

Wagga Wagga City Council Development Serving Plan Stormwater 2007

Draft Addendum for Estella, Boorooma, Gobbagombalin, River Road
September 2021

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Introduction

This draft addendum to the Wagga Wagga City Council Development Servicing Plan Stormwater 2007 (DSP) updates the Section 64 Stormwater infrastructure contributions for the Estella, Boorooma, Gobbagombalin and River Road precinct. The new contribution rates reflect the remaining growth forecasted for the area and projects required to effectively manage the stormwater runoff expected because of development.

This appendix outlines:

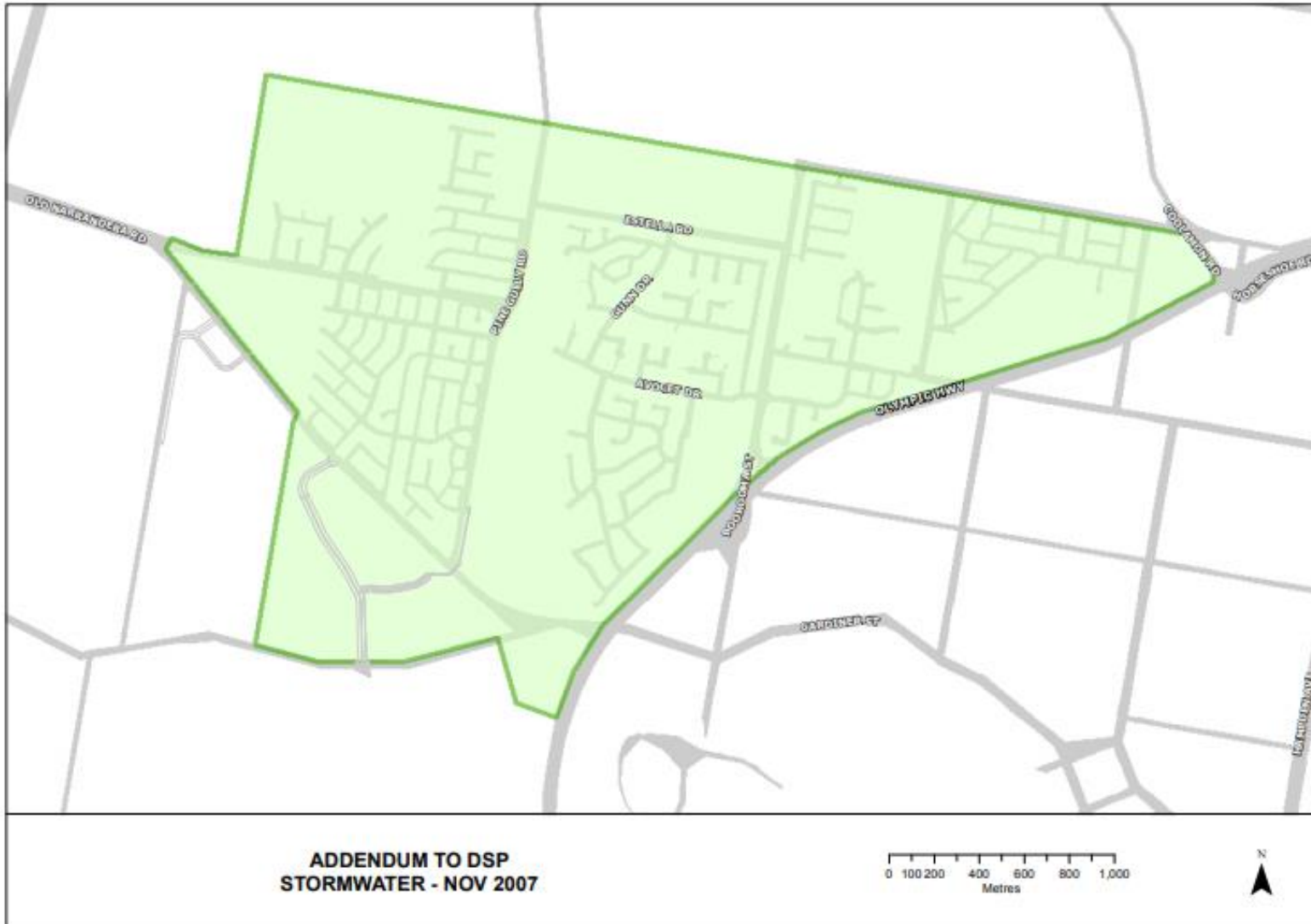
- Relationship of this addendum to other parts of this Plan
- Land to which this addendum applies
- The stormwater contribution rates applicable to development within the precinct
- Development anticipated within the precinct
- Infrastructure to be provided using contributions from development within the precinct
- Existing assets in the precinct which inform the contribution rate

Relationship to other parts of this DSP

This addendum should be read in conjunction with all sections of this DSP Stormwater, including provisions relating to Section 2.7 Calculation of Charges.

