



Independent Pricing and Regulatory Tribunal
New South Wales

Application for assessment of a local infrastructure contributions plan – Part A

**Queanbeyan-Palerang Regional Council
South Jerrabomberra Contributions Plan**



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1 Instructions

1.1 Who should fill in this application form?

This form is for NSW councils that are submitting a **local infrastructure contributions plan** to IPART for assessment. A separate application must be submitted for each contributions plan.

Councils are encouraged to discuss information requirements or other queries relating to the contributions plan assessment process with IPART prior to submitting an application.

Call IPART on 02 9290 8400 to speak to the Local Government Contributions Plan Team.

1.2 How should a council submit an application?

Councils should complete this Application Form Part A and submit it to IPART, along with the contributions plan and all relevant supporting documentation (see Checklist in section 5) by email, post or in person. We require an electronic copy of all documents.

Email	Post	In Person
Attention: Local Government Contributions Plan Team	Attention: Local Government Contributions Plan Team	Attention: Local Government Contributions Plan Team
localgovernment@nsw.gov.au	Independent Pricing and Regulatory Tribunal PO Box K35 Haymarket Post Shop Sydney NSW 1240	Independent Pricing and Regulatory Tribunal Level 15 2-24 Rawson Place Sydney NSW 2000

1.3 What other information is available?

Please refer to IPART's website <<https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/Local-Infrastructure-Contributions-Plans>> for further information on our assessment process, including current and completed assessments. The website also has copies of:

- ▼ Application Form Part B (optional)
- ▼ *Section 94E Ministerial Direction for Local Infrastructure Contributions 2012*, as amended (Ministerial Direction), and
- ▼ *Local Infrastructure Contributions Practice Note*, January 2018.

2 Preliminary Information

2.1 All applications

A. Council information

Council name	Queanbeyan-Palerang Regional Council (QPRC)
Primary council contact details (Provide name, position, phone number, and email address)	Nicole Haddock, GLN Planning (consultants commissioned by Council to prepare the application and manage the process). [REDACTED]
Secondary council contact details (Provide name, position, phone number, and email address)	Arthean McBride, Senior Strategic Town Planner [REDACTED]

B. Information about the plan

What is the name of the plan?	South Jerrabomberra Section 7.11 Draft Contributions Plan
Which clause of the <i>section 94E Ministerial Direction for Local Infrastructure Contributions</i> (Ministerial Direction) applies to this plan (ie, clause 6, 6A, 6B or 6C)?	Clause 6
What is the current maximum contribution amount (per lot or dwelling) for this plan under the Ministerial Direction?	\$20,000 per dwelling/lot however on 18 January 2018, QPRC requested that the Minister increase the applicable cap to \$30,000 per dwelling/lot because South Jerrabomberra is a greenfield release area (Attachment 17). The Minister has not yet amended the Schedule (2) to the 2012 Direction to include South Jerrabomberra as an area where \$30,000 applies but in July 2018, DPE indicated that the request was being considered (Attachment 18). See page 13 of the plan.

<p>In the absence of any cap imposed by the Ministerial Direction, what are the indicative contribution amounts (per lot or dwelling) for each type of residential development in the catchment area?</p>	<p>Dwelling Type 1 > 400m² Larger Detached Housing:</p> <p>\$40,230 South Tralee</p> <p>\$46,909 Forrest Morrison</p> <p>\$46,907 Walsh</p> <p>Dwelling Type 2 < 400m² Smaller Detached Housing, Multi-Unit Developments and Residential; Flat Buildings:</p> <p>\$30,551 South Tralee</p> <p>\$35,624 Forrest Morrison</p> <p>\$35,622 Walsh.</p> <p>Average All Dwellings:</p> <p>\$32,517 South Tralee</p> <p>\$38,248 Forrest Morrison</p> <p>\$38,246 Walsh.</p> <p>Note that residential development is not planned in North Poplars, South Poplars or North Tralee.</p>
<p>When was the plan publicly exhibited?</p>	<p>16 March to 13 April 2018 inclusive.</p>
<p>Has the council adopted the plan? If so, when was it adopted and when did it come into force?</p>	<p>Yes, the plan was adopted on 26 April 2018 and came into effect on 15 May 2018.</p>
<p>To what extent was the Department of Planning & Environment (DPE) involved in the development of this plan?</p>	<p>The Greater Sydney Commission's <i>South East and Tablelands Regional Plan 2036</i> identified a key action for the NSW Government to coordinate the provision of services and infrastructure required to support housing delivery in the Yass Valley and Queanbeyan-Palerang LGAs, including South Jerrabomberra (Direction 26, p 54).</p> <p>The 2013 Structure Plan for South Jerrabomberra was prepared with the input of the (then) Department of Planning and Infrastructure (DP&I).</p> <p>The Structure Plan is not a statutory document but represented Council and the (then) DP&I's preferred direction for development and infrastructure provision within South</p>

	<p>Jerrabomberra and therefore has carried weight in terms of planning decisions concerning future re-zonings and development proposals.</p> <p>DPE (and other agencies such as RMS) are also involved concerning the planning for regional infrastructure, such as arterial roads and regional social infrastructure.</p>
<p>Over what period will development in the catchment area of the plan occur?</p>	<p>2018 to 2038</p>
<p>What proportion of the total projected development in the catchment area of the plan has been approved and/or constructed?</p>	<p>Approximately 20% of the expected residential development, amounting to 318 lots, has been approved (9 super lots for residential development have also been approved but these have not been included in the 20% estimate).</p> <p>Approximately 8.5% of the employment land (the commercial component), or 5 lots, have had subdivision construction certificates issued.</p>
<p>What planning instruments (SEPPs, LEPs, or DCPs) apply to land in the catchment area of the plan?</p>	<p>The catchment land forms the South Jerrabomberra Urban Release Area (URA) which covers seven precincts: North Poplars, South Poplars, North Tralee, South Tralee, Forrest Morrison, Walsh and Environa.</p> <p>The relevant planning instruments are:</p> <ul style="list-style-type: none"> • <i>Queanbeyan Local Environmental Plan (South Tralee) 2012</i> • <i>Queanbeyan Local Environmental Plan (Poplars) 2013</i> • <i>Queanbeyan LEP 1998</i> (noting South Jerrabomberra is designated as "Deferred Matter" land in the Queanbeyan LEP 2012 and so is subject to earlier LEP provisions). <p>Only South Tralee and North and South Poplars precincts are currently zoned for urban purposes. The other precincts not yet rezoned (apart from Environa) are still covered by the plan for the purposes of determining contributions.</p>

Has the Minister referred this contributions plan to IPART for review? If so, provide details.	No, it is being submitted voluntarily by Council.
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2.2 For contributions plans previously reviewed by IPART

Councils only need to complete these three questions for plans that IPART has previously reviewed.

