

**This Plan applies to any development applications, planning proposals and complying development certificates determined before 1 July 2019, including any subsequent modifications.**

**City of Wagga Wagga  
Section 94 Contributions Plan  
2006 - 2019**



**City of Wagga Wagga**

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# 1. Summary

## 1.1 Overview of this Plan

Section 94 of the *Environmental Planning and Assessment Act 1979* (EPA Act) authorises a consent authority responsible for determining a development application to grant consent to the proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost or a combination of them towards the provision of public amenities and public services (public facilities) to meet the development.

A condition may only be imposed under section 94 towards the future provision of public facilities:

- if the proposed development will or is likely to require the provision of, or increase the demand for, public facilities within the local government area; and
- to require a reasonable dedication or monetary contribution for the provision, extension or augmentation of the public facilities concerned.

A condition may be imposed under section 94 towards the recoupment of the cost of public facilities previously provided if:

- the consent authority has, at any time, provided public facilities within the local government area in preparation for or to facilitate the carrying out of development in the area, and
- development for which development consent is sought will, if carried out, benefit from the provision of those public facilities.

If the consent authority for the development is the Council, a condition may only be imposed under section 94 if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

This Plan authorises Wagga Wagga City Council to grant consent to development within the City of Wagga Wagga subject to a condition imposed under section 94 of the EPA Act requiring the payment of a monetary contribution or the dedication of land free of cost or a combination of them towards the provision of public facilities to meet the development.

This Plan sets out:

- the expected types of future development in the Council's area over the period from 2006 to 2019 and the public facilities required to meet that development;
- the formulas used to determine the section 94 contribution rates provided for in this Plan;
- the contribution rates applying to different types of development;
- maps showing the location of the public facilities proposed to be provided by the Council supported by a works schedule setting out an estimate of their cost and staging;

- the administrative and accounting procedures applying to section 94 contributions that are required by this Plan.

Background information to this Plan is contained within the references included in Section 6 of this Plan.

The Plan repeals and supersedes *City of Wagga Wagga Section 94 Contributions Plan 2006*, and has been prepared to respond to evolving assumptions of future development and infrastructure required by that development since that former contributions plan was prepared.

The characteristics of expected future development the Wagga Wagga LGA up to 2019 are as follows:

- an additional 4,800 dwellings being erected throughout the LGA, with most new dwellings being accommodated in the urban release areas located north, south and south east of the Wagga Wagga city centre;
- household occupancy rates likely to average around 2.6 persons per dwelling; and
- population growing at an average annual rate of approximately 1.6 percent.

The public facilities required to meet the expected future development are as follows:

- open space and recreation facilities;
- roads and traffic management facilities;
- civic, community and library facilities; and
- car parking facilities

A summary of the monetary section 94 contributions rates appears in Section 1.2.

## 1.2 Contribution rates

Note: Monetary contributions determined under this Plan will be calculated according to the estimated net increase in population that a particular development is deemed to generate. Council will take into consideration an assumed population relating to the development site for the purpose of determining the net increase, at the following rates:

An existing dwelling house or single vacant allotment – 2.6 persons per dwelling or lot.

An existing dual occupancy, medium density housing or other dwelling – 2.0 persons per dwelling.

### FOR DEVELOPMENT INVOLVING SUBDIVISION TO CREATE DWELLING HOUSE LOTS:

	Ashmont	Bomen	Booroomba	Booroomba - CSU	Bourkelands	Cartwrights Hill	Estella	Estella West	Forest Hill	Forest Hill - RAAF	Gumly Gumly	Glenfield Park	Kapooka Military Area	Koorringal	Lake Albert
Contributions plan preparation and management	\$336	\$336	\$336	\$336	\$336	\$336	\$336	\$0	\$336	\$336	\$336	\$336	\$336	\$336	\$336
Civic, Community and Cultural – FUTURE	\$335	\$335	\$546	\$335	\$509	\$335	\$546	\$546	\$335	\$335	\$335	\$335	\$335	\$335	\$335
Civic, Community and Cultural – RECOUPMENT	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635
Roads and Traffic Management – FUTURE	\$2,396	\$2,396	\$4,281	\$2,396	\$4,283	\$2,396	\$4,281	\$4,281	\$3,301	\$3,301	\$8,540	\$4,770	\$2,396	\$2,396	\$2,396
Open Space and Recreation – RECOUPMENT	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755
Open Space and Recreation - FUTURE (WITHOUT LAND DEDICATION)	\$1,221	\$1,221	\$6,284	\$1,221	\$4,997	\$1,221	\$6,264	\$9,000	\$4,061	\$4,061	\$1,221	\$5,062	\$1,221	\$1,221	\$1,221
Open Space and Recreation - FUTURE (WITH LAND DEDICATION)	\$1,221	\$1,221	\$2,996	\$1,221	\$2,429	\$1,221	\$2,977	\$5,713	\$2,273	\$2,273	\$1,221	\$2,494	\$1,221	\$1,221	\$1,221
<b>Total per lot (WITHOUT LOCAL OPEN SPACE LAND DEDICATION)</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$13,837</b>	<b>\$6,679</b>	<b>\$12,514</b>	<b>\$6,679</b>	<b>\$13,818</b>	<b>\$16,218</b>	<b>\$10,423</b>	<b>\$10,423</b>	<b>\$12,822</b>	<b>\$12,893</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>
<b>Total per lot (WITH LOCAL OPEN SPACE LAND DEDICATION)</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$10,549</b>	<b>\$6,679</b>	<b>\$9,947</b>	<b>\$6,679</b>	<b>\$10,530</b>	<b>\$12,930</b>	<b>\$8,635</b>	<b>\$8,635</b>	<b>\$12,822</b>	<b>\$10,325</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>

Notes:

1. 'WITHOUT LOCAL OPEN SPACE LAND DEDICATION' and 'WITH LOCAL OPEN SPACE LAND DEDICATION' refers to contributions for local open space required for development in certain neighbourhoods. Refer to Section 4.1.3.

Continued over...

City of Wagga Wagga Section 94 Contributions Plan 2006 - 2019

Contribution rates continued...

	Lloyd	Mt Austin	North Wagga	San Isadore	Springvale	Tatton	Tolland	Turvey Park	Central Wagga	Villages	Other Rural
Contributions plan preparation and management	\$336	\$336	\$336	\$336	\$336	\$336	\$336	\$336	\$336	\$336	\$336
Civic, Community and Cultural - FUTURE	\$509	\$335	\$335	\$335	\$509	\$335	\$335	\$335	\$335	\$335	\$335
Civic, Community and Cultural - RECOUPMENT	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635	\$1,635
Roads and Traffic Management - FUTURE	\$4,418	\$2,396	\$2,396	\$2,396	\$4,283	\$4,227	\$2,396	\$2,396	\$2,396	\$2,396	\$2,396
Open Space and Recreation - RECOUPMENT	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755	\$755
Open Space and Recreation - FUTURE (WITHOUT LAND DEDICATION)	\$4,949	\$1,221	\$1,221	\$1,221	\$1,373	\$5,048	\$1,221	\$1,221	\$1,221	\$1,221	\$1,221
Open Space and Recreation - FUTURE (WITH LAND DEDICATION)	\$2,381	\$1,221	\$1,221	\$1,221	\$1,373	\$2,481	\$1,221	\$1,221	\$1,221	\$1,221	\$1,221
<b>Total per lot (WITHOUT LOCAL OPEN SPACE LAND DEDICATION )</b>	<b>\$12,601</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$8,891</b>	<b>\$12,337</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>
<b>Total per lot (WITH LOCAL OPEN SPACE LAND DEDICATION)</b>	<b>\$10,033</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$8,891</b>	<b>\$9,769</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>	<b>\$6,679</b>

Notes:

1. 'WITHOUT LOCAL OPEN SPACE LAND DEDICATION ' and 'WITH LOCAL OPEN SPACE LAND DEDICATION' refers to contributions for local open space required for development in certain neighbourhoods. Refer to Section 4.1.3.

FOR DEVELOPMENT INVOLVING DUAL OCCUPANCY, MEDIUM DENSITY HOUSING AND OTHER DWELLINGS

	Ashmont	Bomen	Boorooma	Boorooma - CSU	Bourkelands	Cartwrights Hill	Estella	Estella West	Forest Hill	Forest Hill - RAAF	Gumly Gumly	Glenfield Park	Kapooka Military Area	Koorringal	Lake Albert
Contributions plan preparation and management	\$259	\$259	\$259	\$259	\$259	\$259	\$259	\$0	\$259	\$259	\$259	\$259	\$259	\$259	\$259
Civic, Community and Cultural - FUTURE	\$258	\$258	\$420	\$258	\$391	\$258	\$420	\$420	\$258	\$258	\$258	\$258	\$258	\$258	\$258
Civic, Community and Cultural - RECOUPMENT	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258
Roads and Traffic Management - FUTURE	\$1,843	\$1,843	\$3,293	\$1,843	\$3,294	\$1,843	\$3,293	\$3,293	\$2,539	\$2,539	\$6,569	\$3,669	\$1,843	\$1,843	\$1,843
Open Space and Recreation - RECOUPMENT	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581
Open Space and Recreation - FUTURE (WITHOUT LAND DEDICATION)	\$940	\$940	\$4,833	\$940	\$3,844	\$940	\$4,819	\$6,923	\$3,124	\$3,124	\$940	\$3,894	\$940	\$940	\$940
Open Space and Recreation - FUTURE (WITH LAND DEDICATION)	\$940	\$940	\$2,304	\$940	\$1,869	\$940	\$2,290	\$4,394	\$1,749	\$1,749	\$940	\$1,919	\$940	\$940	\$940
<b>Total per dwelling (WITHOUT LOCAL OPEN SPACE LAND DEDICATION )</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$10,644</b>	<b>\$5,137</b>	<b>\$9,627</b>	<b>\$5,137</b>	<b>\$10,629</b>	<b>\$12,475</b>	<b>\$8,017</b>	<b>\$8,017</b>	<b>\$9,863</b>	<b>\$9,917</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>
<b>Total per dwelling (WITH LOCAL OPEN SPACE LAND DEDICATION)</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$8,115</b>	<b>\$5,137</b>	<b>\$7,651</b>	<b>\$5,137</b>	<b>\$8,100</b>	<b>\$9,946</b>	<b>\$6,642</b>	<b>\$6,642</b>	<b>\$9,863</b>	<b>\$7,942</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>

Notes:

1. 'WITHOUT LOCAL OPEN SPACE LAND DEDICATION ' and 'WITH LOCAL OPEN SPACE LAND DEDICATION' refers to contributions for local open space required for development in certain neighbourhoods. Refer to Section 4.1.3.

Continued over...

**City of Wagga Wagga Section 94 Contributions Plan 2006 - 2019**

Contribution rates continued...

	Lloyd	Mt Austin	North Wagga	San Isadore	Springvale	Tatton	Tolland	Turvey Park	Central Wagga	Villages	Other Rural
Contributions plan preparation and management	\$259	\$259	\$259	\$259	\$259	\$259	\$259	\$259	\$259	\$259	\$259
Civic, Community and Cultural - FUTURE	\$391	\$258	\$258	\$258	\$391	\$258	\$258	\$258	\$258	\$258	\$258
Civic, Community and Cultural - RECOUPMENT	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258	\$1,258
Roads and Traffic Management - FUTURE	\$3,398	\$1,843	\$1,843	\$1,843	\$3,294	\$3,252	\$1,843	\$1,843	\$1,843	\$1,843	\$1,843
Open Space and Recreation - RECOUPMENT	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581	\$581
Open Space and Recreation - FUTURE (WITHOUT LAND DEDICATION)	\$3,807	\$940	\$940	\$940	\$1,056	\$3,883	\$940	\$940	\$940	\$940	\$940
Open Space and Recreation - FUTURE (WITH LAND DEDICATION)	\$1,831	\$940	\$940	\$940	\$1,056	\$1,908	\$940	\$940	\$940	\$940	\$940
<b>Total per dwelling (WITHOUT LOCAL OPEN SPACE LAND DEDICATION )</b>	<b>\$9,693</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$6,839</b>	<b>\$9,490</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>
<b>Total per dwelling (WITH LOCAL OPEN SPACE LAND DEDICATION)</b>	<b>\$7,718</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$6,839</b>	<b>\$7,515</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>	<b>\$5,137</b>

Notes:

1. 'WITHOUT LOCAL OPEN SPACE LAND DEDICATION ' and 'WITH LOCAL OPEN SPACE LAND DEDICATION' refers to contributions for local open space required for development in certain neighbourhoods. Refer to Section 4.1.3.

### 1.3 Wagga Wagga infrastructure funding and delivery framework

There is a limited range of mechanisms available to Council to fund and deliver local infrastructure.

The mechanisms relating to infrastructure demanded or generated by new developments in the City are development contributions and developer charges.

Figure 1.1 shows the different types of different mechanisms that the Council may utilise in the funding and delivery of the City’s local infrastructure, and the role and scope of each mechanism.

This Plan addresses the role of section 94 contributions in the infrastructure funding and delivery framework.

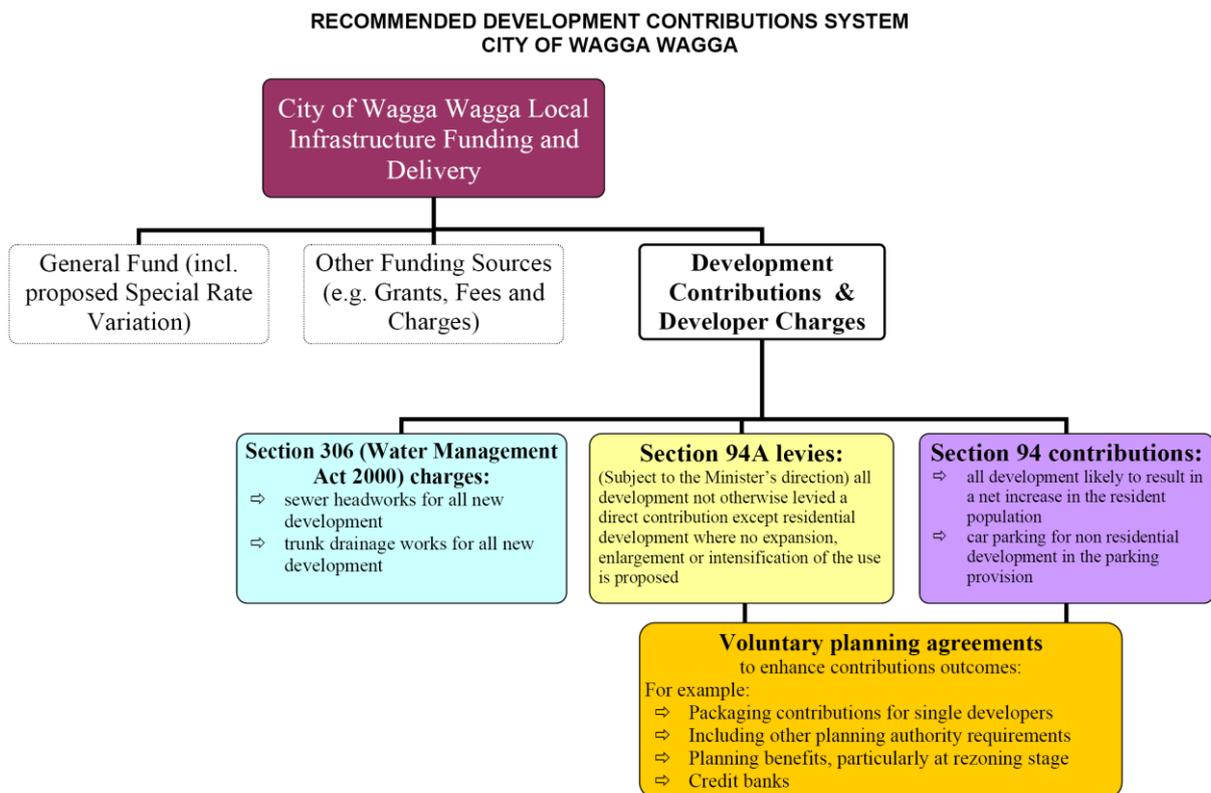


Figure 1.1: Wagga Wagga infrastructure funding and delivery framework

## **2. Administration and operation of this Plan**

### **2.1 Name of this Plan**

This Plan is called *City of Wagga Wagga Section 94 Contributions Plan 2006-2019*.