Land to which this addendum applies

This addendum applies to the land as shown below.



Stormwater Contribution rate

Section 64 Stormwater contribution per equivalent tenement (ET) for development in the Estella, Boorooma, Gobbagombalin, River Road precinct is \$2,829 as at September 2021.

As required by the 2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater issued by the Minister of Lands and Water, pursuant to Section 306 (3) of the Water Management Act, 2000, this rate reflects the net present value of future projects required, the existing assets and the lots to be developed in the area. The rate has been decreased by a reduction rate of \$70 (which is the net income received from providing the services to the development area), also a requirement of the Guidelines.

Anticipated development

It is anticipated 1,492 new dwelling tenements/lots will be developed to accommodate a future population of around 3,900 new residents.

The estimate is based on the following information for Estella, Boorooma, Gobbagombalin, River Road.

Year	ET per Year
2020	842
2025	436
2030	214
2035	0
2040	0
2045	0
2050	0
TOTAL	1,492

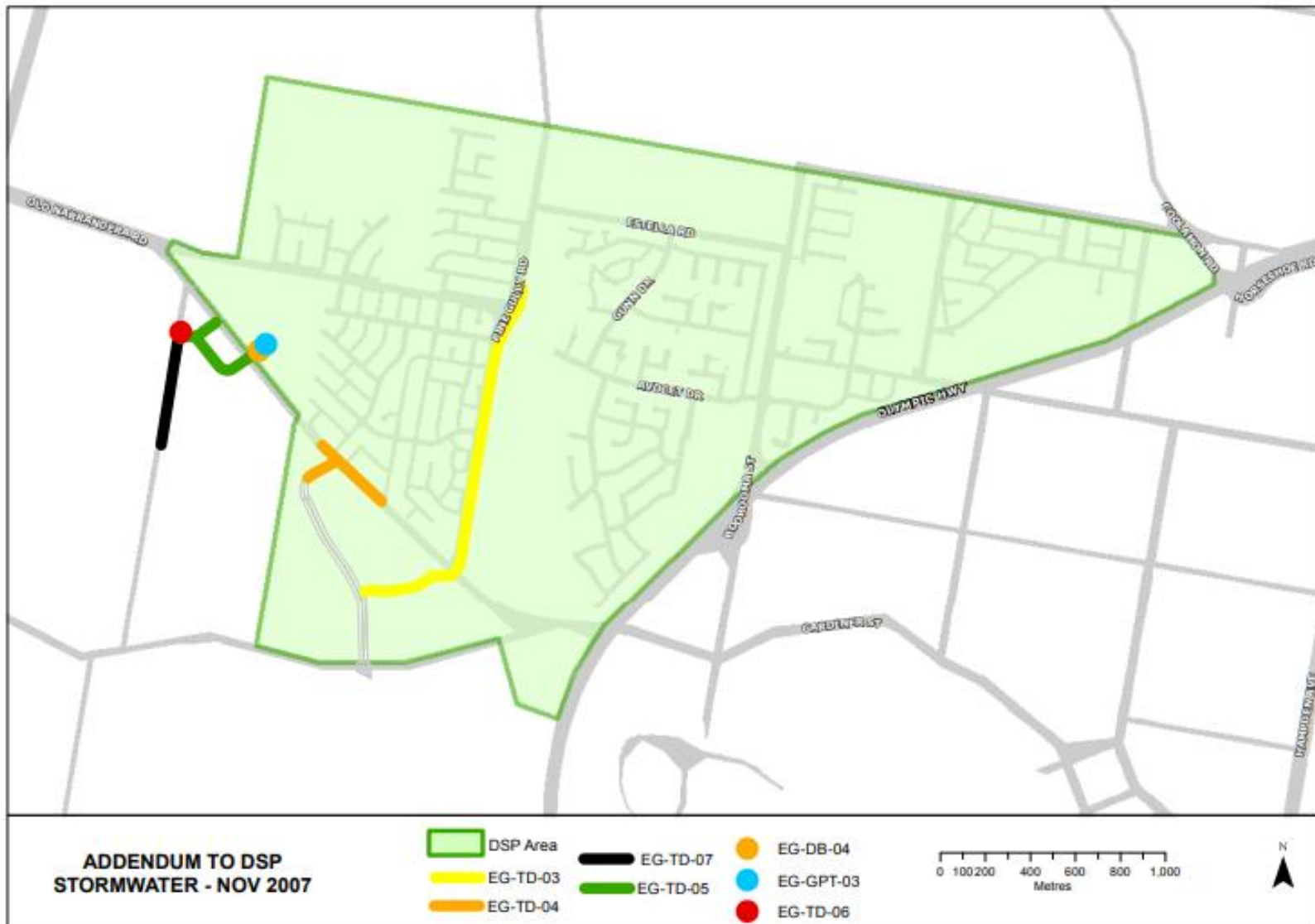
Proposed stormwater infrastructure

The proposed stormwater infrastructure works for Estella, Boorooma, Gobbagombalin, River Road precinct, their costs and scheduled delivery times are listed below.

The total estimated cost of the stormwater infrastructure required in the precinct is \$8 million.

Asset Details	2019 DSP Project No.	Year	Cost Estimate	Shared Proportion	Growth Proportion	Recoverable Cost
Planning - review and update costings	WW-PL-01	2021	\$20,000	7%	47%	\$616
10,000m ³ detention basin	EG-DB-04	2022	\$148,000	100%	100%	\$148,000
Gross Pollutant Trap 1	EG-GPT-02	2022	\$220,350	100%	100%	\$220,350
Estella Gobba - Stormwater Infrastructure - Culvert D - 2 cell,2400X600 RCBC	EG-TD-05	2023	\$601,034	100%	100%	\$601,034
