

Appendix H

Southern Growth Area

Zone 1 s7.11

June 2026

Wagga Wagga Local Infrastructure Contributions Plan
2019 - 2034

H.1 Background

The proponent-led Planning Proposal (PP-2023-2907, LEP24/0003) to rezone land in Southern Growth Area (SGA) Zone 1 received Gateway Determination on 21 August 2025.

The draft Planning Proposal seeks to rezone approximately 350ha of RU1 rural production and R5 large lot residential zoned land to a mix of R1, R3 and R5 zones. The proposal seeks to deliver an integrated community of 2,900 dwellings, 34ha of open space (including a district park and four local parks), an active travel network, a local retail centre, community centre and land for a school.

The indicative masterplan for the development is provided in Figure H1 below.

SGA Zone 1 is expected to accommodate approximately 6,500 residents which will create demand for new and upgraded local infrastructure. To meet this need, Council will deliver a range of precinct and citywide infrastructure funded through development contributions.

Appendix H Southern Growth Area Zone 1 s7.11 outlines:

- Relationship of this Appendix to other parts of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034.
- Land to which this Appendix applies.
- The contribution rates applicable to development within the SGA Zone 1.
- Development anticipated within the SGA Zone 1.
- Infrastructure to be provided using contributions from development within SGA Zone 1.
- Nexus and apportionment of costs to development within the SGA Zone 1.
- How the contribution rates have been calculated.
- An infrastructure schedule and location map for SGA Zone 1.



LEGEND

 Zone 1 boundary

1 Primary Watercourse

The primary watercourse of the riparian corridor is categorised as Strahler stream order 2 and 3.

Easements & Transmission Line

The existing electricity transmission line is located on the southern side of the site.

2 Riparian Corridor

The Riparian Corridor includes a high order water course and allows for a buffer of 20-30m from the top of bank on each side. It runs through the centre of the site and is integrated wholly into the open space network.

3 Local Parks

Parks are planned to deliver quality open space within a 400m radius. In combination with passive open spaces along the riparian corridor, they create a connected network of open spaces across the site.

 Village Centre

The local Village Centre will support a range of retail and non-retail uses and community facilities, including a childcare centre, medical centre and a multi-purpose community facility to support the needs of the incoming population as well as broader population growth as part of the broader Southern Growth Area.

 School

4 District Park

The District Park provides outdoor sports facilities, recreation infrastructure and amenities to support organised and informal community activity. It is co-located with schools and a nearby village centre.

5 Drainage Basin

Detention basins have been proposed to appropriately manage water flows.

These are designed with both inaccessible wet basins and dry basins with limited accessibility, including landscape buffers and walking pathways.

← Collector Road

The East-West collector road is proposed at the central location of the site. It provides connection from Holbrook Road through the site and is intended to connect through to Plumpton Rd through the Sunnyside Project to the East. The major project connection creates a network with off-road active transport and public transport options included.

← Local Access Roads

Local access road will be the main access routes to the site from Lloyd Road. They include active transport network and designed to accommodate bus route.

← Council Proposed Cycle Network

The proposed active transport network within the site connects to Council's proposed network within the broader context.

← Water Sensitive Urban Design (WSUD) Street

The WSUD Street is a widened road reserve, dual one-way carriageways and a central vegetated swale designed to manage peak flood flows, with Holbrook Road acting as a controlled overland flow path for upstream PMF flows.

 Rural Transition (R5 Large Lot Residential)

These residential lots will be located along the southern boundary of Rowan Village and will be the largest residential lot typology. This lot typology will importantly provide an appropriate transition between the site and the adjacent rural context to the south of Rowan Road.

 Neighbourhood Residential Area (R1 Low Density Residential)

A range of suitable standard density residential lots will be accommodated within close proximity to open space provision and the riparian corridor network. This lot typology will provide the appropriate transition between the village central residential lots and the rural transition lots. A diversity of lot sizes will be delivered through the neighbourhood residential lot typology.