### **2.2 Purposes of this Plan**

The purposes of this Plan are:

- to authorise the Council, when granting consent to an application to carry out development to which this Plan applies, to impose a condition under section 94 of the EPA Act, as authorised by this Plan, requiring the payment of a monetary contribution or the dedication of land free of cost or a combination of them towards the provision of public facilities to meet the development or the recoupment of the cost of public facilities previously provided in preparation for and to facilitate the carrying out of the development;
- to require the Council or an accredited certifier, when determining an application for a complying development certificate in relation to development to which this Plan applies, to impose a condition under section 94 of the EPA Act, as authorised by this Plan, requiring the payment of a monetary contribution or the dedication of land free of cost or a combination of them towards the provision of public facilities to meet the development or the recoupment of the cost of public facilities previously provided in preparation for and to facilitate the carrying out of the development;
- to provide a framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and services;
- to determine the demand for public facilities generated by the incoming population to Wagga Wagga and ensure that development provides funding for the provision of services and facilities that are provided for those residents;
- to ensure that the existing Wagga Wagga community is not unreasonably burdened by the provision of public infrastructure required (either partly or fully) as a result of the ongoing development and redevelopment; and
- to ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

### **2.3 Commencement of this Plan**

This Plan commences on the date on which public notice of the Plan's approval was made in accordance with clause 31(4) of the *Environmental Planning and Assessment Regulation 2000*.

Development applications determined on or after this date will be subject to the provisions of this Plan.

## 2.4 Land to which this Plan applies

This Plan applies to all of the land in the City of Wagga Wagga LGA.

Contribution rates included in this Plan relate to different neighbourhoods within the LGA. Delineation of the boundaries of Wagga Wagga urban area neighbourhoods referred to in this Plan is shown in Figure 2.1.

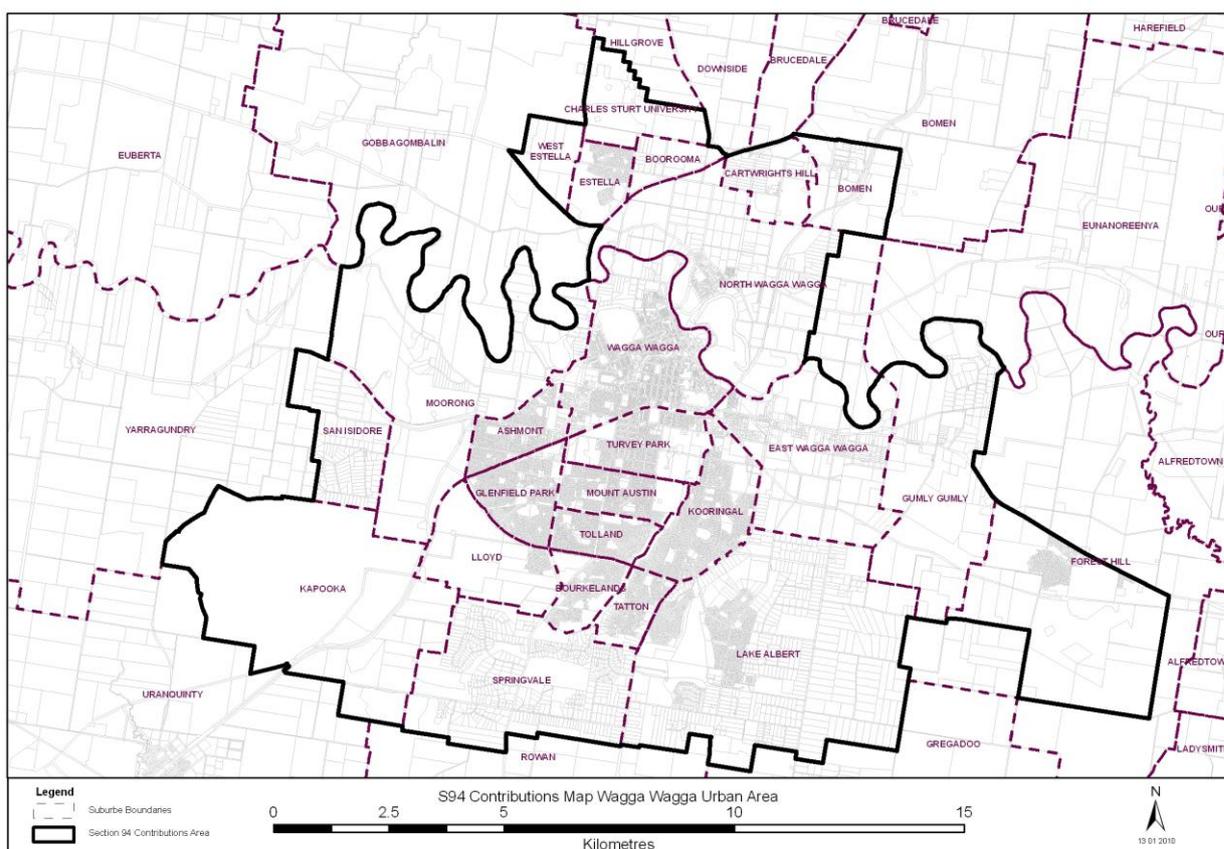


Figure 2.1: Delineation of Wagga Wagga urban area boundaries referred to in this Plan

## 2.5 Development to which this Plan applies

Council may impose a contribution under section 94 of the EPA Act on consents issued for the following types of development:

- subdivision or consolidation of land where a dwelling house may at a later date be approved and constructed on the subdivided or consolidated lot(s). Only newly created lots will be charged a contribution;
- construction of a residential flat building or dual occupancy building; and
- construction of self-care housing proposed as development under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

## 2.6 Relationship to other contributions plans

This plan repeals *City of Wagga Wagga Section 94 Contributions Plan 2006* on and from the date on which this Plan takes effect.

## 2.7 Definitions

In this Plan, the following words and phrases have the following meanings:

**Contributing population** means the estimated population that demands the provision of a particular public facility or amenity, and that is levied a contribution under this Plan.

**Contribution** means the dedication of land, the making of a monetary contribution, as referred to in section 94 of the EPA Act.

**Contributions Plan** means a contributions plan referred to in Part 4, Division 6 of the EPA Act.

**Council** means the Council of the City of Wagga Wagga.

**EPA Act** means the *Environmental Planning and Assessment Act 1979*.

**Incoming population** means the population that it is anticipated will occupy residential development to be approved under this Plan.

**LGA** means local government area.

**Market value** has the same meaning as defined in section 56 of the *Land Acquisition (Just Terms Compensation Act) 1991*.

**Material public benefit** means something provided by an applicant, other than the dedication of land or the payment of a monetary contribution.

**Planning agreement** means a voluntary agreement referred to in section 93F of the EPA Act.

**Recoupment** has the same meaning as in section 94(3) of the EPA Act.

**Works in kind** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

**Works schedule** means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources.

## 2.8 Formulas used for determining contribution rates applicable under this Plan

The formulas used to determine the contributions rates applicable under this Plan are set out in Sections 4.1.3, 4.2.3, 4.3.3 and 4.5.3.

The contribution rate for car parking relates to the prevailing per space cost of providing car parking structures and is identified in Section 4.4.

## **2.9 Monetary section 94 contributions may be required as a condition of consent**

This Plan authorises the Council, when granting consent to an application to carry out development to which this Plan applies, to impose a condition under section 94 of the EPA Act requiring the payment of a monetary contribution towards the provision of public facilities to meet the development as specified in the works schedule to this Plan or the recoupment of the cost of public facilities previously provided in preparation for and to facilitate the carrying out of the development.

This Plan requires the Council or an accredited certifier, when determining an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 94 of the EPA Act requiring the payment of a monetary contribution towards the provision of public facilities to meet the development as specified in the works schedule to this Plan or the recoupment of the cost of public facilities previously provided in preparation for and to facilitate the carrying out of the development.

The monetary section 94 contribution rates applicable under this Plan are set out in Section 1.2.

## **2.10 Dedication of land free of cost may be required as a condition of consent**

This Plan authorises the Council, when granting consent to an application to carry out development to which this Plan applies, to impose a condition under section 94 of the EPA Act requiring the dedication of land free of cost to the Council towards the provision of public facilities to meet the development as specified in the works schedule to this Plan.

This Plan requires the Council or an accredited certifier, when determining an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 94 of the EPA Act requiring the dedication of land free of cost to the Council towards the provision of public facilities to meet the development as specified in the works schedule to this Plan.

The land which the Council may require to be dedicated free of cost under this Plan is land having area the value of which equals the monetary section 94 contribution that could have been sought in relation to the same development. The value of the land to be dedicated free of cost will be the *market value* of the land as determined in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.

## **2.11 Indexation of contribution rates under this Plan**

The Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 94 contribution rates set out in this Plan to reflect quarterly changes to the Consumer Price Index.

Contribution rates will be indexed as follows:

$$\$C_A + \frac{\$C_A \times (\text{Current CPI} - \text{Base CPI})}{\text{Base CPI}}$$

Where:

$\$C_A$  is the contribution rate at the time of adoption of the Plan expressed in dollars

Current CPI is the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the time of the review of the contribution rate

Base CPI is the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the date of adoption of this Plan

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan.

## 2.12 Indexation of contributions required by a condition imposed under this Plan

A contribution required by a condition of development consent imposed in accordance with this Plan will be indexed between the date of the grant of the consent and the date on which the contribution is made as follows.

$$\frac{\$C \times CPI_P}{\text{Base CPI}_C}$$

Where:

$\$C$  is the contribution amount shown in the development consent expressed in dollars

$CPI_P$  is the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the time of the payment of the contribution

$CPI_C$  is the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician which applied at the time of the issue of the development consent

Note: The contribution payable will not be less than the contribution specified on the development consent.

## 2.13 Timing of payment of monetary section 94 contributions imposed under this Plan

A monetary section 94 contribution required to be paid by a condition imposed in accordance with this Plan is to be paid at the time specified in the condition.

The condition will provide for payment as follows:

- for development involving subdivision but no subdivision works – payment is to be made before the release of a construction certificate relating to the development;
- for development involving building, engineering or construction work - payment is to be made before the release of a subdivision certificate relating to the development;
- for development not involving subdivision, or building, engineering or construction work – payment is to be made before the release of an occupation certificate or as otherwise specified in the condition.

## **2.14 Policy on deferred or periodic payments**

The applicant or any other person entitled to act upon a development consent containing a monetary section 94 condition imposed in accordance with this Plan may apply to the Council under section 96 of the EPA Act to modify the condition to provide for the deferred or periodic payment of the contribution.

There are two separate circumstances where it is appropriate for Council to accept bank guarantees as security:

- Works-in-kind arrangements undertaken by developers as a condition of consent to meet section 94 contribution requirements.
- As security for monetary contributions in exceptional circumstances such as the demonstrated financial hardship of the developer and where the deferred payment:
  - will not prejudice the timing or the manner of provision of public amenities and services within the Council area; and
  - does not otherwise create an undesirable precedent.

## **2.15 Planning agreement may wholly or partly exclude the application of this Plan to development**

A planning agreement under section 93F of the EPA Act may exclude, wholly or in part, the application of section 94 to development to which this Plan applies. If so, the Council may not impose a section 94 condition under this Plan in respect of that development (except to the extent that the application of section 94 to the development is not excluded by the agreement).

If a planning agreement partly excludes the application of section 94 to development to which this Plan applies, the section 94 contribution that would otherwise be required by this Plan is to be reduced accordingly.

## **2.16 Section 94 credits where the applicant has elsewhere provided benefits to the Council**

The Council is required by the EPA Act to take into consideration any land, money or other material public benefit that an applicant for consent to carry out development to which this

Plan applies has elsewhere dedicated or provided free of cost within the local government area or previously paid to the Council, other than:

- a benefit provided as a condition of the grant of development consent under this Act, or
- a benefit excluded from consideration by the terms of a planning agreement relating to the development.

If the Council is required to take into consideration a benefit that an applicant for consent to carry out development to which this Plan applies has elsewhere provided to the Council, the section 94 contribution that would otherwise be required by this Plan may, in the proper exercise of the Council's discretion, be reduced to allow for the benefit so provided.

## **2.17 Section 94 credits where demand for public facilities is satisfied by proposed development**

The Council may be satisfied that development to which this Plan applies may partly or fully satisfy the demand for a public facility in respect of which the Council may impose a section 94 condition under this Plan.

In such a case, the section 94 contribution that would otherwise be required by this Plan is to be reduced to reflect the reduced demand for the public facility arising from the proposed development.

## **2.18 Works in kind and other material public benefits in part or full satisfaction of contributions**

A person may make an offer to the Council to carry out work or provide another kind of material public benefit in lieu of making a contribution in accordance with a section 94 condition imposed under this Plan.

The means by which this can be done are described below.

### **2.18.1 Offer of a material public benefit made after the imposition of a section 94 condition under this Plan**

The Council may accept an offer made in writing to the Council by the applicant or any other person entitled to act on a development consent containing a section 94 condition imposed in accordance with this Plan that provides for:

- a material public benefit (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition already imposed requiring the payment of a monetary contribution (other than for recoupment of cost) or the dedication of land free of cost towards the provision of public facilities to meet the development;
- the dedication of land free of cost in part or full satisfaction of a condition already imposed requiring the payment of a monetary section 94 contribution towards the

recoupment of the cost of public facilities previously provided in preparation for and to facilitate the carrying out of the subject development.

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 96 of the EPA Act.

### **2.18.2 Offer of a material public benefit made before the imposition of a section 94 condition under this Plan**

An applicant for consent to carry out development to which this Plan applies may request that any consent granted to the development is made subject to a condition that the applicant carries out work or provides another material public benefit that would satisfy the requirements of this Plan in relation to the development.

If the council agrees to the offer, the consent would not be made subject to a section 94 condition in relation to the work or the benefit.

The applicant's request:

- may be contained in the relevant development application; or
- may constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement.

The Council will consider the request as part of its assessment of the development application.

If the Council decides to grant consent to the development and agrees to a request made in the relevant development application, it may impose a condition under section 80A of the EPA Act requiring the works to be carried out or the material public benefit to be provided.

If the applicant makes an offer to enter into a planning agreement, the Council will, if it proposes to enter into the agreement, publicly notify the draft agreement and an explanatory note relating to the draft agreement together with the development application.

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under s93I (3) of the EPA Act requiring the agreement to be entered into and performed.

Applicants should refer to the Council's *Policy on Planning Agreements*, which has been prepared having regard to the Practice Note on Planning Agreements contained in the *Revised Development Contributions Manual* (DIPNR 2005).

In deciding whether to agree to a request to carry out work or provide another material public benefit that would satisfy the requirements of this Plan, the Council may take into consideration, in addition to any other relevant matters, whether:

- the person making the application has offered an appropriate form of security (being an unconditional bond, bank guarantee or the like) in respect of the deferred or periodic payment; and

- the application, if approved would be likely to prejudice the implementation of the works schedule to this Plan.

