

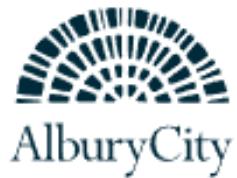
ALBURY LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2025

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Interim Albury Local Infrastructure Contributions Plan 2025

Prepared for



By



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Acknowledgement of Country

AlburyCity acknowledges the Wiradjuri people as the traditional custodians of the land in which we live and work and we pay our respects to Elders past, present and future for they hold the memories, culture, tradition and hopes of Aboriginal and Torres Strait Islander people that contribute to our community.

Document History and Status

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Glossary of terms and abbreviations

ABS	Australian Bureau of Statistics
Council	Albury City Council
CPI	Consumer Price Index
CP	Contributions Plan
DSP	Development Servicing Plan
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Equivalent Tenement or ET	A measure of the demand a development will have on water, sewer or stormwater drainage infrastructure in terms of the average discharge for a average residential dwelling
IPART	Independent Pricing and Regulatory Tribunal
LGA	Local Government Area
Nexus	Nexus Regional Jobs Precinct, formerly known as the "Albury Industrial Hub"
PPI	Producer Price Index

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Summary

Plan overview

Albury LGA has a population of approximately 57,000 people.

Future development will result in the population increasing with consequent impacts on the performance and condition of infrastructure.

This population growth can only be sustained by the provision of new and upgraded local infrastructure. Contributions of works and money from the developers of land will be a key source funding for this infrastructure.

Sections 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) authorises councils and other consent authorities to require contributions of land or money from developments toward the provision, extension or augmentation of local infrastructure. A contributions plan must be in place before any contribution requirements can be imposed.

The Plan authorises Council or a registered certifier to impose conditions on development consents or complying development certificates requiring:

- Section 7.11 contributions from Residential Accommodation developments that are likely to increase the demand for local infrastructure in the Thurgoona / Wirlinga Development Contributions Area (see Figure 1) and the Hamilton Valley Development Contributions Area (see Figure 2).
- Section 7.11 contributions from developments that are likely to increase the demand for local infrastructure in the Nexus Regional Jobs Precinct formerly known as the "Albury Industrial Hub" Development Contributions Area (see Figure 3)
- Section 7.12 levies for other types of development described in Table 2 of this Plan.

A development can only be the subject of one type of local infrastructure Contribution - either a section 7.11 contribution or a section 7.12 levy, not both.



Summary of contribution rates

Table 1: Section 7.11 contribution rates

Category	Sub category	per resident	per 0-1 bedroom dwelling	per 2 bedroom dwelling	per house lot per 3 or more bedroom dwelling	per hectare
Community facility	Land acquisition	\$72.55	\$87.06	\$113.18	\$195.89	
Community facility	Works	\$803.19	\$963.83	\$1,252.98	\$2,168.62	
Thurgoona / Wirlunga Community Facility	Sub total	\$875.74	\$1,050.89	\$1,366.16	\$2,364.51	
Traffic and Transport	Land acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
Traffic and Transport	Works	\$5,549.02	\$6,658.82	\$8,656.47	\$14,982.35	
Thurgoona / Wirlunga Traffic and Transport	Total	\$5,549.02	\$6,658.82	\$8,656.47	\$14,982.35	
Open Space & Recreation	Land acquisition	\$1,903.13	\$2,283.75	\$2,968.88	\$5,138.45	
Open Space & Recreation	Works	\$1,491.22	\$1,789.46	\$2,326.30	\$4,026.30	
Thurgoona / Wirlunga Open Space & Recreation	Total	\$3,394.35	\$4,073.22	\$5,295.18	\$9,164.74	
Plan administration		\$117.65	\$141.18	\$183.54	\$317.66	
Thurgoona / Wirlunga	Total	\$9,936.76	\$11,924.12	\$15,501.35	\$26,829.26	
Hamilton Valley open space	Works	\$374.99	\$449.99	\$584.98	\$1,012.47	
Hamilton Valley Traffic & Transport	Works	\$1,309.75	\$1,571.70	\$2,043.22	\$3,536.33	
Plan administration		\$25.27	\$30.33	\$39.42	\$68.23	
Hamilton Valley	Total	\$1,710.01	\$2,052.02	\$2,667.62	\$4,617.04	
Nexus Regional Jobs Precinct	Works					\$4,701.72
Plan administration						\$70.53
Nexus Regional Jobs Precinct						\$4,772.25

Table 2 Section 7.12 levy rates

Development type*	Levy rate
Development that has a proposed cost of carrying out the development:	
<ul style="list-style-type: none"> <li data-bbox="390 332 1073 345">• up to and including \$100,000 <li data-bbox="390 345 1073 366">• more than \$100,000 and up to and including \$200,000 <li data-bbox="390 366 1073 379">• more than \$200,000 	Nil 0.5% of that cost 1% of that cost

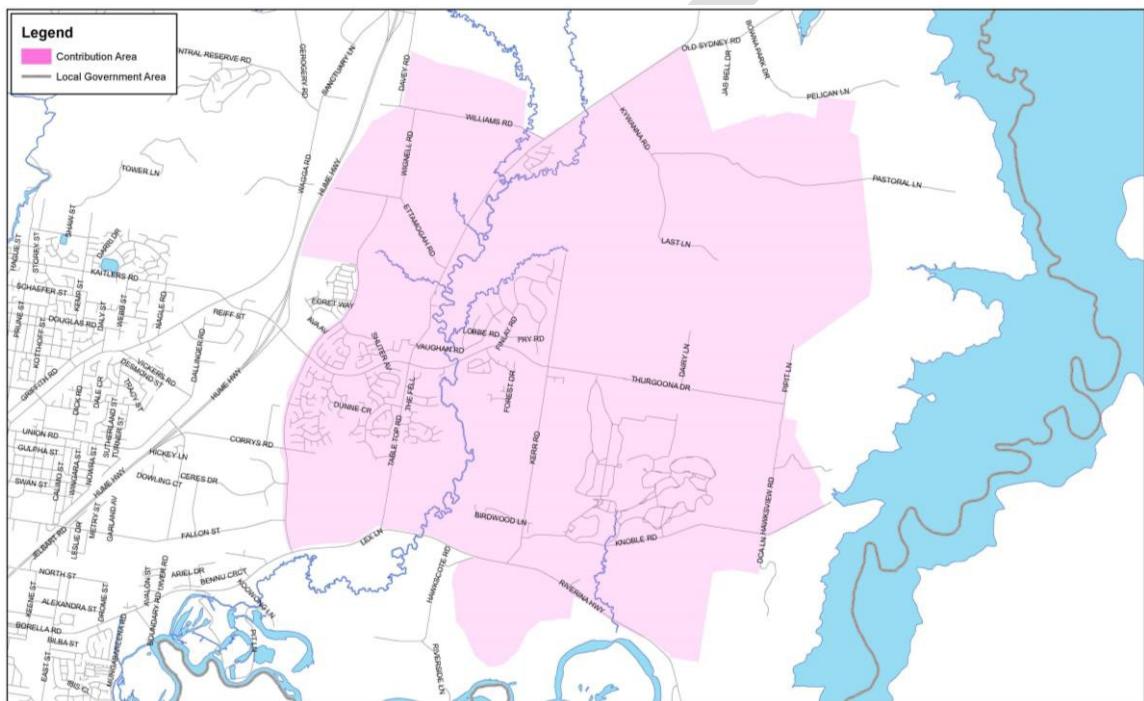


Figure 1: Land in Thургоона / Wirlinga Development Contributions Area

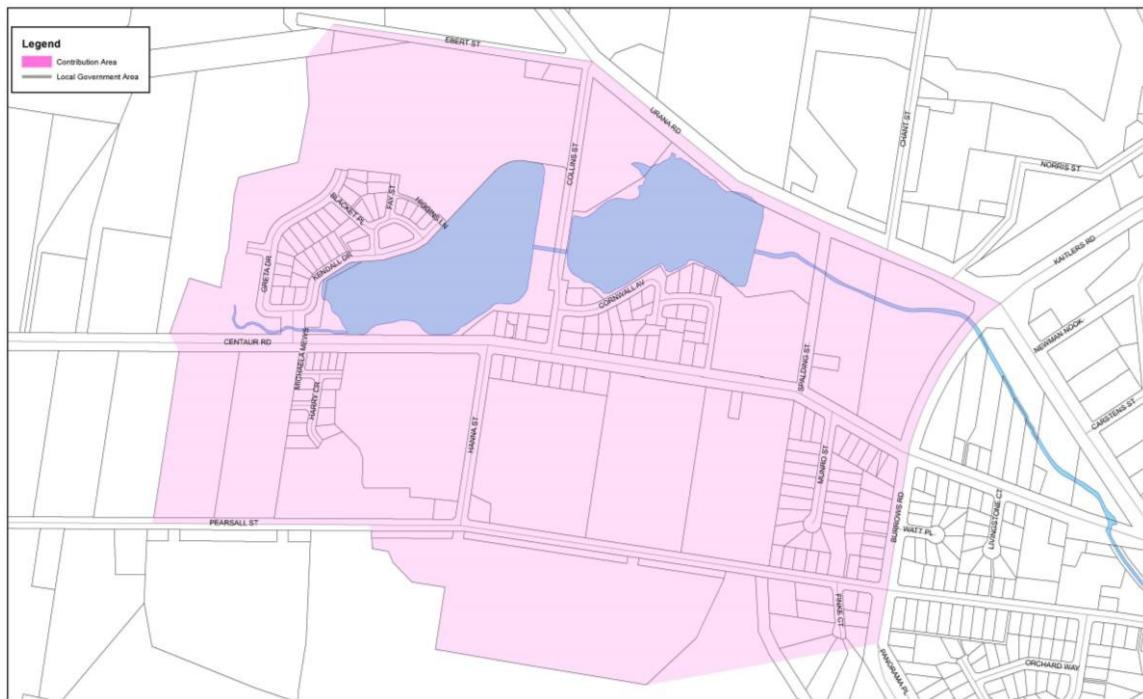


Figure 2: Land in Hamilton Valley Development Contributions Area

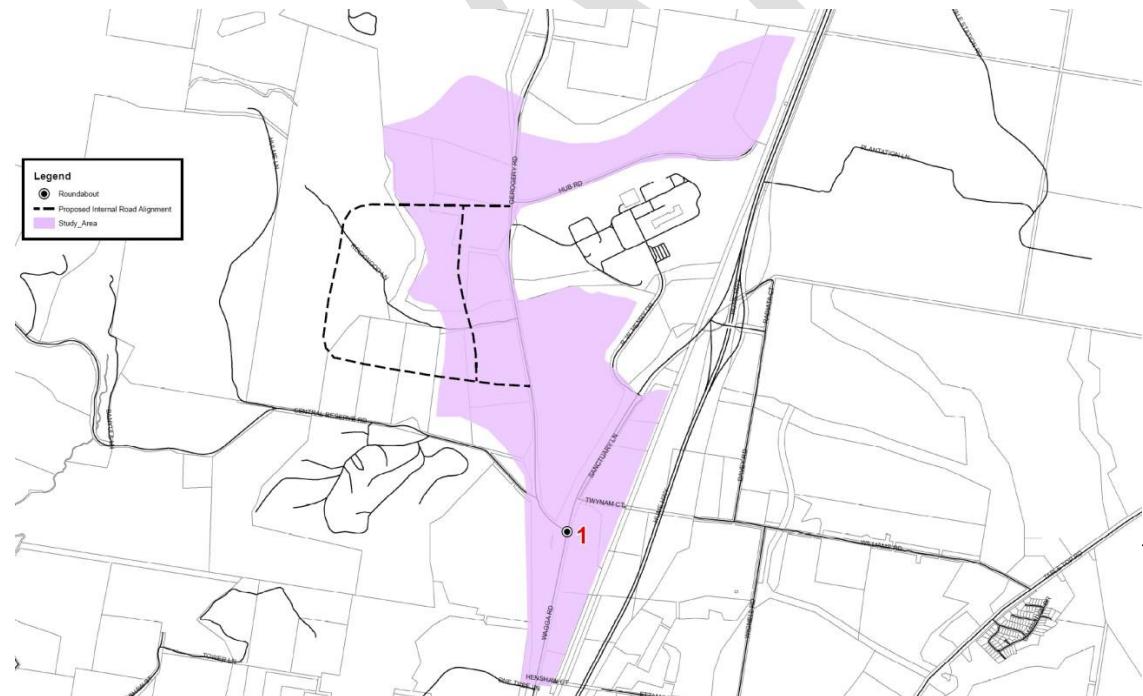


Figure 3 Land in Nexus Regional Jobs Precinct Development Contributions Area



Summary of development impacts and infrastructure demands

The Albury LGA has been experiencing development and has a vibrant local economy. Development is forecast to continue, particularly in vacant areas that are zoned for urban purposes under the LEP, and as infill development in existing urban centres.