 Village (R3 Medium Density Residential)

These residential lots will leverage off the close proximity to the Village Centre and its associated amenities and offerings. Fundamentally, these residential lots will still uphold the medium Density Residential housing character that the site will deliver, whilst ensuring that an appropriate diversity of housing choice is delivered.

 Seniors Living

The senior living component is located adjacent to the collector road, the village centre and the local open space to take advantage of the high amenity and accessibility.

Figure H1 – Indicative Draft Indicative Layout Plan

H.2 Relationship to other parts of the Plan

Appendix H Southern Growth Area Zone 1 s7.11 (this Appendix) should be read in conjunction with all preceding sections of the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034 (the Plan), including provisions relating to:

- Development that is exempt from contributions under the Plan (Section 1.7)
- Development that applies under the Plan (Section 1.6)
- How and when contributions will be imposed on development (Section 2)
- How and when a contribution requirement can be settled (Section 3)
- Other administration matters (Section 4).

H.3 Land to which this appendix applies

The SGA Zone 1 is directly south of the existing area of Springvale and west of Lake Albert.

This Appendix applies to the SGA Zone 1, as shown in Figure H2 below:

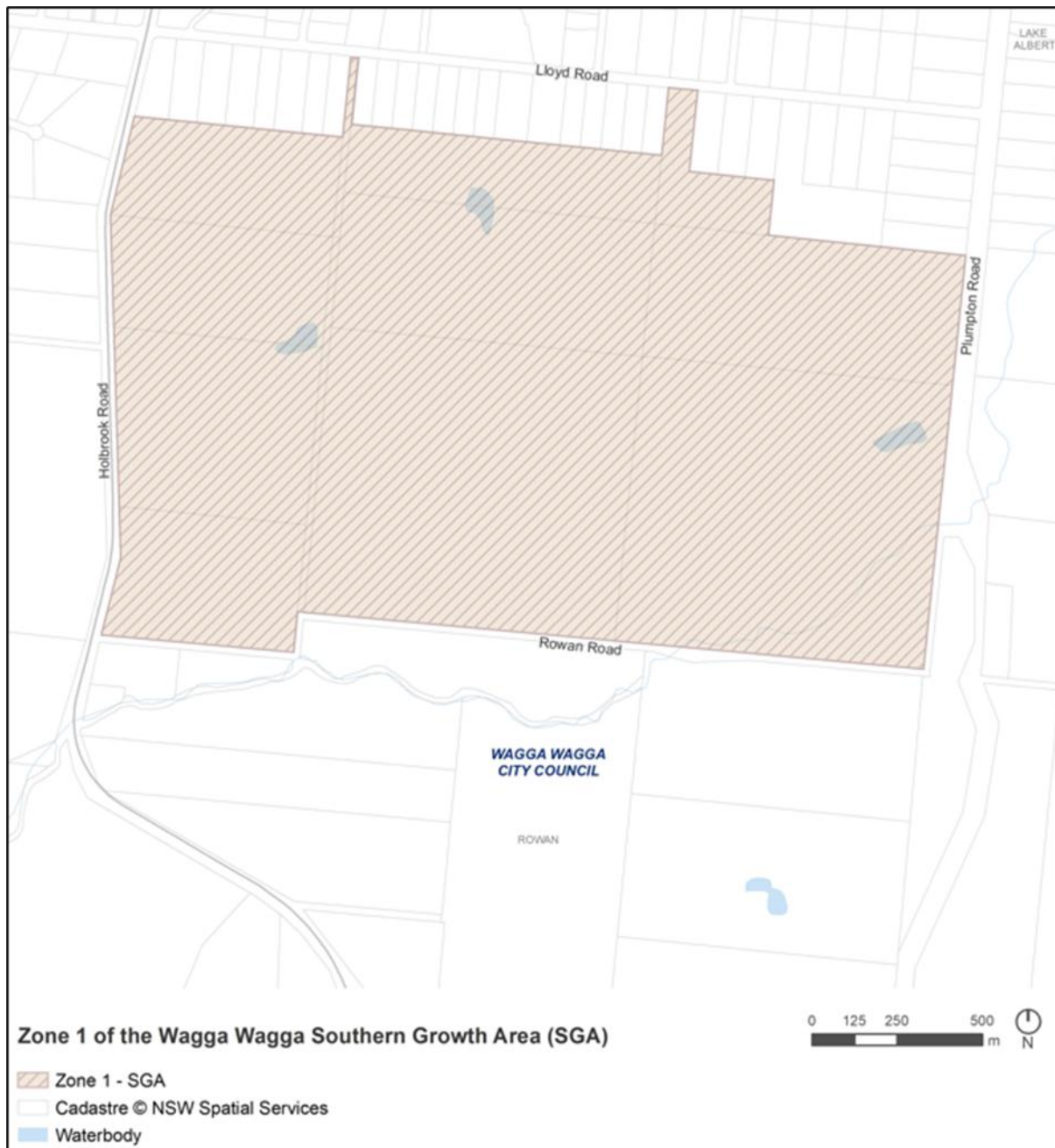


Figure H2 - Southern Growth Area precinct

H.4 Contribution rates

Section 7.11 contribution rates for SGA Zone 1 development are provided in Table H1 and H2 and should be read in conjunction with Sections 1 to 4 of the Plan.

The Section 7.11 contribution rate for the SGA Zone 1 area, at the subdivision stage, will comprise \$27,940 per lot for local infrastructure and \$2,060 per lot towards citywide infrastructure projects (listed as 'Other Wagga Wagga' in the Plan), resulting in a total contribution of \$30,000 per lot.

