

Wagga Wagga Local Infrastructure Contributions Plan 2019 - 2034

Draft Appendix G River Road September 2021

G.1 Background

On 11 July 2021, Wagga Wagga Local Environmental Plan 2010 was amended to enable the development of a new residential neighbourhood south of the existing Estella and Gobbagombalin neighbourhoods.

The River Road Precinct is located at Old Narrandera Road and River Road, Gobbagombalin. The LEP amendment occurred after this development Contributions Plan first commenced on 1 July 2019.

The amended planning controls enable the development of approximately 582 new dwelling tenements/lots within the precinct accommodating approximately 1,513 new residents. The new population will generate a demand for new and upgraded local infrastructure.

Council will provide a range of precinct and citywide infrastructure to address this demand using contributions from development. Development within the precinct will pay a reasonable contribution towards the cost of the local infrastructure that Council will provide, both within the precinct and citywide.

This appendix outlines:

- Relationship of this appendix to other parts of this Plan
- Land to which this appendix applies
- The contribution rates applicable to development within the precinct
- Development anticipated within the precinct
- Infrastructure to be provided using contributions from development within the precinct
- Nexus and apportionment of costs to development within the precinct
- How the contribution rates have been calculated
- An infrastructure schedule and location map of River Road precinct infrastructure.

G.2 Relationship to other parts of this Plan

This appendix should be read in conjunction with all preceding sections of this Plan, including provisions relating to:

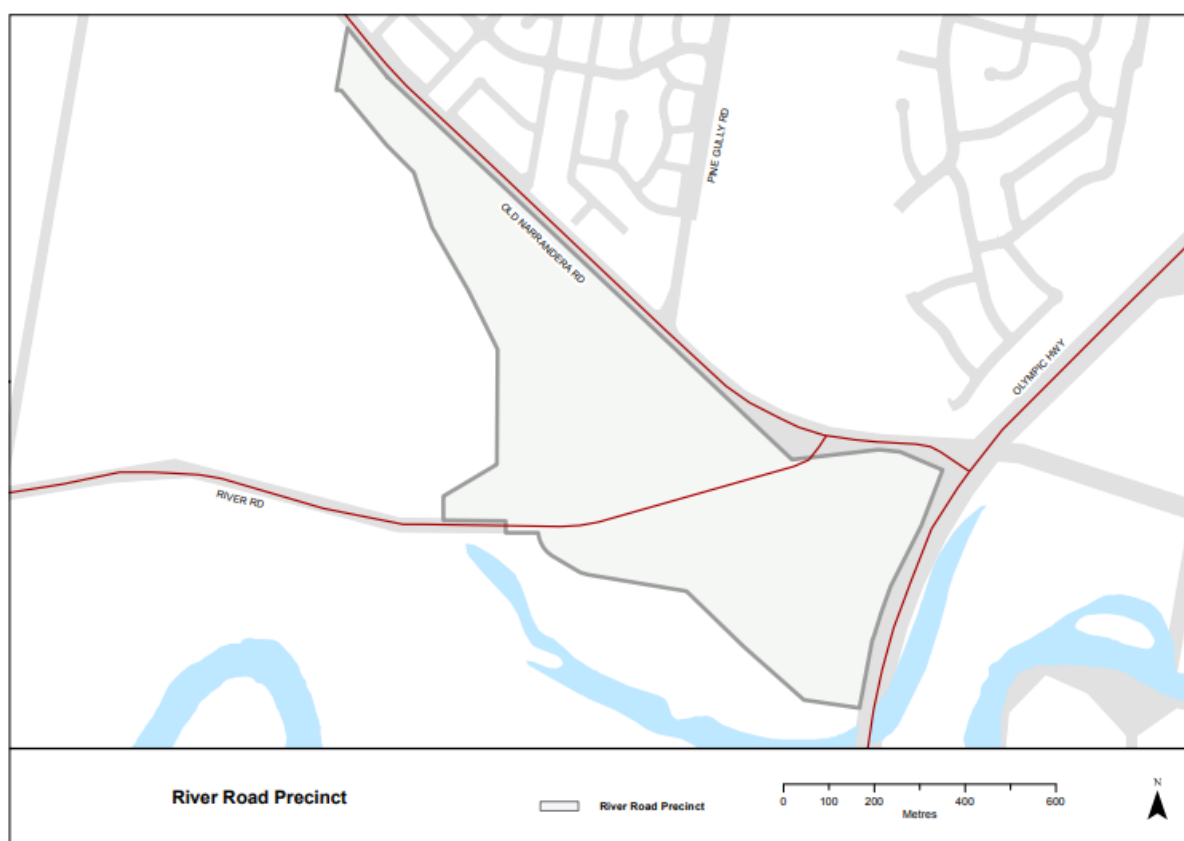
- Development that is exempt from contributions under this Plan
- How and when contributions will be imposed on development
- How and when a contribution requirement can be settled
- Other administration matters.