Resident population growth generated by new development is likely to be focused in Albury's north and north eastern growth corridors, around the localities of Thургоона and Wirlinga (and Hamilton Valley). Some population growth is expected to occur because of development in other localities, however it is anticipated that this will be largely infill growth and will be relatively minor by comparison.

Residential development throughout the LGA between 2025 and 2046 may result in over 9,000 new dwellings. Substantial non-residential development is also likely to be focused on the Nexus Regional Jobs Precinct located to the north of the City.

Future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public infrastructure, including local infrastructure.

Council has identified that expected future development will generate increased demand on local infrastructure, and Council thinks it is reasonable for new development to contribute their fair share of the cost of this infrastructure.

More detail on the demand for local infrastructure, the relationship of the local infrastructure with the expected development, and the strategies for the delivery of the local infrastructure are included in [Appendix A](#).

The local infrastructure to be provided by contributions received from developers under this plan is listed in [Appendix B](#) and includes:

- Roads and traffic facilities, including upgrades to existing roads and intersections, and new or augmented roads, cycleways and pathways in the growth areas.
- Open space and recreation facilities, including new and upgraded parks, sportsfields, and other recreation areas.
- Community facilities, including new community centres and expansions to existing library floor space.

A summary of the costs of local infrastructure included in this plan is shown in [Error! Reference source not found.](#)

Table 3: Summary of proposed infrastructure costs

Type of local infrastructure	Total cost of works
Open Space and Recreation Facilities	\$95.9m
Community Facilities	\$24.6m
Traffic and Transport	\$159.1m
Total	\$279.6m



Plan structure

The remainder of this plan is structured as outlined below.

Chapter	Includes information on
1. Is a contribution required and how is it calculated?	<ul style="list-style-type: none">• The types of developments required to make contributions• Developments that are exempt from making contributions• A flow chart to determine if a development is subject to a contribution and what type of contribution that will be• Worked examples on the calculation of contribution amounts for a selection of developments.
2. Imposing the contribution	<ul style="list-style-type: none">• How conditions of consent will be used to require contributions and levies• How contribution rates and amounts will be adjusted over time to reflect changes in infrastructure costs.• Registered certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and complying development certificates.
3. Paying the contribution	<ul style="list-style-type: none">• Explains how consent conditions requiring the payment of contributions can be settled, typically by cash payment.• Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as planning agreements and works in kind agreements.• Council's policies on timing of payments and deferred payments.
4. Other administration matters	Other administrative arrangements applying to the operation of this plan.
Appendix A	Development demand for local infrastructure and how the section 7.11 contribution rates have been derived.
Appendix B	Works schedule of the local infrastructure that is to be delivered under the plan.





1 Is a contribution required and how is it calculated?

1.1 Land to which this Plan applies

This plan applies to the entire LGA which is the land bordered black in **Figure 4**.

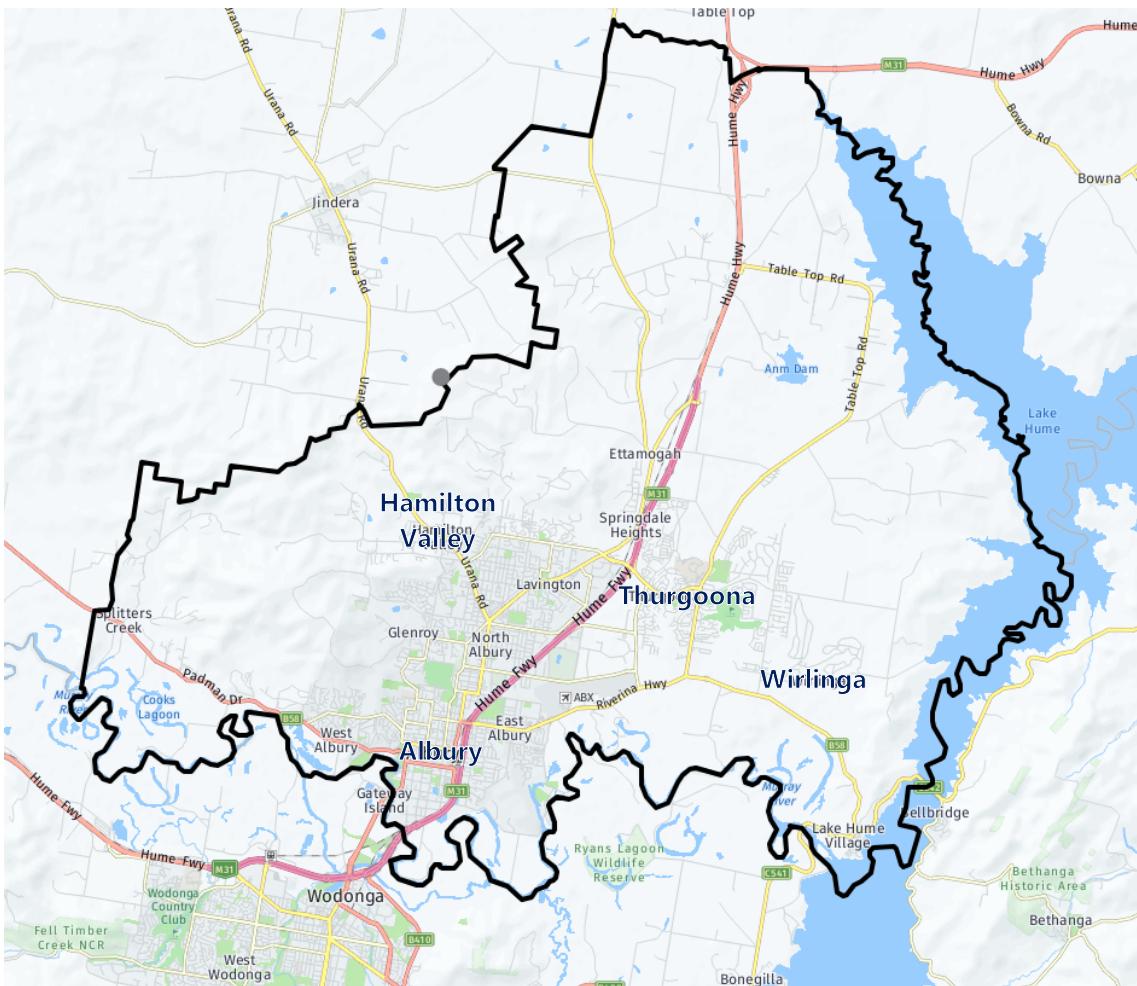


Figure 4 Land to which this plan applies

1.2 Development to which this plan applies

This plan applies to

- Residential Accommodation development on land in Thurgoona/Wirlinga or Hamilton Valley shown in Figures 1 or 2; and
- Urban development on land in the Nexus Regional Jobs Precinct shown in Figure 3,

that will or is likely to require the provision of or increase the demand for local infrastructure within the Albury LGA.



More detail on the procedure for determining net increase in infrastructure demand is included in section 2.1 of this plan.

For the purposes of a) above, the following will be deemed to be development that increases the demand for infrastructure:

- The subdivision of land into a greater number of allotments.
- Any Residential Accommodation development that proposes a greater number of dwellings on the land than the number of dwellings that existed on the land on the date this plan took effect.

For the purposes of (b) above, the following will be deemed to be development that increases the demand for infrastructure:

- the subdivision of land, or
- the use of land for industrial or other urban purposes,

but only where the land has not been the subject a section 7.11 contribution previously paid to the Council.

1.3 Development exempt from contributions or levies

This plan does not apply to the following developments:

- Development exempted from section 7.11 contributions or section 7.12 levies by way of a direction made by the Minister for Planning. Copies of the current directions are available to download from the Department of Planning, Industry and Environment website.
- Affordable housing
- Seniors housing carried out by a registered community housing provider
- Works undertaken for charitable purposes or by a registered charity.
- Places of worship, public hospitals and emergency services.
- Recreation facilities, community, cultural or educational facilities provided by or on behalf of the Council or another public authority.

1.4 How to calculate a section 7.11 contribution amount

The section 7.11 contribution for developments on land within Figures 1 or 2 will be calculated using the rates shown in Table 1, less any allowance for assumed infrastructure demand arising from existing developments, if applicable (see below).

There is assumed to be no existing demand from existing developments on land within Figure 3.

For proposed development on sites that contain existing residential development, a demand credit is applied to any existing residential development on the site. The \$ credit applied will be calculated using the equivalent contribution rates shown in Table 1.

The contribution amount is the difference between the contribution calculated for the proposed residential development less the credit contribution amount deemed to apply to any existing residential development, i.e.



$$s7.11 \text{ contribution } (\$) = \$ \text{ Contribution Dev} - \$ \text{ Contribution Credit}$$

Where:

\$ Contribution Dev is the \$ amount determined by multiplying - for each development type listed in Table 1 in the proposed development, the number of dwellings or lots by the relevant contribution rate shown in Table 1 for each development type.

\$ Contribution Credit is the \$ amount determined by multiplying - for each development type listed in Table 1, that is existing on the development site - the number of dwellings or lots by the relevant contribution rate shown in Table 1 for each development type.

The section 7.11 contribution rates shown in Table 1 reflect the contribution rates at the date that the Plan commenced. These rates are regularly adjusted for inflation in accordance with the provisions of section 2.2 of this plan. The latest adjusted rates are published on Council's website.

1.5 How to calculate a section 7.12 levy amount

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in **Table 2** by the proposed cost of the development.

That is:

$$s7.12 \text{ contribution } (\$) = \% \text{ Rate} \times \$ \text{Cost Dev}$$

Where:

% Rate is the relevant rate that applies to the development as shown in Table 2.

\$ Cost Dev is the proposed cost of carrying out the development. Refer to section 2.3 for more details.

There is no allowance for assumed existing infrastructure demand (or credit) in the calculation of any section 7.12 levy.



2 Imposing the contribution

2.1 Monetary contributions

This plan authorises the consent authority including a registered certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring a monetary contribution under either section 7.11 or section 7.12 of the EP&A Act on that approval for:

- the provision, extension or augmentation of local infrastructure to be provided by Council; and
- the recoupment of the previous costs incurred by Council in providing existing local infrastructure.