## **2.19 Pooling of funds**

Subject to the EPA Act, this Plan authorises monetary section 94 contributions paid for different purposes in accordance with the conditions of various development consents authorised by this Plan and any other contributions plan approved by the Council (whether or not such a plan is one that is repealed by this Plan) to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary section 94 contributions under this Plan are the priorities for works as set out in the works schedule to this Plan.

## **2.20 The Goods and Services Tax (GST)**

Divisions 81 and 82 of the *A New Tax System (Goods and Services) Act 1999* (Cth) (GST Act), exempt the supply of development contributions (whether cash or in kind) from a developer to a government agency from GST if the supply complies with requirements imposed by or under an Australian law.

The Australian Taxation Office (ATO) has previously ruled to the effect that as the works in a section 94 contributions plan are works which Council would normally carry out as part of its core business, Council is able to claim an exemption from the ATO for any additional costs attributable to the GST upon the provision of appropriate receipts.

Items in the works schedule of this Plan have been calculated without any GST component.

## **2.21 Accountability and access to information**

Council is responsible for the maintenance of an accurate and up-to-date register of all section 94 contributions. This register details:

- each development consent which contains a section 94 condition;
- the nature and extent of the contribution required by the condition; and
- the date on which a section 94 contribution required by any such condition was received, and its nature and extent.

The register is available for inspection by any person at Council's offices free of charge at any time during normal office hours.

The Council must also maintain accounting records that indicate:

- the various kinds of public facilities for which expenditure is authorised by the plan;
- the monetary section 94 contributions received under the Plan, by reference to the various kinds of public facilities for which they have been received;

- in respect of section 94 contributions paid for different purposes, the pooling or progressive application of the contributions for those purposes, in accordance with any requirements of the plan or any Ministerial direction under the EPA Act; and
- the amounts spent in accordance with this Plan, by reference to the various kinds of public facilities for which they have been spent.

### 3. Facility needs associated with new development

#### 3.1 Demographic characteristics

Table 3.1 shows changing demographic and household characteristics for the Wagga Wagga LGA for the period 1991-2006.

**Table 3.1 Population and household change 1991-2006 – Wagga Wagga LGA**

Characteristic	1991	1996	2001	2006	% change 1991- 2006
Total persons	53,453	56,080	56,722	59,600	10%
Aged 15 years and over	39,976	41,985	42,622	46,488	14%
Aged 65 years and over	4,777	5,386	6,088	7,152	33%
Indigenous persons	966	1,425	1,767	2,336	59%
Median age in years	28	29	31	33	NA
Private dwellings					
Separate house	15,588	17,237	18,041	19,420	20%
Semi-detached, row or terrace house, townhouse etc	788	703	1,052	936	16%
Flat, unit or apartment	1,734	2,322	2,016	2,516	31%
Other dwelling	328	259	184	203	-62%
Not stated	98	276	271	0	N/A
Total private dwellings	18,536	20,797	21,564	23,075	20%
Household occupancy rate (persons per private dwelling)					
	2.9	2.7	2.6	2.6	NA

Sources: Australian Bureau of Statistics Census of Population and Housing Time Series Profile (2006); Wagga Wagga City Council (2004), *The People of Wagga Wagga: A community profile and population projections based on the 2001 national census*

A range of information on Wagga Wagga's population characteristics can be found in the document *Wagga Wagga City Council Community Profile: 2006 and 2001 Enumerated Census information for Wagga Wagga Local Government Area* (ID Profile, 2008). Selected characteristics of Wagga Wagga's demography cited in that document are shown below:

- Wagga Wagga's age structure in 2006 was similar to the age structure of the Murrumbidgee Statistical Division, with the largest age cohort being the 35-49 year age group (19.8 percent of the LGA population);
- the largest changes in age structure in Wagga Wagga between 2001 and 2006 were in the age groups between 50 – 84 years (an additional 2,415 people)
- In 2006, Wagga Wagga had a high proportion of residents born in Australia (89 percent);

- Wagga Wagga has a larger proportion of households in the highest income quartile (\$71,800 per annum and higher) compared to the rest of the Murrumbidgee Statistical Division (29 percent compared to 25 percent);
- Wagga Wagga’s labour force in 2006 was 29,580 persons, of which 9,071 were employed part time (30.7 persons) and 18,104 were full time workers (61.2 persons);
- between 2001 and 2006, the number of people employed in Wagga Wagga showed an increase of 2,494 persons and the number of unemployed showed an increase of 289 persons;
- family households within Wagga Wagga accounted for 69.4 percent of total households, while lone person households accounted for 24.6 percent;
- the three most significant employment industries in Wagga Wagga were retail trade (13 percent), health care and social assistance (11.6 percent) and public administration and safety (11.5 percent).

### 3.2 Historic development and population trends

Table 3.2 shows how Wagga Wagga’s population has grown since 1981.

**Table 3.2 Historic population growth**

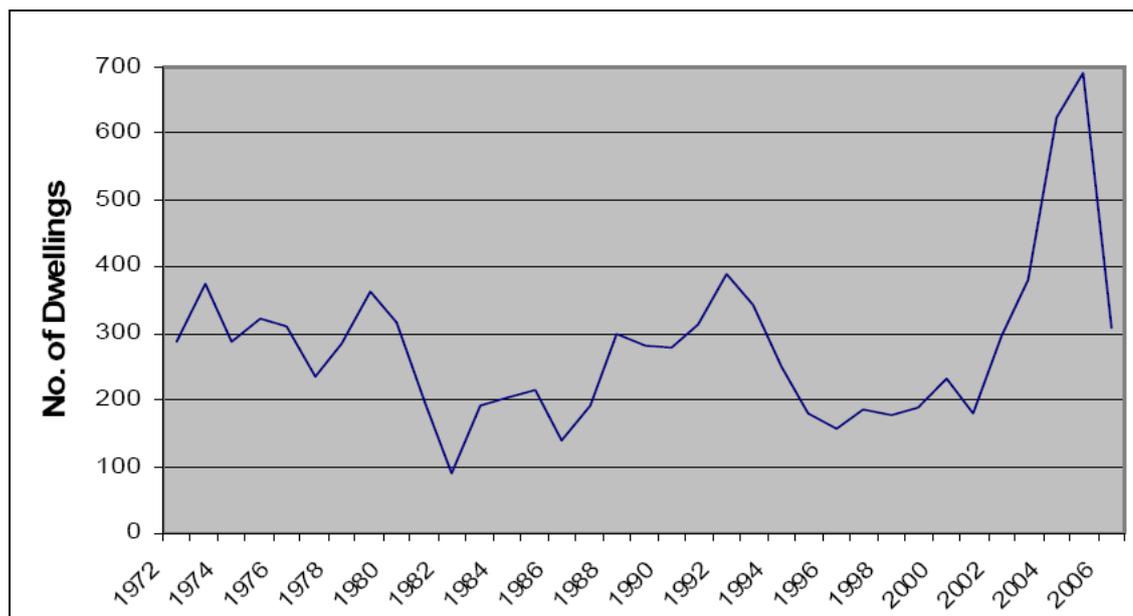
Year	Urban area population	Intercensal population growth (per annum)	Local government area population	Intercensal population growth (per annum)
1981	39,461	2.1%	48,700	1.9%
1986	43,407	2.0%	50,350	0.7%
1991	48,019	2.1%	53,453	1.2%
1996	50,640	1.1%	56,080	1.0%
2001	51,504	0.3%	56,722	0.2%
2006	54,900	1.2%	59,600	1.0%

Source: ABS & Wagga Wagga City Council

Table 3.2 shows fluctuating average annual population growth rates since the 1980s. The most recently published data from the Australian Bureau of Statistics shows that the resident population of the City grew at an annual rate of:

- 1.7 percent between 2004 and 2009;
- 1.6 percent during the year ending 30 June 2009

Figure 3.1 plots dwelling approvals in the City over more than 30 years. New dwelling approvals have averaged around 300 per annum since 1972. Since about 2002 the City has experienced a significant increase in residential subdivision and development, equalling previous highs that last occurred in the early 1990s.



Source: Wagga Wagga City Council (2006), *Wagga Wagga Spatial Plan 2007*, Draft December 2006

Figure 3.1 Dwelling approvals

### 3.3 Development and population projections

*People of Wagga Wagga* includes a range of information on the predicted future population of the City, including population projections to 2030 that assume a range of growth rates of between 0.2 and 2.5 percent per annum. The document also prepared projections for the different suburbs and villages within the LGA, based on average annual growth rates of 0.2, 0.5, 1.0, 1.5, 2.0 and 2.5 percent.

*People of Wagga Wagga* states that the City’s rural areas are unlikely to experience a significant level of population growth. In fact, it states that there is likely to be a continuation of recent population decline due to a range of factors including continued State Government restrictions on further fragmenting rural allotments; and changes to the rural economy including global market competitiveness, farm mechanisation and the trend toward larger farm sizes. Most of the growth outside the Wagga Wagga urban area is therefore most likely to occur in the villages or rural small holdings areas.

Some of the key trends identified in *People of Wagga Wagga* as affecting future population growth in the LGA are listed below:

- Changing rural economies and aging of traditional farm dwellers, resulting in growth of larger regional centre at the expense of smaller rural centres.
- Climate change expressed in longer and more severe droughts and other natural phenomena impacting upon agriculture and the multiplier effect for rural cities like Wagga Wagga.
- The intentions of major employers in the local economy, including nationally significant Department of Defence installations, and the flow-on effects on jobs, economic growth and household creation.
- Changing lifestyles, family structures and housing preferences which will see an increased need for a diversity of housing types.

- Increasing costs of living in metropolitan centres and the pressures flowing on to Wagga Wagga and other regional centres for investment opportunities.

### **3.3.1 Projections review undertaken for this Plan**

For the purpose of establishing a sound basis to assess demand for new facilities required under this Plan, an updated set of suburb-by-suburb and village-by-village population projections was prepared.

The projections update was first prepared for *City of Wagga Wagga Section 94 Contributions Plan 2006*. This update involved the following:

- A review of major development and rezoning proposals involving land in the Wagga Wagga LGA as at mid 2006, including appraisal of those projects likely to proceed over the next ten years.
- An assessment of remaining residential lot capacity of all suburbs assuming continuation of current zonings and/or Council's planning policies.
- Assessment of historic lot and dwelling production rates.
- A review of the housing and settlement analysis and projections presented in the *Wagga Wagga Spatial Plan 2007*.

The 2006 contributions plan assumed an average annual population growth of 1.3 percent across the LGA up to 2016, which translated to a projected total lot creation of around 3,000 lots and a projected population increase of around 7,800 over the 2006 to 2016 period.

This Plan essential updates the 2006 contributions plan to account for:

- extension of the Plan period by a further 3 years;
- a revised average annual growth rate of 1.6 percent, reflecting the most recent estimated resident population growth rates for the LGA recorded by the Australian Bureau of Statistics; and
- consequent revised suburb-by-suburb development and population forecasts, reflecting latest knowledge on development locations and timing.

In terms of the latter point, major differences in development assumptions between the 2006 contributions plan and this Plan include the following:

- re-distribution of residential development in the southern areas (i.e. greater growth in other areas particularly Glenfield Park, Bourkelands and Gumly Gumly);
- greater overall amount of residential development in the northern areas, with development spreading into Boorooma East and Estella West;
- greater amount of infill residential development (particularly in Wagga Wagga Central);
- overall annual average projected population growth being 961 persons per annum compared to 780 persons per annum previously; and

- total additional projected residential development and population during the life of this Plan of 4,800 lots and 12,500 persons.

The disaggregation of proposed development and population are shown in Table 3.3.

**Table 3.3 Contributions plan population and lot projections**

<b>Locality</b>	<b>2006 population</b>	<b>2019 population</b>	<b>Estimated population growth/decline 2006-2019</b>	<b>Estimated dwelling/lot growth/decline 2006-2019<sup>1</sup></b>
Wagga Wagga Urban Area				
Existing Suburbs				
Ashmunt	4,146	4,206	60	23
Bomen	176	176	0	0
Boorooma	204	2,206	2,002	770
Boorooma – CSU	831	831	0	0
Bourkelands	1,651	2,995	1,344	517
Cartwrights Hill	259	259	0	0
Estella	1,812	3,481	1,669	642
Estella West	0	1,170	1,170	450
Forest Hill	1,835	2,605	770	296
Forest Hill – RAAF	670	670	0	0
Gumly Gumly	631	1,086	455	175
Glenfield Park	4,372	5,108	736	283
Kapooka Military Area	765	765	0	0
Koorinal	7,524	7,537	13	5
Lake Albert	5,732	6,340	608	234
Lloyd	586	2,666	2,080	800
Mount Austin	4,191	4,201	10	4
North Wagga Wagga	527	527	0	0
San Isidore	429	429	0	0
Springvale	670	855	185	71
Tatton	1,224	1,874	650	250
Tolland	3,701	3,701	0	0
Turvey Park	3,867	3,872	5	2
Wagga Wagga Central	8,333	8,915	582	224
Future Suburbs				
Gobbagumbalin	0	0	0	0
Hillgrove	0	0	0	0
Glenora	0	0	0	0
St Elmos	0	0	0	0

Locality	2006 population	2019 population	Estimated population growth/decline 2006-2019	Estimated dwelling/lot growth/decline 2006-2019 <sup>1</sup>
Total Urban Area	54,136	66,476	12,340	4,746
Villages				
Collingullie	164	182	18	7
Currawarna	104	104	0	0
Galore	11	11	0	0
Humula	109	109	0	0
Ladysmith	211	253	42	16
Mangoplah	95	95	0	0
Oura	145	168	23	9
Tarcutta	276	294	18	7
Uranquinty	650	673	23	9
Total Villages	1,766	1,891	125	48
Rural				
Other Rural Smallholdings				
Brucedale	43	68	26	10
Gelston Park/Gregadoo Hills	161	205	44	17
Rural - General				
Rural Area	3,322	3,292	-30	-12
Total Rural	3,525	3,566	40	15
Total Wagga Wagga LGA	59,427	71,932	12,504	4,808

Note: 1. assumes an average occupancy rate of 2.6 persons per dwelling

2. results do not add to total figure due to rounding

Source: Wagga Wagga City Council

### 3.3.2 Overview of anticipated population growth and change

Most of Wagga Wagga's population growth over the next decade is anticipated to occur as a result of new lots being created in the City's urban release areas. Within the 2006 to 2019 development horizon, population growth is likely to be concentrated in Estella, Estella West, Boorooma and Boorooma East in the north; Glenfield Park, Lloyd, Bourkelands and Tatton in the south; and Gumly Gumly and Forest Hill in the east.

The rural residential area of Springvale in the south has some remaining lot capacity and it is anticipated that this will be taken up over the decade. Additionally, most of the remaining rural residential lot capacity at Gumly Gumly is proposed to be taken up over the same period. Some further rural small holding development is anticipated further from the city

centre at Brucedale and Gregadoo Hills and in some of the villages, but such development will not result in significant additions to the City population compared to the urban release areas.

Infill residential development is likely to continue in the older and inner suburbs, with up to 600 additional residents potentially being accommodated in Wagga Wagga Central. However many other existing suburbs are likely to sustain low to negligible growth in keeping with their developed detached housing character.

Overall, it is expected that Wagga Wagga's population will grow by more than 11,700 between 2006 and 2019 – 98 percent of which is expected to occur in the urban area.

Estimated new lot or dwelling growth across the LGA is expected to average around 350 per annum, which is similar to the long term (1972-2006) average annual dwelling approval rate.