The Section 7.11 Contribution Rate for SGA Zone 1 at subdivision stage is as follows:

Type	Contribution rate (\$/type)		
	Precinct	Other Wagga Wagga*	Total
Per lot (subdivision)	\$27,940	\$2,060	\$30,000

Table H1 - SGA Zone1 precinct Section 7.11 infrastructure contributions at subdivision stage.

* Other Wagga Wagga 'citywide' infrastructure contributions are indexed to \$12,256 as at 2025/26 from \$10,012 in the Plan by CPI (140.9/115.1). The figure provided above is a portion of the 'citywide' rate as the full rate cannot be charged without exceeding the cap (refer to Section 1.9.1 of the Plan).

The Section 7.11 contribution rate for all residential accommodation built after subdivision (exempt a dwelling house*) will be charged based on the rates in the table below:

Type	Contribution rate (\$/type)		
	Precinct	Other Wagga Wagga	Total
Per resident ^a	\$10,746	\$792	\$11,539
Per 1-bed dwelling ^b	\$16,119	\$1,188	\$17,307
Per 2-bed dwelling	\$21,492	\$1,585	\$23,077
Per 3+bed dwelling	\$27,940	\$2,060	\$30,000

Table H2 - SGA Zone1 precinct Section 7.11 infrastructure contributions

*A dwelling house is exempt as a credit for its contribution was included at the original subdivision stage.

a - the per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels. For these developments it is assumed that there is one resident per bed.

b - seniors self-contained dwellings are charged this rate regardless of dwelling size.

H.5 Anticipated development and proposed infrastructure

It is anticipated that the development of SGA Zone 1 will enable approximately 2,900 new dwelling tenements across 2,500 lots, accommodating a future population of 6,500 new residents.

Council will use Section 7.11 infrastructure contributions collected from development in SGA Zone 1 to:

- (i) fund the cost of providing various open space, active travel, community facilities as well as traffic and transport works within and adjacent to SGA Zone 1 and;
- (ii) partially fund the cost of providing citywide infrastructure.