C. Information about revisions to the plan

Why is the council submitting the revised plan for IPART's review?	The contribution rates exceed the maximum amount of \$20,000 permitted by the Ministerial Direction and Council intends to levy development the full contribution under the plan to fund the essential infrastructure requirements.
Briefly explain how the plan has been revised in response to: <ul style="list-style-type: none"> - recommendations made in IPART's assessment report on the previous version/s of the plan, and - any directions from the Minister for Planning in relation to IPART's assessment. 	N/A
Briefly explain any other revisions to the plan such as updated costings, revised apportionment of costs, or amended delivery timeframe.	<p>Costs and contributions are proposed to be revised in the contributions plan and are presented for IPART assessment as per the Amended Works Schedule (Attachment 19).</p> <p>The changes include:</p> <ul style="list-style-type: none"> • A separation of essential works costs from non-essential works costs with the essential works contribution rates identified. • Updated open space embellishment rates for more accurate cost estimates (based on applicable cost rates in site-specific estimates by Redbox Design Group consultants (on behalf of Village Building Company (VBC)), rather than IPART benchmarks). The aggregated estimates presented in the plan for embellishment are well below other benchmarks for similar works. The new costs total \$12.81m.

- Cost recoupment for the Queanbeyan library land cost because this cost has not been recouped by Council in contributions to date, but the need for the library arose from forecast new development in the LGA (including the South Jerrabomberra development) and Council incurred an acquisition cost for this land.
- Corrected intersection cost as per VBC's cost estimates.

The revised proposed contributions rates (for essential works only) are as follows:

Dwelling Type 1 > 400m² Larger Detached Housing:

\$41,358 South Tralee

\$48,188 Forrest Morrison

\$48,188 Walsh.

Dwelling Type 2 < 400m² Smaller Detached Housing, Multi-Unit Developments and Residential; Flat Buildings:

\$31,408 South Tralee

\$36,595 Forrest Morrison

\$36,595 Walsh.

Average All Dwellings:

\$34,114 South Tralee

\$39,823 Forrest Morrison

\$39,823 Walsh.

Once IPART has completed its assessment and the Minister has provided advice as to any required amendments to the plan, Council intends to amend it accordingly and then re-exhibit (for any relevant cost/contribution changes) before adopting an updated plan.

3 Assessment Criteria

We will assess the contributions plan against the criteria listed in the *Local Infrastructure Contributions Practice Note*, issued by the Department of Planning and Environment (DPE) in January 2018 (Practice Note).

Your responses to the questions in this section will assist us in understanding how the plan, including the proposed cost of land and works, has been prepared.

- ▼ If the information in your proposed response is clearly set out in the contributions plan or a separate report or document, it is sufficient to refer to the appropriate sections/pages.
- ▼ Any referenced reports and documents will need to be attached to this application (see Checklist in Section 5).

3.1 Criterion 1 – the Essential Works List

The public amenities and public services in the plan are on the Essential Works List

We are required to assess whether the land and works in the contributions plan are on the Essential Works List (EWL). Refer to the Practice Note for the most recent version of this list, including a definition of base level embellishment of open space.

Checklist for the contributions plan

Does the contributions plan ...		Contributions plan page reference(s)
Include land or works not on the EWL	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	pp 27-28
Include costs for any land or works not on the EWL in the calculation of contribution rates	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	pp 15-16

- 1. If the plan includes costs for land and/or works not on the Essential Works List:**
 - a) list these items below, and**
 - b) indicate how their costs are to be met.**

The plan currently includes a share of the costs of:

- the Queanbeyan Cultural Centre (capital works) - \$3,282,697
- the Queanbeyan Library (capital works) - \$516,758, and
- Queanbeyan Library resources - \$188,905.

The plan also includes the capital works cost of:

- A Local Neighbourhood Community Centre - \$2,505,532.

In the absence of development contributions (or the community centre being provided directly by the developer), these community facilities/services would need to be funded by alternative funding sources, namely Council's rates base.

Only the land component for community services is on the Essential Works List. However, we require details of the community services that are intended to be provided on this land, so we can determine what proportion of the land costs can be recovered through development contributions.

2. List the community services that will be provided on the land that is to be acquired for community services (eg, youth centre, library) and indicate the floor space area allocated to each.

The plan includes a 2,500m² land requirement, at an estimated cost of \$26,212, for a Local Neighbourhood Community Centre of 500m² in floor space to be located in or close to the neighbourhood centre in South Tralee. The land is required to house the centre, in accordance with the recommendations by GHD and Heather Nesbitt (*South Tralee Strategic Social Plan*, August 2013), and provide for appropriate landscaping and parking area needs.

GHD/Heather Nesbitt had noted that (p 34):

"... it is recommended that a staged approach be taken, with a small centre of 400m² be provided early in the development on a site of approximately 2,000m², depending on parking requirements. This centre could be expanded by a further 476m² indoor space and 1,000m² site area if the Southern Area is developed in the future ..."

Council also proposes to include in the plan (in an amended version) an apportioned share (20.8%) of the cost of land for the Queanbeyan library. The need for the library arose from forecast new development in the LGA, including South Jerrabomberra. Although the site for the library was purchased in 2008, land costs have not been recovered in contributions to date (the existing LGA-wide plan (Queanbeyan City Council, *Section 94 Contributions Plan*, March 2012) only recovers a share of the library materials and fit out costs).

The site for the library (building fit-out approx. 560m²) was purchased by Council from NSW Parks and Wildlife Services in 2008 for a total cost of \$2.85 million. The purchase cost included both the land and existing building cost (as the existing building was then refurbished for the library). The separate land costing included in this application is based on an estimate for the land contained in Council's asset value register (as at 1 July 2016, with CPI applied to September 2017 because it is not practical to do a retrospective adjustment for Queanbeyan land from 2008 to 2016 and the estimate is already considered very conservative).

3.2 Criterion 2 – Nexus

The proposed public amenities and public services are reasonable in terms of nexus (the connection between development and the demand created).

Nexus ensures that the land and works included in the contributions plan are required to meet the increased demand for facilities generated by the anticipated development.

Checklist for the contributions plan

Does the contributions plan ...	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Contributions plan page reference(s)
Incorporate a map showing the geographical catchment area of the contributions plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	p 11
Detail the types of development that will occur in the catchment area(s) of the plan, and the approximate area of each land use	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	pp 23-25
Include information about:			n/a (The Social Report refers to small no. of existing dwellings on rural lots)
▼ the existing population in the catchment area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	pp 23-25
▼ the projected residential population and/or workforce	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Include details about how the need for land and works was determined	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	pp 26-30
Refer to design and construction standards used in determining the works in the plan	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Contained in other input studies

3. Explain the process used to determine the need for all land and works in the plan.

List any supporting studies relied on and explain any deviations from recommendations in those studies.

