretion Relating to Development Types Not Specified Elsewhere

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

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

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

Where a development is proposed that has not been specifically identified in this plan, but where it will generate demand for the public amenities and services included in this plan, Council may either amend this plan to address the specific contribution requirements of that development or enter into a planning agreement to address the infrastructure impacts.

2.7. Road Widening, Road Works, Drainage and Other Works Adjoining Development Sites

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

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

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

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

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

Googong Section 94 Contributions Plan

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

2.8. Demand for Open Space Facilities

The facilities that have been identified as being required by the future population of Googong New Town are:

- Land for Open Space
- Embellishment of Playgrounds, Sportsfields and associated Recreational Facilities
- Embellishment of Courts
- Embellishment of Googong Common
- Embellishment of Hill 800
- Embellishment of Neighbourhood Parks
- Embellishment of Local parks
- Civic space - Embellishment of Local Open Space
- Environmental Management - Embellishment of Local Open Space

The contributions for open space have been based on the findings of the Googong Landscape and Open Space Strategy (LOSS) (AECOM 2011) and the Googong Township Community Plan (Elton Consulting 2009).

The Community Plan was prepared to support and inform the Googong LPA, the 2009 Googong Masterplan, the LOSS, the Development Control Plan for Googong, and the design of Neighbourhood 1 and subsequent neighbourhoods and the Town Centre.

The Community Plan anticipates the likely needs of the future population for community facilities, human services and open space, and provides strategies to address these needs.

A resident population of 15,702 is likely to reside on land under GTPL's control. The facilities however have been sized to accommodate the entire anticipated population of Googong New Town, including the population that will live in the dwellings built by the other developers that are not parties to the Googong LPA.

At completion, Googong New Town will have about 6,190 dwellings and a population of about 17,565 people. While the population initially will likely be characterised by a predominance of young families with children, over time it will diversify to include a mix of households at different life cycle stages, reflecting the diversity of housing types to be provided.

Chapter 5 of the Community Plan presents a needs analysis for open space, leisure and recreation facilities and the strategy for their provision. Based on these findings the following will be needed:

- 184.89 hectares, representing almost 25% of the total site, to be set aside for open space and conservation. This represents nearly 12 hectares per 1,000 people.
- Of the total amount of open space to be provided within Googong, a minimum of 59.82 ha will be unencumbered open space providing quality areas for active and passive recreation. This amounts to 4.1ha/1,000 people.

Googong Section 94 Contributions Plan

- A variety of passive recreation areas, including The Common, a network of open spaces containing walking and cycling trails, local and neighbourhood parks and playgrounds, and more formal open space areas within town and neighbourhood centres
- Of the unencumbered open space, 22.32 ha of land will be developed for active recreation. This will accommodate 7 multipurpose sports fields and one indoor sports and aquatic centre.
- Each multipurpose field will be the size of an international standard cricket ground or equal to double soccer fields. This size will permit first grade cricket or AFL options and provide sufficient area for multiple touch fields, double soccer or league fields etc. The proposed field dimensions will also accommodate the range of sporting facilities identified in the needs analysis;
- The combined indoor sports and aquatic centre will comprise an indoor 25m x 8 lane swimming pool, children's wading pool, 2 multi-purpose sports courts, toilets/change rooms and kiosk
- 10 tennis courts, with four courts to be provided in Neighbourhood 1 and two courts in Neighbourhoods 3, 4 and 5. The courts will be owned and maintained by the Council.
- 6 multi-use courts (netball, basketball etc) are to be located in the Common. The multi use courts will be dedicated and managed by Council.

Specifications and timing of infrastructure items are outlined in Part D – Works Schedule.

Map 3 below shows the location of the open space identified in the Community Plan.

Googong Section 94 Contributions Plan

Map 3: Open Space

GOOGONG TOWNSHIP

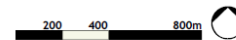
OPEN SPACE



NOTE: INDICATIVE ONLY, SUBJECT TO DETAILED DESIGN AND FINAL SURVEY

PREPARED FOR: GOOGONG TOWNSHIP PTY LTD.

LEGEND	
	OPEN SPACE LAND UNENCUMBERED CODED AS FOLLOWS: NP (Neighbourhood Park) LP (Local Park) CS (Civic Space) CC (Community Clubhouse)
	OPEN SPACE LAND ENCUMBERED CODED AS FOLLOWS: DC (Dam catchment) DRA (Drainage Reserve A) EE (Electrical Easement)
	GOOGONG TOWNSHIP PTY LTD (GTPL)
	GOOGONG PTY LTD (UNDER OPTION TO GTPL)
	OTHER LAND OWNERS
	SPORTFIELDS S1 (Sportfield 1)
	NEIGHBOURHOOD 1A BOUNDARY
	SUBJECT LAND



- Googong is structured around approximately 160 hectares of open space.
- Open space areas provide opportunities for both active and passive recreation and include landscaped parks with water bodies and grassed areas complemented by seating, shade structures, playgrounds and barbeques.
- Natural open space areas provide habitat for native flora and fauna species and function as bio filtration systems to manage water quality.
- Sportsfields and sports courts provide for a range of sporting activities.