The SGA Zone 1 infrastructure works addressed by this Appendix are listed below:

- **Local open space** – embellishment of land within the precinct for 4 new Local Major Playground open spaces. Each will include earthworks, turf, irrigation, a local major playground, footpaths, advanced trees, 3 seats, 1 picnic table, shelter, shade sails. The cost of land for this open space is included in the Section 7.11 contribution for SGA Zone 1.
- **District park and sports field** – including earthworks, retaining wall, sporting fields x 2, amenities turf, irrigation, suburban playground, footpaths, advanced trees, 3 seats, BBQ, 2 picnic tables, shelters, bike/skate park, netball/basketball courts, carparking, shade sail, dog park, sportsground lighting, cricket nets. The cost of land for this open space is included in the Section 7.11 contribution for SGA Zone 1.
- **Community centre** – construction of a multi-use community centre co-located with the district park and sports field. The cost of land for this open space is included in the Section 7.11 contribution for SGA Zone 1.
- **Active travel** – connecting people through and to open spaces and across the precinct as well as connecting to the wider active travel network.
- **Traffic and transport** – upgrades are required to Holbrook and Plumpton Roads and Bourke Street to support the new precinct connect into the road network across the city.

H.6 Nexus and apportionment

Open space

Open space needs for SGA Zone 1 have been identified using benchmarks of 4ha/1,000 people and a 500m radius walkability consistent with the *Wagga Wagga Recreation, Open Space and Community Strategy and Implementation Plan 2040 (ROSC 2040)* and *Playground Strategy 2024-2044*.

ROSC 2040 requires one suburban (district) park to be provided in identified precincts and at least one sporting precinct to be provided per precinct (ROSC, Section 3.2 page 23).

The Section 7.11 contributions identified in this Appendix will be used to embellish four new local major parks, a district park, sports field and co-located community centre for the new residents in SGA Zone 1.

These spaces are intended to increase activation and enable a wide variety of events and activities, to ensure accessibility and connection, maximise utilisation and improve community health.

When determining the exact location of this open space it is important the land being provided is suitable for open space development and is unencumbered.

A key design principle of SGA Zone 1 is the inclusion of active travel paths, which promote healthy living by connecting the zone to the existing southern suburbs via Plumpton and Holbrook Roads and by linking residents to and through the local open space network.

Traffic and transport

To allow for easy access to the existing areas of the city, upgrades to Plumpton and Holbrook Roads (and Bourke Street) are required.

The infrastructure list (Table H3) includes the component of Plumpton Road upgrades that is intrinsically linked to the delivery of housing in SGA Zone 1 and is not funded through the Accelerated Infrastructure Fund (AIF). As background on 29 May 2024, Council received \$70.79million in grant funding under the AIF, to deliver critical road and sewer infrastructure in both the Southern and Northern Growth Areas. The total cost of the Plumpton Road Upgrade is \$66.09million with \$49.57million or 75% funded through the AIF grant. The remaining \$16.5million (25%) to be funded through S7.11 contributions. The borrowing costs associated with this project are included in the infrastructure list (Table H3).

At the eastern side of the development, works are required on the collector roads of Holbrook Road and Bourke Street to support the development.

The road upgrade requirements have been informed through Council's traffic modelling undertaken in 2025.

Citywide infrastructure

Developments in SGA Zone 1 will also generate demand for and contribute towards, off-site infrastructure with a citywide benefit.

The Plan assumes (Section 2.2.4) that the city's population will increase by approximately 11,800 residents between 2019 and 2034, representing an annual growth rate of around 1.1 per cent each year.

The inclusion of the SGA Zone 1 is not expected to significantly alter the city's overall population growth rate. Development within SGA Zone 1 is likely to accommodate a portion of the city's anticipated population growth and Council will reassess both growth rates and the distribution of growth during the next comprehensive review of the Wagga Wagga Local Infrastructure Contributions Plan 2019–2034.

H.7 SGA Zone 1 Infrastructure list and contribution rates calculation

The Section 7.11 contribution rates shown in Table H3 are calculated using the approach outlined in Section 2.2.4 of the Plan.

The total cost of the SGA Zone 1 infrastructure works is estimated at \$119 million (in 2025/26 dollars).

The infrastructure contribution rate consists of a precinct component and 'citywide' component. This precinct component is shown in the table below.