The *South Jerrabomberra Structure Plan 2013* (Queanbeyan City Council) has shaped the planning for the South Jerrabomberra URA development and infrastructure needs.

The main technical studies which have further informed Council's determination of the infrastructure needs and costs in the plan are:

- QPRC, Indicative Land Release at South Jerrabomberra @ 1.5ha of employment land take up/year for contributions for both the NER and Off-site roads, date
- Queanbeyan City Council, TRACKS Model - South Jerrabomberra and Queanbeyan Traffic Analysis 2018 - Selected Road Network Improvements Contributions Analysis Report, 2018
- TDG based on Queanbeyan City Council TRACKS Model, South Jerrabomberra and Queanbeyan Traffic Analysis 2014 – Part 4, Selected Road Network Improvements Contributions Analysis Report, June 2015
- GHD/Heather Nesbitt, South Tralee Strategic Social Plan, August 2013.
- Martin Dorrian – Registered Valuer, South Tralee Land Valuation Report, 6 February 2015
- Martin Dorrian on behalf of QPRC, Valuation Report for Land referred to as Northern Entry Road, 27 July 2016
- Calibre Consulting & Redbox Design Group, Draft South Tralee Local Planning Agreement between Queanbeyan City Council, Canberra Estates Consortium No 4 Pty Limited and Village Building Company Pty Limited - Schedule 7- Engineering and Landscape Architect Costings (Calibre Consulting provided the costings for off-site road works and lead-in trunk works for South Tralee, including the Northern Entry Road, dated 31 March 2016; Redbox Design Group provided the costings for the South Tralee landscape works, dated 1 April 2016.)

The South Jerrabomberra URA is expected to yield 1,500 new dwellings for 4,275 residents between 2018 and 2038. There will also be approximately 1,103 jobs created from the identified employment lands in the area (CP, p 4). The dwelling yield and number of jobs to be created by the employment lands are both limited by the capacity of the road infrastructure proposed to service the area, based on traffic modelling undertaken by Council and the Roads and Maritime Services.

Significant new infrastructure will be needed to support the anticipated population and the plan provides the mechanism by which the developers can contribute to these costs (CP, p 4).

The plan has deviated from the abovementioned studies insofar as:

- The social infrastructure needs determined by GHD/Heather Nesbitt were based upon a higher assumed dwelling yield of 1,348 in South Tralee and 1,400 in the southern areas (Forrest Morrison and Walsh). The assumed dwelling yields in the plan are 750 and 750 for these areas, respectively. Accordingly:
 - The multi-purpose centre recommended by GHD/Heather Nesbitt for South Tralee is no longer required, based on the lower population yield.

- The quantum of open space included in the plan (12 hectares) is based on the benchmark of 2.83 ha per 1,000, whereas the GHD/Heather Nesbitt study had recommended 16.12 ha of public open space be included in the VPA under consideration at that time (based on an additional South Tralee population of 3,755 and a provision of 3.97 ha per 1,000 people). The open space provision adopted by Council in the plan is slightly less than the benchmark standard at 2.81 ha per 1,000 residents but it is considered acceptable given the amount of passive open space provided in the higher conservation lands (79.07 ha).
- The plan proposes the proposed parks for playgrounds and a different sports court configuration (e.g. two tennis courts rather than six but two full-sized multipurpose courts rather than two half-sized.) The proposed facilities are still otherwise generally consistent with the GHD/Heather Nesbitt recommendations.
- Council did not rely on the costings for open space facilities contained in the 2016 Redbox Design Group advice because the configuration of open space assumed by the engineers at that time (on behalf of the consortium of developers) was different to the needs of the community as reflected in the adopted plan. The final open space network in the plan is more aligned with the GHD/Heather Nesbitt study, with further appropriate allowances for a lower population yield. Council mainly drew upon IPART's benchmark report to cost the proposed items in the plan. However, the embellishment costings are now considered too low to meet the cost of the work. Council proposes updated costs in this application in line with Redbox Design Group's average cost rates for relevant items, with reference to Council's experience concerning park costs in Googong and other benchmarks (e.g. Rawlinson's).
- Council's final apportionment of offsite road costs to the South Jerrabomberra URA vary from the percentages initially recommended in TDG's report, but these have needed to change for the lower population yield and the constraints of the NER and lead-in intersection and variations to other off-site roadwork assumptions. The updated TRACKS model information is provided in support of the updated percentages.
- The intersection cost (NER/Tomsitt Drive) varies marginally from the Village Building Company cost estimate (by Calibre Consultants) because of an error in the existing plan. This is corrected in the amended works schedule (as \$4,383,050 CPI adjusted).

a) Stormwater land and management works

There is no stormwater works or land in the plan. Development will be responsible for stormwater needs and payments in accordance with Council's DSP.

b) Transport

The traffic and transport facilities in the plan include:

- the new Northern Entry Road (NER) and the land needs and works costs associated with this road,
- the intersection works at the NER and Tomsitt Drive connection, and
- an apportioned share of various off-site roadwork, including:
 - Old Cooma Road – stage 1-3,
 - Edwin Land Parkway – including loan costs,
 - Ellerton Drive Extension – including loan costs,
 - Lanyon Drive/Canberra Avenue, and
 - Yass Road/Hincksman Street.

The scope of the roadwork will generally include:

- intersection upgrades,
- traffic lights, and
- pedestrian, cycling and traffic calming (PCTC) works.

The new population will walk, cycle, use public transport and drive, and therefore contribute to the demand for traffic and transport facilities that enable travel by these modes (p 28, CP).

Both on-site and off-site road work costs in the plan are apportioned to residential and non-residential development in the South Jerrabomberra URA.

On-site roads

The on-site roads are those located within the development area that are required to provide access to the proposed dwellings and employment lands. The NER provides the main access road into the South Jerrabomberra URA with the main intersection of this road into South Poplars with Tomsitt Drive. The development of the South Jerrabomberra URA could not proceed without this road.

The *South Jerrabomberra Structure Plan 2013* (**Attachment 20**) reported the main traffic network directions for South Jerrabomberra, including the NER, based on various traffic investigations for the area. These included studies by TPG and ARUP and in the two staged (concept) Development Applications by the Village Building Company (VBC) for the South Tralee Urban Development and a northern entry road.

The Structure Plan identified the need for the initial access road (NER) from Tomsitt Drive and then south through the Poplars. The road alignment is shown in Map 6.1 – Structure Plan for South Jerrabomberra – Short Term.