This appendix applies to development as outlined in **section 1.6** of this Plan.

G.3 Land to which this appendix applies

This appendix applies to the River Road precinct, as shown in **Figure G1**. The precinct is located at Old Narrandera Road and River Road, Gobbagombalin, and comprises approximately 60 hectares of land.

Figure G1: River Road precinct



G.4 Contribution rates

Contribution rates for development in River Road precinct are shown in **Table G1**. This should be read in conjunction with other provisions of this Plan relating to contribution rates, as set out in **Section 1** to **Section 4** of this Plan.

Development in the River Road precinct will also be required to make contributions towards citywide facilities included in **Appendix A** and **Appendix E** of this Plan.

Table G1: River Road precinct Section 7.11 infrastructure contributions

Type	Contribution rate (\$/type)		
	Precinct	Citywide*	Total
Per resident	\$3,235	\$3,965	\$7,200
Per self-contained dwelling in a seniors housing development	\$4,853	\$5,947	\$10,800
Per 1-bed dwelling	\$4,853	\$5,947	\$10,800
Per 2-bed dwelling	\$6,471	\$7,929	\$14,400
Per 3+bed dwelling, standard subdivision lot, dwelling house	\$8,412	\$10,308	\$18,720

* Citywide infrastructure contributions indexed from \$10,012 in the Infrastructure Contributions Plan 2109 – 2034 by CPA (118.5/115.1).

G.5 Anticipated development and proposed infrastructure

It is anticipated that the amended planning controls will allow for 582 new dwelling tenements/lots to accommodate a future population of around 1,513 new residents.

Council will use infrastructure contributions collected from development in the precinct to:

- (i) fully fund the cost of providing various open space and traffic and transport works within and adjacent to the precinct, and
- (ii) partially fund the cost of providing citywide infrastructure.

Precinct works addressed by this Plan are listed below:

- **Open space** – the acquisition and embellishment of land within the precinct for 4 new open spaces:
 - Hilltop Park – Area 4 comprising approximately 4,000 square metres
 - Central Park – Area 5 comprising approximately 4,000 square metres
 - East Lineal Park – Area 7 comprising approximately 8,000 square metres
 - Wetland trails – Area 8
 - North West Park – Area 9 comprising approximately 5,000 square metres
- **Traffic and transport** – transport and traffic works comprising of:
 - Shared pedestrian and cycling paths
 - Two pedestrian and cycling underpasses beneath Old Narrandera Road
 - New roundabout and approaches at the intersection of Old Narrandera Road and Pine Gully Road (4th leg only).

The River Road precinct infrastructure schedule is shown in **Table G2**. A map detailing the location of the infrastructure is shown in **Figure G2** at the end of this appendix.

The total cost of the works within the precinct is estimated at \$4,895,797. Most costs are fully apportioned to anticipated development within the precinct, for the reasons outlined in the following subsection.

All works are designated as “medium” priority and expected to be delivered in years 5 to 10 of this Plan.

G.6 Nexus and apportionment

Open space

As noted, Council will use development contributions from development in the precinct to fund the acquisition and embellishment of land for 4 new open spaces within the precinct. The objective is to provide new open spaces to meet the new population’s open space needs.

Various opportunities will be provided for public open space areas including a new linear park, embellished drainage corridor and 2 neighbourhood parks in the precinct. A major design principle includes active travel paths which promote healthy living, connecting the River Road precinct to the northern suburb areas of Estella, Boorooma and Gobbagombalin, and the residents of the precinct to and through the open space.

The area of local open space to be provided using development contributions is approximately 2.1 hectares. The open space will be needed by the 1,513 residents anticipated within the precinct. It is therefore reasonable for development contributions required from development within the precinct to fully fund the associated open space acquisition and embellishment costs.