### **3.3.3 Limitations of and qualifications to the data**

It is noted that despite the methodology applied to prepare the updated projections, the projections only ever represent a best estimate as to what will result in the City based on available knowledge.

They represent a forecast of the development intentions of a range of land owners which (particularly in the urban release areas) are very difficult to accurately predict.

The level of confidence in the projected growth rates diminishes with the smaller the population unit. For example, a zero growth scenario is predicted for a number of suburbs and villages in the LGA. In practice, it is highly unlikely that this will occur and a small growth or decline will be the result.

This has important implications for the levying of section 94 contributions on development across the City.

Section 94 of the EPA Act requires that if a consent authority is satisfied that a proposed development *will or is likely to require the provision of or increase the demand for public amenities and public services within the area*, it may grant the development consent subject to a condition requiring a reasonable contribution of land (free of cost) or money, or both.

Where a proposed development in a particular suburb or locality is likely to result in an increase in the demand for the use of public facilities and amenities (such as, for example, development applications involving the creation of additional allotments or the erection of 2 or more dwellings on the one allotment of land), then:

- a reasonable contribution for the upgrade of public facilities and amenities can be levied by the consent authority on that development; and
- that contribution can be levied notwithstanding that the population projections used in this Plan (as shown in Table 3.3) suggest zero or negative growth in that suburb, village or other geographic unit.

### 3.4 Facility demands

Council has identified from the population projections as well from a review of the City's facilities that it will need to address the following key facility demands arising from new residential development in the City:

- additional parklands and open spaces to serve the new and emerging neighbourhoods;
- increased use of existing sportsgrounds and other recreation areas and facilities;
- pedestrian and cycle access to connect the growing neighbourhoods with each other and with the city centre;
- increased travel and vehicle trips and consequent impacts on the City's transport network and provision of CBD car parking; and
- increased use of community and civic facilities, such as neighbourhood centres.

As a result of this review of the City's demographic characteristics and likely future growth profile, a range of public facilities and public amenities have been identified as being required to satisfy the anticipated demands of the incoming population.

Having regard to the level of facilities already available, the level of use and condition of these facilities, and the location and characteristics of the population, it will be necessary to provide additional and/or augmented:

- open space and recreation facilities;
- roads and traffic management facilities;
- civic, community and library facilities; and
- car parking facilities in the city centre.

It will also be necessary to deploy staff to monitor and update future resident and facility demands, and to also update this Plan.

Strategies for the delivery of these facilities and amenities are detailed in Sections 4.1 to 4.5 of this Plan.

The programs of works related to these facility categories are shown in Section 5 of this Plan.

Some of the required facilities have already been provided to partly meet the facility demands generated by the incoming population. These facilities are discussed as 'recoupment items' in this Plan.

## 4. Strategy plans

### 4.1 Open space and recreation facilities

#### 4.1.1 What is the nexus between development and demand?

##### Causal nexus

New residential development is expected to occur in the Wagga Wagga LGA in the future, resulting in additional demands for the provision of a range of Council-provided open space and recreation facilities, including:

- local and district parks improvements (for example, playgrounds);
- indoor and outdoor recreation facilities (for example, aquatic facilities and sports fields); and
- dedication and embellishment of local parkland for the newer neighbourhoods.

##### Spatial nexus

The locations of open space and recreation facilities to be provided to meet the demands of the incoming population of the Wagga Wagga LGA are shown in the maps included in Section 5.

Facilities will be provided in locations where they can most effectively meet the needs of the surrounding population. In summary:

- additional local open space areas will be focused in the City's developing urban release areas;
- enhancements and augmentation to existing open space and recreation facilities, as well as new recreation facilities, will be located throughout the Wagga Wagga urban area.

##### Temporal nexus

The open space and recreation facilities strategy identified in this Plan have either been provided or are proposed to be implemented over the life of this Plan.

Priority and indicative timing of delivery of the works is shown in Section 5.

Council will seek to implement facilities according to the rate of dwelling and population growth being experienced in the identified population growth areas. Council acts on the basis of making commitments to projects as funds are available, and to this extent the delivery of facilities under this Plan is heavily dependent on the rate of development and the resultant funds received.

#### **4.1.2 What is the strategy for delivering facilities?**

Open space and recreation facilities identified under this Plan are part of the implementation of the *Wagga Wagga City Council Recreation and Open Space Strategy* (Stratcorp Consulting 2005).

The following key strategic objectives are contained in the Strategy:

1. Provide a diversity of open space settings and recreation facilities and opportunities.
2. Provide well used and relevant open space settings and recreation facilities.
3. Consolidate recreation and sports facility provision and use.
4. Encourage and support community involvement in sustainable open space and club management and development.
5. Maximise opportunities for economic development through recreation.
6. Facilitate diverse recreation program development.
7. Provide effective management, support and resources.

Council will pursue the following strategy for the funding and delivery of open space and recreation facilities generated by the incoming population identified in this Plan.

#### **Recoupment of facility costs**

- Recoupment of part of the costs of strategic facilities. These facilities include the Oasis regional aquatic centre (completed in 2004), the Equex netball complex (completed in 2000), and a skate park (completed in 2001).

#### **New and upgraded sportsgrounds**

- Additional sportsgrounds needs are proposed to be met through the embellishment and upgrading of existing sports facilities as well as the acquisition of 9 hectares of land for new sports facilities at Estella. The additional sports fields acquisitions envisaged by this Plan would represent around half of the land required for the incoming population if the standard of 1.5 hectares per 1,000 residents espoused in the Recreation and Open Space Strategy was strictly applied. Council believes however that efficiencies can be gained by the upgrading of existing sports facilities, as described above, and that acceptance of a lesser standard of acquisition is, in the circumstances, appropriate and reasonable.
- The proposed sportsground at Estella will provide for football codes up to an Australian Rules sized ground at 180m x 160m. The facility will augment the City's sports ground network and will be used by a City-wide population. This facility will also provide a location for a community centre building including public amenities and facilities that would be utilised in conjunction with the sportsground, a neighbourhood playground and car parking.
- Equex centre upgrade. The proposed future works at the Equex centre include development of the site for football fields, including earthworks, auto irrigation, amenities building, turf sprigging, lighting and upgrade to existing car parking.

- New facilities at Robertson Oval and Uranquinty Sportsground. The shortfall in premier sporting facilities created by the sale of Eric Weissel Oval and Alan Staunton Oval following the liquidation of the Wagga Wagga Leagues Club has created pressure in Council to provide alternate facilities. The Robertson Oval upgrade will include the provision of a new playing surface, spectator facilities, floodlighting, irrigation, change rooms and training facilities suitable for elite level sporting events<sup>1</sup>. The proposed works will also be carried out to cater for existing and projected incoming populations.
- Netball facility upgrade at Kooringal Road.

### **Local open space**

- Provision of new playgrounds, plantings and entry treatments on existing open space or Council land in the following locations:
  - Estella;
  - Lloyd;
  - Boorooma;
  - Bourkelands;
  - Glenfield Park;
  - Tatton; and
  - Springvale.
- Embellishment and dedication of new local and neighbourhood public open space by the developers of land in the following Wagga Wagga urban release areas:
  - Estella and Estella West;
  - Boorooma;
  - Bourkelands;
  - Forest Hill;
  - Glenfield Park;
  - Lloyd; and
  - Tatton.

The augmentation of the local open space network is designed to meet the needs of the growing populations of the urban release areas.

Provision of new local open space in the urban release areas in the south of the city will be based upon a planning standard of 2.5 hectares per 1,000 residents. This standard comprises the 'outdoor recreation facilities' component of the total provision standard of 4.0 hectares per 1,000 residents contained in the Recreation and Open Space Strategy (Stratcorp Consulting 2005, page 84).

Provision of new local open space in the urban release areas in the north of the city will be based upon the definition of open space areas contained in Council's planning controls (i.e. zoning plans) for the Estella and Boorooma areas.

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<sup>1</sup> Wagga Wagga City Council Application for Special Rate Variation Attachment 2, page 18

### 4.1.3 How are the contributions calculated?

Contribution per lot is determined by multiplying the contribution per person by the assumed average household occupancy rate of 2.6 persons.

Contributions per person are calculated as follows:

#### Open space and recreation facilities (future)

$$\text{Contribution per person (\$)} = \sum \left( \frac{C}{P} \right)$$

Where:

C = the cost of providing each of the facilities in this facility category (refer Section 5 - works schedule)

P = the contributing population attributable to each facility (see Table 4.1 below)

#### Local open space dedication

As part of the provision of future open space and recreation facilities, developers of land in the urban release areas of the Wagga Wagga urban area will be required to provide either:

- sufficient and, usable and flood free local open space to meet the needs of the incoming population to that area as part of a proposed subdivision of land; and/or
- an equivalent monetary contribution to Council for the acquisition and embellishment of local open space.

The amount of land to be dedicated free of cost and embellished will be in accordance with Council's planning standards or relevant planning controls.

The area of land required for local open space is as follows:

- Local open space in the northern release areas of Estella and Boorooma: 15.27 hectares. This is equivalent to rate of provision of 3.15 hectares per 1,000 residents or 82 square metres per standard residential lot.
- Local open space in Bourkelands, Forest Hill, Forest Hill RAAF, Glenfield Park, Lloyd and Tatton: 13.95 hectares. This is equivalent to rate of provision of 2.5 hectares per 1,000 residents or 65 square metres per standard residential lot.

Where a development contribution for open space is required, or proposed to be settled, by way of dedication of land (free of cost) the land:

- can be situated within the 1 in 100 year ARI flood line, however this component of the open space will not be included in the calculations for the minimum area standard of local open space cited above;
- must be designed and developed in accordance with the 'principles for the development of local parks' contained in the *Wagga Wagga City Council Recreation and Open Space Strategy* (Stratcorp Consulting 2005, page 89) and the 'Draft Open Space Design Principles for New Residential Neighbourhoods' contained in

Wagga Wagga Development Control Plan 2005 (Appendix 31 – Neighbourhood Design Guidelines); and

- (where the development is in Boorooma or Estella) must be identified for open space purposes in Council’s Development Control Plan or Local Environmental Plan.

Where land is dedicated by a developer under this plan, the total monetary contribution payable by that developer under this plan will be adjusted to reflect the cost of the open space dedicated.

Based on data provided to Council by Herron Todd White on 29 August 2008, the following ‘en globo’ land valuations apply to calculating monetary contribution adjustments:

- \$395,000 per hectare for land in Estella and Boorooma.
- \$395,000 per hectare for land in Bourkelands, Glenfield Park, Lloyd and Tatton.
- \$275,000 per hectare for Forest Hill, Forest Hill RAAF.

The contribution rates shown in Section 1.2 of this Plan show the different rates applicable depending on whether local open space land demands are satisfied by way of dedication or by way of equivalent monetary contribution.

#### **Open space and recreation facilities (recoupment)**

$$\text{Contribution per person (\$)} = \sum \left( \frac{IC}{P} \right)$$

Where:

IC = the indexed total cost of providing the facilities in this facility category (less any monies received from tied grants) (refer Section 5 – works schedule)

P = the contributing population (see Table 4.1 below)

#### **Contributing population**

For the purposes of formulas included in this section, the contributing population for a facility depends on whether the need for the facilities is generated by the incoming population, or is generated by both the existing and incoming populations (or the ‘total population’).

Contributing population also depends on:

- whether the need is generated in a particular neighbourhood or neighbourhoods within the LGA, or is attributable to the total LGA population; and
- on the timing of provision. In this Plan, it is assumed that facilities will be delivered during the Plan period (that is, up to 2019). Therefore the population of a particular catchment projected for the year 2019 is assumed.

The data in Table 4.1 represents a synthesis of these factors and includes the result of applying the formulas to the works schedule items.

Table 4.1 shows the following:

- projected growth in the number of residents in the Wagga Wagga LGA and across the different development precincts in the LGA up to 2019 (reflecting the outcomes of Table 3.3);
- projected total population of the Wagga Wagga LGA and the different development precincts in the LGA in 2019 (also reflecting the outcomes of Table 3.3);
- the open space and recreation facilities works schedule items;
- nexus assumptions for each item;
- the contributing population for each item, based on the projections contained in Table 3.3.

**Table 4.1 Contributing populations**

<b>Works</b>		<b>Nexus</b>	<b>Contributing Population</b>
Future works			
OS 1	Robertson Oval Upgrade	Citywide - total population 2019	71,932
OS 2	Equex Centre Development	Citywide - total population 2019	71,932
OS 3	Uranquinty Sportsground - Amenities Building	Citywide - total population 2019	71,932
OS 4	Sportsground Estella	Citywide - growth only	12,504
OS 5	New Playground Estella Local	Estella / Estella West - growth only	2,839
OS 6	New Playground Estella - Neighbourhood	Northern release areas - total population 2019	6,857
OS 7	New Playgrounds Lloyd Local	Lloyd - growth only	2,080
OS 8	New Playground Glenfield Local	Glenfield - growth only	736
OS 9	New Playground Hilltop/Bourkelands Local	Bourkelands - growth only	1,344
OS 10	New Playground Tatton – Local	Tatton - growth only	650
OS 11	New Playground Local – Boorooma	Boorooma - growth only	2,002
OS 12	Entry Treatments Lloyd	Lloyd - 2019 total population	2,666
OS 13	Entry Treatments Bourkelands	Bourkelands - total population 2019	2,995
OS 14	Entry Treatments Boorooma	Boorooma - total population 2019	2,206
OS 15	Lloyd Plantings	Lloyd - growth only	2,080
OS 16	Glenfield Plantings & Rec facilities - Open Space	Glenfield - growth only	736
OS 17	Boorooma Plantings & Rec facilities - Open Space	Boorooma - growth only	2,002
OS 18	Estella Plantings - Open Space	Estella - growth only	1,669
OS 19	Hilltop Plantings & Rec facilities - Open Space	Bourkelands - growth only	1,344
OS 20	Springvale Plantings & Rec facilities - Open Space	Springvale - growth only	185
OS 21	Bourkelands Plantings - Open Space	Bourkelands - growth only	1,344

**City of Wagga Wagga Section 94 Contributions Plan 2006 - 2019**

<b>Works</b>	<b>Nexus</b>	<b>Contributing Population</b>	
OS 22	Sportsground Estella - land acquisition (9.0ha)	Citywide - growth only	12,504
OS 27	Netball Courts - Upgrade - Koorngal Rd	Citywide - total population 2019	71,932
	Neighbourhood parks acquisitions & embellishments		
	Neighbourhood Parks (South)		
OS 23	Neighbourhood Parks (South) - land acquisition	Southern release areas - growth only*	5,580
OS 24	Neighbourhood Parks (South) - embellishment	Southern release areas - growth only*	5,580
	Neighbourhood Parks (North) - land acquisition		
OS 28	Estella - adjacent to sports facility (8.93ha)	Northern release areas - growth only	4,841
OS 29	Boorooma Linear Park (4.07ha)	Northern release areas - growth only	4,841
OS 30	Boorooma East - Rocky Hilltop lookout area (2.27ha)	Northern release areas - growth only	4,841
	Neighbourhood Parks (North) - embellishment		
OS 31	Estella local parks - embellishment (8.93ha)	Northern release areas - growth only	4,841
OS 32	Boorooma Linear Park embellishment	Northern release areas - growth only	4,841
OS 33	Hilltop park - embellishment and landscape works	Northern release areas - growth only	4,841
OS 34	Playground - Estella West and Gobbagumbalin	Northern release areas - growth only	4,841
OS 35	Estella West - Open Space Corridor Embellishment	Estella West - growth only	1,170
OS 36	Pine Gully Road Corridor - embellishment	Estella West - growth only	1,170
	Recoupment works		
OSR 1	Oasis Regional Aquatic Centre	Citywide - total population 2019	71,932
OSR 2	Netball complex-Equex	Citywide - total population 2019	71,932
OSR 3	Skate Park	Citywide - total population 2019	71,932

## **4.2 Roads and traffic management facilities**

### **4.2.1 What is the nexus between development and demand?**

#### **Causal nexus**

New residential development is expected to occur in both the urban and rural areas of Wagga Wagga LGA in the future, resulting in additional demands on the surrounding road network. The new works required to be provided will include new and/or augmented roads, traffic facilities and pedestrian and cycle facilities to allow the efficient, safe and orderly movement of people and goods.

