

# Community Engagement Plan

## Background

High rates of development continue across the northern growth area, new infrastructure with an estimated cost of \$15 million is required. Additional stormwater infrastructure is required to service future and existing areas of Boorooma, Estella, Gobbagombalin and River Road. It is proposed to partly fund this infrastructure through an amendment to existing Development Servicing Plan (DSP) Stormwater. To ensure Section 64 Sewer contributions are captured to fund sewer infrastructure in River Road an addendum to the DSP Sewerage Services is proposed. To ensure Section 7.11 contributions are captured and reflect the cost to provide open space and transport infrastructure in River Road, changes to the Wagga Wagga Local Infrastructure Contributions Plan 2019 – 2034 (LICP) are required in the form of an appendix.

Council staff have reviewed existing networks, identified required infrastructure to support development (including the cost and forecasted time of delivery) and considered anticipated growth rates to propose draft contribution rates which reflect the cost of providing infrastructure to the northern growth area.

## Why engage?

To ensure the contributions framework is transparent, consistent and fair key stakeholders are encouraged to review the changes and supporting information provided.

Feedback will be considered carefully and assessed having regard to contribution rates and proposed infrastructure. Changes will be considered if required based on the feedback before they are adopted by Council.

## Key messages

The key messages are:

- The draft Section 64 Stormwater contribution for lots in the northern growth area is proposed to increase by \$519 to \$2,829 per lot. This is based on future development of 1,492 lots in the area and a cost of new infrastructure required of \$8 million.
- The new stormwater infrastructure will address existing shortfalls and provide long term solutions to better manage the stormwater from the northern growth area.
- An addendum is required to the Development Servicing Plan (DSP) Stormwater to update the rates and stormwater projects in the northern growth area.
- To ensure Section 64 Sewer contributions are collected for the new River Road precinct, an addendum is proposed extending coverage of the DSP Sewerage Services to this area. The River Road development area will adopt the standard rate for each lot in the new development area, like any other lot in the local government area.
- To enable the collection of Section 7.11 contributions from the River Road precinct and to ensure they reflect the cost of providing infrastructure to the area, draft Appendix G to the Local Infrastructure Contribution Plan (LICP) has been developed. Appendix G details the expected growth with the open space provision and enhancements and traffic infrastructure required to support the new development (including cost and projected delivery). The draft Section 7.11 rate for River Road is \$18,720.

## Stakeholders

The major stakeholders are existing and future developers of the area as well as community members and future residents. Major landholders of future developer sites will be specifically consulted.

## Methods

Based on previous consultations the stakeholders are keen to participate in consultation about contribution rates. An invitation inviting them to a workshop session, and/or a one on one discussion or drop in session has worked well in the past. The invitation will provide access to all the documentation and invite feedback. The various options to engage ensure everyone has the opportunity to discuss with Council staff before submitting a written response.

In the past developers have provided individual feedback in writing via a letter or they have combined to provide an industry wide response.

A Council “your say” page will ensure everyone has the opportunity to review the documents in one place and enable an easy response.

The major landholders north of Old Narrandera Road (undeveloped land) and the two developers of the River Road precinct, they will be invited to meet with Council staff to review the total package of contributions, ask questions and provide feedback.

An add in Council news is required to meet legislative requirements, as is the public exhibition period of 28 days.

## Timeline

The following table provides details of the community engagement timeline.

Item	Delivery Timeframe
Report to Council	11 October 2021
Launch your say website	15 October 2021
Advertisement in Council news	15 October 2021
Public exhibition period begins	16 October 2021
Stakeholder email sent	15 October 2021
River Road developer meeting	Week beginning 18 October 2021
Stakeholder workshop 1	Week beginning 18 October 2021
Stakeholder drop in session	Week beginning 25 October 2021
Stakeholder session 2	Week beginning 1 November 2021
One on one stakeholder sessions	18 October 2021 – 12 November 2021
Advertisement in Council news	30 October 2021
Public exhibition closes	12 November 2021
Submissions close	26 November 2021
Report to Council	10 January 2022

## Resourcing

The following table provides details of the community engagement resourcing requirements.

Item	Position Responsible
Report to Council	Director Regional Activation, Contributions Coordinator
Launch your say website	Contributions Coordinator
Advertisement in Council news	Contributions Coordinator
Stakeholder email sent	Contributions Coordinator
Directly affected land holders	Director Regional Activation, Director Projects, Director Infrastructure Services, Manager Technical and Strategy, Contributions Coordinator
Stakeholder workshop 1	Director Regional Activation, Manager Technical and Strategy, Contributions Coordinator, Regional Activation Business Support
Stakeholder drop in session	Contributions Coordinator, Regional Activation Business Support
Stakeholder session 2	Director Regional Activation, Manager Technical and Strategy, Contributions Coordinator, Regional Activation Business Support
One on one stakeholder sessions	Contributions Coordinator, Regional Activation Business Support
Advertisement in Council news	Contributions Coordinator
Collate submissions	Contributions Coordinator
Update documents are required	Contributions Coordinator, Infrastructure Contributions Panel
Report to Council	Director Regional Activation, Contributions Coordinator

## Risk Assessment

The following are the major risks of the engagement project.

- Infrastructure contributions are complex to develop and to communicate the process is difficult. There is a risk errors may be communicated. To address this a cheat sheet will be developed and distributed to all staff involved in the engagement.
- As developers need to pay infrastructure contributions, they may seek to reduce rates. These requests will be considered on their merits. However, it is Council's role to consider the funding of the infrastructure required to support development.
- Feedback from stakeholders may mean the addendums and the appendix are not adopted by Council. If this occurs there is a risk that Council will receive Development Applications for new areas and not have an appropriate framework to charge contributions (Section 7.11, Section 64 Sewer and Stormwater).
- If the addendum to the DSP Stormwater is not adopted by Council it is likely the funding shortfall to provide required stormwater infrastructure will increase as more of the northern growth area is developed.

## Budget

Budget is required to place two advertisements in Council news.