2.2 Section 7.11 contributions

Any single development can only have **either** a section 7.11 contribution or section 7.12 levy imposed as a condition of consent.

This section of the plan applies only in respect to the imposition of conditions requiring section 7.11 contributions.

Land contributions

This plan authorises the consent authority, other than a registered certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring the dedication of land free of cost under section 7.11 of the EP&A Act on that approval for the provision, extension or augmentation of local infrastructure to be provided by Council; and

Cap on monetary section 7.11 contributions for residential development

The Minister for Planning has issued a Direction to council that caps section 7.11 (formerly 'section 94') contributions for residential development.¹

The Direction requires that:

A council (or planning panel) must not grant development consent ... subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that:

- (a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or

¹ [Direction reference]

- (b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent.

Consistent with the Direction, consent authorities (including registered certifiers) shall not issue a DA consent or a CDC that requires the applicant to pay a section 7.11 monetary contribution amount that exceeds \$20,000 for each dwelling or lot created by the consent.

For clarity, the rates shown in **Table 1** are the calculated contribution rates at the date that this plan has commenced. Of those rates, the maximum per lot rate for the Thurogoona Wirilinga contributions area is \$26,829.26. This amount is capped at \$20,000, and that will be the rate applicable for that development form, until such time as the cap is lifted or varied.

Adjustment of section 7.11 contribution rates

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that contribution rates will be adjusted over time.

Council will - without the necessity of preparing a new or amending contributions plan - make changes to the section 7.11 contribution rates set out in this plan to reflect annual movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

The s7.11 contribution rates and Developer Charges in this Plan will be updated in July of each year according to the movements in the Consumer Price Index (All Groups Index) for Sydney for the period between December of the previous year and the December before that.

As this adjustment leads to the applicable rates increasing over time, the rate applicable will also be subject to the cap as described above. If indexation increases a rate to exceed \$20,000, that will become the applicable rate, until such time as the cap is lifted or varied.

Current section 7.11 contribution rates to be used

The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 7.11 contribution rates shown in **Table 1** reflect the contribution rates at the date that this plan commenced.

Council will publish the current indexed rates on its website.

2.3 Section 7.12 levies

This section of the plan applies only in respect to the calculation of section 7.12 levies for individual developments.

Determining the proposed cost of carrying out a development

Section 7.12 levies are calculated as a percentage of the cost of development.



Clause 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

Cost Summary Report must accompany development application

Where a section 7.12 levy is required under this plan in relation to a DA or application for a CDC, the application is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The Cost Summary Report standard form is available on Council's web site.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in the next section to review a Cost Summary Report submitted by an applicant.

Who may provide a Cost Summary Report?

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant's estimate of the proposed cost of carrying out the development is between \$100,001 and \$3,000,000 – any suitably qualified building industry professional; or
- where the proposed cost of carrying out the development is more than \$2,000,000 – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

2.4 Obligations of registered certifiers

Complying development certificates

This plan requires that, in relation to an application made to a registered certifier for a CDC:

- the registered certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan; and
- the amount of the monetary contribution that the registered certifier must impose is the amount determined in accordance with this section; and
- the terms of the condition be in accordance with this section.

Procedure for determining a section 7.11 contribution amount

The procedure for a registered certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

5. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under s7.11(6) of the EP&A Act (i.e. '**\$ contribution Credit**') that appears in the formula in section 1.4 of this plan), or an exemption of part or the whole of the development under section 1.3 of this plan, the registered certifier must:
 - a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and



- b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
6. Determine the current contributions in accordance with the most current contribution rates of this plan, considering any exempted development specified in Section 1.3 and any advice issued by the Council under paragraph 1(b) above.
7. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

Terms of a section 7.11 condition

The terms of the condition requiring a section 7.11 contribution for Thургоона/Wirlinga developments are as follows:

Contribution

The developer must make a monetary contribution to Albury City Council in the amount of \$[insert amount] for the purposes of the local infrastructure identified in the *Albury Local Infrastructure Contributions Plan 2025*.

Roads transport	\$ [insert amount]
Community facilities	\$ [insert amount]
Open space and recreation	\$ [insert amount]
Total	\$[insert amount]

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$CC \times CPIP}{CPIC}$$

Where:

$\$CC$ is the contribution amount shown in this certificate expressed in dollars

CPIP is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician for the December quarter immediately prior to the date of the payment of the contribution

CPIC is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician for the December quarter immediately prior to the date of the issue of this certificate

Note: The contribution payable will not be less than the contribution specified in this certificate.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 156(2)(b) of the Environmental Planning and Assessment Regulation 2021.



Deferred payments of contributions will not be accepted.

Works in kind agreement

This condition does not need to be complied with to the extent specified in any planning agreement of works in kind agreement entered into between the developer and the Council.

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Procedure for determining the section 7.12 levy amount

1. Ensure that the development is not subject to a section 7.11 contribution under this plan or any other contributions plan adopted by the Council and that remains in force.
2. Determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant using the rates included in **Table 2** of this plan and considering any exempt development specified in section 1.3.

Terms of a section 7.12 condition

The terms of the condition requiring a section 7.12 levy are as follows:

Contribution

The developer must make a monetary contribution to Albury City Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Albury Local Infrastructure Contributions Plan 2025.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the December quarter immediately prior to the date of payment

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the December quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 156(2)(b) of the Environmental Planning and Assessment Regulation 2021. Deferred payments of contributions will not be accepted.

Construction certificates

It is the responsibility of a registered certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

The registered certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the



certified plans provided to the Council in accordance with clause 141(4) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

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3 Paying the contribution

3.1 Timing of payments

A monetary contribution required to be paid by a condition imposed on the development consent in accordance with this plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- For development not involving subdivision, or building, engineering or construction works – the contribution must be paid before the development is commenced.
- For development involving subdivision of land – the contribution must be paid prior to the release of the subdivision certificate.
- For development involving building, engineering or construction work – the contribution must be paid before the release of a construction certificate relating to the development.
- For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by clause 156(2)(b) of the EP&A Regulation.

3.2 Adjustment of contribution and levy amounts in consents

Depending on when the contribution is paid, the amount shall be adjusted as follows.

Section 7.11 contribution amounts in development consents 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 annual movements in the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics.

Similarly, the proposed cost of carrying out development the subject of a section 7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with annual movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

3.3 Deferred payments or periodic payments

The applicant or any other person entitled to act upon a development consent containing a contribution condition imposed in accordance with this Plan may apply in writing to the consent authority, other than a registered certifier, under section 4.55 of the EP&A Act to modify the condition to provide for the deferred or periodic payment of the contribution.

Council will only consider requests for deferral or periodic payment of contributions or charges involving developments meeting the following criteria:

- Land subdivision involving the creation of 5 or more allotments.

If it agrees to a deferred or periodic payment request, Council will require the applicant to provide an unconditional bank guarantee by a bank or a financial institution, with a minimum long term credit rating (e.g. Standard & Poors) of A, for the full amount of the contribution or the outstanding balance, and that also addresses the following:



- The amount payable will be the monetary contribution imposed on the development consent, indexed between the date of consent and the date of payment in accordance with the Consumer Price Index - Sydney (All Groups).
- In addition to the contribution amount, the bank guarantee includes any charges or costs to Council associated with establishing or operating the bank security.
- The bank guarantee provides that the bank or financial institution must pay the guaranteed sum on demand by the Council without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- The bank or financial institution's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank or financial institution in writing that the guarantee is no longer required.
- The maximum time for deferral of payment will be 12 months from the uplifting of the plan of subdivision (i.e. 'the end date'). Council will be free to call on the guarantee in respect of the outstanding balance of the contribution as indexed if the contribution has not otherwise been paid prior to 14 days prior to the end date.

3.4 Can the contribution be settled by dedicating land or undertaking works?

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a monetary section 7.11 contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf, then the developer can approach this in two ways:

- The developer may offer to enter into a planning agreement under section 7.4 of the EP&A Act to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit.
- If the developer has already received a development consent containing a condition requiring a section 7.11 monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement.

The decision to accept settlement of a contribution by either a works in kind agreement or a planning agreement is at the sole discretion of Council.

Any offer for works in kind or other material public benefit shall be made in writing to the Council and shall be made prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

In assessing whether to accept offers to enter into agreements Council will consider the following:

- Any policy adopted by the Council in relation to works in kind agreements or planning agreements.
- The design of the facilities, and whether the design will result in facilities that are fit for purpose.



- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.
- The extent to which the proposed works or land dedication is likely to require public funds for operations and maintenance that the Council's planning of the areas had not anticipated.
- In the case of land offered for open space, recreation or community purposes, whether the proposed land complies with any criteria, specifications or standards established by the Council and that are contained in a policy or strategy adopted by the Council.
- Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant. Land proposed to be transferred is to include site a contamination investigation report, if required remediation works and transfer of land fees.
- Offsetting of monetary contributions would be calculated by Council. Council will only agree to partly or fully offset monetary section 7.11 contributions if the developer's offer includes works or land that is included in this plan's works schedule.
- Any other matter the Council, in its discretion, considers pertinent to determining the offer.

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4 Other administration matters

4.1 Repeal of contributions plan

This plan repeals *Albury Infrastructure Contributions Plan 2014*, regarding its operation concerning S7.11 & S7.12 of the EP&A Act.

Albury Infrastructure Contributions Plan 2014 will remain in force regarding the imposition of Contributions for Water and Wastewater under S64 of the Local Government Act.

This plan does not affect development consents applying to land in the Albury LGA containing conditions requiring contributions or levies under any repealed plans.

Requests for modifications of consents under s4.55 of the EP&A Act will be assessed against the contributions plan(s) that applied at the time the original development consent was issued.

Contributions imposed on developments under the above plan (*Albury Infrastructure Contributions Plan 2014*) and paid to or held by Council will be considered as revenue towards this Contributions Plan moving forward.

4.2 Transitional arrangements

This plan applies to a DA or application for a CDC that was submitted but not yet determined on the date on which this plan took effect.

4.3 Pooling of contributions funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan that is in effect in the Albury LGA to be paid and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedule of this plan.

4.4 Reporting of contributions funds

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought
- Nature and extent of the contribution required by the relevant condition of consent
- Name of the contributions plan under which the condition of consent was imposed
- Date the contribution was received, for what purpose and the amount.



Separate accounting records will be maintained for each contribution type in this plan and published every year in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon request.

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APPENDIX A: INFRASTRUCTURE DEMAND AND THE CALCULATION OF THE CONTRIBUTION RATES



A.1: Purpose

The purpose of the discussion in this Appendix is to show the relationship between expected development and demand for the local infrastructure included in the plan.

The following sections explain the expected development in the Albury LGA, the infrastructure necessary to support this development, and the way in which the section 7.11 contribution rates have been calculated.

A.2: Development and population context

Albury is in southern New South Wales, about 550 kilometres from Sydney and 310 kilometres from Melbourne. The City, along with its near neighbour, Wodonga in Victoria, is in a strategic location on the Hume Highway and Sydney-Melbourne railway.

Albury's urban form is typical of larger regional centres with a mix of commercial, residential and civic functions in the central area. This gives way to conventional urban areas that extend into defined corridors where development is guided by infrastructure location or lack of constraints. The residential areas have a mix of educational, recreational and smaller commercial areas serving the local and regional communities. A mix of small and large industrial complexes is also located in urban areas servicing both the local community and wider region.

The urban area of the City of Albury, which accommodates most of the LGA's population, is part of the Albury-Wodonga twin cities that straddle the NSW-Victorian border. There are differences between the State jurisdictions in the ways local infrastructure is funded and delivered.