#### **Spatial nexus**

The locations of roads and traffic management facilities to be provided to meet the demands of the incoming population of the Wagga Wagga LGA are shown in the maps included in Section 5.

The identification of need for the proposed new and augmented facilities was based on:

- a review of the development and population projections contained in Table 3.3 and identification of those parts of the LGA likely to generate substantial additional vehicular, pedestrian and cycle traffic up to 2019 and beyond;
- a review of the performance of the existing road network, including key road links and intersections; and
- a review of the condition and extent of the existing pedestrian and cycle pathway network.

#### **Temporal nexus**

The roads and traffic management facilities strategy identified in this Plan are proposed to be implemented over the life of this Plan.

Priority and indicative timing of delivery of the works is shown in Section 5.

Council will seek to implement facilities according to the rate of dwelling and population growth being experienced in the different neighbourhoods. Council acts on the basis of making commitments to projects as funds are available, and to this extent the delivery of facilities under this Plan is heavily dependent on the rate of development and the resultant funds received.

### **4.2.2 What is the strategy for delivering facilities?**

Council has identified a range of works that will be required as a result of the new residential development anticipated in the LGA up to 2019.

These works include:

- new or augmented footpaths and shared pedestrian / cycle paths to link neighbourhoods. These are generally located off-road on road verges and are required to link planned residential subdivisions to other neighbourhoods;
- new or augmented traffic management facilities on collector, sub-arterial and arterial roads to handle increased traffic generated by development. The works include intersection upgrades, traffic signals, roundabouts, intersection lanes; and
- new or widened collector, sub-arterial and arterial roads (including bridges and underpasses) to handle increased traffic generated by development.

A range of other roads and traffic works within proposed developments will be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EPA Act.

These include local roads, footpaths and street tree planting within proposed subdivisions and traffic management devices and treatments required to provide safe and convenient access to the development - the demand for which is generated entirely by the proposed development.

#### 4.2.3 How are the contributions calculated?

Contribution per lot is determined by multiplying the contribution per person by the assumed average household occupancy rate of 2.6 persons.

Contributions per person are calculated as follows:

$$\text{Contribution per person (\$)} = \sum \left( \frac{C}{P} \right)$$

Where:

C = the cost of providing each of the facilities in this facility category (refer Section 5 - works schedule)

P = the contributing population attributable to each facility (see Table 4.2 below)

#### Contributing population

For the purposes of the formula included in this section, the contributing population for a facility depends on whether the need for the facilities is generated by the incoming population, or is generated by both the existing and incoming populations (or the 'total population').

Contributing population also depends on:

- whether the need is generated in a particular neighbourhood or neighbourhoods within the LGA, or is attributable to the total LGA population; and
- on the timing of provision. In this Plan, it is assumed that facilities will be delivered during the Plan period (that is, up to 2019). Therefore the population of a particular catchment projected for the year 2019 is assumed. Some facilities in the northern release areas have a nexus with development that extends beyond 2019 when the

Estella West neighbourhood is envisaged to be fully developed and the contributing population has thus been extended to include post-2019 population.

The data in Table 4.2 represents a synthesis of these factors and includes the result of applying the formulas to the works schedule items.

Table 4.2 shows the following:

- projected growth in the number of residents in the Wagga Wagga LGA and across the different development precincts in the LGA up to 2019 or beyond (reflecting the outcomes of Table 3.3);
- projected total population of the Wagga Wagga LGA and the different development precincts in the LGA in 2019 and beyond (also reflecting the outcomes of Table 3.3);
- the roads and traffic management facilities works schedule items;
- nexus assumptions for each item;
- the contributing population for each item, based on the projections contained in Table 3.3.

**Table 4.2 Contributing populations**

<b>Works</b>	<b>Nexus</b>	<b>Contributing Population</b>
RT1 Shared path – Glenfield Rd – Red Hill Rd to Dalman Pwy – 970 metres	Citywide - growth only	12,504
RT2 Shared path - Upgrade shared path around Lake Albert – 5 km	Citywide growth will generate 50% of the demand	12,504
RT3 Glenfield Rd & Dalman Parkway – roundabout	Citywide growth will generate 75% of the demand	12,504
RT4 Boorooma St & Avocet Dr – roundabout	Northern release areas - growth only	4,841
RT5 Red Hill Road underpass & road works	Southern release areas - growth only*	5,580
RT6 Shared path – Red Hill Rd - Holbrook Rd to Bourke St Bourkelands – 1km	Citywide - growth only	12,504
RT7 Shared path – Holbrook Rd – Red Hill Rd to Clifton Dr – 1.7 km	Citywide - growth only	12,504
RT8 Shared path – Red Hill Rd – Holbrook Rd to Hudson Dr – 350metres	Citywide - growth only	12,504
RT9 Shared path - Bourke St – Holbrook Rd to Red Hill Rd – 950 metres	Citywide - growth only	12,504
RT10 Shared path - Mater Dei High School – Plumpton Rd (@ Nelson Dr) - Gregadoo Rd – Main St to southern bridge – 3.3km	Southern release areas growth will generate 50% of the demand*	5,580
RT11 Shared path – Estella Rd – Boorooma St to Pine Gully Rd – 1.1km	Northern release areas - 2019 total population	6,857
RT12 Footpaths & Bus Shelter – Franklin Dr	Northern release areas -	6,857

**City of Wagga Wagga Section 94 Contributions Plan 2006 - 2019**

<b>Works</b>	<b>Nexus</b>	<b>Contributing Population</b>	
	2019 total population		
RT13	DELETED FOLLOWING EXHIBITION OF DRAFT PLAN		
RT 14	DELETED FOLLOWING EXHIBITION OF DRAFT PLAN		
RT15	Glenfield Rd & Fernleigh Rd intersection upgrade	Citywide - growth only	12,504
RT16	Glenfield Rd & Overpass – Widening/duplication of rail bridge/ associated drainage& note includes additional work for Glenfield Rd Urana Intersection upgrade	Citywide - growth only	12,504
RT17	Plumpton Rd – Lake Albert Rd to Red Hill/Koorungal Rd widening	Southern release areas - growth only*	5,580
RT18	Dunn's Rd/Lloyd Rd/Holbrook Rd - large roundabout	Citywide growth will generate 75% of the demand	12,504
RT19	Glenfield Rd & Fernleigh Rd – kerb & gutter & parking at Anderson Oval off Glenfield Rd	Citywide growth will generate 25% of the demand	12,504
RT20	Pedestrian Bridge over open drain western side of Plumpton Rd opp Lansdowne Ave	Tatton - 2019 total population	1,874
RT21	Urana Road widening	Citywide growth will generate 50% of the demand	12,504
RT22	Bourke St & Bruce St – Traffic Lights	Citywide growth will generate 50% of the demand	12,504
RT23	DELETED FOLLOWING EXHIBITION OF DRAFT PLAN		
RT24	Red Hill Rd – Street Lighting	Southern release areas - growth only*	5,580
RT25	Red Hill Rd – Widening to 4 lanes Plumpton Rd to Glenfield Plus widening at Dalman & Yentoo 2.7km	Southern release areas - growth only*	5,580
RT26	Glenfield Rd/Pearson-Red Hill to Dobney avenue widening to 4 lanes full length 3 km	Citywide - growth only	12,504
RT27	Fernleigh Rd & Pinaroo Dr – intersection upgrade (r/bout)	Glenfield growth will generate 75% of the demand	736
RT28	Shared Path – Farrer Rd – Boorooma St to Coolamon Rd (including table drain crossing from shared path western side Boorooma St (approx 1.7 km)	Northern release areas - 2019 total population	6,857
RT29	DELETED FOLLOWING EXHIBITION OF DRAFT PLAN		
RT30	Koorungal Rd Widening to 4 lanes full length 4km	Southern release areas - growth only*	5,580
RT31	Bourke St & Bourkelands Drive intersection upgrade	Bourkelands, Lloyd and Springvale - growth only	3,609

Works	Nexus	Contributing Population
RT32 Red Hill Rd & Hudson Dr – intersection improvements	Lloyd - growth only	2,080
RT33 Bakers Lane widening	Gumly Gumly - growth only	455
RT34 Bakers Lane & Sturt Highway - intersection improvements	Gumly Gumly - growth only	455
RT35 Bakers Lane & Ingelwood Road - intersection improvements	Gumly Gumly - growth only	455
RT36 Farrer Road Improvements (incl. Amundsen St to Coolamon Rd) - road widening on north side from Boorooma Farrer intersection to approximately Amundsen St and south side is the balance of the road	Northern release areas - growth only - pre and post 2019 (i.e. includes Estella West long term growth)	7,909
RT37 Boorooma St / Farrer Rd roundabout	Citywide - growth only	12,504
RT38 Old Narrandera Rd / Olympic Way – large roundabout	Citywide – growth only	12,504
RT39 Pine Gully Rd / Old Narrandera Rd - intersection	Northern release areas - growth only - pre and post 2019 (i.e. includes Estella West long term growth)	7,909
RT40 Harris Rd / Pine Gully Rd - dual lane roundabout	Northern release areas - growth only - pre and post 2019 (i.e. includes Estella West long term growth)	7,909
RT41 Old Narrandera Rd - second carriageway for 600m	Citywide - growth only	12,504
RT42 Pine Gully Rd - second carriageway for 1.2km	Citywide - growth only	12,504
RT43 Amundsen bridge - Boorooma East to Boorooma Option 1	Northern release areas - growth only - pre and post 2019 (i.e. includes Estella West long term growth)	7,909
RT44 Pine Gully Road - bike track	Northern release areas - growth only - pre and post 2019 (i.e. includes Estella West long term growth)	7,909
RT45 Boorooma Street Slip Lane into Boorooma West	Citywide - growth only	12,504
RT46 Glenfield Rd & Bruce St intersection improvements	Citywide - growth only	12,504

## 4.3 Civic, community and cultural facilities

### 4.3.1 What is the nexus between development and demand?

#### Causal nexus

New residential development is expected to occur in the Wagga Wagga LGA in the future, resulting in additional demands for the provision of a range of Council-provided civic, community and cultural facilities.

### **Spatial nexus**

The locations of civic, community and cultural facilities to be provided (or have been provided in advance of development) to meet the demands of the incoming population of the Wagga Wagga LGA are shown in the maps included in Section 5.

Facilities will be provided in locations where they can most effectively meet the needs of the surrounding population. In summary:

- new local community centres will be focused in the City's developing urban release areas (this Plan provides for one new centre to serve the City's southern urban release areas, and one to serve the northern release areas); and
- existing and new major civic, community and cultural facilities located in or near the Wagga Wagga CBD.

### **Temporal nexus**

The civic, community and cultural facilities identified in this Plan have either been provided or are proposed to be implemented over the life of this Plan.

Priority and indicative timing of delivery of the works is shown in Section 5.

Council will seek to implement facilities according to the rate of dwelling and population growth being experienced in the identified population growth areas. Council acts on the basis of making commitments to projects as funds are available, and to this extent the delivery of facilities under this Plan is heavily dependent on the rate of development and the resultant funds received.

#### **4.3.2 What is the strategy for delivering facilities?**

Council will pursue the following strategy for the funding and delivery of civic, community and cultural facilities generated by the incoming population identified in this Plan:

##### **Recoupment of facility costs**

- Recoupment of part of the costs of strategic facilities. These facilities include the main street upgrade (completed in 1999), the civic centre and civic theatre upgrade (completed in 1999/2000).

##### **New major community facility to serve a City-wide catchment**

- Provision of a major community facility in a central location that will potentially incorporate a new visitors centre, museum, sporting hall of fame / sports museum, indoor sports area and exhibition facilities. The need for such a facility has been identified in Council's *Recreation and Open Space Plan*, *Draft Cultural Plan* and *Tourism and Marketing Strategy*.<sup>2</sup>

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<sup>2</sup> Wagga Wagga City Council Application for Special Rate Variation under Section 508A of the Local Government Act 1993 commencing 2006-07, page 6

### **New local community or neighbourhood centres**

- Provision of 2 new community or neighbourhood centres to serve anticipated population growth in the City's southern and northern urban release areas in the period up to 2019. The centres will be located at Lloyd and at Estella. The facility will be situated on land either currently owned by Council, or on land anticipated to be dedicated by developers for local open space purposes. The Estella facility will be completed partly using section 94 funds already received.

### **4.3.3 How are the contributions calculated?**

Contribution per lot is determined by multiplying the contribution per person by the assumed average household occupancy rate of 2.6 persons.

Contributions per person are calculated as follows:

#### **Civic, community and cultural facilities (future)**

$$\text{Contribution per person (\$)} = \sum \left( \frac{C}{P} \right)$$

Where:

C = the cost of providing each of the facilities in this facility category (refer Section 5 – works schedule)

P = the contributing population attributable to each facility (see Table 4.3 below)

#### **Civic, community and cultural facilities (recoupment)**

$$\text{Contribution per person (\$)} = \sum \left( \frac{IC}{P} \right)$$

Where:

IC = the indexed cost of providing each of the facilities in this facility category (less any monies received from tied grants) (refer Section 5 – works schedule)

P = the contributing population attributable to each facility (see Table 4.3 below)

#### **Contributing population**

For the purposes of formulas included in this section, the contributing population for a facility depends on whether the need for the facilities is generated by the incoming population, or is generated by both the existing and incoming populations (or the 'total population').

Contributing population also depends on:

- whether the need is generated in a particular neighbourhood or neighbourhoods within the LGA, or is attributable to the total LGA population; and
- on the timing of provision. In this Plan, it is assumed that facilities will be delivered during the Plan period (that is, up to 2019). Therefore the population of a particular catchment projected for the year 2019 is assumed.

The data in Table 4.3 represents a synthesis of these factors and includes the result of applying the formulas to the works schedule items.

Table 4.3 shows the following:

- projected growth in the number of residents in the Wagga Wagga LGA and across the different development precincts in the LGA up to 2019 (reflecting the outcomes of Table 3.3);
- projected total population of the Wagga Wagga LGA and the different development precincts in the LGA in 2019 (also reflecting the outcomes of Table 3.3);
- the civic, community and cultural facilities works schedule items;
- nexus assumptions for each item;
- the contributing population for each item, based on the projections contained in Table 3.3.

**Table 4.3 Contributing populations**

<b>Works</b>	<b>Nexus</b>	<b>Contributing Population</b>
Future works		
C1 Major Community Facility Stage 1 and 2	Citywide - total population 2019	71,932
C2 Lloyd community facility	Lloyd, Springvale and Bourkelands - total population 2019	7,621
C3 Estella community facility Stages 1 and 2	Boorooma, Estella, Estella West - total population 2019. A total of \$414,000 to be funded from sources other than this plan. Remainder to be funded under this plan.	4,841
Recoupment works		
CR 1 Main Street Upgrade	Citywide - total population 2019	71,930
CR 2 Civic Centre	Citywide - total population 2019	71,930
CR 3 Civic Theatre -upgrade	Citywide - total population 2019	71,930

## 4.4 City Centre car parking facilities

### 4.4.1 What is the nexus between development and demand?

#### Causal nexus

New residential development across the Wagga Wagga LGA will likely result in an increased demand for commercial and other non-residential development within the Wagga Wagga city centre or central business district (CBD).