Traffic and transport

Council will use development contributions from development in the precinct to fund the construction of a new shared path, two new pedestrian underpasses and a new road connection to a future roundabout at the intersection of Old Narrandera Road and Pine Gully Road. The objective is to enable the future population to meet their transport and recreation needs in a convenient, safe, efficient and reliable manner.

The new access road and proposed roundabout at the intersection of Old Narrandera Road and Pine Gully Road is needed to connect the precinct to the wider road network. A traffic assessment undertaken as part of the precinct planning proposal found that a theoretical development based on 750 residential lots will generate approximately 5,550 traffic movements per day with 550 of these movements occurring during peak periods, although the anticipated yield has subsequently been revised to 582 lots and the development will still generate enough traffic to warrant this work.

The existing road connection between River Road and Old Narrandera Road will be closed due to safety concerns associated with its close proximity to the Olympic Highway and existing sight distance issues.

The new shared path and pedestrian underpasses beneath Old Narrandera Road will connect to existing networks adjacent to the precinct. They are needed to provide residents with safe and convenient walking and cycling access both within the precinct and to surrounding neighbourhoods. Council will use contributions from precinct development to fully fund the infrastructure costs. This is reasonable as the works will be needed to support the development within the precinct.

Citywide infrastructure

Developments in the River Road precinct will also demand and contribute towards off-site infrastructure with a Citywide nexus.

This development Contributions Plan assumes that the city's population will grow by about 11,800 new residents between 2019 and 2034. This is equivalent to a growth rate of about 1.1 per cent each year. The inclusion of River Road precinct's anticipated 582 new allotments is unlikely to alter the city's population growth rate.

Development in the River Road precinct is likely to absorb some of the city's anticipated population growth. If this occurred, all other things being equal, then growth in some other precincts would be lower. The redistribution of growth is however difficult to accurately predict without a comprehensive review of housing demand. Council will reassess growth rates and growth distribution in the next comprehensive review of the Contributions Plan in 2023.

Given the above, the Plan's contribution rates for citywide facilities, adopted by Council when it made the Plan in 2019, have not been altered by the requirement for River Road Precinct development to contribute to these infrastructure works.

G.7 Contribution rates calculation

The Section 7.11 contribution rates specified in **Table G1** are calculated using the approach specified in **section 2.2.4** of this Plan.

The infrastructure contribution rate consists of a precinct component and citywide component. The precinct component is the cost of works apportioned to the new precinct population divided by the new precinct population.

The citywide component is the cost of works apportioned across the city divided by the new citywide population. This remains unchanged from 2019 when the Plan was first adopted (excluding indexation).

Table G2: River Road precinct infrastructure schedule

Item	Description	Cost (\$)	Apportionment (%)	Apportioned cost (\$)	Contribution rate (\$/resident)	Contribution rate (\$/lot)	Source document	Staging/priority
RR1	Open space land acquisition - Area 4, Area 5, and Area 9	\$325,000	100%	\$325,000	\$214.78	\$558.42	Precinct planning proposal	Medium
RR2	Open space embellishment - Area 4 – Hilltop Park	\$250,000	100%	\$250,000	\$165.21	\$429.55		
RR3	Open space embellishment - Area 5 – Central Park	\$600,000	100%	\$600,000	\$396.51	\$1,030.93		
RR4	Open space embellishment - Area 7 – East Lineal Park	\$280,000	100%	\$280,000	\$185.04	\$481.10		
RR5	Open space embellishment – wetland trail embellishment	\$150,000	100%	\$150,000	\$99.13	\$257.73		
RR6	Open space embellishment - Area 9 – North West Park	\$300,000	100%	\$300,000	\$198.26	\$515.46		
RR7	Transport and traffic - shared path	\$932,756	100%	\$932,756	\$616.41	\$1,602.67		
RR8	Transport and traffic - Pine Gully Rd / Old Narrandera Rd - 4th leg	\$982,181	100%	\$982,181	\$649.08	\$1,687.60		
RR9	Transport and traffic - Old Narrandera Rd - 2 pedestrian underpasses	\$1,075,860	100%	\$1,075,860	\$710.98	\$1,848.56		
	Total	\$4,895,797		\$4,895,797	\$3,235.39	\$8,412.02		

Figure G2: Infrastructure Location Map