Googong Section 94 Contributions Plan

While the Community Plan identifies a need for all these items, not all of the identified facilities will be generated, or be demanded by, all of the Googong New Town developments. Also, there are some facilities that represent strategies to deal with development constraints faced by GTPL, or relate to the drinking water catchment for Googong Dam. The following items have therefore not been included in this contributions plan:

- Buffer corridor land and works - Old Cooma Road
- Catchment Dam land and works
- Pink Tailed Worm Lizard Conservation Area (excluding E2 land) land and works
- Drainage reserve (E2 Zone) land and works within the Pink Tailed Worm Lizard Conservation Area

2.9. Demand for Community Facilities

The facilities that have been identified as being required by the future population of Googong New Town are:

- Land for a Multipurpose Centre
- Design and construction of a Multipurpose Centre
- Land for Neighbourhood Community Facilities
- Design and construction of Neighbourhood Community Facilities
- Land for an Indoor Sports and Aquatic Centre
- Design and construction of an Indoor Sports and Aquatic Centre

The contributions for community facilities in this plan have been based on the LOSS Community Plan.

The Community Plan was prepared to support and inform the Googong LPA, the 2009 Googong Masterplan, the LOSS, the Development Control Plan for Googong, and the design of Neighbourhood 1 and subsequent neighbourhoods and the Town Centre.

The Community Plan anticipates the likely needs of the future population for community facilities, human services and open space, and provides strategies to address these needs.

A resident population of 15,702 is likely to reside on land under GTPL's control. The facilities however have been sized to accommodate the entire anticipated population of Googong New Town, including the population that will live in the dwellings built by the other developers that are not parties to the Googong LPA.

At completion, Googong New Town will have about 6,190 dwellings and a population of about 17,565 people. While the population initially will likely be characterised by a predominance of young families with children, over time it will diversify to include a mix of households at different life cycle stages, reflecting the diversity of housing types to be provided.

Chapter 4 of the Community Plan identifies the community facilities and services required to support the future population, and considers QCC standards, DoP / State Agency standards, best practice to develop strategies required to address these needs.

Googong Section 94 Contributions Plan

The following community facilities are demanded by the future population of Googong New Town:

A multi-purpose community centre in the town centre and 2 neighbourhood community centres that will provide multi-purpose community space suitable for local community activities such as playgroups, craft groups and children's leisure programs, meeting space for local interest and hobby groups and space for social functions and cultural events.

Specifications and timing are outlined in Part D – Works Schedule

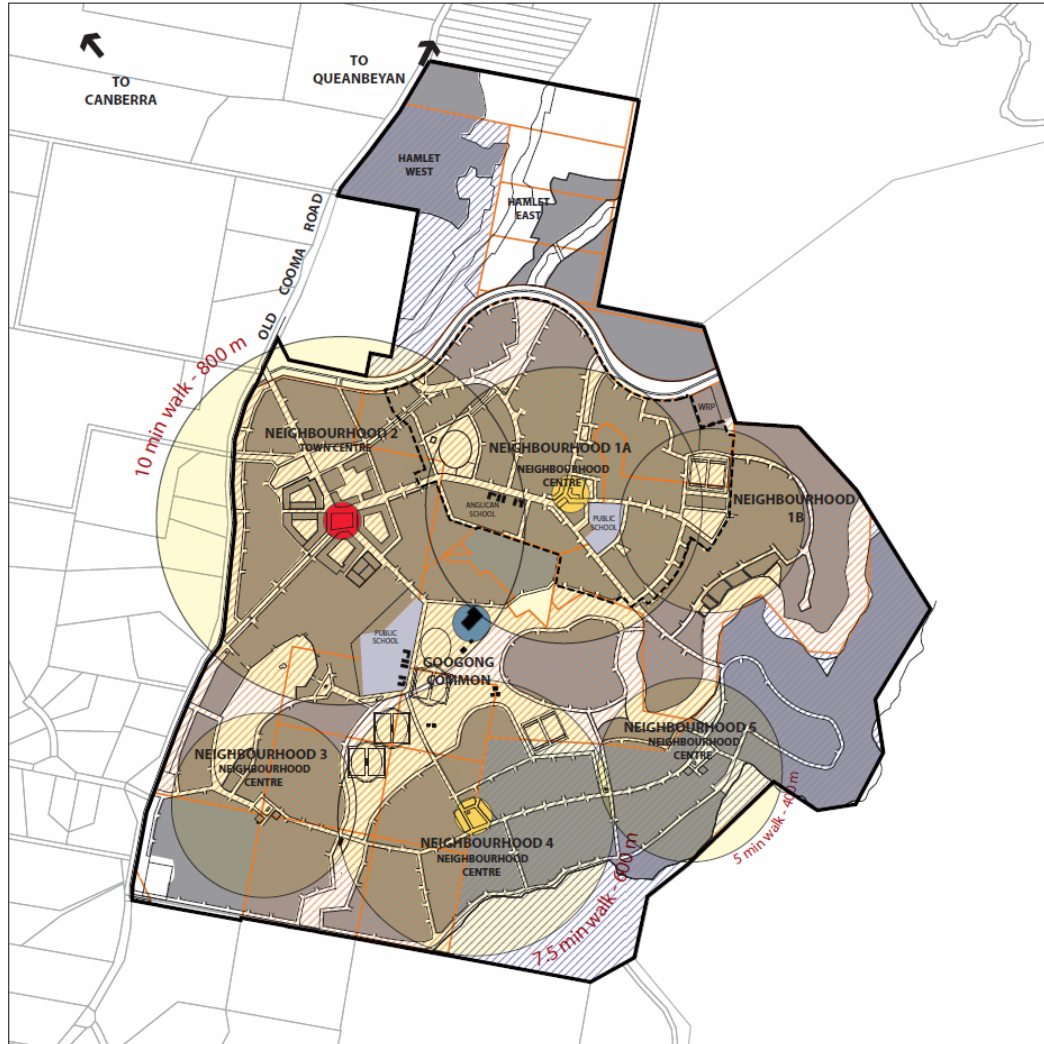
Map 4 below outlines the location of community facilities levied for under this plan.