The Structure Plan also noted how a single northern entry has significant impact on adjoining roads such as Tomsitt Drive, Lanyon Drive and Edwin Land Parkway, and that a second access point over the longer term, connecting to the Monaro Highway at or near the Isabella Road roundabout, was also recommended. At this stage, the plans for a second connection are not yet confirmed and are outside the scope of the existing contributions plan.

The road construction has been split into stages as follows and, as shown in Appendix D – Location Infrastructure Map:

- a) NER Stage 1 – The bridge over Jerrabomberra Creek,
- b) NER Stage 2 – Jerrabomberra Creek bridge through North Tralee to the start of South Tralee,
- c) NER Stage 3a – Tomsitt Drive to Jerrabomberra Creek bridge,
- d) NER Stage 4 – Through extent of South Tralee, and
- e) NER Stage 5 – South Tralee through the Forrest Morrison property to Walsh access.

Council anticipates that the developer of South Tralee (VBC), which is the first area to be subdivided for residential development, will construct the road on behalf of Council. The plan includes the cost of this work so that all development in the South Jerrabomberra URA can contribute an identified share of the road and land costs.

Contributions towards the cost will be required from all development fronts in the URA except North Poplars which will only contribute to the cost of the intersection works (given its location on the northern side of Tomsitt Drive).

Off-site roads

An assessment of the demand for off-site road and traffic facilities from proposed development within the South Jerrabomberra URA has been informed by the *South Jerrabomberra and Queanbeyan Traffic Analysis 2014* prepared by TDG, and in particular, “Part 4 Selected Road Network Improvements Contributions Analysis Report” updated in June 2015. This traffic analysis was based on the Googong and Tralee Traffic Study 2031 carried out by Gabites Porter in 2010.

Part 4 of the report details the modelling of traffic on roads within the Queanbeyan and ACT system which has enabled Council to determine what percentage of traffic each South Jerrabomberra sub catchment contributes to each infrastructure project.

In March 2016, the modelling results were revised to reflect a smaller development in the South Jerrabomberra area than had been anticipated at the time of the TDG report. The yield was reduced to 2,221 dwellings with 24 hectares of employment lands and a take up spread over 20 years. It also assumed a link in the road network to Sheppard Street as opposed to Isabella Drive.

Since then, final dwelling forecasts have been reduced again to 1,500 dwellings as a result of the capacity of the intersection upgrade at Tomsitt/Lanyon Drive and the NER. Further, some of the road infrastructure projects identified in the TDG’s Selected Road Network Improvements Contributions Analysis Report were reconsidered and subsequently redistributed to the Ellerton Drive Extension and Old Cooma Road projects.

These changes informed Council's road costings and the apportionment of each off-site road's total cost across all development fronts in the LGA, as reflected in the plan. The relevant apportionment percentages are contained in:

- **Attachment 9** - Queanbeyan City Council TRACKS Model, South Jerrabomberra and Queanbeyan Traffic Analysis 2018, and
- **Attachment 10** - "Apportionments generated using traffic model"

The apportionments and source tables for each roadwork items (in **Attachment 9**) are as follows:

- Old Cooma Road – Stage 1 (2.39% as in Table 1)
- Old Cooma Road – Stage 2 (2.39% as in Table 1)
- Old Cooma Road – Stage 3 (1.69% as in Table 3)
- Edwin Land Parkway – including loan costs (9.30% as in Table 13)
- Ellerton Drive Extension – including loan costs (1.09% as in Table 2)
- Lanyon Drive/Canberra Avenue (16.46% as in Table 4)
- Yass Road/Hincksman Street (0.96% as in Table 11).

c) Open space land and works (embellishments)

The plan assumed that a total of approximately 12 ha of open space is required to service the South Jerrabomberra URA. The open space provision is slightly less than this standard at 2.81 ha per 1,000 residents but it is considered acceptable given the amount of passive open space provided in the higher conservation lands (79.07 ha) (CP, pp 26-27).

The key thresholds used by Council to determine the need for facilities in the plan, are as follows:

- Playgrounds – Every dwelling within 400m walk or 1:1,500 persons.
- Neighbourhood (local level) park (local parks 1, 2, 3 @ 1ha each) - 1:1,500 persons
- Local (district level) parks – (local park 4 @ 2ha) - 1:3,625 persons.
- Sports fields – (2 sports fields totalling 7ha) - 1 per 2,450 persons
- Courts – multi- purpose courts (2 located in local park 4) - 1:2,450 persons
- Courts – tennis (2 located in local park 4) - 1:2,450 persons.

Both the open space/recreation and community facilities have been informed by the South Tralee Strategic Social Plan (the Social Report) prepared by GHD/Heather Nesbitt in August 2013, on behalf of the VBC. The report considered the future social needs of South Tralee within the context of the existing communities of Jerrabomberra and Queanbeyan City, and the potential development of the

Southern Area (Forrest Morrison and Walsh). However, this report was prepared at the dwelling yields were forecast in South Tralee to reach 1,348 and the Southern Area 1,400 (p 26, CP).

Since this time, the dwelling yields for the whole of South Jerrabomberra have been reduced and infrastructure set out in the works schedule has been amended to reflect the reduction in dwellings since that original study.

Using an average dwelling occupancy number of 2.85 persons per dwelling the resulting population of South Jerrabomberra is forecast to be approximately 4,275 persons.

The final open space rate of provision is below the total quantum recommended in the GHD/Heather Nesbitt report (due to availability of conservation lands and fact that needs are being met at the facility item level) and provides for 12 hectares of open space for passive and active open space facility needs or 2.81 ha per 1,000 people.

4. Were any supporting studies prepared for the catchment area but not relied on? If so, explain why they were not used.

Council has revised infrastructure needs in the plan to meet the needs of the reduced dwelling forecasts (which addresses the restricted capacity of the NER and Tomsitt Drive/Lanyon Drive intersection) and Council's further traffic modelling.

Therefore, the main supporting studies informing infrastructure needs in the plan (GHD/Heather Nesbitt for social infrastructure and TDG for traffic facilities) have still been referred to but have not been solely relied upon to determine the quantum or scope of infrastructure items in the plan.

5. How has non-residential development been considered in determining the need for infrastructure in the plan.

Section 2.3 of the Structure Plan 2013 had identified the employment areas in the South Jerrabomberra URA. It noted that the Queanbeyan Residential and Economic Strategy 2031 identified land areas as follows:

- 31.9 hectares in South Poplars,
- around 16 hectares in North Tralee,
- 76.57 hectares at Environa (not included in this plan).
- one local centre (i.e. zoned B1) of 7.6 hectares in North Poplars, and
- another local centre in South Tralee of around 6.63 hectares.