Albury's urban form is typical of larger regional centres with a mix of commercial, residential and civic functions in the central area. This gives way to conventional urban areas that extend into defined corridors where development is guided by infrastructure location or lack of constraints. The residential areas have a mix of educational, recreational and smaller commercial areas serving the local and regional communities. A mix of small and large industrial complexes is also located in urban areas servicing both the local community and wider region.²

The current estimated resident population of Albury LGA is 59,182. The population growth rate across the City has averaged 1% per annum since 2001.

The Thurogoona/Wirlinga area has a much higher growth rate than the rest of Albury. The estimated resident population of Thurogoona/Wirlinga in 2025 is approximately 13,540 and has been growing at a rate of at least 5% per annum or more for the last decade.

Albury LGA contains two major shopping districts, Albury CBD and Lavington CBD. Outside these shopping districts is a neighbourhood centre and a number of local centres, which provide a limited range of retail services to discrete communities. Albury CBD is the largest retail, commercial, administrative and population centre in the region, and accounts for one-fifth of the City's employment.

² GHD (2007), Albury Land Use Strategy, page 12



The Nexus Regional Jobs Precinct at Ettamogah is a key transport logistics centre in the centre of the south eastern Australian transport network, offering strategic advantages for the location of transport and logistics facilities. This location offers ongoing opportunities for major industrial and manufacturing facilities near accessible transport, labour force and physical resources.

A.3: Expected future development and population

Residential development

The physiological reality of the local topography and riverine environments means that no significant expansion of the Albury urban area can occur to the immediate north, west and south. Most of the development opportunity, therefore, is in the east and along the Hume Highway corridor to the north east.

The type of residential development anticipated to occur in Albury LGA in the future is likely to be heavily weighted towards detached dwelling houses in land subdivisions in urban release areas.

Residential growth corridors have therefore been identified at Thurgoona and Wirlinga - areas that have limited natural or built constraints and maximise connectivity with existing urban areas.

The forecast population growth rate for the period up 2025 to 2046 is expected to be 1.34% per annum. An additional 19,068 residents are expected in Albury by 2046 (about 867 per year).

Thurgoona/Wirlinga is expected to continue to be the focus of future growth, with an additional 5,879 dwellings accommodating 14,523 residents expected in that area up to 2046. This represents 68% of the total projected dwellings and 76% of the total expected additional population up to 2046.

Table A.1 shows the expected growth data used to derive Thurgoona/Wirlinga section 7.11 residential contributions in this plan.

Table A.1 Population projections

Area	2025 dwellings	2046 dwellings	Change	2025 population	2046 population	Change
Albury	2,702	3,250	+548	5,103	5,928	+825
East Albury	3,009	3,330	+321	6,350	6,752	+402
Glenroy	1,561	1,678	+117	3,737	3,933	+196
Hamilton Valley	330	393	+63	872	996	+124
Lavington	6,338	6,858	+520	13,251	14,114	+862
North Albury	3,024	3,129	+105	6,173	6,210	+37
Rural Balance	700	910	+210	1,922	2,391	+469
South Albury	884	1,149	+265	1,397	1,773	+376
Springdale Heights	1,237	1,604	+367	2,858	3,617	+759
West Albury	1,806	2,046	+240	3,979	4,474	+495
Thurgoona Wirlinga Growth area	5,073	10,952	+5,879	13,540	28,063	+14,523
Albury City LGA	26,665	35,300	+8,635	59,182	78,250	+19,068



Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), July 2023.

There is also likely to continue to be infill residential development in established areas. Infill development is expected to be concentrated in existing areas such as Lavington, Albury (Central) and North Albury, with some additional dwellings in release areas.

Council's housing strategy map from the Local Strategic Planning Statement is shown in Figure A.1.

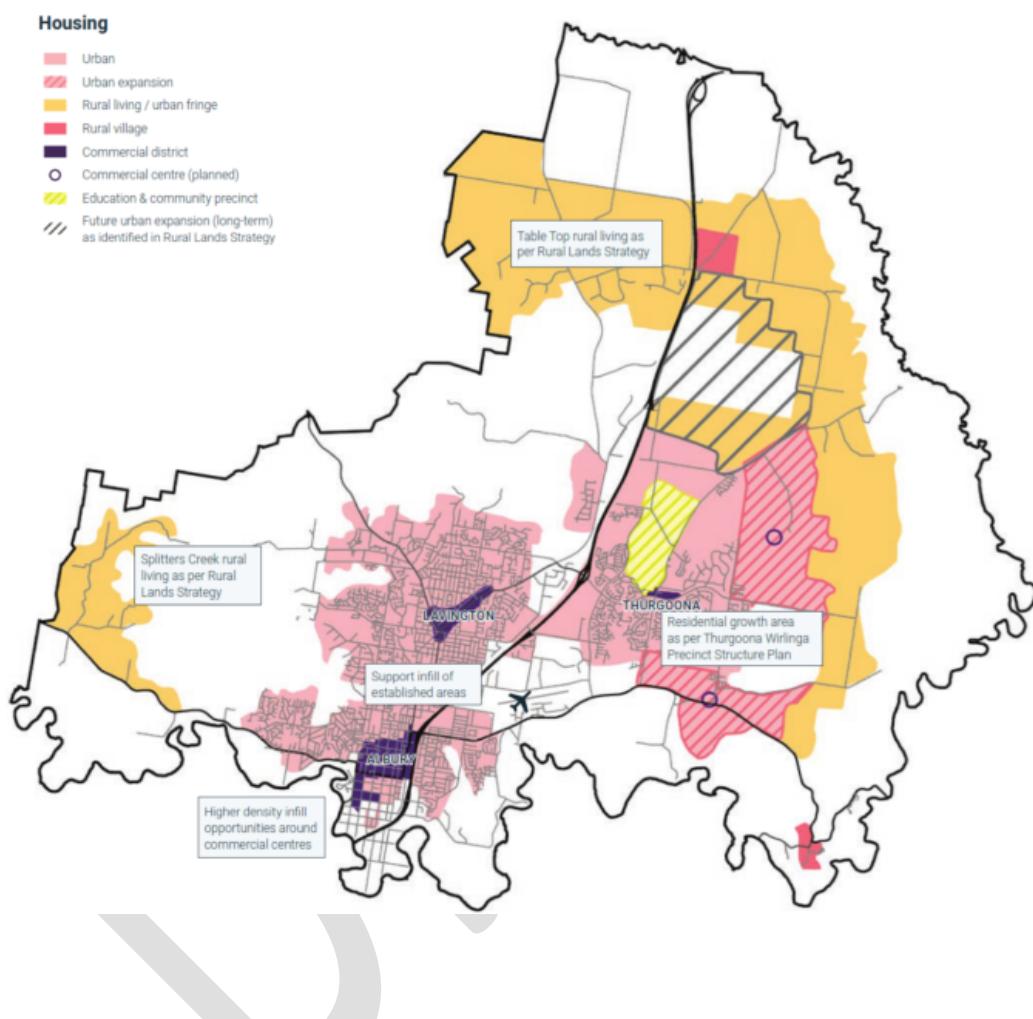
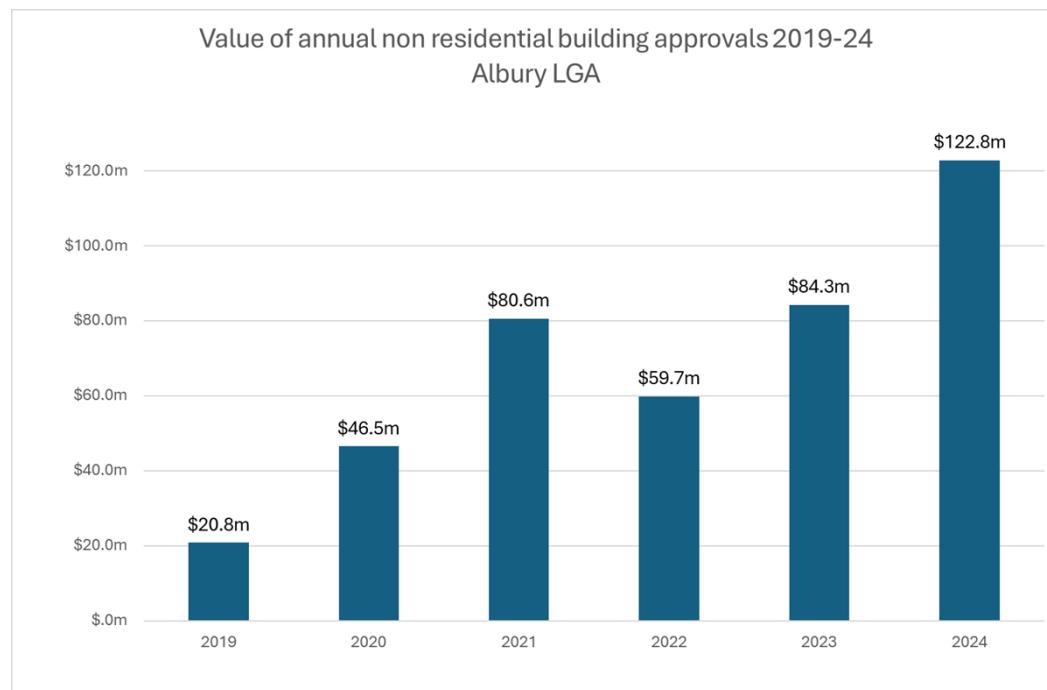


Figure A.1 Housing strategy map from the Local Strategic Planning Statement

Non residential development

Albury will continue to act as a transport and logistics hub due to its ability to rapidly service the two largest markets (Melbourne and Sydney) in Australia. This existing role and ongoing locational advantage for employment development – together with Albury / Wodonga's established regional service centre role – are factors expected to underpin further development and population growth.

Investment in new employment projects has been increasing. This is shown in the increasing value of annual non-residential building approvals (Figure A.2).



Source: ABS

Figure A.2 Value of building approvals

The largest industries in the Albury LGA in terms of employment are healthcare and social assistance, retail trade, public administration and safety, construction and manufacturing.

The type, extent and location of future non-residential development is difficult to predict. All development decisions are subject to fluctuations in the cycles of the wider economy and this is particularly so for non-residential development.

Nonetheless, certain locations of this form of development are likely to significantly impact upon the need for local infrastructure. For example, roads and traffic facilities in the Nexus Regional Jobs Precinct.

Although there will be some demand for some of the local infrastructure generated by visitors to the area, and by employees working in the area and living outside the area, this demand has not been able to be precisely quantified (except in the case of the Nexus Regional Jobs Precinct).

For the Council to be able to meet the non-residential development demands for infrastructure, this Plan authorises the imposition of:

- nexus-based section 7.12 contributions where the relationship between expected development and the required infrastructure can be clearly articulated (i.e. development in the Nexus Regional Jobs Precinct); and
- a flat rate levy on non-residential development elsewhere.



Occupancy rates for residential development

This plan determines the section 7.11 contribution rate for a conventional residential subdivision accommodating detached dwelling houses and then assigns an adjustment factor to determine the contributions for other types of residential accommodation development that may be approved.

The occupancy rates used for specific types of residential accommodation are shown in the table below.