All development approved in the Wagga Wagga LGA is required to make adequate arrangements for vehicular access and parking related to the development.

Council has traditionally had an active role in ensuring that the Wagga Wagga city centre functions efficiently through providing an appropriate level of on-street car parking and through providing numerous public car parks on land in and adjacent to the centre. Indeed, the centres could not function properly without Council's ongoing provision of these parking assets.

Parking and access needs are most significant for developments generating higher numbers of vehicle trips, particularly the non residential developments (including commercial, professional, retail and entertainment uses) of the type found in the city centre. It is also the case that a significant component of the parking needs associated with these types of uses relates to employees and visitors. Where the uses are concentrated in a centre there are also visitor 'linked trips' where one car parking space may be used for a number of visitor purposes. In such cases efficiencies can be gained by having car parking provided in a few consolidated locations.

Council has and will continue to provide consolidated parking facilities in the city centre. Where a developer of land in these areas cannot or chooses not to address all of the development's parking needs through on site parking provision, Council will require the developer to make a contribution toward the provision of new or augmented parking facilities in the city centre.

#### Spatial nexus

All proposed parking facilities are located in or adjacent to the Wagga Wagga city centre. A description of works is included in Section 5.

The locations of CBD car parking facilities to be provided to meet the demands of development are shown on the map marked 'Parking Recommendations – Medium Term (Within 10 Years)' in Appendix E of the report entitled *Wagga Wagga CBD Parking Study Development of Parking Policy and Strategies* (August 2008) prepared by Stepfair – Samsa.

#### Temporal nexus

Council will aim for the car parking facilities identified in this Plan to be implemented over the life of this Plan.

It is likely that facility provision will require funding from development as well as other (i.e. Council) sources.

Council will seek to implement facilities according to the rate of commercial and other non residential development within the Wagga Wagga CBD generating a need for the parking actually occurring. Council acts on the basis of making commitments to projects as funds are available, and to this extent the delivery of facilities under this Plan is heavily dependent on the rate of applicable development and the resultant funds received.

#### **4.4.2 What is the strategy for delivering facilities?**

The objectives of the car parking facilities strategy to meet the needs generated by new development are as follows:

- To ensure sufficient car parking is provided to meet the varying needs of all CBD users including consumers, business operators, employees, tourists, residents and service providers.
- To ensure that the car parking provided is adequate, efficient, accessible, easily identified, secure and aesthetically acceptable.
- To ensure that CBD car parking becomes integrated with other transport systems within the CBD including pedestrian and service vehicle networks.
- To ensure that any additional car parking provided is developed in such a way as to be non intrusive upon the streetscape and compatible with built environment.
- To minimise the detrimental effects (particularly visual and radiated heat effects) associated with off street car parking areas through the provision of shade areas and appropriate landscaping.

Council's Development Control Plan provides standards for the numbers of parking spaces required for particular types of development. When issuing a development consent, Council may impose conditions requiring that a certain number of parking spaces be provided for the development. However, in some circumstances, not all of the required parking spaces may be able to be provided on site due to site constraints. When this occurs, and if the development is on land within the city centre, Council will consider whether it is appropriate for the development to contribute toward providing the additional spaces that are required in a central public parking area.

Contributions collected will be used to assist in the funding of the following multi-level car parks identified by Stepfair – Samsa as being required in the 'medium' term:

- multi-level off-street car park upgrade on Peter Street between Morgan and Forsyth Streets including improvements to pedestrian access through to Bayliss Street from the parking area;
- multi-level off-street car park upgrade on Peter Street between Forsyth and Tompson Streets including improvements to pedestrian access through to Bayliss Street from the parking area;
- multi-level off-street car park upgrade at Johnson Street (Woolworths) including improvements to pedestrian access through to Fitzmaurice Street from the parking area;

- multi-level off-street car park upgrade at Barrand Street (western side) including improvements to pedestrian access through to Fitzmaurice Street from the parking area

The proposed car parking stations identified above will provide both short and long stay parking areas and shall be linked to the retail sector through the provision of pedestrian walkways.

Council will execute the following in relation to the provision of CBD car parking:

- Review and monitor parking requirements and development contributions received on a regular basis and will locate additional facilities and incorporate time restrictions according to the needs identified in the review process.
- Quantify needs, locate facilities and employ controls to meet demands for car parking within the CBD area. In addition to this, Council will plan, program and provide parking to meet the needs of the future through the regular review process.
- Foster an ongoing community awareness program to educate CBD users of the location of car parking areas and the requirements e.g. time limitation appropriate to each. Such a program will also indicate to Council the perception of the community in regard to the location of parking facilities and the level of utilisation of individual locations.
- Examine all development options available to ensure that car parking areas are provided throughout the CBD area in an equitable and sustainable manner.

#### **4.4.3 How are the contributions calculated?**

Council staff have assessed the cost of providing additional car parking in a decked structure or format as being \$23,000 per space.

Contributions for car parking may be:

- made on a voluntary basis by the developer for part or all of the parking required by the development by way of development contribution under this Plan instead of physically providing them on the development site; or
- required as a condition of consent issued by the Council where the development site characteristics or design features of the development are such that it would be impractical or inappropriate for some or all of the required parking to be provided on the development site.

## **4.5 Plan preparation, management and administration**

### **4.5.1 What is the nexus between development and demand?**

The administration of development contributions can be a time consuming task. Council staff is deployed to prepare and review contributions plans, and coordinate the implementation of development contributions plans and works. Consultant studies are also commissioned by Council from time to time in order to determine design and costs of works, as well as to review the development and demand assumptions of the contributions plan. These activities incur costs.

Council considers that the costs involved with preparing facility plans and contributions plans and administering development contributions are an integral and essential component of the efficient provision of facilities generated by the incoming population of Wagga Wagga LGA. It is reasonable that the costs associated with preparing, managing and reviewing facility and contributions plans be recouped from development contributions. Costs associated with the ongoing administration and management of the Plan will be levied on all applications which attract a development contribution under this Plan.

Total management and administration costs anticipated to be incurred over the life of this Plan are \$1,192,937. This represents the annual \$91,710 cost of engaging a local infrastructure contributions coordinator over the life of the Plan.

Total facility plan and contributions plan preparation costs anticipated to be incurred over the life of this Plan are \$425,000. Such costs include the following:

- |   |           |
|---|-----------|
| • Transport study                         | \$150,000 |
| • Open space and recreation study         | \$125,000 |
| • Community facilities studies            | \$50,000  |
| • Other studies and associated plan costs | \$100,000 |

Where material public benefits, works in kind or land dedications are negotiated between a developer and Council, the Plan management and administration contribution will still apply. This amount will be deemed to cover not only Plan review costs, but also Council's costs associated with negotiating and supervising work done in relation to the material public benefits, works in kind or land dedications.

### **4.5.2 What is the strategy for management and administration of this Plan?**

Council staff accountable for facility/service planning and delivery, or their delegates, will be involved in reviewing/updating the Plan. This may include the regular review of assumptions, review of the works schedule items, or analysis of community attitudes to ensure that facility planning best reflects contemporary community needs. From time to time, this may extend to engaging specialist consultants to carry out studies in order to either research changes in the Plan's assumptions or better understand the changing community profile of Wagga Wagga.

### 4.5.3 How are the contributions calculated?

Contribution per lot is determined by multiplying the contribution per person by the assumed average household occupancy rate of 2.6 persons.

Contributions per person are calculated as follows:

$$\text{Contribution per person (\$)} = \frac{C}{P}$$

Where:

C = the total cost of providing the plan preparation, management and administration services over the life of the Plan (refer Section 5 – works schedule)

P = the contributing population (see Table 4.4 below)

#### Contributing population

The contributing population for a facility depends on whether the need for the facilities is generated by the incoming population, or is generated by both the existing and incoming populations.

In the case of Plan preparation, management and administration services, the need is considered to be generated solely by the incoming population.

**Table 4.4 Contributing populations**

<b>Works</b>	<b>Nexus</b>	<b>Contributing Population</b>
CPM 1 Employment of Local Infrastructure Coordinator over the life of the plan	Citywide - growth only	12,504
CPM 2 Planning Study - Transport Planning & Administration	Citywide - growth only	12,504
CPM 3 Planning Study - Open Space & Recreation	Citywide - growth only	12,504
CPM 4 Planning Studies - Community Facilities (Administration & Planning)	Citywide - growth only	12,504
CPM 5 Planning Studies - S94 Plan Costs	Citywide - growth only	12,504

## 5. Works schedules and maps

### Open space and recreation facilities - future works

No.	Works	Cost	Timing	Priority ranking for funds pooling	Contributions anticipated to be received under this Plan
OS 1	Robertson Oval Upgrade	\$3,236,842	2006-2011	A	\$533,264
OS 2	Equex Centre Development	\$1,294,737	2006-2011	A	\$213,306
OS 3	Uranquinty Sportsground - Amenities Building	\$129,474	2006-2011	A	\$21,331
OS 4	Sportsground Estella	\$1,300,000	2011-2016	B	\$1,300,000
OS 5	New Playground Estella Local	\$53,625	2011-2016	B	\$53,625
OS 6	New Playground Estella - Neighbourhood	\$128,550	2011-2016	B	\$90,756
OS 7	New Playgrounds Lloyd Local	\$51,789	2011-2016	A	\$51,789
OS 8	New Playground Glenfield Local	\$51,789	2006-2011	A	\$51,789
OS 9	New Playground Hilltop/Bourkelands Local	\$51,789	2006-2011	A	\$51,789
OS 10	New Playground Tatton – Local	\$51,789	2006-2011	A	\$51,789
OS 11	New Playground Local – Boorooma	\$51,480	2011-2016	A	\$51,480
OS 12	Entry Treatments Lloyd	\$16,184	2011-2016	B	\$12,627
OS 13	Entry Treatments Bourkelands	\$16,184	2006-2011	A	\$7,263
OS 14	Entry Treatments Boorooma	\$25,000	2011-2016	A	\$22,688
OS 15	Lloyd Plantings	\$21,579	2006-2011	A	\$21,579
OS 16	Glenfield Plantings & Rec facilities - Open Space	\$10,789	2006-2011	A	\$10,789
OS 17	Boorooma Plantings & Rec facilities - Open Space	\$10,789	2011-2016	B	\$10,789
OS 18	Estella Plantings - Open Space	\$26,974	2006-2011	B	\$26,974
OS 19	Hilltop Plantings & Rec facilities - Open Space	\$10,789	2011-2016	A	\$10,789
OS 20	Springvale Plantings & Rec facilities - Open Space	\$10,789	2006-2011	B	\$10,789
OS 21	Bourkelands Plantings - Open Space	\$10,789	2006-2011	A	\$10,789
OS 22	Sportsground Estella - land acquisition (9.0ha)	\$3,555,000	2006-2016	C	\$3,555,000
OS 27	Netball Courts - Upgrade - Koorngal Rd	\$1,200,000	2006-2011	A	\$208,592
	<b>Neighbourhood parks acquisitions &amp; embellishments</b>				
	<b>Neighbourhood Parks (South)</b>				
OS 23	Neighbourhood Parks (South) - land acquisition	\$4,755,800	2006-2019	C	\$5,510,250
OS 24	Neighbourhood Parks (South) - embellishment	\$1,948,579	2006-2019	C	\$2,257,697
	<b>Neighbourhood Parks (North) - land acquisition</b>				
OS 28	Estella - adjacent to sports facility (8.93ha)	\$3,527,350	2011-2019	C	\$3,527,350
OS 29	Boorooma Linear Park (4.07ha)	\$1,697,571	2011-2019	C	\$1,697,571
OS 30	Boorooma East - Rocky Hilltop lookout area (2.27ha)	\$896,650	2011-2019	C	\$896,650
	<b>Neighbourhood Parks (North) - embellishment</b>				
OS 31	Estella local parks - embellishment (8.93ha)	\$1,445,250	2011-2019	C	\$1,445,250
OS 32	Boorooma Linear Park embellishment	\$1,014,556	2011-2019	C	\$1,014,556
OS 33	Hilltop park - embellishment and landscape works	\$365,186	2011-2019	C	\$365,186
OS 34	Playground - Estella West and Gobbagumbalin	\$150,000	2011-2019	C	\$150,000
OS 35	Estella West - Open Space Corridor Embellishment	\$1,200,128	2011-2019	C	\$1,200,128
OS 36	Pine Gully Road Corridor – embellishment	\$50,000	2011-2019	C	\$50,000

## Open space and recreation facilities - recoupment

No.	Works	Completed cost (less grant contributions)	Date project completed	Indexed cost to current year	Contributions anticipated to be received under this Plan
OSR 1	Oasis Regional Aquatic Centre	\$16,385,000	Jun-04	\$18,698,700	\$3,250,393
OSR 2	Netball complex-Equex	\$1,478,240	Jun-00	\$1,956,631	\$340,121
OSR 3	Skate Park	\$186,000	Jul-01	\$231,604	\$40,260

## Roads and traffic management facilities - future works

No.	Works	Cost	Timing	Priority ranking for funds pooling	Contributions anticipated to be received under this Plan
RT1	Shared path – Glenfield Rd – Red Hill Rd to Dalman Pwy – 970 metres	\$37,763	2006-2011	A	\$37,763
RT2	Shared path - Upgrade shared path around Lake Albert – 5 km	\$194,211	2006-2011	A	\$97,105
RT3	Glenfield Rd & Dalman Parkway – roundabout	\$1,000,000	2006-2011	A	\$750,000
RT4	Boorooma St & Avocet Dr - roundabout	\$1,000,000	2006-2011	A	\$1,000,000
RT5	Red Hill Road underpass & road works	\$733,684	2006-2011	A	\$733,684
RT6	Shared path – Red Hill Rd - Holbrook Rd to Bourke St Bourkelands – 1km	\$38,842	2006-2011	B	\$38,842
RT7	Shared path – Holbrook Rd – Red Hill Rd to Clifton Dr – 1.7 km	\$66,895	2006-2011	B	\$66,895
RT8	Shared path – Red Hill Rd – Holbrook Rd to Hudson Dr – 350metres	\$14,026	2006-2011	B	\$14,026
RT9	Shared path - Bourke St – Holbrook Rd to Red Hill Rd – 950 metres	\$37,763	2006-2011	B	\$37,763
RT10	Shared path - Mater Dei High School – Plumpton Rd (@ Nelson Dr) - Gregadoo Rd – Main St to southern bridge – 3.3km	\$129,474	2006-2011	B	\$64,737
RT11	Shared path – Estella Rd – Boorooma St to Pine Gully Rd – 1.1km	\$43,158	2006-2011	B	\$30,469
RT12	Footpaths & Bus Shelter – Franklin Dr	\$86,316	2006-2011	B	\$60,938
RT13	DELETED FOLLOWING EXHIBITION OF DRAFT PLAN				
RT14	DELETED FOLLOWING EXHIBITION OF DRAFT PLAN				
RT15	Glenfield Rd & Fernleigh Rd intersection upgrade	\$131,963	2006-2011	B	\$131,963
RT16	Glenfield Rd & Overpass – Widening/duplication of rail bridge/ associated drainage& note includes additional work for Glenfield Rd Urana Intersection upgrade	\$3,236,842	2011-2016	C	\$3,236,842
RT17	Plumpton Rd – Lake Albert Rd to Red Hill/Koorngal Rd widening	\$863,158	2011-2016	C	\$863,158
RT18	Dunn's Rd/Lloyd Rd/Holbrook Rd - large roundabout	\$1,000,000	2010-2016	B	\$750,000