These estimates have informed the assumptions in the contributions plan regarding non-residential development although Council has further refined the land area estimates for development which is likely to occur given the reduced population forecast.

The plan proposes to levy non-residential development contributions towards traffic facilities and plan administration costs, amounting to contribution rates per hectare as follows:

- South Tralee - \$24,596 per hectare
- North Poplars - \$150,311 per hectare
- South Poplars - \$52,430 per hectare, and
- North Tralee - \$123,305 per hectare.

The updates to the plan that are proposed as part of this application would result in non-residential rates increasing marginally as follows:

- South Tralee - \$24,678 per hectare
- North Poplars - \$150,875 per hectare
- South Poplars - \$52,684 per hectare, and
- North Tralee - \$123,672 per hectare.

Non-residential development is levied contributions for traffic facilities and plan administration because it contributes to the demand for these works and activities. Conversely, it is not likely to generate material demand for social infrastructure, and it will be required to provide on-site stormwater detention facilities.

The assumed employment areas and job creation numbers in South Jerrabomberra URA for the purposes of calculating contributions total approximately 58.65 ha and 1,103 jobs, as follows:

- South Poplars – B7 31.03ha and 480 jobs,
- North Tralee - (B7 3.00 ha and IN2 12.00 ha) - 15.00ha and 336 jobs,

- South Tralee – (B1 3.20 ha and B4 1.80 ha) - 5.00 ha and 25 jobs, and
- North Poplars – B1 7.62 ha and 262 jobs.

Council’s report titled “Indicative Land Release at South Jerrabomberra @ 1.5ha of employment land take up/year for contributions for both the NER and Off-site roads” has further informed the assumptions that have been made regarding employment land take up.

This report notes that the draft review of the Residential and Economic Strategy 2031 estimated that employment land take-up will be anywhere between 1.5 and 3.5ha/year. QPRC considered that the lower end of the take up rate range should be adopted for South Jerrabomberra URA to ensure that it could recover sufficient funding to cover the cost of the NER, in particular. It has made further assumptions that are contained in this paper in determining the non-residential jobs and land in the plan.

(Note that the North Poplars non-residential development, north of Tompsitt Drive, has been excluded from the apportionment of NER costs as infrastructure requirements created by traffic generation from that development will be provided as part of the Development Application. It is, however, apportioned a share of NER intersection costs.)

Council acknowledges that the plan includes estimates of likely employment to be generated within the URA, *at this stage*. It intends for the plan to be reviewed at least every five years from its approval, which can allow for the update of any out-dated assumptions, as required. The plan spans a 20-year period as opposed to an ultimate development scenario, which could take in excess of 50 years. It is likely that the residential component of South Jerrabomberra will have been completed within 20 years, and then Council will have better information to develop a new plan to levy for updated infrastructure needs from the remainder of the proposed employment lands.

6. In determining the need for infrastructure in the plan, what consideration was given to:

- a) the existing population in the catchment area
- b) any existing or projected population outside the catchment area
- c) the capacity of existing infrastructure in the catchment area, and/or
- d) any existing or proposed infrastructure outside the catchment area.

a) The existing population in the catchment area

The Social Report noted that the South Tralee site currently comprises a small number of dwellings on rural properties. The nearest established suburbs include Jerrabomberra to the north, and the ACT suburbs of Chisholm and Theodore to the west (Social Report, p 19).

The plan states (p 5, CP) that contributions are calculated based on the net increase in the population as a result of the residential development only, with the net population increase determined by the assumed occupancy rates for different dwelling types by land area. Therefore, existing dwellings will be credited contributions (reflecting the nature of the existing development) in redevelopment applications.

b) The existing population outside the catchment area

The Social Report identified (pp 19-20) that in 2011, the population of Jerrabomberra was 9,420 persons, and that this is expected to decrease slightly by 2031 to 8,734 persons.

With an expected population of around 8,700 persons in Jerrabomberra by 2031, the proposed development in South Jerrabomberra (with 4,275 persons) will increase this local population by around 50 percent. This increase in the population will have significant implications for existing services, facilities and infrastructure.

The Social Report also identified that the key demographic indicators for Jerrabomberra demonstrate a typical new release area profile, primarily comprising of young working families with preschool and school aged children, and that potential social issues which may be evident for South Tralee include:

- High need for childcare and child and family services,
- Car dependency and lack of transport options leading to lower levels of physical activity, and
- Potential social isolation and lack of community connectedness.

The capacity of the existing infrastructure in the catchment area

The URA is a greenfield site and as such, there is currently very limited existing road and drainage networks and social infrastructure facilities to meet the needs of the anticipated development.

c) Any existing or proposed infrastructure outside the catchment area.

The Social Report had noted how the proposed South Tralee development would lead to a significant change in the overall demographic composition and distribution of the population of Queanbeyan LGA (albeit based on different population figures to what has now been forecast). Council has estimated that the forecast growth in the South Jerrabomberra URA accounts for 20.8% of total growth expected in the Queanbeyan LGA over the life of the plan (see **Attachments 5** and **6**, with figures subject to further adjustment). This proportion (20.8%) is based on South Jerrabomberra's share (4,275) of the forecast population in the LGA of 20,514 which includes the Googong population (17,565) and the QCC infill estimate (2,949).

The Social Report also noted that the new development would place significant pressure on existing social infrastructure in the LGA, including the facilities and services provided by government agencies, non-government organisations, community groups and the private sector. It identified South Tralee as a physically discrete community such that it would be important to provide social infrastructure which services the community and are appropriately located. In making its social infrastructure recommendations, it considered the current facility provision in Jerrabomberra:

- Three sportsgrounds (equivalent to 5 fields)
- Madew Regional Park – one league/two softball/baseball fields or one league/three touch football fields and an amenities/canteen block
- Allan McGrath Oval - one junior cricket oval with three cricket practice nets, parking area and amenities
- Halloran Drive Sports Oval - one AFL field. This equates to 1 sportsground per 3,480 persons.
- Four public tennis courts at Madew Regional Park

- One skate park at Madew Regional Park
- Walking trails including a fitness trail around Lake Jerrabomberra
- Several children’s playgrounds
- Two public BBQ/picnic areas
- Four parks including Stockyard Creek Park, Halloran Community Park, Allan McGrath Park and Esmond Avenue Park (bushland park).

It further noted (p 33) that Queanbeyan City Council currently provides three multipurpose community centres (R.B. Smith Community Centre, Letchworth Community Centre and Jerrabomberra Community Centre) broadly equivalent to 1 centre for 10,000 residents. It recommended one new centre in South Tralee (and no sharing of access to the other existing facilities).