Table A.2: Occupancy rates for residential accommodation

Residential accommodation development type	Household occupancy rate
Dwelling houses; single vacant allotments that can be developed for a dwelling house	2.7 persons per dwelling or lot
Other dwellings, including flats, apartments, terrace, semi-detached and townhouse dwellings and including:	
0-1 bedrooms	1.3 persons per dwelling
2 bedrooms	1.6 persons per dwelling
3 or more bedrooms	2.7 persons per dwelling
Seniors' housing independent living unit dwellings	1.5 persons per dwelling

A.4: Formula for determining section 7.11 contribution rates

The generic formula for determining section 7.11 contribution is:

$$\text{Catchment Contribution Rate (\$)} = \sum \left(\frac{\$INF \times AF}{D} \right)$$

Where:

\$INF is the apportioned estimated cost of providing each of the infrastructure items required to meet the development of the Catchment (refer to table below).

AF is the percentage of the total cost of each item of infrastructure that is attributable to new development in the Catchment (apportionment factor) – in this case the apportionment factor for all items is 100%

D is the expected demand for each infrastructure item – in persons, lots or hectares

Table A.3: Section 7.11 contribution rates formula values

Contribution catchment & local infrastructure type	Total \$INF	AF	D
Thurgoona/Wirlinga roads	\$155.7m	100%	28,063 (persons)



Contribution catchment & local infrastructure type	Total \$INF	AF	D
Thurgoona/Wirlinga open space & recreation	\$95.3	100%	28,063 (persons)
Thurgoona/Wirlinga community facilities	\$24.6m	100%	28,063 (persons)
Hamilton Valley local access and local open space	\$2.7m	100%	599 (lots)
Nexus Regional Jobs Precinct local access	\$1.25m	100%	266 (hectares)

A.5: Infrastructure needs generated by Thurgoona/Wirlinga development

Thurgoona / Wirlinga Precinct Structure Plan

The *Thurgoona/Wirlinga Precinct Structure Plan* (TWPSP) (Figure A.3 over page) was prepared in 2012 to provide a framework for the future development of this strategic area. The TWPSP study area comprises over 4,500 hectares.

The TWPSP contains assessments of the area's future utilities, transport and social infrastructure needs.³

The TWPSP also identifies a range of local infrastructure items required to meet the anticipated development in that area, including the following:

- Children's day care / early learning centres
- Local and district community centres
- Local recreation parks and informal parks
- Local sports grounds each of around 4 hectares in size
- A district sports ground and aquatic facility of 15 hectares
- New and upgraded road network
- Integrated pedestrian and cycle network
- Integrated water cycle management facilities including detention basins, bio-retention areas and wetlands⁴

At the time this contributions plan was being prepared the TWPSP is being reviewed.

³ TWPSP sections 8.5, 8.6, 11.0 and 12.0

⁴ TWPSP Charts 3, 5, 6, 9, Figures 20, 25, 26, 27, 27A, 30, 31

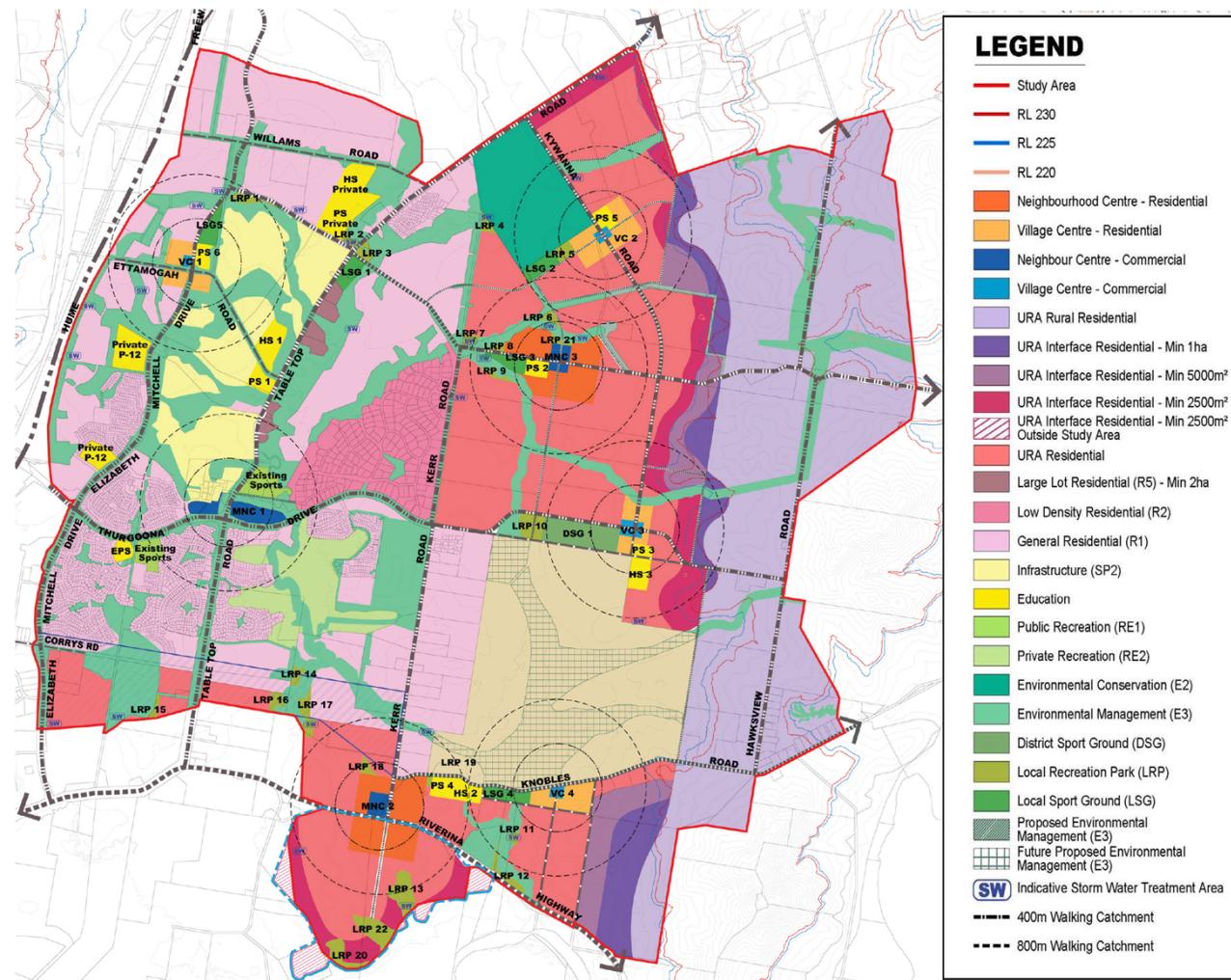


Figure A.3 Thurgoona/Wirlinga Precinct Structure Plan

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Full development of the TWPSP development area is likely to be after 2060. Contributions plans are required to set out infrastructure proposals that can be delivered in a reasonable time. Council has assessed the Thургоона/Wirlinga development and works likely to be required over a shorter time period in order to help meet the reasonable time requirement (i.e. 2025-2046). The contribution rates for Thургоона/Wirlinga developments therefore relate to this period of population growth and infrastructure delivery.

Roads and traffic facilities

Future sustainable development of the Thургоона/Wirlinga area needs to be supported by new and upgraded roads. Council has identified a need to deliver several major road projects to meet the needs of residential development in the Thургоона / Wirlinga Growth Area up to 2046.

The projects involve new and upgraded / widened road pavements and intersection treatments, lighting, bike paths and drainage facilities.

The projects are:

- Elizabeth Mitchell Drive
- Kerr Road
- Thургоона Drive
- Table Top Road
- Knoble Road
- Unnamed Roads (3)
- Corrys Road

The location of these projects is shown in Figure A.4 over page.

The proposed works will be the main connection points for new and existing urban areas of Thургоона and Wirlinga.

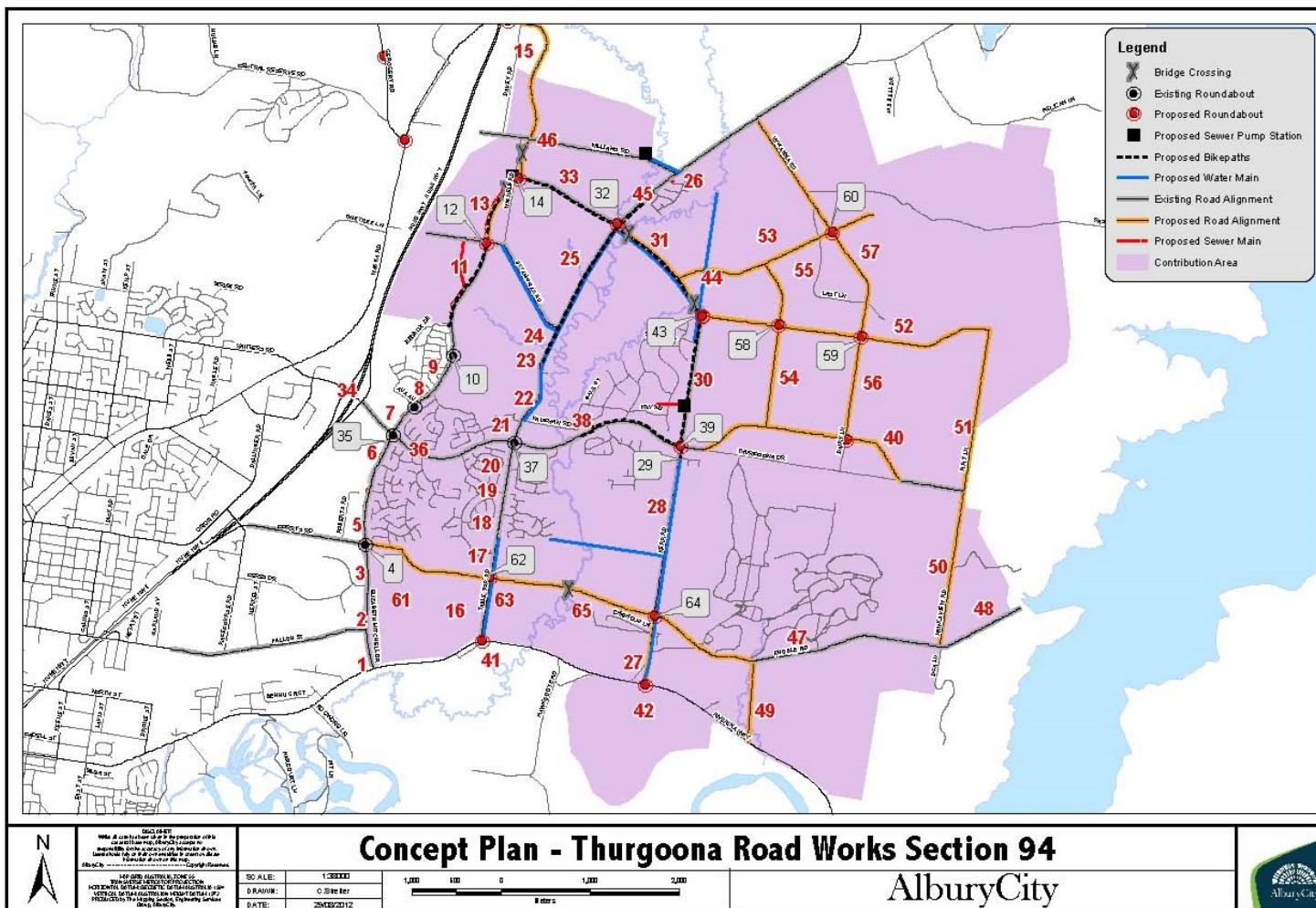


Figure A.4

Thurogona / Wirlinga Growth Area roads and traffic facilities



Social infrastructure

There are limited open space, recreation, and community facilities accessible to the current residents of the Thургоона / Wirlinga Growth Area. These include the Thургоона Community Centre, recreation facilities at Ernest Grant Park and Thургоона Reserve, and passive open space areas interwoven through the residential neighbourhoods.