Ref	Item	Description	Lots Demanding Item	Cost (\$)	Apportionment (%)	Apportioned cost (\$)	Contribution rate (\$/resident)	Contribution rate (\$/lot)	Staging/ priority
SGAROS1	Area 1 Local Major Playground	Earthworks, turf, irrigation, local major playground, footpaths, advanced trees, 3 seats, 1 picnic table, shelter, shade sails	2,500	\$ 508,442	100%	\$508,442	\$78	\$203	High
SGAROS2	Area 2 Local Major Playground	Earthworks, turf, irrigation, local major playground, footpaths, advanced trees, 3 seats, 1 picnic table, shelter, shade sails	2,500	\$ 508,442	100%	\$508,442	\$78	\$203	High
SGAROS3	Area 3 Local Major Playground	Earthworks, turf, irrigation, local major playground, footpaths, advanced trees, 3 seats, 1 picnic table, shelter, shade sails	2,500	\$508,442	100%	\$508,442	\$78	\$203	Medium
SGAROS4	Area 4 Local Major Playground	Earthworks, turf, irrigation, local major playground, footpaths, advanced trees, 3 seats, 1 picnic table, shelter, shade sails	2,500	\$508,442	100%	\$508,442	\$78	\$203	Low
SGAROS5	SGA District Park and Sports field	Earthworks, retaining wall, sporting fields x 2, amenities turf, irrigation, suburban playground, footpaths, advanced trees, 3 seats, BBQ, 2 picnic tables, shelters, bike/skate park, netball/basketball courts, carparking, shade sail, dog park, sportsground lighting, cricket nets.	2,500	\$11,579,221	100%	\$11,579,221	\$1,781	\$4,632	Low

Ref	Item	Description	Lots Demanding Item	Cost (\$)	Apportionment (%)	Apportioned cost (\$)	Contribution rate (\$/resident)	Contribution rate (\$/lot)	Staging/ priority
SGAROS6	Community Centre	800m2 community centre and 1,000m2 carpark	2,500	\$4,745,229	100%	\$4,745,229	\$730	\$1,898	Low
SGAROS7	Land acquisition*	Land acquisition for open space and community centre (35 hec)	2,500	\$895,334	100%	\$895,334	\$138	\$358	High
SGATT1	Plumpton Road Corridor	1.Plumpton Road Upgrade	2,500	\$66,094,197	25%**	\$16,523,549	\$2,538	\$6,600	High
		2.Plumpton Road Accelerated Infrastructure Fund Plumpton Road Debt Servicing Costs		\$6,064,389	100%	\$6,064,389	\$ 933	\$2,426	
SGATT2	Holbrook Road Corridor	1.Holbrook Road Lloyd to Red Hill Upgrades	2,500	\$13,679,695	100%	\$13,679,695	\$2,105	\$5,472	Low
		2. Holbrook Road Lloyd Road Intersection Upgrade		\$2,062,894		\$2,062,894	\$317	\$825	
SGATT3	Bourke Street Corridor	1. Bourke Street Red Hill Road Intersection Upgrade (lights)	2,500	\$2,062,894	100%	\$2,062,894	\$317	\$825	Low
		2. Bourke Street to Holbrook Road Upgrade		\$2,458,264		\$2,458,264	\$378	\$983	
SGATT4	Active Travel Network	10.4km active travel network in the SGA and connecting to the existing citywide network	2,500	\$7,745,091	100%	\$7,745,091	\$1,192	\$3,098	High
			TOTAL	\$119,420,976		\$69,850,328	\$10,746	\$27,940	

Table H3 - Southern Growth Area precinct infrastructure schedule

*An updated land valuation will be undertaken to ensure that the land acquisition value reflects current market prices and provides the evidentiary basis for this cost to support the per-lot contribution rates. This is in line with DPHI guidance underscores the need for transparency and accountability in the contributions system.

**The upgrade of Plumpton Road is partly funded through grant funding under the Accelerated Infrastructure Fund (AIF) Tranche 3. The Plumpton Road upgrade is estimated to cost \$66 million, with \$49.5 million funded by the AIF. Council's co-contribution of \$16.523 million is proposed to be funded through Section 7.11 contributions from SGA Zone 1.