Other existing regional facilities outside the catchment area, but which are considered to be demanded by the new development in South Jerrabomberra and are therefore levied a proportion of costs in the plan, are the Queanbeyan City Cultural Centre (The Q) and the Queanbeyan Library (pp 27-28, CP).

3.3 Criterion 3 – Reasonable costs

The proposed development contribution is based on a reasonable estimate of the cost of the proposed public amenities and public services.

IPART must advise whether the proposed development contributions are based on a *reasonable* estimate of the cost of the proposed public amenities and public services. This includes how the base costs of land and each item of infrastructure are derived and the method used to calculate the contribution rates and escalate them over time.

Checklist for the contributions plan

Does the contributions plan ...	Yes	No	Contributions plan page reference(s)
Explain how the proposed cost of works was derived (eg, quantity surveyor or other consultant advice, standard costs used by the council)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	pp 26-30
Explain how the proposed cost of land was derived	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	But the Works Schedule does show workings and source information.
Include a schedule of the contributions rates (eg, \$/ha, \$/person, \$/dwelling)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	pp 5,9,15-16
Explain how the contribution rates will be adjusted for inflation/ changes in costs	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	pp 16-17
Provide details of accounting arrangements for contribution funds (eg, is pooling of funds permitted, will internal borrowings be used to deliver infrastructure projects?)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	pp 13-14
If using a Net Present Value (NPV) approach, include assumptions made in the modelling of costs and revenue	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

7. What is the base period for costs in the plan (eg, June 2017)?

The base period in the plan is September 2017.

8. Explain the process used to estimate costs for works for each infrastructure category.

Refer to matters such as:

- Use of consultant or QS estimates
- Use of council costs
- Use of benchmark costs
- Any allowances included, such as professional fees and contingencies
- Details of any indexation of cost estimates to the base period of the plan, including the index used

a) Transport works

The Northern Entry Road cost estimates are indicative only based on the "VBC VPA engineering costings by Calibre Consulting (March 2016)" at **Attachment 16**. The estimates include an allowance for contingency and design fees.

The cost estimate for stage 3b – the intersection at NER/Tomsitt Drive is also contained in the Calibre Consulting cost estimates (at **Attachment 15**). The amended works schedule corrects the amount reflected in the plan (\$4.014m) to align with these cost estimates (now \$4.383m CPI adjusted).

The cost estimates for the off-site roadwork are also indicative and based on Council's own estimates of the cost of this work in July 2015 (updating works required and associated costs from the 2012 s.94 contributions plan).

b) Stormwater works

Not applicable.

c) Open space works (embellishments)

The plan notes (p 26) that the "costs of providing the parks have been calculated using actual Council costs for comparable parks (where possible) or, if actual costs are unavailable, the IPART *Local Infrastructure Benchmark Costs*."

The proposed costs are based on a build-up of embellishment items, and do not include a contingency allowance. They amount to an average rate for embellishment of \$28.39 per m² for the 12 hectares in the plan with the average cost for each facility as follows:

- \$23.86 per m² for local park 1, including playground equipment
- \$24.10 per m² for local park 2, including playground equipment
- \$24.58 per m² for local park 3, including playground equipment
- \$48.16 per m² for local park 4 (including 2 tennis courts and 2 multipurpose courts), and
- \$24.54 per m² for active open space (including 2 playing fields).

VBC provided South Tralee open space embellishment costings (**Attachment 15**) but these were not adopted by Council because the configuration of open space (for a higher development yield) were different than adopted in the plan. The costs in the plan are generally lower on a unit rate basis than the VBC costings.

On Council's further review of the embellishment costs, it is considered that these costs significantly underestimate the scope of the works required, and while VBC are likely to undertake the works as in-kind contributions, Council considers it important for the estimates to cover the nature of the works so that there is not an under-provision of facilities or under-funding of facilities.

Council proposes to update the plan with updated works based on the Redbox Design Group cost estimates for selected parks which provide a similar scope of facilities, and unlike the current costs in the plan, include allowances for preliminaries, contingency and consultancy fees:

- Northern Park - 23,662m² passive park with basic park structures and playground equipment - \$70/m² applied to local parks 1-3
- Central Park Local Park -34,768m² park including 2 tennis courts and carparking/lighting - \$122/m² applied to local park 4, which includes a provision for 2 tennis courts and 2 multipurpose courts.
- Poplars South Community Land - 2.82ha active open space/sports fields - \$112/m² applied to sports fields in the plan.

These revised cost estimates have the benefit of being more site-specific. The selected passive park average cost rate (\$70/m²) is aligned with Council's recent experience in Googong (e.g. the Beltana Park (passive park) average embellishment cost was \$73/m²). The active open space facility costs are more aligned with benchmark rates (e.g. Rawlinsons) for similar facilities.

The application of these rates would increase embellishment costs by a sizeable amount (from \$3,406,633 to \$12,812,787) but the cost increase is necessary to adequately fund the infrastructure.

9. Explain the process used to estimate the cost of plan preparation and administration.

The estimated plan administration costs are based on IPART's benchmark of an allowance equivalent to 1.5% of the cost of capital works identified in the plan.

This amount is expected to fund the following activities:

- Deployment of Council staff (over at least a 20 year period) to:
 - prepare and review the contribution plan;
 - account for contributions receipts and expenditure; and
 - coordinate the implementation of the contributions plan and works, including involvement in negotiating works-in-kind, planning agreements and material public benefit agreements.
- And consultant studies which are commissioned by Council from time to time to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions in the plan. Council is also required to engage the services of legal professionals from time to time to assist in the administration of this plan.

10. What, if any, land has the council already acquired to provide local infrastructure for development in the catchment area? How has the cost of this land been included in the plan?

No land has been acquired to date.

Council intends to encourage the main developer to dedicate land required for infrastructure.

11. Explain the process used to estimate the cost of land yet to be acquired by the council.

Refer to:

- Details of any inclusions for just terms compensation
- Details of any indexation of cost estimates from the base period of the plan, including the index used

QPRC commissioned Martin Dorrian (Registered Valuer) to undertake a land valuation (p 1, CP) to provide:

- 1) A valuation suitable to be included in a local planning agreement and/or a Section 7.11 contribution plan.
- 2) A valuation in a form (per hectare or per m²) which can be applied to each type of land use in a local planning agreement and /or a Section 7.11 plan.

This report is provided at **Attachment 11**. The cost estimates in the plan which incorporate the land value estimates from this report are for open space and community facility land (at a rate of \$10 per m² which corresponds to the recommended value for RE2 land).

QPRC also commissioned Martin Dorrian to undertake to provide an estimate of land required for the NER. This report (dated 27 July 2016) is provided at **Attachment 14**.