What facilities there are have generally been sized to meet the needs of the resident population that already lives in the area.

The projected additional development in the TWPSP area will generate a demand for both new social infrastructure and enlargement / amplification of existing social infrastructure including local, district and regional parks, sports grounds, amenities buildings, and community centres and libraries.

Open space and recreation facilities

The TWPSP considered the needs for open space and recreation facilities for the area.

TWPSP open space and recreation requirements are shown in Table A.4.

Table A.4 TWPSP open space and recreation facilities

Type	Standard	Number supported	Number existing	Additional proposed	Approx. Site size for each
Local Recreation Parks (LRP) and Informal Parks	1:4,000 (for 50,000)	12 (LRPs)	2	22 (including informal parks)	LRP: 1 ha – 2ha (sizes may vary according to site conditions) Informal Parks: Min 4000m ²
Local Sports Grounds (LSG)	1:7,500	6	1	4	4ha – 5ha
District Sports Ground (DSG)	1:20,000	2	0	1	At least 7ha
Aquatic Centre	1:25,000	1	0	1 private operator	1 ha

Source: TWPSP charts 3 and 6

The objectives for provision of TWPSP open space and recreation facilities in the area are discussed in Section 8.6 of the TWPSP.

Indicative / typical concepts of the various types of open space and recreation facilities are shown in Figure 27A of the TWPSP.

Works schedule items are shown in Appendix B. Indicative locations for the proposed open space and recreation facilities are shown in Figure A-5.

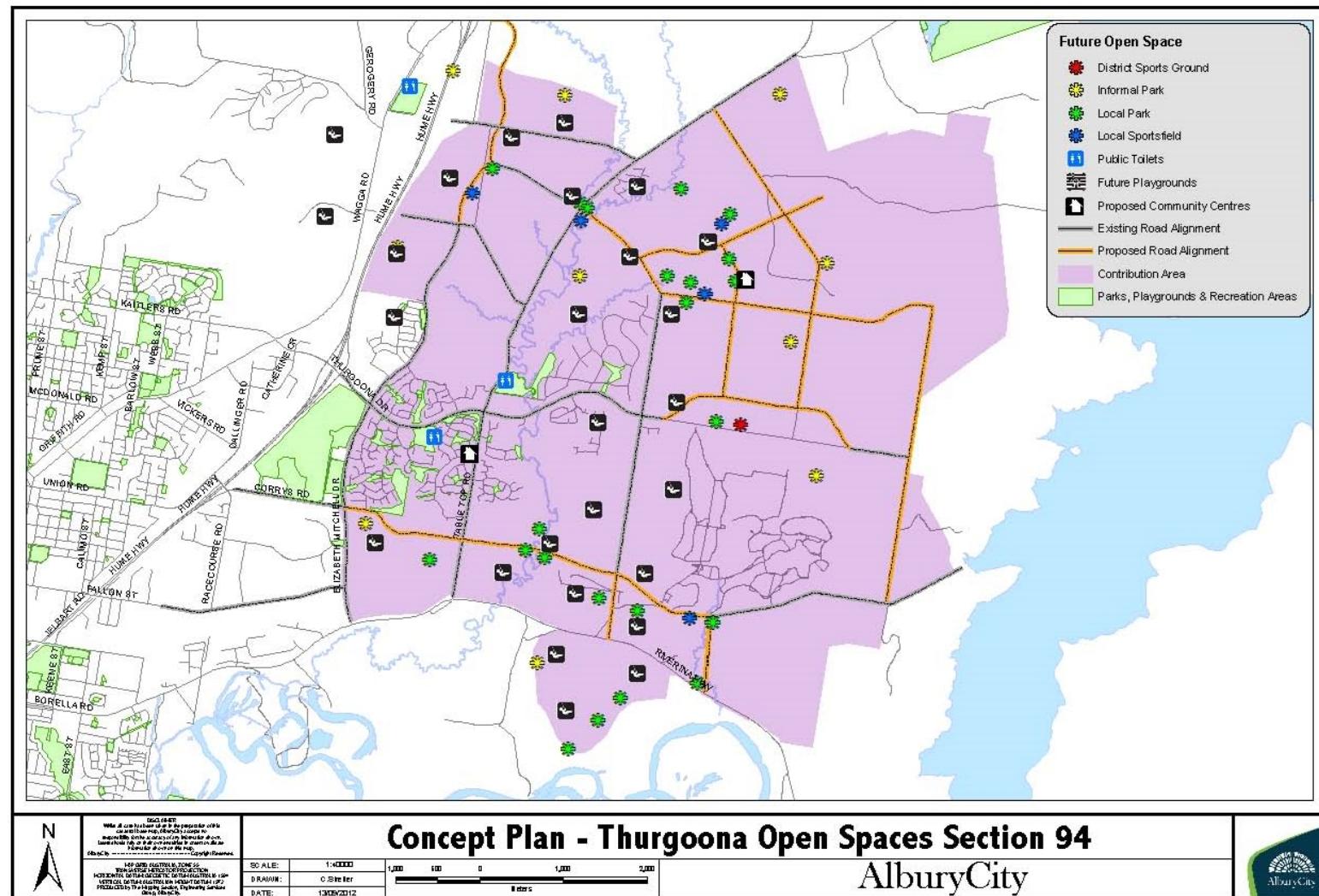


Figure A.5 Thurgoona / Wirlinga Growth Area open space and recreation facilities

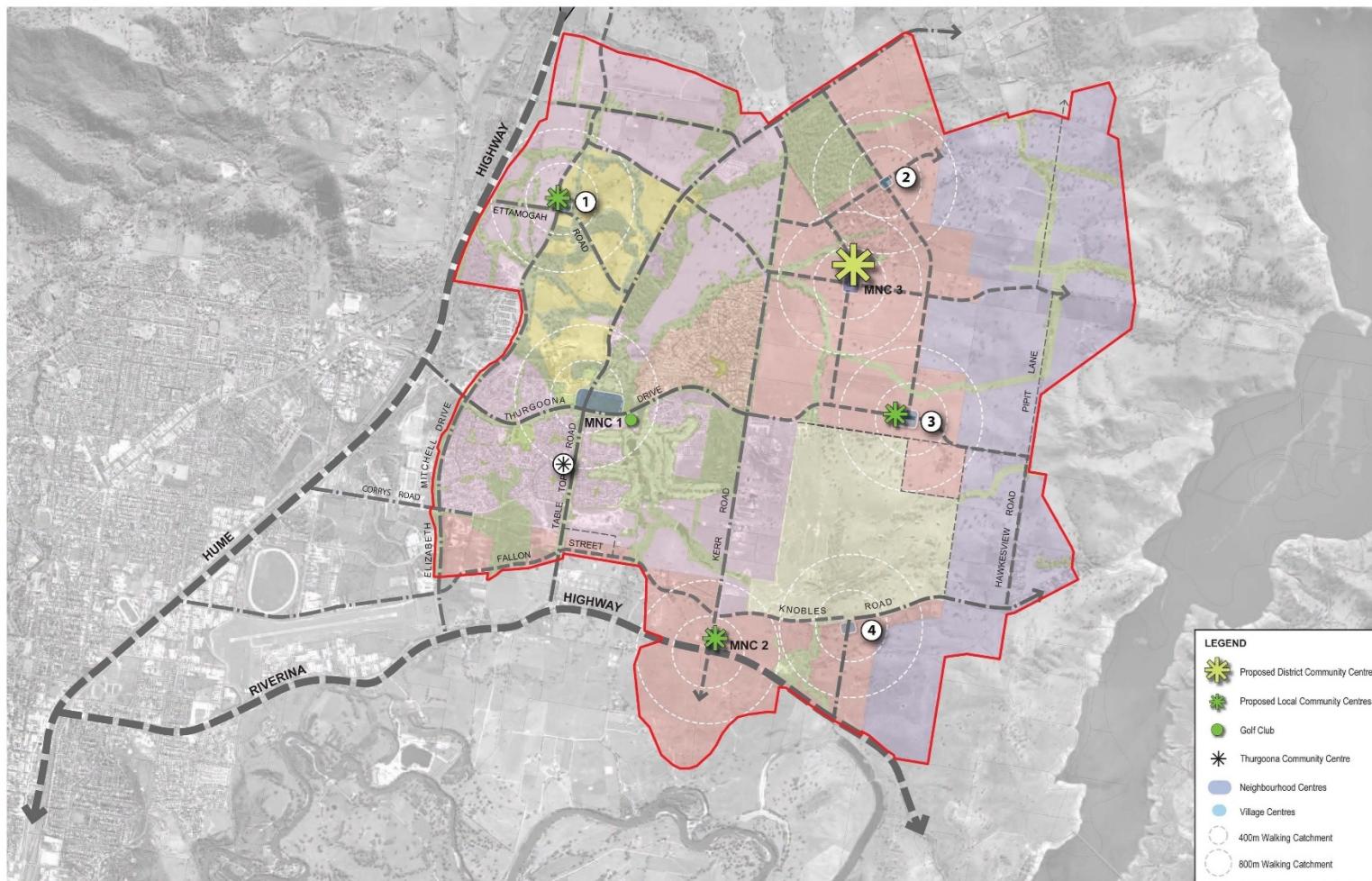


Figure A.6 Thургона / Wirlinga Growth Area community facilities



Community facilities

The TWPSP considered the needs for community facilities for the area, included those provided by other levels of government and those provided by the private sector.

TWPSP community facility requirements relevant to Council's operations (i.e. Local Infrastructure) are shown in Table A.5

Table A.5 TWPSP community facilities

Type	Standard	Number supported	Number existing	Additional proposed	Approx. Site size for each
District Community Centre	1:30,000	1	0	1	5000m ² - 1 ha site (2500m ² approx. GFA)
Local Community Centre	1:10,000 (local services)	5	2 - Thuroona Community Centre (public) - Thuroona Golf Club (private)	3	2000m ² site (800m ² approx. GFA)

Source: TWPSP charts 3 and 6

There are two existing community centres within the study area; Thuroona Community Centre and Thuroona Country Golf Club Resort (private). For a future population of close to 50,000 people, 1 District Community Centre and an adjusted total of 3 Local Community Centres are required. The proposed centres will be co-located with the proposed Major Neighbourhood Centres 2 and 3 and Village Centres 2 and 3, ensuring maximum accessibility for residents and reinforces the centres.

Works schedule items are shown in Appendix B. Indicative locations for the proposed community facilities are shown in Figure A-X.

As set out in Section 2.2, the maximum contribution rate for Thuroona Wirilinga exceeds the nominated cap of \$20,000. For this contributions plan currently the maximum applicable contribution rate is limited to the cap of \$20,000.

A.6: Infrastructure needs generated by the Hamilton Valley development

Council has identified a need to deliver local access and local open space projects to meet the needs of residential development in the Hamilton Valley area expected over the life of this Plan.

The existing road network adequately serves the current scale of development in this area. Further sustainable development of the area needs to be supported by a new road and pathway links that facilitate local access. The open space is required to serve anticipated growth in the area.

The projects are:

- Burrows Road path and bikeway
- Pearsall Street path and bikeway

- Pearsall Street roadworks
- Centaur Road path and bikeway
- Acquisition of 1.1 hectares of land at Kendall Drive Park for local open space

The location of these projects is shown in Figure A.7. Details of works schedule items are shown in Appendix B.