Googong Section 94 Contributions Plan

Map 4: Community Facilities

GOOGONG TOWNSHIP

COMMUNITY FACILITIES



NOTE: INDICATIVE ONLY. SUBJECT TO DETAILED DESIGN AND FINAL SURVEY

PREPARED FOR: GOOGONG TOWNSHIP PTY LTD.

LEGEND	
	INDOOR SPORTS AND AQUATIC CENTRE
	MULTIPURPOSE CENTRE
	NEIGHBOURHOOD COMMUNITY FACILITY
	EDUCATION (PUBLIC SCHOOL)
	NEIGHBOURHOOD 1A BOUNDARY
	SUBJECT LAND



- GOOGONG TOWNSHIP PTY LTD (GTPL)
- GOOGONG PTY LTD (UNDER OPTION TO GTPL)
- OTHER LAND OWNERS

2.10. Demand for Roads and Traffic Management Facilities

The facilities that have been identified as being required by the future population of Googong New Town are:

- Land for Local Roads
- On-site Local Roads construction
- Off-site Local Roads construction

The contributions for urban roads in this plan, have been based primarily on the work undertaken in the Googong and Tralee Traffic Study 2031 (Gabites Porter 2010) which has been updated by the following studies prepared by TDG December 2014:

- QCC TRACKS Model, Part 1 – South Jerrabomberra Network Transportation Assessment Report
- QCC TRACKS Model, Part 2 – Selected Road Network Improvements Transportation Assessment Report, prepared by TDG,
- QCC TRACKS Model, Part 3 – Queanbeyan Network Improvement Assessment Report, prepared by TDG;
- QCC TRACKS Model, Part 4 - Selected Road Network Improvements Contributions Analysis Report, prepared by TDG, June 2015
- Googong DCP 2013.

The above studies consider the improvements required to the external road network up to 2031 to return it to similar Level of Service to that provided in the 2011 network, having regard to proposed development including Googong.

Many of the improvements were proposed to improve a road or intersection with a poor level of service. In addition new routes were also proposed to create additional capacity relieving areas of congestion.

The Googong DCP (June 2013) outlines the principles and design considerations for the internal road, pedestrian and cycle networks. Streets in Googong are to be designed to facilitate efficient pedestrian, bicycle, public transport and private car movement. A network of pedestrian and cycle paths in Googong will provide good access to key destinations such as the town centre, neighbourhood centres, parks and community facilities.

The DCP establishes the following objectives for the street network:

- 1) *Establish a street network that complements the characteristics of each neighbourhood area and promotes a liveable and permeable local environment*
- 2) *Provide safe and convenient access to all subdivisions and all allotments within a subdivision.*
- 3) *Facilitate safe movement of road users through the provision of usable and accessible facilities for pedestrian and cyclists.*
- 4) *Promote use of public transport through the provision of appropriate facilities for users of public transport.*
- 5) *Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout the township and connections to the established network.*

Googong Section 94 Contributions Plan

- 6) *Create a street hierarchy that reflects the function and character of each street and forms part of a legible network.*
- 7) *Make provision for a public transport route through Googong.*
- 8) *Provide as appropriate Water Sensitive Urban Design street network.*

The DCP sets out the following controls for the street network:

- a) *Streets are to be designed in accordance with the Master Plan, Council's adopted Engineering Design Specification – Googong, Control Diagrams and numeric controls in the Table 3 (of the DCP).*
- b) *A development application must demonstrate that the proposed streets are appropriate for their role in the street network.*
- c) *All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in QCC Engineering Design Specification – Googong.*
- d) *Streets are to include stormwater drainage facilities as required. WSUD controls should be provided where possible in central medians.*
- e) *Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.*
- f) *Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on-street cycling.*