The land values in the NER which have been adopted in the work schedule and plan correspond to the recommended values on page 10 of this report.

12. If contributions rates in the plan are calculated using an NPV model,

- a) Does the model use real or nominal values?
- b) If the model uses nominal values, what indexation assumptions are applied to costs and revenue?
- c) What discount rate does the model use, and why?

Not applicable.

13. What measures have been taken to minimise costs in the contributions plan (eg, adjustment to design or alternative engineering solutions)?

Council has assumed a conservative open space land area to help contain costs. It has also relied upon the cost estimates which have informed the draft VPA commissioned by the main developer (Village Building Company) where possible to help ensure that it can deliver most, if not all, of the infrastructure directly at these rates.

3.4 Criterion 4 – Reasonable timeframe

The proposed public amenities and public services can be provided within a reasonable timeframe

Checklist for the contributions plan

Does the contributions plan ...	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Contributions plan page reference(s)
Include details of the anticipated rate of development in the catchment area and how this was determined	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	p 4
Include a program for infrastructure delivery and explain how it relates to the anticipated timing of development	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Works Schedule
Include a statement regarding potential revision of the scheduled timing for infrastructure delivery	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	pp 13-14

14. How has the council determined the timing of infrastructure provision?

Provide details of the program for delivery of infrastructure in the contributions plan and explain its underlying rationale.

This plan is based on forecast population growth at South Jerrabomberra from 2018 until 2038. The plan states (cl. 1.8(e)) that Council will operate the plan until either:

- 30 June 2038,
- Council has collected contributions for all works items in the works program in Appendix C, or
- Council repeals the plan.

Council will allocate contributions to local infrastructure in accordance with the works program in Appendix C and the contributions schedules in Table 3 (cl. 1.8(c)). Council will 'pool' contributions so it can deliver the works in an orderly and timely manner. Council will generally use development contributions received under repealed plans for the same infrastructure purpose for which they were collected.

The works schedule identifies the thresholds for infrastructure item delivery (e.g. local park 1 is "to be delivered upon subdivision approval of lot accommodating dwelling 521"), rather than dates. This is because the specific timing of work is largely outside Council's control with large developers expected to deliver the infrastructure (especially the NER) as they are ready in sequence.

The plan also states (cl. 1.8(f)) that Council will generally review the plan every five years or as required to ensure it addresses community needs, Council priorities and relevant legislation.

3.5 Criterion 5 – Reasonable apportionment

The proposed development contribution is based on a reasonable apportionment of costs between existing and new demand, and also demand generated by different types of development.

Apportionment is about ensuring the allocation of costs equitably between all those who will benefit from the infrastructure or create the need for it. While nexus is about establishing a relationship between the development and demand for infrastructure, apportionment is about quantifying the extent of the relationship.

Checklist for the contributions plan

Does the contributions plan ...		Contributions plan page reference(s)
Include details of apportionment calculations	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Works Schedule and pp 26-30

15. How does the plan apportion costs?

Provide details of calculations made, and explain how the apportionment takes into consideration demand arising from (as relevant):

- new and existing development in the catchment area
- different stages of development
- different sub-catchments
- residential and non-residential development
- different residential development densities
- new and/or existing development outside the catchment area

This plan apportions approximately \$57 million of infrastructure works and land to the new population.

The cost apportioned in each infrastructure category is approximately:

- \$4.6 million for open space and recreation,
- \$2.5 million for community facilities,
- \$45.3 million for road network, and
- \$4.0 million for community services.

c) Transport land and works

Between residential and non-residential development (in South Tralee) the transport costs have been apportioned by 'equivalent dwellings' in each precinct, assuming each residential dwelling will contribute 10 traffic movements per day, and that commercial/industrial development will contribute two movements per day per job. This approach results in a variation between precincts' contribution rates because it first links cost with the relative demand for the roads generated within each precinct, and the final contribution rate within each precinct depends on the number of dwellings (for residential development) and land area (for non-residential development).

Contributions will be required from all development fronts in the urban release area towards the on-site roads (NER) with the exception of North Poplars which will only contribute to the cost of the Tomsitt Drive intersection.

For offsite roads the apportionment percentages have been determined by traffic modelling (and then the allocation of costs between residential and non-residential development in each precinct is by equivalent dwellings). As noted in the 'nexus' section, the apportionment of each precinct's off-site road's total cost across all development fronts in the LGA are contained in:

- **Attachment 9** - Queanbeyan City Council TRACKS Model, South Jerrabomberra and Queanbeyan Traffic Analysis 2018, and
- **Attachment 10** - "Apportionments generated using traffic model".

d) Stormwater management land and works

Not applicable.

e) Open space land and works (embellishments)

The costs for open space and recreation facilities are apportioned to residential development across the three relevant precincts (where there is residential development) on a per person basis. The costs have only been apportioned to the proposed residential development. Proposed commercial and industrial development makes no contribution to these facilities as they are considered unlikely to use them on a regular basis.

a) Community services land

As for open space, the costs for community facility land have only been apportioned to the proposed residential development set out under this plan. Proposed commercial and industrial development are considered unlikely to use them on a regular basis.

b) Plan preparation and administration

Costs are 1.5% of capital works costs in the plan, consistent with IPART's benchmark rate, and are apportioned across both residential and non-residential development in each precinct by the estimated 'equivalent dwellings' (as per traffic demand apportionment calculations).

3.6 Criterion 6 – Appropriate community liaison

The council has conducted appropriate community liaison and publicity in preparing the contributions plan.

We require evidence that the plan has been exhibited and publicised in accordance with the statutory requirements and that submissions received during the exhibition period have been taken into account. The post-exhibition version of the plan should not differ so significantly from the exhibited version that it requires re-exhibition.

It is not necessary that the relevant information is included in the contributions plan itself.

16. When was the plan publicly exhibited?

The plan was publicly exhibited from Friday 16 March 2018 until Friday 13 April 2018.

The draft plan, including the works schedule and supporting documents, were advertised and made available via:

- Regular Council advertisements in the *Queanbeyan Age*,
- Displays at Council's Customer Service Centres in Queanbeyan and Queanbeyan library, and
- Council's your Voice community engagement website.

Attachment 1a provides a copy of the exhibited plan.

17. In developing the contributions plan, was any publicity and community liaison undertaken outside the mandatory exhibition period?

Consultation with the community occurred regarding the Structure Plan 2013.

QPRC has also been consulting with the main developers (including VBC) on a regular basis regarding planning and infrastructure provision for the South Jerrabomberra URA.

The Social Report (p 23) noted how key government, non-government and community service providers had been consulted to inform the development of the Strategic Social Plan.