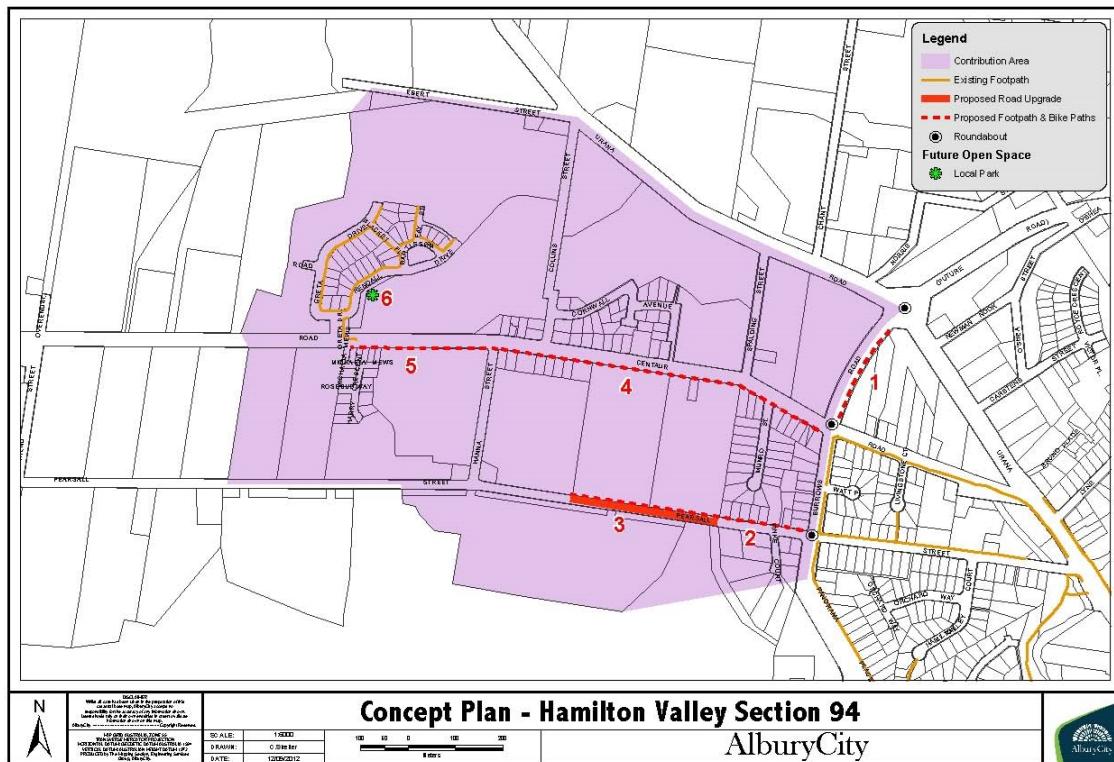


Figure A.7 Hamilton Valley local access facilities

A.7: Infrastructure needs generated by the Nexus Regional Jobs Precinct development

The Nexus Regional Jobs Precinct comprises an area of over 1,000 hectares of land on the northern fringe of Albury at Ettamogah, approximately 10 kilometres north from the Albury CBD. The Hub lies immediately to the north and north west of the Thургоона residential growth area.

The Nexus Regional Jobs Precinct Master Plan prepared in 2010 envisages large scale industrial and transport / logistics development built around an intermodal hub and highway service centre.

Council has identified a need to deliver local access infrastructure to meet the needs of industrial and other employment development in the Nexus Regional Jobs Precinct expected over the life of this Plan.

The existing road network adequately serves the current scale of development in this area. Further sustainable development of the area needs to be supported by new infrastructure to facilitate local access to the arterial road network.



One infrastructure item is included in the contributions plan:

- New roundabout at intersection of Wagga Road and Gerogery Road

The location of the infrastructure is shown in Figure A.8.

Other access works will be delivered by requiring developers to provide the works directly, or will be funded by Council using non-contributions sources.

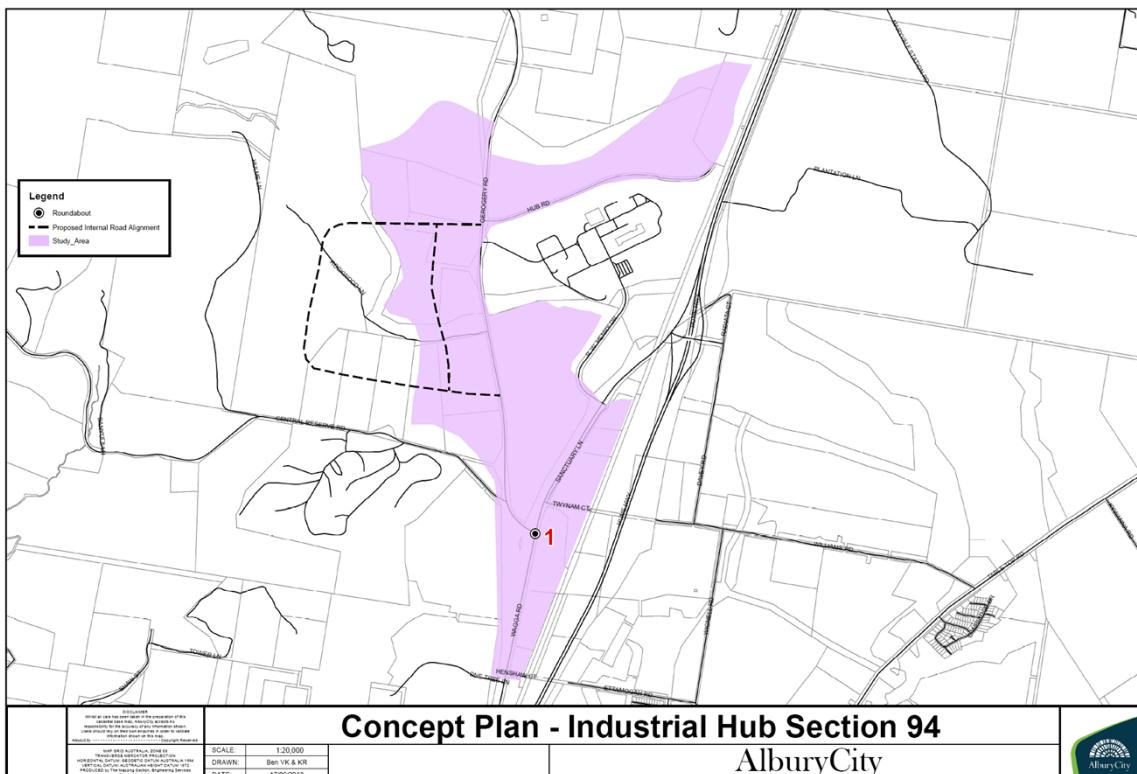


Figure A.8 Nexus Regional Jobs Precinct local access facilities

A.8: Infrastructure for remainder of Albury LGA development

Sections A.5 to A.7 described the infrastructure that will be required to meet the expected development in particular precincts within the City of Albury LGA.

However, development generally throughout the LGA will impact on the standard of provision of public amenities and services provided by the Council.

Types of development that may impact on Council-provided infrastructure may include, but are not limited to, the following:

- Various forms of Residential Accommodation development located outside of the areas identified in Figures A.5, A.6 and A.7 of this plan.
- Industrial and other employment development located outside of the areas identified in Figure A.8 of this plan.
- Tourist development.
- Commercial, retail and business development.



- Health and educational establishments.
- Development alterations and additions.

This Plan authorises the imposition of a section 7.12 levy on developments in order to assist Council to meet the costs of various public amenities and services required, in part, as a result of these developments.

The additional public facilities to be provided to meet the expected future development are shown in a schedule and map in Appendix B. The list of facilities has been drawn from Council's current Four-Year Delivery Program.

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APPENDIX B: WORKS SCHEDULE

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Thurgoona / Wirlinga												
Open Space & Recreation Works												
Description	Land area (ha)	Land Value \$	Works Cost	Total Plan Cost	Timeframe							
Local Regional Parks												
LRP1	1.5	\$1,125,000	\$170,973	\$1,295,973	2015 - 2020							
LRP2	0.9	\$675,000	\$102,584	\$777,584	2030 - 2035							
LRP3	1.6	\$1,200,000	\$182,371	\$1,382,371	2021 - 2025							
LRP4	1.1	\$825,000	\$125,380	\$950,380	2022 - 2025							
LRP5	2	\$1,500,000	\$227,964	\$1,727,964	2025 - 2030							
LRP7	1.16	\$870,000	\$132,219	\$1,002,219	2015 - 2020							
LRP8	0.8	\$600,000	\$91,185	\$691,185	2030 - 2035							
LRP9	0.94	\$705,000	\$107,143	\$812,143	2025 - 2030							
LRP10	4.6	\$3,450,000	\$524,316	\$3,974,316	2025 - 2030							
LRP13	6	\$4,500,000	\$683,891	\$5,183,891	2045 - 2050							
LRP14	1.4	\$1,050,000	\$159,574	\$1,209,574	2025 - 2030							
LRP15	0.9	\$675,000	\$102,584	\$777,584	2025 - 2030							
LRP16	1.6	\$1,200,000	\$182,371	\$1,382,371	2025 - 2030							
LRP17	3.1	\$2,325,000	\$353,343	\$2,678,343	2036 - 2040							
LRP18	1.1	\$825,000	\$125,380	\$950,380	2025 - 2030							
LRP19	0.46	\$345,000	\$52,432	\$397,432	2025 - 2030							
LRP20	3.9	\$2,925,000	\$444,529	\$3,369,529	2050 - 2055							
LRP21	0.9	\$675,000	\$102,584	\$777,584	2030 - 2035							
Local Sports fields												
LSG1	4	\$3,000,000	\$6,397,675	\$9,397,675	2023 - 2025							
LSG2	4	\$3,000,000	\$6,397,675	\$9,397,675	2040 - 2045							
LSG3	4	\$3,000,000	\$6,397,675	\$9,397,675	2041 - 2045							
LSG5	4	\$3,000,000	\$3,897,675	\$6,897,675	2030 - 2035							
District Sports field												



Thurgoona / Wirlinga					
DSG	15	\$11,250,000	\$13,630,514	\$24,880,514	2025 - 2030
Informal Parks					
IFP1	1.25	\$937,500	\$113,982	\$1,051,482	2025 - 2030
IFP4	1.25	\$937,500	\$113,982	\$1,051,482	2015 - 2020
IFP7	1.25	\$937,500	\$113,982	\$1,051,482	2030 - 2035
IFP9	1.25	\$937,500	\$113,982	\$1,051,482	2045 - 2050
IFP10	1.25	\$937,500	\$113,982	\$1,051,482	2015 - 2020
Public toilets					
Public toilet 1			\$228,726	\$228,726	2024 - 2025
Public toilet 2			\$228,726	\$228,726	2025 - 2030
Public toilet 3			\$228,726	\$228,726	2040 - 2045
Totals	71.21	\$53,407,500	\$41,848,125	\$95,255,625	

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Thургона / Wirlinga					
Community Facilities					
Description	Land area (ha)	Land Value \$	Works Cost	Total Plan Cost	Timeframe
District Community Centre - Development	0.5	\$375,000	\$11,500,000	\$11,875,000	2050 - 2055
Local Community Centre 1	0.2	\$150,000	\$3,680,000	\$3,830,000	2020 - 2025
Local Community Centre 2	0.2	\$150,000	\$3,680,000	\$3,830,000	2030 - 2035
Local Community Centre 3	0.2	\$150,000	\$3,680,000	\$3,830,000	2040 - 2045
Thургона Community centre extension - Building			\$15,000	\$15,000	2015 - 2020
Thургона Community centre outdoor improvements			\$1,196,000	\$1,196,000	2015 - 2020
Totals	1.1	\$825,000	\$23,751,000	\$24,576,000	