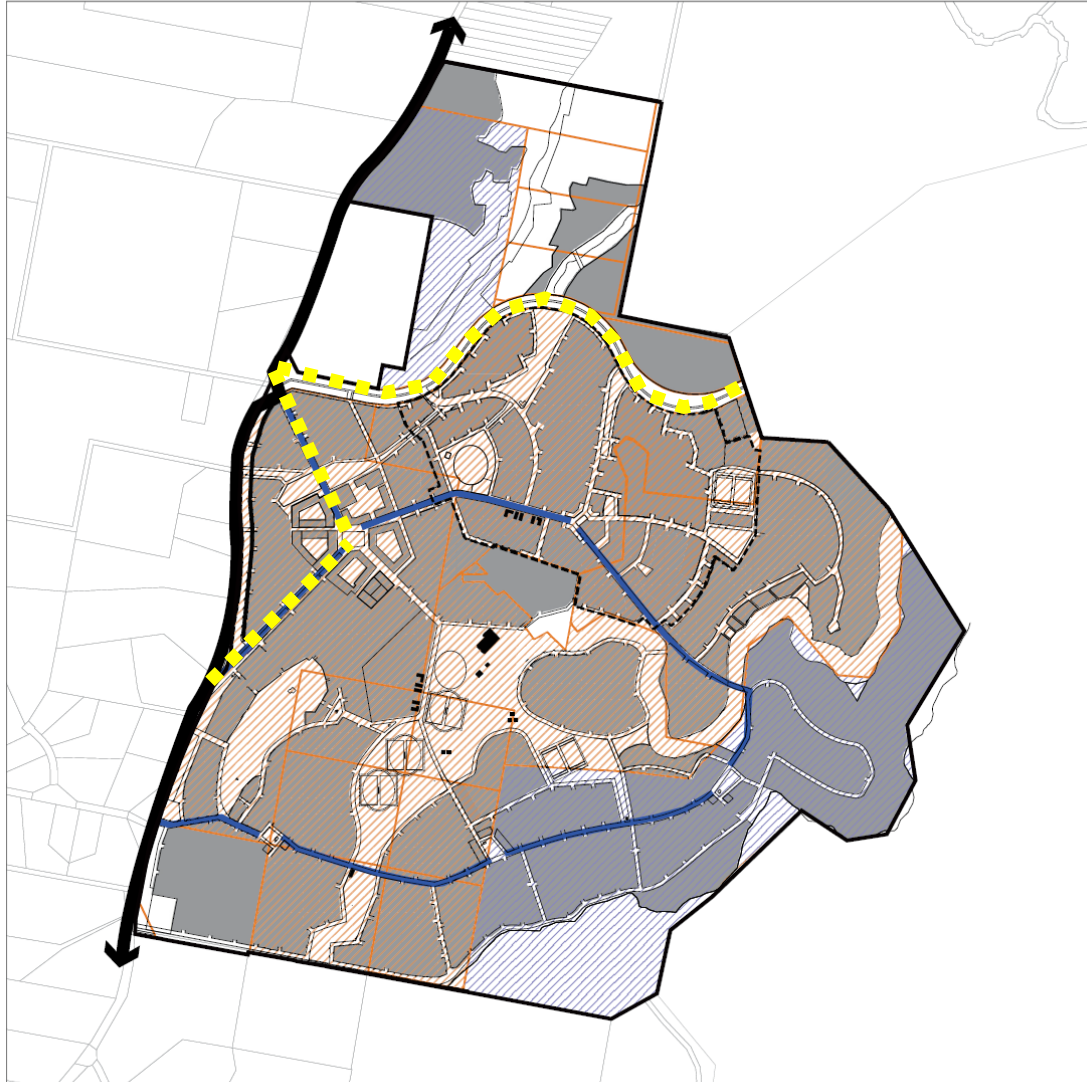
Specifications and timing for roads and traffic management facilities are outlined in Part D – Works Schedule.

Map 5 shows the proposed Googong street network. On-Site Local Roads and intersections (both land and works) shown by the dashed lines in Map 5 are included in this plan. These items will be provided by the lead developer under the Googong LPA. Development will additionally be levied contributions for Off-Site Local Roads that will be provided by Council.

Map 5: Street Network

GOOGONG TOWNSHIP

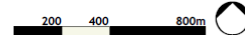
STREET NETWORK



NOTE: INDICATIVE ONLY, SUBJECT TO DETAILED DESIGN AND FINAL SURVEY

PREPARED FOR: GOOGONG TOWNSHIP PTY LTD.

LEGEND	
	ARTERIAL
	AV 1
	NEIGHBOURHOOD 1A BOUNDARY
	SUBJECT LAND
	GOOGONG TOWNSHIP PTY LTD (GTPL)
	GOOGONG PTY LTD (UNDER OPTION TO GTPL)
	OTHER LAND OWNERS



- Access to Googong will be from Googong Dam Road and Old Cooma Road.
- Streets will vary in design from arterial roads to laneways to accommodate traffic volumes and character requirements .
- Main streets in the town centre and neighbourhood centres will be designed to create a visually distinct area where the emphasis is on pedestrian movement.
- Laneways will be used principally within the town centre and neighbourhood centre precincts to provide vehicular access to the rear of lots.

Part C - Contribution Policy and Definitions

3.1. Estimated Costs

Infrastructure designed to serve the Googong New Town development is to be provided by the lead developer GTPL. GTPL thus prepared the costs for all infrastructure works items included in this plan, except for the costs of:

- Off-Site Local Roads
- Land required for the infrastructure items

The costs of these items were prepared by consultants appointed by the Council.

All infrastructure costs prepared by the lead developer have been reviewed by Council staff and have been assessed as being reasonable.

The documentation informing the costs for each infrastructure item is listed in Part D – Works Schedule.

3.2. Timing of Works

Land and works included in this plan will be provided at the development stages and timings listed in Part 4.

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

- the rate of development and income receipts both from Googong and other developers across the LGA;
- the timing of delivery of items under the Googong LPA;
- offers of alternative material public benefits (e.g. works-in-kind and land dedication) in lieu of cash contributions;
- changes in priorities for provision of amenities and services;
- unanticipated development;
- whether the Council is the beneficiary of any government grants;
- changes to expected development patterns; and
- variations in expected costs.

All items except Off-Site Local Roads will be provided by the lead developer at the development stages identified in the Googong LPA. Off-Site Local Roads will be provided by Council as and when funds permit.

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

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

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

3.3. Indexation

Contribution rates in this plan

In accordance with clause 32(3)(b) of the EP&A Regulation, Council may, without the necessity of preparing a new or amending contributions plan, make changes to the section 94 contribution rates set out in this plan to reflect annual variations to the Consumer Price Index (All Groups Index) for Sydney as provided by the Australian Bureau of Statistics.

There will be no indexation of both the contribution rate, or any contribution amount in a consent for Item 26 in the Table 6 Works Schedule 'Interest on loan for Ellerton Drive Extension'.

Contribution amounts in a development consent

A monetary condition that is required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the Development Consent and the date on which the contribution is paid in accordance with the Consumer Price Index (All Groups Index) for Canberra as provided by the Australian Bureau of Statistics.