18. How has the council taken into account submissions received on the draft plan placed on exhibition?

Council received four submissions on the exhibition of the plan (**Attachments 21-24**).

The Council's response to the submissions is provided in the "Summary of submissions and Council response" document at **Attachment 25**. This provides a summary of how Council has responded to each of the matters raised including where it has made changes to the plan (before its adoption) or where no changes were considered necessary by Council.

Additional detail on certain issues raised in submissions is outlined below.

Issue - Poplars Developments Pty Ltd funding of the entire construction of the first stage of the Tomsitt Drive intersection as part of Stage 1 of the Neighbourhood Centre development in North Poplars.

Additional comment - The work covered in the condition of consent is separate to the work included in the plan for the intersection works. This separate work benefits only the North Poplars development and enables this development to proceed. North Poplars is also apportioned a cost of the other intersection works because the development will contribute to the demand for this work. It is, however, not apportioned any cost of the NER roadworks.

Issue - Application by Council for a grant to fund NER which should be recognised in the plan.

Additional comment - It is not certain that Council will receive any grant funding – if it does, it would amend the costs in the plan accordingly.

Issue - Local Infrastructure Map: Plan indicates NER Stage 3A Tomsitt Dr to Jerrabomberra Creek is 4.99 ha however the current road reserve through South Poplars is 5.5 ha with another 1.23 ha of road batters (graded at 25%) falling outside the reserve which would be undevelopable land. A copy of the valuation is requested to assess land area which has been used for determining land dedication amount.

Additional comment – Council had relied on the engineering specifications in determining the area required but acknowledged in its response that the developer could also provide further information to inform an adjusted estimate. No further information was provided by developers and the 4.99ha estimate is still considered adequate at this stage.

19. Does the council intend to undertake any further publicity or community liaison?

Council intends to re-exhibit the plan for the proposed amendments in this application.

However, development is imminent and Council intends to adopt the IPART-assessed plan as soon as possible to facilitate development and timely infrastructure provision. Council also notes that IPART will be accepting submissions on this draft plan, in addition to Council's exhibition of an earlier version, which will help to ensure that a final exhibition of the plan is as streamlined as possible.

3.7 Criterion 7 – The plan complies with other matters IPART considers relevant

IPART may take into consideration other matters relevant to our overall assessment of the contributions plan.

These matters may include compliance with the statutory requirements for making local infrastructure contribution plans and with the Practice Note, whether the plan uses up-to-date information, as well as issues of transparency and accountability in the council's proposed arrangements for the levying and collection of contributions under the plan.

20. Is there any other information relating to the contributions plan (such as use of VPAs) which may assist us to assess it against this criterion?

Council is exploring interim VPA arrangements with developers to ensure that development can still progress prior to the final contributions plan being adopted, post-IPART assessment and Council's receipt of the Ministerial advice.

Under the VPA, Council intends for contributions to be based on the rates in this contributions plan (with proposed amendments), with a clause within the agreement that allows future reconciliation of the contributions based on any amendments required as a result of the IPART review and the Minister's advice.

21. Is the council aware of possible changes to any underlying assumptions used in preparing the plan which may be relevant to our assessment?

Such matters could include:

- revised population projections
- potential rezoning or changes to dwelling yields
- other changes to the applicable LEP, SEPP or DCP
- changes to NSW government policy for infrastructure delivery

Council has made an application for funding for the site under the NSW Growing Economies Grant for enabling infrastructure. If this grant was successful, Council would amend the 7.11 plan accordingly to reduce costs for any infrastructure (namely road infrastructure) subsequently funded.

22. Provide any other information which you consider would assist or expedite our assessment.

4 Quality assurance

We also request that council undertake a quality assurance (QA) check of the contributions plan before it is submitted to IPART for review.

The purpose of the council's QA check is to identify and address any errors or inconsistencies within the work schedules and also between the contributions plan and relevant supporting information to ensure that the plan, as submitted, is accurate. This should reduce the risk that our assessment is delayed by the need for corrections to be made, or our report unnecessarily include recommendations to correct what are, in essence, calculation errors.

Checklist for the contributions plan

Has the contributions plan been checked for ...		
Typographical errors	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Calculation errors (including checking infrastructure and land cost calculations)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Use of the most up-to-date- data and information	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

23 Explain the quality assurance process undertaken for the contributions plan prior to submitting it to IPART for review.

Council engaged GLN to undertake a peer review of the contributions plan and has undertaken a number of internal checks of the information contained in the plan and work schedule.

5 Attachment checklist

Please complete the checklist below to ensure that all information necessary for IPART's assessment is submitted.

Councils should complete and attach Application Form Part B,¹ or provide IPART with spreadsheets (.xls files) that:

- ▼ detail all infrastructure items included in the plan, with references to the studies that support their inclusion in the plan as relevant
- ▼ detail the cost of each infrastructure item (including source and date of costings, and any indexation of cost estimates)
- ▼ list all parcels of land required for infrastructure in the plan
- ▼ detail the cost of any land that has already been acquired and land that the council is yet to acquire
- ▼ show how the total cost of land and works for each infrastructure category (or subcategory) have been apportioned
- ▼ show how the contributions rates in the plan have been calculated (including net present value modelling if this approach is used), and
- ▼ show indicative contribution amounts for each type of residential dwelling.

Checklist for council application

Application attachment

Work schedules and calculation of contribution rates

Application form Part B or	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
spreadsheets that provide the information listed above	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Contributions plan

Version of contributions plan incorporating any post exhibition changes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Version of contributions plan publicly exhibited	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Version of contributions plan previously submitted to IPART for review	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/a <input checked="" type="checkbox"/>

Public consultation

Copy of all submissions to publicly exhibited contributions plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Summary of submissions and council's response	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>

Technical studies and consultant documents

Land valuation report/s	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Supporting studies for stormwater management infrastructure (eg, Flooding and Water Cycle Management report)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>

¹ Application Form Part B is available on IPART's website.

Application attachment			
Supporting studies for transport infrastructure (eg, Traffic and Transport Assessment report)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Supporting studies for open space infrastructure (eg, Demographic and Social Infrastructure report)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Supporting studies for community services (eg, Demographic and Social Infrastructure report)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Maps			
Plan catchment map/s	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Final Indicative Layout Plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Zoning map/s	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Land acquisition map/s	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Constrained land maps/s	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Other documents			
VPA's	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/a <input checked="" type="checkbox"/>
Details of other funding agreements for state or local infrastructure in the area covered by the plan (including draft agreements)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/a <input checked="" type="checkbox"/>
Council business papers or meeting minutes related to the preparation of the contributions plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>
Any other documents that you think could be useful in IPART's assessment of the contributions plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/a <input type="checkbox"/>