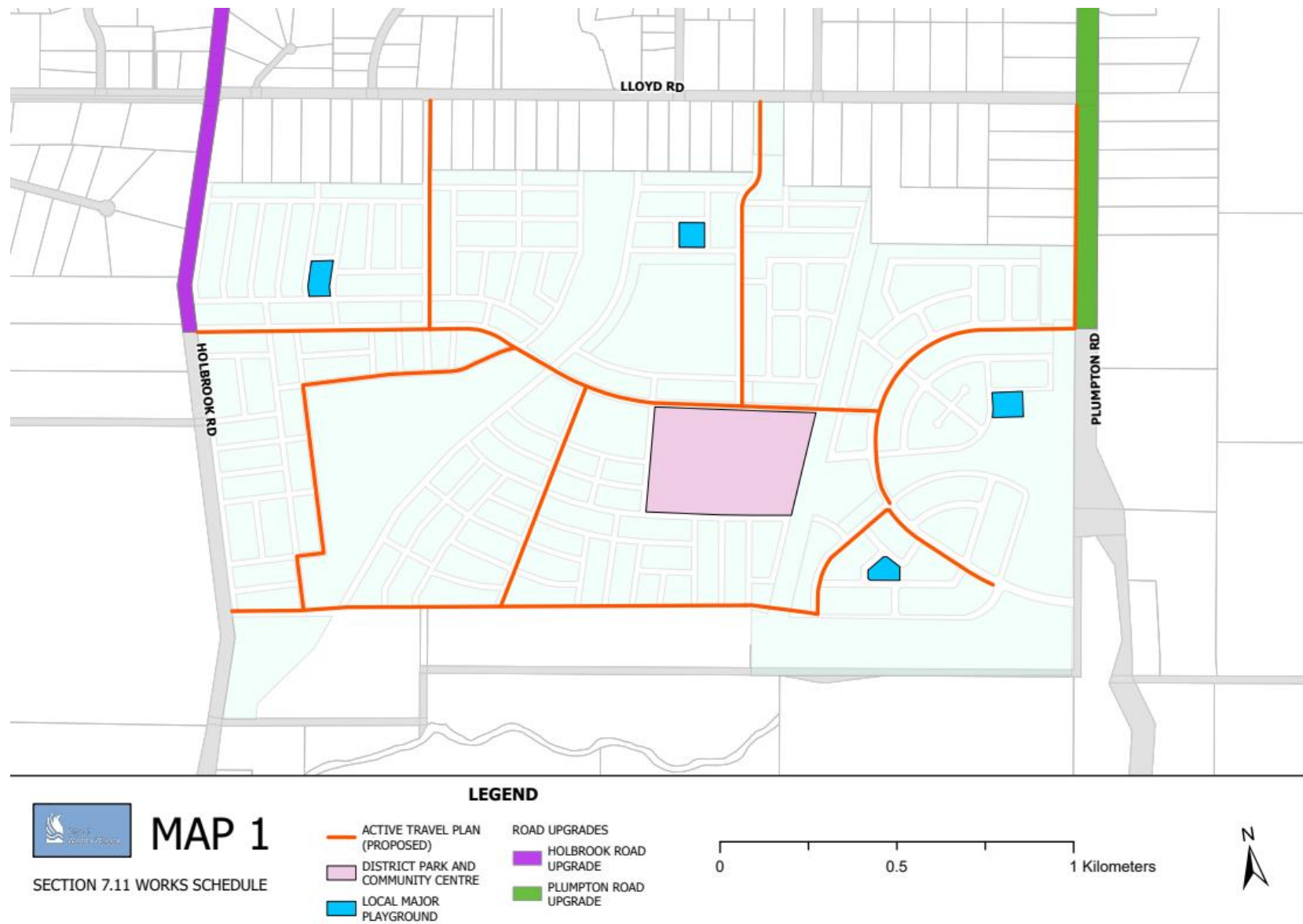


Figure H3 - Infrastructure Location Map