



25th September 2006

Ms Margot Sachse

President,
Jerrabomberra Residents Association
P.O.Box 132, Jerrabomberra NSW 2619

Dear Margot,

MEETING WITH JRA EXECUTIVE - GOOGONG

Thank you for responding positively to our request to meet with members of the JRA executive to discuss the proposed Googong community.

As you would be aware from our presentation to the Queanbeyan Land Release Inquiry, CIC proposes to build over, a 20 to 25 year period, a masterplanned new township at Googong, 4.5km south of the edge of Queanbeyan. With the results of the Inquiry released, we are now in the position of being able to commence consultation with a variety of regional stakeholders, including the JRA, with a little more certainty as to the general direction local strategic planning is taking.

We have taken note of the concerns raised by the JRA in your recent flyer to Jerrabomberra residents, and are pleased to be able to meet with you prior to the October 3 meeting to provide the Committee with some of the facts about Googong and its implications for the broader area. We trust that our attached fact sheet and discussion will provide some assistance to an informed discussion at the public meeting planned for the 3rd October.

We will be happy to provide you with further regular updates now that a more directed phase of planning is about to commence.

In between updates, we invite you to contact Mr Brian Elton (Managing Director of Elton Consulting, ph 9387 2600) should further information or clarification be required.

Yours faithfully
CANBERRA INVESTMENT CORPORATION LIMITED


Craig Harris

Project Manager

Annexes:

- A. Fact Sheet, Googong



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GOOGONG

Fact Sheet as at September 2006¹

The Site

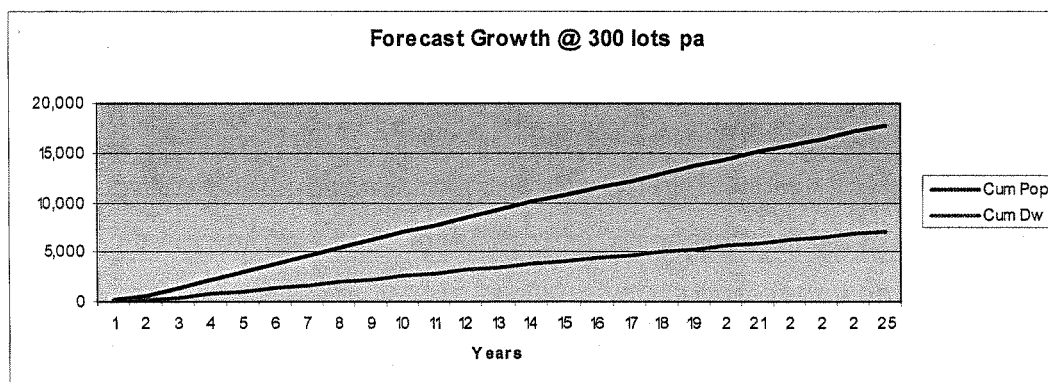
- 1,300ha located 4.5km south of the existing urban edge of Queanbeyan.
- Bisected north/south by Old Cooma Rd, and east/west by Googong Dam Rd.

Project Concept

- A masterplanned new community of 6,000 to 7,000 dwellings² supporting 15,000 to 18,000 residents, to be progressively developed over a 20 to 25 year period (subject to market demands).
- Googong, when fully developed, will be relatively self-contained in the provision of daily needs, having a town centre, schools, village centres, recreational areas, community facilities and a large central common.

Development Timeframe

- Assuming an average 300 lots per annum, Googong has a gradual development period of 20 to 25 years:



- Assuming re-zoning in 2007 with first residents settling in 2009 (referred to as year 1 in the context of the following table), then a preliminary estimate of population growth at Googong is:
 - 2013 (year 5 – or 7 years from now): 2,900 residents
 - 2016 (year 8 – or 10 years from now): 5,400 residents (approx size Jerrabomberra)
 - 2023 (year 15 - or 17 years from now): 10,700 residents (1/3rd current Queanbeyan size)

¹ Concepts are indicative only, and may change as the masterplanning and re-zoning processes are finalised.

² Lower figures equate to current re-zoning area, upper figures include possible future expansion areas which are framed by natural topographical limits.

