

Southern Growth Area Contributions

Date:	18 October 2022
Engagement Level:	<input type="checkbox"/> Inform <input type="checkbox"/> Consult <input type="checkbox"/> Involve <input checked="" type="checkbox"/> Collaborate <input type="checkbox"/> Empower
Topic:	Southern Growth Area (SGA) Contribution Plans Update
Officer	Belinda Maclure – Infrastructure Contributions Coordinator
Analysis:	Draft section 7.11 and Section 64 Sewer and Stormwater contribution rates have been developed for the SGA, based on the infrastructure plans developed in the first half of 2022 and informed by the plans for the new growth area at this time.

Section 7.11 – Local Infrastructure Contributions Plan 2019-2034

Open space and active travel

- Based on Recreation, Open Space and Community (ROSC) Strategy guiding principles
- 5 parks and 1 local sportsground with a total area 34ha and additional natural areas
- Estimated embellishment cost is \$4.6 million (see attached)
- Estimated shared path cost is \$2.9 million. This will provide connections to Jubilee Park and the Lake via Holbrook Rd, Plumpton Rd and Red Bank Rd.
- Please note it is assumed land for open space will be dedicated by the developer at no cost

Community centre

- Given the population could be 10,000 people in the area, the distance from the Lake Albert Community Centre and the capacity of this centre, a community centre is required in the Southern Growth Area. This is supported by the principles in the ROCS
- Estimated cost of the community centre is \$2.7 million (see attached)
- The estimate takes into account the location and use of the centre has not been determined
- The cost estimate is based on the latest cost estimate for the tennis club house at Bolton Park and has been reviewed by Council's Quantity Surveyor
- Please note it is assumed land required for the community centre will be dedicated by the developer at no cost

Roads

- Road and intersection upgrade have been identified by Council's traffic model
- Sections of Plumpton, Holbrook Roads and Bourke Street require duplication
- 5 intersections on Plumpton Road require upgrade
- 4 intersections on Holbrook Road require upgrade
- 1 intersection on Bourke Street requires upgrade
- Total costs are estimated at \$83 million (see attached)

Section 7.11 draft rate calculations and assumptions

- Total estimated cost of infrastructure (to be funded by Section 7.11 contributions) required to support the SGA is \$93,265,511 (in 2022 dollars)
- Total number of lots to be developed in SGA is 5,500
- 100% of infrastructure costs of the projects listed are apportioned to SGA
- Section 7.11 contributions are capped at \$20,000
- SGA contributions need to include \$10,760 per lot for city wide projects

$$\begin{aligned}\text{Draft Section 7.11 rate per lot} &= (\$93,265,511/5,500) + \$10,760 \\ &= \$16,957 + \$10,760 \\ &= \$27,717\end{aligned}$$

As Section 7.11 contributions are capped at \$20,000 per lot. This will see a funding gap of \$7,717 per lot or \$42.5 million over the full 5,500 lots for roads, shared paths, open space and community assets.

Council has applied for a grant under the Accelerated Infrastructure Fund. If this grant is successful, the shortfall will be reduced. If unsuccessful, a further report will be tabled outlining options to fund this shortfall.

Section 64 Sewer – Development Servicing Plan (DSP) Sewer

- Based on the outcomes and suggested augmentation of the Sewer Capacity Network and the cost of this infrastructure upgrade developed by Stantec, the draft Section 64 Sewer rate is \$7,481.
- Given the key staff members have reviewed the Sewer Model and identified alternative upgrade options, it is suggested the current Section 64 Sewer rate of \$4,281 is applied to the SGA, as it is to the rest of the Local Government Area at this point in time.
- This methodology was used in the River Road new urban release area.

Section 64 Stormwater – Development Servicing Plan (DSP) Stormwater

- Stormwater plans have been developed for the SGA by Council's Design Engineer – Sewer Stormwater and Waste. They have been endorsed by Council staff.
- The Schedule of Quantities has been costed by Stantec
- Estimated cost of the stormwater infrastructure required to support the SGA is \$3.2 million (in 2022 dollars). Assuming a constant growth rate of 5,500 lots the draft DSP Stormwater is \$3,257.
- The current DSP Stormwater rate in Lake Albert is \$2,381

Addendums to the Contribution Plans

- The contribution rates for the SGA will be documented in addendums to the current Local Infrastructure Contribution Plan 2019 – 2034 and the DSPs.
- This methodology was used in the River Road new urban release area.
- The addendums are short documents which will detail the following:
 - The area to which the new rate will apply
 - The expected growth rate of the new area
 - The infrastructure required to support the new development
 - The new contribution rate