3.4. Section 94 Contributions and the Goods and Services Tax

Pursuant to the Division 81 determination made under the *Goods and Services Tax Act 1999* by the Federal Treasury, no Goods and Services Tax (GST) is applicable to the payment of contributions made under Section 94 of the *Environmental Planning and Assessment Act 1979*.

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

3.5. Method and Timing of Payments

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

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

Timing of Payments

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

- development applications involving subdivision - prior to the release certificate of the subdivision plan, whichever occurs first;
- development applications involving building work - prior to the release of the construction certificate;
- development applications involving both subdivision and building work (e.g. integrated housing developments) - prior to the release of the construction certificate or the release of the subdivision plan, whichever occurs first;

Googong Section 94 Contributions Plan

- development applications where no construction certificate is required - at the time of issue of notification of consent or prior to commencement of the approved use, or prior to occupation of the premises, as may be determined by Council.

Note: *Where any self-certification or the like is undertaken, pursuant to Environmental Planning and Assessment Act 1979 (as amended) the consent shall not operate unless and until the amount is paid to Council to comply with the requirements of Council's Section 94 Contributions Plan.*

3.6. Levying of Contributions on Single Dwellings

Generally Council will not levy contributions on single dwellings within urban areas where the dwelling is the only dwelling to be developed on an existing approved allotment.

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

3.7. Method of Payment

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

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

The request should clearly state:

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

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

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

3.8. Dedication of Land

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

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

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

Googong Section 94 Contributions Plan

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

3.9. Planning Agreements and Site Specific Contribution Plans

Where Council and a developer decide to enter into a planning agreement (apart from the Googong LPA) under the provisions of the EP&A Act, the agreement may:

- require the developer to provide facilities in excess of those required under this plan; or
- require monetary contributions calculated under this plan to be paid to the Council in addition to the developer providing other works and / or contributions; or
- enable the obligations under this plan to be waived, but only if the agreement would result in the provision of public benefits with a value that is at least equal to the obligations under this plan.

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

3.10. Monitoring and Review of the Plan

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

The review will generally address such matters as:

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

3.11. Definitions under this Plan

"Applicant" means the person, company or organisation submitting a development application.

“Apportionment” means the adjustment of a contribution (usually a percentage) to ensure the contributing population only pays for its share of the total demand for the facility.

“Attributable cost” means the estimated cost for each item in the works schedule set out in Part D Table 6 of this plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

Googong Section 94 Contributions Plan

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

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

"Community facility" means a building or place owned or controlled by the Council or a body of persons which may provide for the physical, social, cultural or intellectual development or welfare of the local community, but does not include a building or place elsewhere defined in this section.

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

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

"Council" means the Queanbeyan City Council.

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

"DoP" means the NSW Department of Planning and Infrastructure (or its predecessor or subsequent bodies).

"EP&A Act" means the *Environmental Planning & Assessment Act, 1979*, as amended.

"EP&A Regulations" means the *Environmental Planning & Assessment Regulation 2000*, as amended.

"Equivalent Tenement" (ET) means a single allotment or equivalent demand being a 3-bedroom dwelling.

"Greenfield Site" means a development site that has not previously been developed for urban residential or industrial use (it may however be zoned for the use).

"GTPL" means Googong Town Proprietary Limited.

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

"LGA" means the local government area.

"LPA" means the Googong Urban Development Local Planning Agreement 2012

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

Googong Section 94 Contributions Plan

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

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

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

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

3.12. Works Schedules Content

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

As such the ongoing review and monitoring of the plan will take any variations into account and amend the work schedules to best reflect current development and expenditure priority scenarios. In particular it is intended to periodically review the plan once final costs of works are known.

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

Googong Section 94 Contributions Plan

Part D - Works Schedule including Contribution Rates for Each Item

Table 6: Works Schedule

Item No.	Equivalent item in LPA (if applicable)	Infrastructure category	Item description 1	Item description 2	References for scope and / or costs	Apportioned cost to Googong New Town development	Catchment nexus	Demand population	Contribution rate per person	Timing of infrastructure
1	1.01	Open space	Acquisition of 59.82 hectares of Open Space Land – Unencumbered		2,3,4	\$8,973,000	Catchments 1 and 2	17565	\$510.85	Progressive 2014 - 2033
2	1.02 (part)	Open space	Acquisition of 27.77 hectares of Open Space Land	Land comprises drainage corridor traversing Googong Common and upstream of Pink Tailed Worm Lizard Conservation Area	2,3,4	\$694,250	Catchments 1 and 2	17565	\$39.52	Progressive 2014 - 2033
3	1.03	Open space	Embellishment of Sportsfields	Works generally consistent with that described in the Open Space Strategy (LOSS). For further information on inclusions refer to Appendix B.	1,4	\$14,268,524	Catchments 1 and 2	17565	\$812.33	S1. - 2014, S2. - 2017, S3. - 2021 then every 3 years
4	1.04	Open space	Construct 6 netball courts	To be provided in Googong Common. For further information on inclusions refer to Appendix B.	1,4	\$693,084	Catchments 1 and 2	17565	\$39.46	2020
5	1.05	Open space	Construct 10 tennis courts	4 courts to be provided in Neighbourhood 1 and 2 courts to be provided in Neighbourhoods 3,4 and 5. For further information on inclusions refer to Appendix B.	1,4	\$1,114,608	Catchments 1 and 2	17565	\$63.46	Courts 1&2 - 2014, Courts 3&4 - 2020, Courts 5&6 - 2024, Courts 7&8 - 2028, Courts 9&10 - 2032