## Roads and traffic management facilities - future works

No.	Works	Cost	Timing	Priority ranking for funds pooling	Contributions anticipated to be received under this Plan
RT19	Glenfield Rd & Fernleigh Rd – kerb & gutter & parking at Anderson Oval off Glenfield Rd	\$75,526	2011-2016	C	\$18,882
RT20	Pedestrian Bridge over open drain western side of Plumpton Rd opp Lansdowne Ave	\$16,184	2006-2016	B	\$5,611
RT21	Urana Road widening	\$431,579	2006-2016	C	\$215,789
RT22	Bourke St & Bruce St – Traffic Lights	\$431,579	2011-2016	B	\$215,789
RT23	DELETED FOLLOWING EXHIBITION OF DRAFT PLAN				
RT24	Red Hill Rd – Street Lighting	\$80,921	2011-2016	C	\$80,921
RT25	Red Hill Rd – Widening to 4 lanes Plumpton Rd to Glenfield Plus widening at Dalman & Yentoo 2.7km	\$971,053	2011-2016	C	\$971,053
RT26	Glenfield Rd/Pearson-Red Hill to Dobney avenue widening to 4 lanes full length 3 km	\$1,402,632	2011-2016	C	\$1,402,632
RT27	Fernleigh Rd & Pinaroo Dr – intersection upgrade (r/bout)	\$213,170	2006-2011	A	\$159,877
RT28	Shared Path – Farrer Rd – Boorooma St to Coolamon Rd (including table drain crossing from shared path western side Boorooma St (approx 1.7 km)	\$77,684	2006-2011	C	\$54,845
RT29	DELETED FOLLOWING EXHIBITION OF DRAFT PLAN				
RT30	Koorungal Rd Widening to 4 lanes full length 4km	\$1,186,842	2011-2016	C	\$1,186,842
RT31	Bourke St & Bourkelands Drive intersection upgrade	\$107,895	2011-2016	C	\$107,895
RT32	Red Hill Rd & Hudson Dr – intersection improvements	\$107,895	2011-2016	C	\$107,895
RT33	Bakers Lane widening	\$837,455	2011-2016	C	\$837,455
RT34	Bakers Lane & Sturt Highway - intersection improvements	\$56,753	2011-2016	C	\$56,753
RT35	Bakers Lane & Ingelwood Road - intersection improvements	\$22,701	2011-2016	C	\$22,701
RT36	Farrer Road Improvements (incl. Amundsen St to Coolamon Rd) - road widening on north side from Boorooma Farrer intersection to approximately Amundsen St and south side is the balance of the road	\$1,163,535	2006-2016	C	\$1,163,535
RT37	Boorooma St / Farrer Rd roundabout	\$639,912	2006-2012	A	\$639,912
RT38	Old Narrandera Rd / Olympic Way – large roundabout	\$577,886	2016-2019	C	\$577,886
RT39	Pine Gully Rd / Old Narrandera Rd - intersection	\$1,077,439	2016-2019	C	\$1,077,439
RT40	Harris Rd / Pine Gully Rd - dual lane roundabout	\$1,211,564	2006-2016	C	\$1,211,564
RT41	Old Narrandera Rd - second carriageway for 600m	\$737,428	2016-2019	C	\$737,428

## Roads and traffic management facilities - future works

No.	Works	Cost	Timing	Priority ranking for funds pooling	Contributions anticipated to be received under this Plan
RT42	Pine Gully Rd - second carriageway for 1.2km	\$1,840,965	2016-2019	C	\$1,840,965
RT43	Amundsen bridge - Boorooma East to Boorooma Option 1	\$281,512	2016-2019	C	\$281,512
RT44	Pine Gully Road - bike track	\$126,510	2016-2019	C	\$126,510
RT45	Boorooma Street Slip Lane into Boorooma West	\$297,000	2016-2019	C	\$297,000
RT46	Glenfield Rd & Bruce St intersection improvements	\$416,965	2011-2016	A	\$416,965

## Civic, community and cultural facilities - future works

No.	Works	Cost	Timing	Priority ranking for funds pooling	Contributions anticipated to be received under this Plan
C1	Major community facility Stages 1 and 2	\$9,262,763	2011-2019	C	\$1,610,111
C2	Lloyd community facility	\$435,895	2011-2016	C	\$241,428
C3	Estella community facility Stages 1 and 2	\$808,000	2011-2016	C	\$278,162

## Civic, community and cultural facilities - recoupment

No.	Works	Completed cost (less grant contributions)	Date project completed	Indexed cost to current year	Contributions anticipated to be received under this Plan
CR 1	Main Street Upgrade	\$8,873,000	Dec-99	\$11,961,117	\$2,079,199
CR 2	Civic Centre	\$20,816,000	Jan-00	\$28,060,702	\$4,877,788
CR 3	Civic Theatre -upgrade	\$3,811,000	Jul-99	\$5,208,367	\$905,370

## Car parking – future

No.	Works	Cost	Timing
RT47	Multi-level off street car park upgrade on Peter Street between Morgan and Forsyth Streets, including improvements to pedestrian access through to Baylis Street from the parking area	\$2,200,000	2006-2019
RT47	Multi-level off street car park upgrade on Peter Street between Forsyth and Tompson Streets, including improvements to pedestrian access through to Baylis Street from the parking area	\$1,500,000	2006-2020

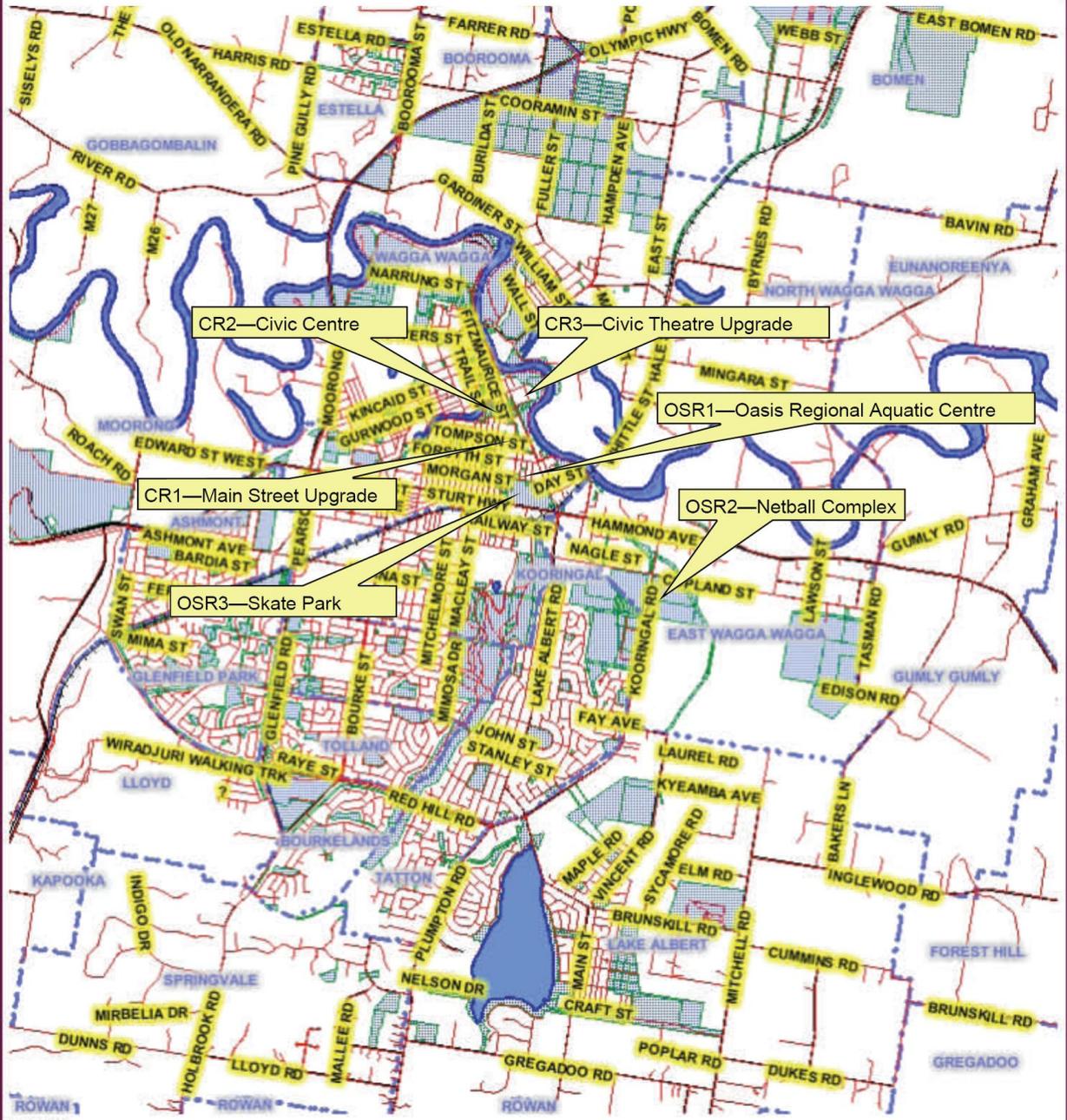
## Car parking – future

No.	Works	Cost	Timing
RT47	Multi-level off street car park upgrade at Johnston Street (Woolworths), including improvements to pedestrian access through to Fitzmaurice Street from the parking area	\$4,400,000	2006-2021
RT47	Multi-level off street car park upgrade at Barrand Street (western side), including improvements to pedestrian access through to Fitzmaurice Street from the parking area	\$1,300,000	2006-2021

## Contributions plan preparation and management

No.	Works	Cost	Timing	Contributions anticipated to be received under this Plan
CPM 1	Employment of Local Infrastructure Coordinator over the life of the plan	\$1,192,237	2006-2019	\$1,192,237
CPM 2	Planning Study - Transport Planning & Administration	\$150,000	2006-2019	\$150,000
CPM 3	Planning Study - Open Space & Recreation	\$125,000	2006-2019	\$125,000
CPM 4	Planning Studies - Community Facilities (Administration & Planning)	\$50,000	2006-2019	\$50,000
CPM 5	Planning Studies - S94 Plan Costs	\$100,000	2006-2019	\$100,000

## Section 94—Recoupment Open Space and Recreation Facilities Civic, Community and Cultural Facilities



LEGEND:

- Road Names
- Road Centrelines
- NRMP - Infrastructure
- ROAD
- HIGHWAY
- RAILWAY
- Suburb and Localities
- Water Features
- Council Land



Scale = 1:65,000

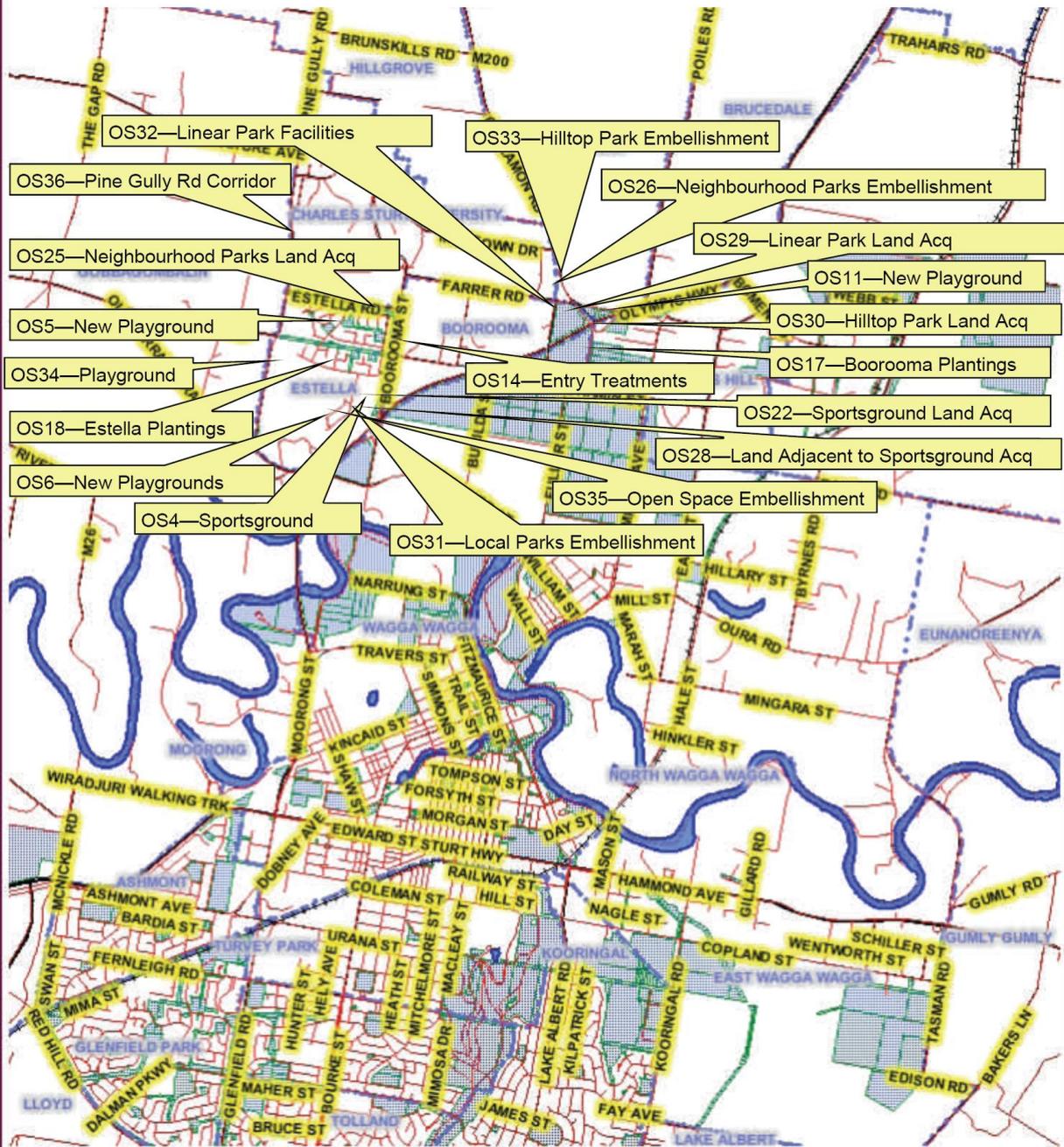
COMMENT:

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## Section 94—Open Space and Recreation Facilities Future Works North



LEGEND:

-  Road Names
-  Road Centrelines
-  NRMP - Infrastructure
-  ROAD
-  HIGHWAY
-  RAILWAY
-  Suburb and Localities
-  Water Features
-  Council Land