- 2028 (year 20 – or 22 years from now): 15,000 residents
(end current re-zoning area)
- 2033 (year 25 – or 27 years from now): 17,700 residents
(end possible expansion areas)

Project Status

- Undergoing re-zoning – awaiting Department of Planning agreement (section 65 certificate) to enable public exhibition of the draft Local Environmental Plan (LEP) and accompanying Local Environmental Study (LES) for Googong.
- CIC is refining the Project Masterplan and preparing a Development Control Plan and Development Agreement to accompany the exhibition of the draft LEP.

Transport – Regional

- Googong will be accessed via Old Cooma Road (to be re-aligned to eliminate the winding section adjacent to CSR quarry) and then via :
 - Old Cooma Road to Queanbeyan and areas to the north, east and north west of Queanbeyan;
 - the Edwin Land Parkway (proposed) between Jerrabomberra and Old Cooma Road to Jerrabomberra and areas to the west, north west and south west; and
 - Southbar Road to areas to the north west.
- Googong does not require the construction of the Edwin Land Parkway from Old Cooma Road to the Kings Highway.
- Edwin Land Parkway (Old Cooma Road to Jerrabomberra) will provide:
 - Access for Jerrabomberra residents into Queanbeyan's CBD;
 - Enhanced emergency services access into Jerrabomberra;
 - An alternate emergency egress from Jerrabomberra in the event of bushfires or other emergencies;
 - An estimated 6 min trip to Googong's education, recreation & commercial areas (and vice versa).

Transport – Local

- The Edwin Land Parkway will initially be constructed as a two lane road (similar to its current standard within Jerrabomberra). Based on current traffic modelling, we do not expect that it will require duplication (like Tomsitt Drive) until around 2018 (year 10 of development).
- In mid 2003 QCC commissioned a Local Environmental Study (LES) for the Googong site, which included broad scale traffic analysis. No modelling was carried out as part of the LES. Following completion of the LES, and so as to provide a more robust traffic analysis, CIC later commissioned international engineering firm GHD to carry out detailed traffic and transport modelling. The analysis prepared by GHD has since received in principle support from the NSW RTA, noting that the

modelling was based on the (then achievable) start date of 2006 – rendered obsolete due to delays arising from cross-border issues. The modelling is to be updated later in 2006 to reflect a proposed 2009 year one, as part of further planning for Googong.

- In light of the concerns by JRA regarding traffic, CIC requested GHD to provide a brief response based on the findings of their earlier modelling, so as to provide a more accurate and informed basis for consideration. A copy of GHD's response will be provided to the JRA when finalised.
- In short, the GHD predict that the peak traffic flow in year 25 (in the peak hour only – noting outside of the peak period traffic volumes will be very significantly less) will be in the order of **1290 vehicle per hour**. This is similar to the current peak hour flows on Lady Denman Drive (lakeside interchange to Scrivener Dam), Gundaroo Drive (between Gungahlin Drive and Merribei Drive) or Woodcock Dr (between Drakeford and Clare Denis). *Please note, that this **peak hour flow on ELP is in 27 years** time, with a gradual build up over that period – it is not going to occur "overnight" or even in the next 10 years.* JRA's figure of 4,600 vehicles per hour, which we assume has been derived from other sources, would be similar to the current peaks on the Monaro Highway (between Dairy Road and Newcastle Street) or Belconnen Way near the CBD – clearly, ELP will not, even in 20+ years time, be carrying anywhere near that amount even in the peak hour.
- Further detail will be provided in the forthcoming GHD response report.

Affordability

- At the present time, there is effectively no competition in land supply in the region, due to the recent policy of the ACT Government in relation to the provision of water to new NSW developments, which has had the effect of stifling land release in Queanbeyan.
- The release and progressive development of Googong will redress this imbalance, providing regional choice and allowing the confident investment of the very considerable sums that will be required to create a whole new community over the next 25 years. By having Queanbeyan's land release consolidated at one major location as proposed by the Inquiry findings, balanced by other smaller Queanbeyan releases and infill projects and major releases in the ACT, a stable and sustainable regional land release program can be created
- It is not in the interests of any homeowner to be subject to rapidly rising prices (due to shortages) or falling prices (due to oversupply).
- Formal Development Agreements will establish the protocols for the delivery of facilities. These agreements will provide certainty, by tying release of the completed land to delivery of the facilities identified within the agreement.

Further Information Visit www.googongcic.com.au