Googong Section 94 Contributions Plan

Item No.	Equivalent item in LPA (if applicable)	Infrastructure category	Item description 1	Item description 2	References for scope and / or costs	Apportioned cost to Googong New Town development	Catchment nexus	Demand population	Contribution rate per person	Timing of infrastructure
6	1.06	Open space	Embellishment of open space in Googong Common	Works generally consistent with that described in the Open Space Strategy (LOSS). For further information on inclusions refer to Appendix B.	1,4,5	\$15,008,740	Catchments 1 and 2	17565	\$854.48	Progressive 2016 - 2033
7	1.07	Open space	Embellishment of open space in Hill 800	Works generally consistent with that described in the Open Space Strategy (LOSS). For further information on inclusions refer to Appendix B.	1,4,5	\$1,251,771	Catchments 1 and 2	17565	\$71.27	2024
8	1.08	Open space	Embellishment of 5 Neighbourhood Parks	Works generally consistent with that described in the Open Space Strategy (LOSS). For further information on inclusions refer to Appendix B.	1,4	\$4,503,873	Catchment 1	17147	\$262.66	NP1. - 2014, NP2. - 2017, NP3. - 2021, NP4. - 2015, NP5. - 2030
9	1.09	Open space	Embellishment of 13 Local Parks	Works generally consistent with that described in the Open Space Strategy (LOSS). For further information on inclusions refer to Appendix B.	1,4,5	\$3,753,228	Catchment 1	17147	\$218.89	LP1. - 2014 and every approx 18 months to 2030

Googong Section 94 Contributions Plan

Item No.	Equivalent item in LPA (if applicable)	Infrastructure category	Item description 1	Item description 2	References for scope and / or costs	Apportioned cost to Googong New Town development	Catchment nexus	Demand population	Contribution rate per person	Timing of infrastructure
10	1.1	Open space	Embellishment of civic spaces	Works generally consistent with that described in the Open Space Strategy (LOSS). For further information on inclusions refer to Appendix B.	1,4,5	\$2,752,367	Catchment 1	17147	\$160.52	Civic 1 - 2016, Civic 2 - 2021, Civic 3 - 2024, Civic 4 - 2029, Civic 5 - 2033.
11	1.11	Open space	Embellishment of 27.77 hectares of Encumbered Open Space Land	Land comprises drainage corridor traversing Googong Common and upstream of Pink Tailed Worm Lizard Conservation Area. For further information on inclusions refer to Appendix B.	1,4,5	\$2,968,230	Catchment 1	17147	\$173.11	Progressive 2016 - 2033
12	2.01	Community facilities	Acquisition of 12,000 square metres of land in or adjacent to the town centre for multipurpose centre		2,3,10	\$3,000,000	Catchments 1 and 2	17565	\$170.80	2020
13	2.02	Community facilities	Construction of a multi-purpose community centre with a maximum gross floor area of 2,615 square metres	For further information on inclusions refer to Appendix B.	3,9,10	\$12,276,730	Catchments 1 and 2	17565	\$698.93	Stage 1 - 2020, Stage 2 - 2025, Stage 3 - 2032
14	2.03a	Community facilities	Acquisition of 2 x 1,350 square metre sites for neighbourhood community facilities		2,3,10	\$945,000	Catchments 1 and 2	17565	\$53.80	1st - 2016, 2nd - 2029

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Item No.	Equivalent item in LPA (if applicable)	Infrastructure category	Item description 1	Item description 2	References for scope and / or costs	Apportioned cost to Googong New Town development	Catchment nexus	Demand population	Contribution rate per person	Timing of infrastructure
15	2.03b	Community facilities	Construct 2 x Neighbourhood Community Facilities	Each centre to be approximately 450 square metres floor space (total 900 square metres). Centres to be provided in Neighbourhoods 1A and 4. For further information on inclusions refer to Appendix B.	3,10	\$3,647,806	Catchments 1 and 2	17565	\$207.68	1st - 2016, 2nd - 2029
16	2.05	Community facilities	Acquisition of 20,000 square metres of land for an Indoor Sports and Aquatic Centre		2,3	\$4,000,000	Catchments 1 and 2	17565	\$227.73	2028
17	2.06	Community facilities	Construct an Indoor Sports and Aquatic Centre	Hall, pools, indoor courts and car parking. For further information on inclusions refer to Appendix B.	3,6,7,8a,8b	\$16,192,881	Catchments 1 and 2	17565	\$921.89	2028
18	4.01	Roads and traffic management	On-Site Local Roads	Acquisition of 4.5 hectares of land	2	\$450,000	Catchments 1 and 2	17565	\$25.62	Progressive 2014 - 2033
19	4.02	Roads and traffic management	On-Site Local Roads	Construct Old Cooma Road Diversion including bridge and traffic signals	1,11	\$9,482,000	Catchments 1 and 2	17565	\$539.83	2022
20	4.02	Roads and traffic management	On-Site Local Roads	Construct Googong Dam Road upgrade	1,11	\$902,000	Catchments 1 and 2	17565	\$51.35	Progressive 2014 - 2033