Estella Gobba - Stormwater Infrastructure - culvert D-E outlet - base 30m, depth 0.4m, grade 0.2% ^m , length	EG-TD-07	2023	\$982,688	100%	100%	\$982,688
Planning - review and update costings	WW-PL-02	2026	\$100,000	7%	47%	\$3,081
Estella Gobba - Stormwater Infrastructure - PGR5 - 3.6mx0.75m RCBC, length 265m, grade 0.5% min, 4 X SPG1212 surcharge grates. @ Cell 2.4m X 0.6m RCBC, length 154m, 2 SPG1212 surcharge grates. Outlet channel base 25m, depth 0.3m, grade 1.5% min,length 320m, low flow 1200 RCP	EG-TD-03	2026	\$3,815,373	100%	100%	\$3,815,373
Estella Gobba - Stormwater Infrastructure - Culvert E - base 5m, depth 0.2m, grade 0.2% min, length 260m	EG-TD-06	2026	\$69,631	100%	100%	\$69,631
Estella Gobba - Stormwater Infrastructure - GC3 - outlet channel - base 30m, depth0.3m, grade 3.5% min, length 215m, low flow 1200RCP	EG-TD-04	2029	\$2,171,601	100%	100%	\$2,171,601

The location of the proposed stormwater works included in the addendum is shown below.



Existing stormwater infrastructure

The existing stormwater assets for Estella, Boorooma, Gobbagombalin, River Road (constructed since 1990) valued at \$3.9 million as at 30 June 2020 are listed below.

Asset Class	Asset	Commissioning Year	MEERA (2020)	Shared Proportion	Growth Proportion	Recoverable MEERA
Stormwater Pipe	STORM-PIPE-1387	2012	\$14,471	100.0%	93.8%	\$13,578
Stormwater Pipe	STORM-PIPE-1388	2012	\$18,133	100.0%	93.8%	\$17,014
Detention Basin	8,000m ³ detention basin	2020	\$151,000	100.0%	93.8%	\$141,684
Detention Basin	8,000m ³ detention basin	2020	\$151,000	100.0%	93.8%	\$141,684
Detention Basin	35,000m ³ detention basin	2020	\$328,300	100.0%	93.8%	\$308,046
Gross Pollutant Trap	Gross Pollutant Trap 1	2020	\$220,900	100.0%	93.8%	\$207,272
Channel	900m of average DN900	2020	\$1,045,000	100.0%	93.8%	\$980,531
Channel	850m of open channel and low flow pipe	2020	\$680,000	100.0%	93.8%	\$638,049
Detention Basin	BAS-GOBBA-NW	2021	\$428,857	100.0%	93.8%	\$402,400
Detention Basin	BAS-HARRIS-N	2021	\$876,590	100.0%	93.8%	\$822,510