Scale = 1:55,000

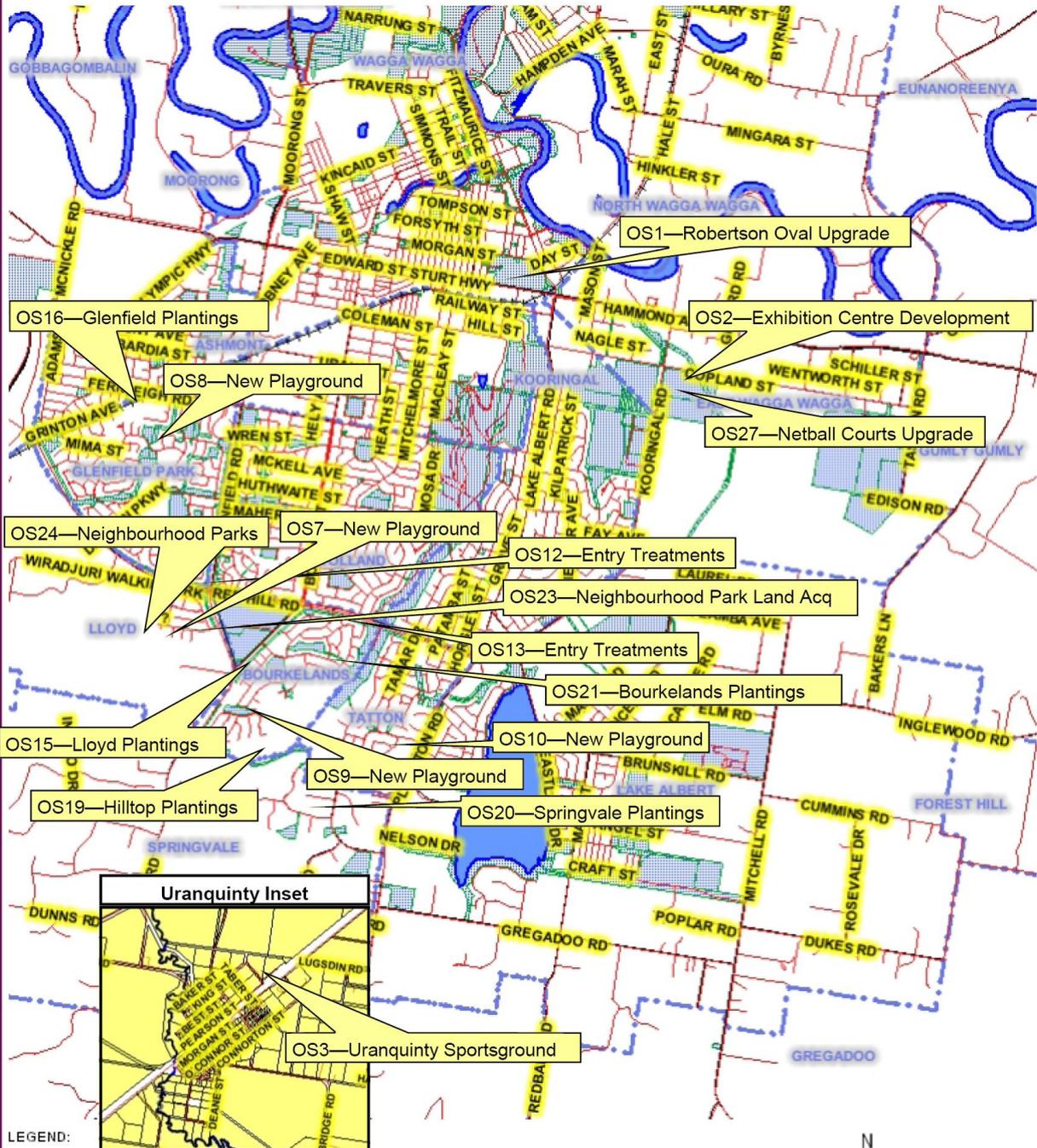
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## Section 94—Open Space & Recreational Facilities Future Works South



LEGEND:

- Road Names
- Road Centrelines
- NRMP - Infrastructure
- ROAD
- HIGHWAY
- RAILWAY
- Suburb and Localities
- Water Features
- Council Land



Scale = 1:55,000

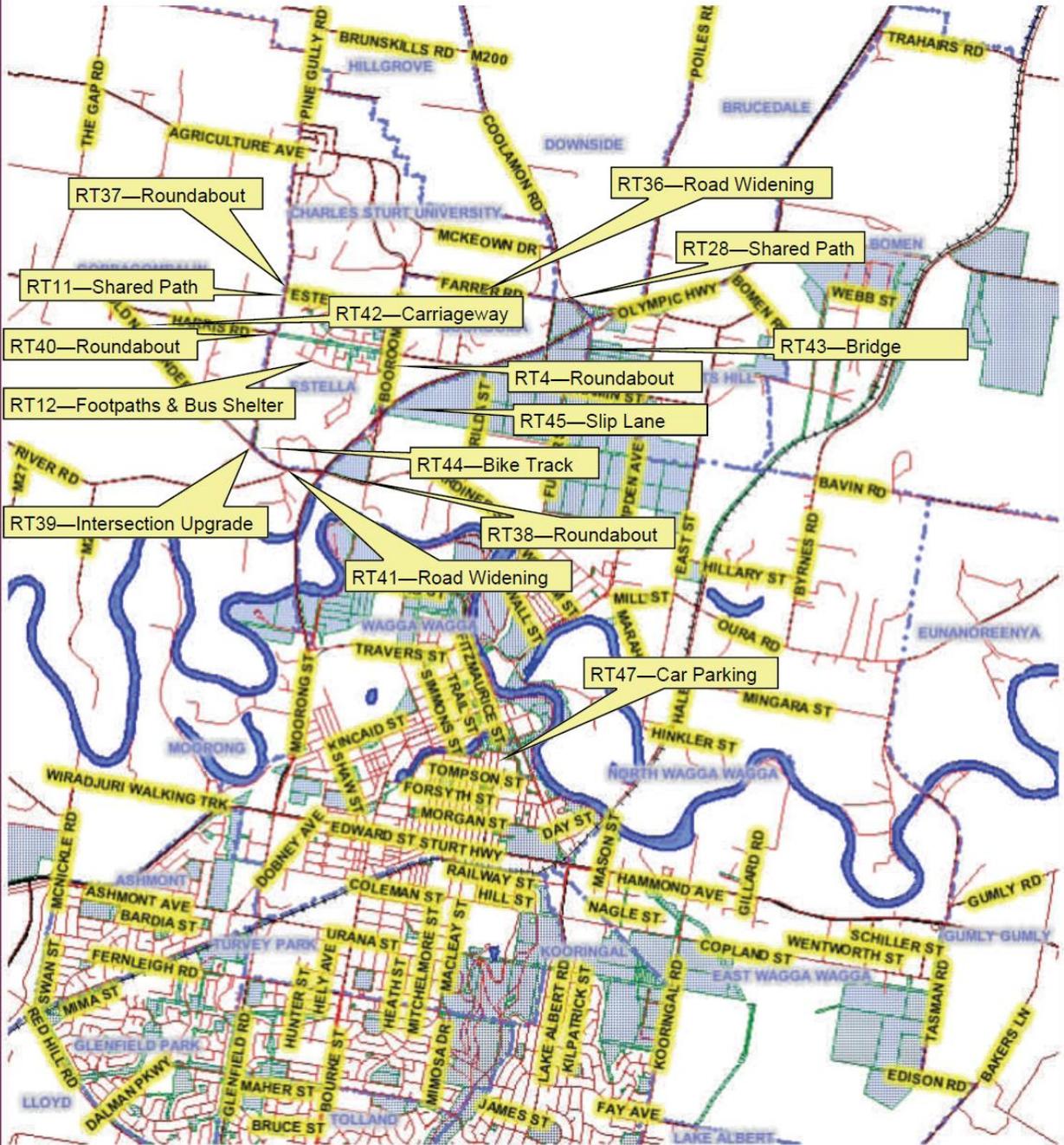
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## Section 94—Traffic Management Facilities Future Works North



**LEGEND:**

- Road Names
- Road Centrelines
- NRMP - Infrastructure
- ROAD
- HIGHWAY
- RAILWAY
- Suburbs and Localities
- Water Features
- Council Land



**Scale = 1:55,000**

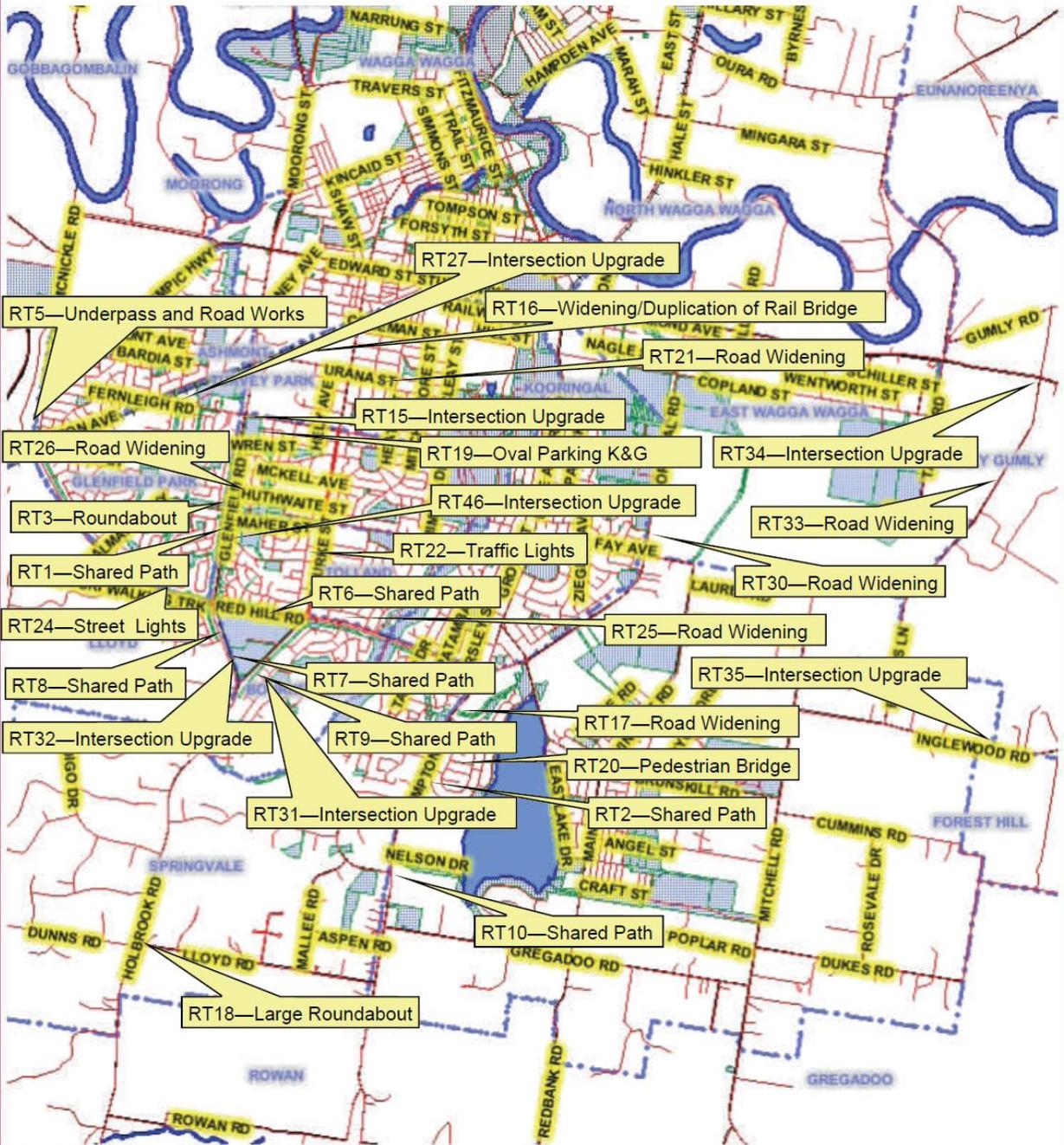
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## Section 94—Traffic Management Facilities Future Works South



LEGEND:

- Road Names
- Road Centrelines
- NRMP - Infrastructure
- ROAD
- HIGHWAY
- RAILWAY
- Suburb and Localities
- Water Features
- Council Land



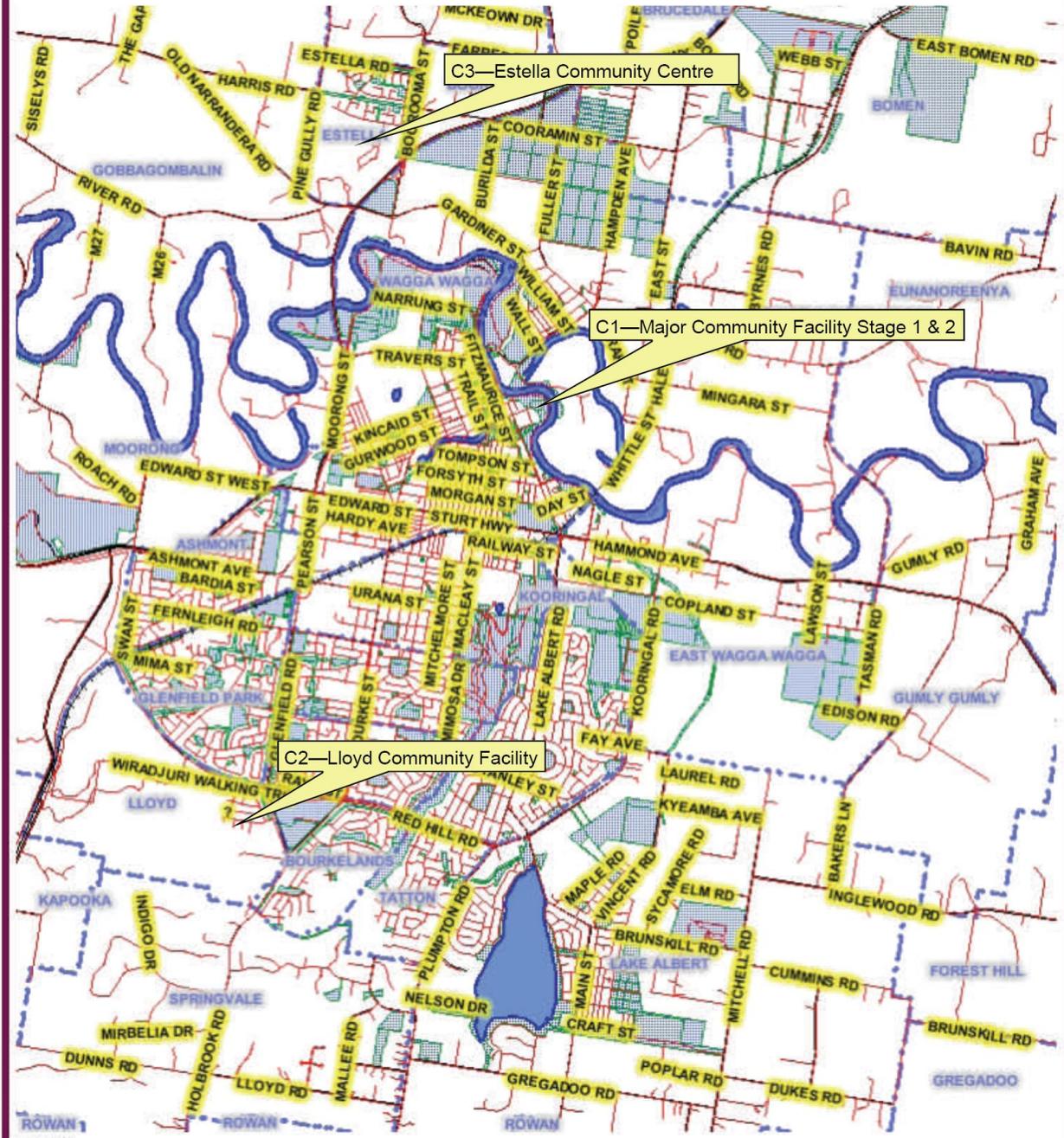
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## Section 94—Civic Community and Cultural Facilities Future Works



LEGEND:

- Road Names
- Road Centrelines
- NRMP - Infrastructure
- ROAD
- HIGHWAY
- RAILWAY
- Suburb and Localities
- Water Features
- Council Land



Scale = 1:65,000

COMMENT:

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## 6. Background information

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