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Item No.	Equivalent item in LPA (if applicable)	Infrastructure category	Item description 1	Item description 2	References for scope and / or costs	Apportioned cost to Googong New Town development	Catchment nexus	Demand population	Contribution rate per person	Timing of infrastructure
21										
22	5.01	Roads and traffic management	Off Site Local Roads and Intersections Improvements	The apportioned cost of Off-site Local Roads is in accordance with Part 4 QCC TRACKS Model Selected Road Network Improvements Contributions Analysis Report prepared by TDG June 2015.	13, 14, 15, 16, 23					
23	5.01	Roads and traffic management	Road upgrades	4-lane Old Cooma Road Stages 1 & 2; Stage 1 works and land acquisition - actual cost (\$10,195,608 + inclusions and offset land = \$12,800,000); Stage 2 duplication estimate (\$21,663,084); includes ecological offsets. (88.98% of total)	16,17,21	\$30,665,252	Catchments 1 and 2	17565	\$1,745.83	Stage 1 - 2014, Stage 2 - 2021
24	5.01	Roads and traffic management	Road upgrades	4-lane Cooma Street (Edwin Land Parkway to Southbar)	16,18,21	\$10,097,453	Catchments 1 and 2	17565	\$574.87	Stage 3 - 2026

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Item No.	Equivalent item in LPA (if applicable)	Infrastructure category	Item description 1	Item description 2	References for scope and / or costs	Apportioned cost to Googong New Town development	Catchment nexus	Demand population	Contribution rate per person	Timing of infrastructure
25	5.01	Roads and traffic management	New roads	2L Ellerton Drive Extension - includes ecological offsets. Accounts for \$50m grant monies that have been received.	16,21	\$24,480,000	Catchments 1 and 2	17565	\$1,393.69	2018
26	N/A See Note	Roads and traffic management	New roads	Interest on loan for Ellerton Drive Extension - 81.6% apportioned to Googong		\$9,792,000	Catchments 1 and 2	17565	\$557.48	
27	5.01	Roads and traffic management	New roads	2-lane Edwin Land Parkway - actual cost	16,19,21	\$3,086,728	Catchments 1 and 2	17565	\$175.73	2012
28	5.01	Roads and traffic management	Intersection upgrades	Lanyon Dr/Canberra Ave	16,21	\$4,086,000	Catchments 1 and 2	17565	\$232.62	2026
29	N/A	Roads and traffic management	Intersection upgrades	Lanyon/Gilmore	16,21	\$4,418	Catchments 1 and 2	17565	\$0.25	2026
30	N/A	Roads and traffic management	Intersection upgrades	Kings Highway/Yass Road	16,20,21	\$4,500,804	Catchments 1 and 2	17565	\$256.24	2018
31	N/A	Roads and traffic management	Intersection upgrades	Old Cooma Rd / Googong Rd.	16,21	\$4,490,500	Catchments 1 and 2	17565	\$255.65	2021
32	N/A	Roads and traffic management	Intersection upgrades	Tomsitt / Northern Entry Road	16,21	\$324,500	Catchments 1 and 2	17565	\$18.47	2017
33	N/A	Roads and traffic management	Intersection upgrades	Yass Rd. / Hincksman St	16,21	\$1,491,900	Catchments 1 and 2	17565	\$84.94	2021

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Item No.	Equivalent item in LPA (if applicable)	Infrastructure category	Item description 1	Item description 2	References for scope and / or costs	Apportioned cost to Googong New Town development	Catchment nexus	Demand population	Contribution rate per person	Timing of infrastructure
34	10.00	Plan administration		Provided to meet the demands of the Development		\$359,380	Catchments 1 and 2	17565	\$20.46	Throughout
				TOTAL FOR CATCHMENT 1		\$200,822,120				
				TOTAL FOR CATCHMENT 2		\$186,844,422				

\$186,279,328	Catchment 2 totals		\$10,605.23
\$200,257,026	Catchment 1 totals		\$11,420.40

Note: There will be no indexation of both the contribution rate, or any contribution amount in a consent for Item 26 'Interest on loan for Ellerton Drive Extension'.

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Appendix A

Supporting Document References

1	Googong Urban Development Local Planning Agreement (LPA)
2	Googong New Town — Values, prepared by Martin Dorrian, 3 December 2015
3	Draft Googong Township Community Plan, prepared by Elton Consulting, July 2009
4	Googong Landscape and Open Space Strategy (LOSS), prepared by AECOM, 23 March 2011
5	Googong Township -VPA Costing Masterplan March 2011, prepared by AECOM
6	Indicative Local Aquatic Centre Googong New Town Centre, prepared by Cox Richardson, 22 April 2009
7	Googong Aquatic Centre – Order of Cost Estimate, prepared by Rider Levett Bucknall, April 2009
8a)	Excerpt from IPART Local Infrastructure Benchmark Costs 2014 - Item 4.4 Single Level Aquatic Centre
8b)	Excerpt from IPART Local Infrastructure Benchmark Costs 2014 - Item 4.5 - Car Park at grade
9	Googong Council Multi-Purpose Centre - Stage 1 At Feasibility Stage, Opinion of Probable Cost, prepared by Davis Langdon for Canberra Investment Corporation Limited, 8 May 2009
10	Comment on Cost and land take of community facilities from Council officer, September 2015
11	Local Voluntary Planning Agreement Local Infrastructure Schedule for On-site roads, April 2010
12	Excerpt from IPART Local Infrastructure Benchmark Costs 2014 - Item 4.1 Single level multi-purpose community facility
13	Googong and Tralee Traffic Study (2031) Overview, prepared by Gabites Porter, April 2010
14	
15	QCC TRACKS Model,Part 3 – Queanbeyan Network Improvement Assessment Report, prepared by TDG, December 2014
16	Queanbeyan City Council TRACKS Model, Part 4 - Selected Road Network Improvements Contributions Analysis Report, prepared by TDG, June 2015
17	Excerpt from Old Cooma Road Stage 2 Construction Cost estimates, prepared by Browns May 2014
18	Old Cooma Road Stage 3 Construction Cost Estimates - Queanbeyan City Council June 2015
19	Project Budget Sheet - 2 Land Edwin Land Parkway
20	Excerpt from PSP Design Report prepared by SMEC September 2015 - Cost Estimate for Jerrabomberra Circle
21	Googong Road and Intersection Costs Splits - Queanbeyan City Council, December 2015
22	Costings for landscaping and facilities at Beltana Park
22a)	Asset Register for Beltana Park North