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Thurgoona / Wirlinga				Total Cost	Plan	Timeframe
Traffic & Transport						
Item No	Road Name	Location	Works	Total Cost	Plan	Timeframe
1	Elizabeth Mitchell Drive	Riverina Highway to Fallon Street	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,036,739	2035	
2	Elizabeth Mitchell Drive	Fallon Street to Hoffman Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,174,239	2035	
3	Elizabeth Mitchell Drive	Hoffman Road to Corrys Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,086,836	2035	
4	Elizabeth Mitchell Drive	Corrys Road Roundabout	Minor pavement, seal & drainage works to match existing and construct 2.5m bike path & landscaping	\$95,168	2035	
5	Elizabeth Mitchell Drive	Corry's Road to Quandong Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,431,736	2035	
6	Elizabeth Mitchell Drive	Quandong Road to Thurgoona Drive	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,601,224	2035	
35	Elizabeth Mitchell Drive	Thurgoona Drive Roundabout	Widen existing roundabout to dual lane including pavement, seal, drainage, bike path, lighting & landscaping	\$5,002,004	2035	
7	Elizabeth Mitchell Drive	Thurgoona Drive to Ava Avenue	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$757,317	2035	
8	Elizabeth Mitchell Drive	Ava Avenue to Hartigan Street	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped	\$470,885	2035	



Thurgoona / Wirlinga					
			drainage, 2.5m bike path, street lighting (V2) & landscaping		
9	Elizabeth Mitchell Drive	Hartigan Street to Whitebox Circuit	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,058,337	2035
10	Elizabeth Mitchell Drive	Whitebox Circuit to St Johns Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,883,752	2035
11	Elizabeth Mitchell Drive	St Johns Road to Ettamogah Road	Construct 13.9m pavement 12.1m seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,513,421	2035
12	Elizabeth Mitchell Drive	Ettamogah Road Roundabout	Construct single lane roundabout with pavement, seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$969,648	2035
13	Elizabeth Mitchell Drive	Ettamogah Road to Kerr Road	Construct 13.9m pavement 12.1m seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$2,463,506	2035
14	Elizabeth Mitchell Drive	Kerr Road Roundabout	Construct single lane roundabout with pavement, seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$969,648	2035
15	Elizabeth Mitchell Drive	Kerr Road to Davey Road	Construct 13.9m pavement 12.1m seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$6,818,988	2045
46	Elizabeth Mitchell Drive	7 Mile Creek Culvert	Construct full road reserve culvert	\$371,108	2035
27	Kerr Road	Riverina Highway to Knoble Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$889,556	2035
28	Kerr Road	Knoble Road to Corriedale Court	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$6,391,955	2035



Thurgoona / Wirlinga					
29	Kerr Road	Corriedale Court to Thurgoona Drive	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$339,999	2035
39	Kerr Road	Thurgoona Drive Roundabout	Construct single lane roundabout with pavement, seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$3,461,940	2035
30	Kerr Road	Thurgoona Drive to Hopwood Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$3,308,025	2035
31	Kerr Road	Hopwood Road to Tabletop Road	Construct 13.9m pavement 12.1m seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$6,003,598	2035
32	Kerr Road	Tabletop Road Roundabout	Construct single lane roundabout with pavement, seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$975,076	2035
33	Kerr Road	Tabletop Road to Eliz Michell Drive	Construct 13.9m pavement 12.1m seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$4,274,363	2035
42	Kerr Road	Riverina Highway Roundabout	Construct single lane roundabout with pavement, seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$969,648	2035
43	Kerr Road	Crown Reserve Road Roundabout	Construct single lane roundabout with pavement, seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$898,006	2035
44	Kerr Road	Woolshed Creek Culvert	Construct full road reserve culvert	\$454,155	2035
45	Kerr Road	8 Mile Creek Culvert	Construct full road reserve culvert	\$465,575	2035
34	Thurgoona Drive	Hume Freeway Entry Ramp (Southbound) to Elizabeth Mitchell Drive	Widen existing road to dual lane both directions including pavement, seal, kerb & gutter,	\$1,328,678	2035



Thurgoona / Wirlinga					
			piped drainage, street lighting (V2) and landscaping		
36	Thurgoona Drive	Elizabeth Mitchell Drive to Tabletop Road	Widen existing road to dual lane both directions including pavement, seal, kerb & gutter, piped drainage, street lighting (V2) and landscaping	\$4,380,905	2035
37	Thurgoona Drive	Tabletop Road Roundabout	Widen existing roundabout to dual lane including pavement, seal, drainage, bike path, lighting & landscaping	\$1,088,446	2035
38	Thurgoona Drive	Tabletop Road to Kerr Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$7,089,149	2045
40	Thurgoona Drive	Kerr Road to Hawksview Road	Construct road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$12,431,166	2045
16	Tabletop Road	Riverina Highway to Kosciuszko Road (South)	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$2,492,883	2045
17	Tabletop Road	Kosciuszko Road (South) to Kingston Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$921,326	2045
18	Tabletop Road	Kingston Road to Kosciuszko Road (North)	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$468,301	2045
19	Tabletop Road	Kosciuszko Road (North) to the Meadow	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$586,147	2045
20	Tabletop Road	The Meadow to Thurgoona Drive	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$579,817	2045



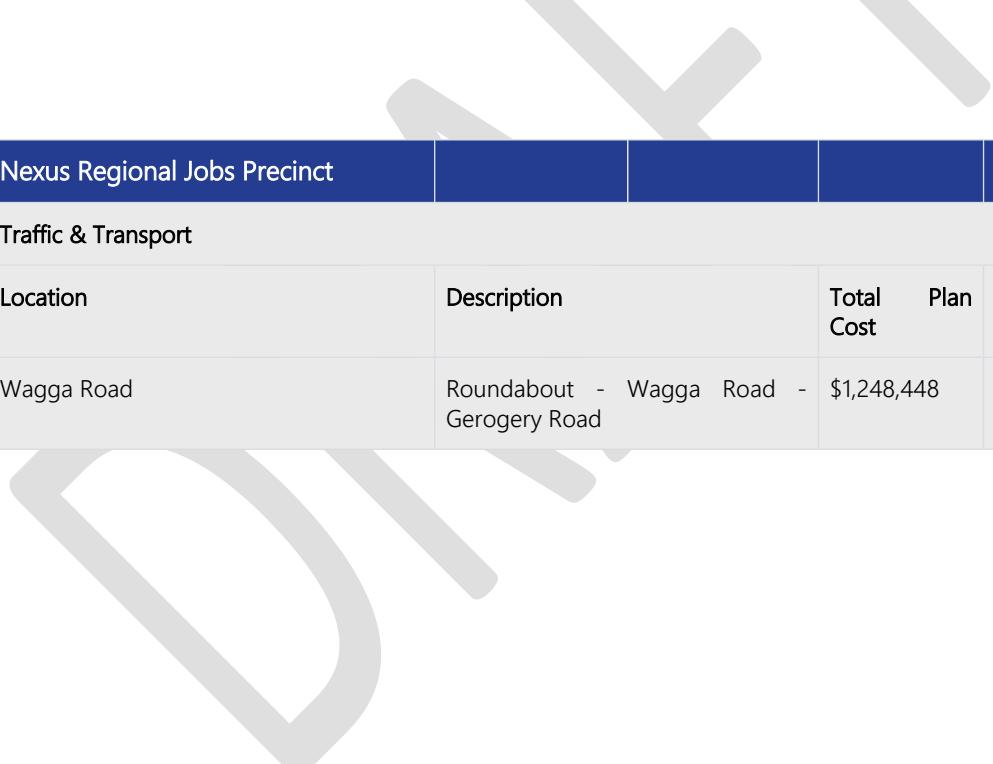
Thurgoona / Wirlinga					
21	Tabletop Road	Thurgoona Drive to Vaughan Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$479,781	2045
22	Tabletop Road	Vaughan Road to Kinross Court	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,499,870	2045
23	Tabletop Road	Kinross Court to Kelly Place	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$512,235	2045
24	Tabletop Road	Kelly Place to Ettamogah Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$781,882	2045
25	Tabletop Road	Ettamogah Road to Kerr Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$3,854,736	2045
26	Tabletop Road	Kerr Road to Kywanna Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$5,551,775	2045
41	Tabletop Road	Riverina Highway Roundabout	Construct single lane roundabout with pavement, seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$969,648	2045
47	Knoble Road	Kerr Road to Hawksview Road	Widen existing road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$9,372,126	2045
48	Knoble Road	Hawksview Road to Lake Hume	Construct road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$3,898,376	2045
52	Unnamed Road 2	Kerr Road to Pipit Lane	Construct road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped	\$10,598,565	2045



Thurgoona / Wirlinga						
				drainage, 2.5m bike path, street lighting (V2) & landscaping		
53	Unnamed Road 3	Kerr Road	to Kywanna Road	Construct road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$6,793,092	2045
54	Unnamed Road 4	Thurgoona Road	to Unnamed Road	Construct road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$6,274,440	2045
61	Corrys Road	Elizabeth Drive	to Mitchell Road	Construct road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$5,802,402	2045
62	Corrys Road	Tabletop Roundabout	Road	Construct single lane roundabout with pavement, seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,034,329	2045
63	Corrys Road	Tabletop Road	to Kerr Road	Construct road to 13.9m pavement 12.1m seal, construct kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$7,519,766	2045
64	Corrys Road	Kerr Roundabout	Road	Construct single lane roundabout with pavement, seal, kerb & gutter with piped drainage, 2.5m bike path, street lighting (V2) & landscaping	\$1,014,160	2045
	Corrys Road	Woolshed Culvert	Creek	Construct full road reserve culvert	\$1,261,693	2045
				Total	\$155,722,146	



Hamilton Valley				
Traffic, Transport, Open Space & Recreation				
Location	Description		Total Plan Cost	Status
Burrows Road - Path	Centaur Road to Urana Road		\$182,203	Complete
Pearsall Street - Path	Burrows Road (Existing path)		\$249,010	Complete
Pearsall Street - Road	Burrows Road to Hanna Street		\$1,194,430	Complete
Centaur Road - Path	Burrows Road to Hanna Street		\$337,412	Complete
Centaur Road - Path	Hanna Street to Greta Drive		\$155,210	Complete
Kendall Drive Park (1.1Ha)	Reserve		\$606,470	Complete
Total			\$2,724,735	



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Nexus Regional Jobs Precinct				
Traffic & Transport				
Location	Description	Total Cost	Plan	Timeframe
Wagga Road	Roundabout - Wagga Road - Gerogery Road	\$1,248,448		2035



Albury City S7.12						
Proposed works program 2025 - 2035						
Location	Description			PMO	Proposed Cost	Timeframe
Bunton Park	Bunton Park	Refurbishment	2189	\$350,000	2030	
Aloysius Park	Changeroom upgrade		2323	\$2,500,000	2030	
Albury City	MOVE program		2609 2596 2603 2600	\$455,000	2030	
Lavington Drain - East	Kaitlers to Webb St		2260	\$225,000	2035	
Lavington Drain - East	McMaster to Webb St		2028	\$1,200,000	2035	
Albury Drainage	Dean St / Macauley St / David St		2026	\$450,000	2035	
Doctors Point Rd	Flood resilience		2448	\$1,100,000	2035	
Total				\$6,280,000		

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