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22b)	Asset Register for Landscape and Open Space and Street trees Googong Township Stages 1A and 1C
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Appendix B

Further Details on Works Schedule Items

Item	Scope details
Embellishment of Playgrounds, Sportsfields and associated Recreational Facilities	<p>Embellishment of Sportsfields in a manner and extent generally consistent with that described in the Open Space Strategy (LOSS). The active open space (Sportsfields) will comprise of:</p> <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) AFL (165x150) co-use with cricket (160x142), irrigation, flood lighting and practice nets. Amenities building with public toilets, spectator seating with shade canopy and carparking. 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) Double soccer field (100x76) co-use with Rugby League (122x68), irrigation, floodlighting and practice nets. Amenities building with public toilets, spectator seating and carparking. 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) AFL (165x150) co-use with cricket (160x142), irrigation, flood lighting and practice nets. Amenities building (co-share with Sportsfield 4), spectator seating with shade canopy and carparking.</p> <p>Sportsfield 4 (located in Googong Common) Double soccer field (100x76) co-use with cricket (160x42) and Rugby League (122x68), irrigation, floodlighting and practice nets. Amenities building (co-share with Sportsfield 3), spectator seating with shade canopy and carparking. Access to Local Playground (LP06).</p> <p>Sportsfield 5 (located in Googong Common) Sportsfield: Double soccer field (100x76) co-use with cricket (160x142) and Rugby League (122x68), irrigation, floodlighting and practice nets. Amenities building (co-shared with Sportsfield 6), spectator seating with shade canopy and carparking</p> <p>Sportsfield 6 (located in Googong Common) 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 carparking.</p>

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Item	Scope details
	<p>Sportsfield 7 (located in Googong Common) Double soccer field (100x76) co-use with Rugby League (122x68), irrigation, floodlighting. Amenities building, spectator seating and car parking.</p>
Embellishment of Courts	<p>6 x Netball courts (located in Googong Common) Access to amenities in the Indoor Sports and Aquatic Centre.</p>
Embellishment of Courts	<p>10 x Tennis courts (4 courts will be in Neighbourhood 1 and 2 courts in Neighbourhoods 3,4 and 5) Works for each pair of tennis courts include:</p> <ul style="list-style-type: none"> • lighting • courtside shelter • toilet and change facilities
Embellishment of Googong Common	<p>Embellishment of 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, major water feature and access to creekline and carparking. • 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
Embellishment of Hill 800	<p>Embellishment of 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, bins and carparking. • Soft landscaping.
Embellishment of Neighbourhood Parks	<p>Embellish Neighbourhood Parks generally consistent with that described in the LOSS. Specifications for each Park are listed below.</p> <p>Neighbourhood Park 1 (Neighbourhood 1) 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>

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Item	Scope details
	<p>Neighbourhood Park 2 (Neighbourhood 2) 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>Neighbourhood Park 3 (Neighbourhood 3) 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. Soft landscaping to include feature planting at entries and general landscaping.</p> <p>Neighbourhood Park 4 (Neighbourhood 4) 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>Neighbourhood Park 5 (Neighbourhood 5) 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>
Embellishment of Local parks	<p>Embellish Local Parks generally consistent with the LOSS. Specifications for each park are listed below:</p> <p>Local Park No. 1 Hard landscaping to 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). Soft landscaping to include feature planting at entries and general landscaping.</p> <p>Local Parks No. 2 and 3 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>Local Park No. 4</p>

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Item	Scope details
	<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>Local Parks No. 5 and 6</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>Local Park No. 7</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>Local Park No. 8</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>Local Park No.9</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>Local Park No.10</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>Local Park No. 11</p> <p>Hard landscaping to include pedestrian 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 (LP07) and a small sized shelter (1). Soft landscaping to include feature planting at entries and general landscaping.</p> <p>Local Park No. 12</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>

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Item	Scope details
	<p>Local Park No. 13</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>
Civic space - Embellishment of Local Open Space	<p>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>1 x Civic Space Located in Neighbourhood 2</p> <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>1 x Civic Space Located in each of Neighbourhoods 1A , 3, 4 and 5</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>
Environmental Management - Embellishment of Local Open Space	<p>Drainage Reserves</p> <p>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> <p>Soft landscaping to include screen planting and general landscaping of water recycling plant drainage reserve</p> <p>Googong 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>
Design and Construction of the Multipurpose Centre	<p>Construction of 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. 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 space (cumulative total 1,175sqm), and • Stage 3 to include up to 1,440sqm including a branch library, senior citizens space, space for aged care services (cumulative total 2,615sqm).

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Item	Scope details
Design and construction of Neighbourhood Community Facilities	Provision of 2 Neighbourhood Community Facilities each of approximately 450sqm (equating to a maximum of 900sqm) to be provided in Neighbourhoods 1A and 4. Works to include meeting, kitchen, and storage and amenities space.
Design and construction of the Indoor Sports and Aquatic Centre	Works to include: <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, • car parking and soft landscaping.