

# *Council of the Shire of Wentworth*

ALL COMMUNICATIONS TO BE  
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WENTWORTH, N.S.W., 2648.

WHEN REPLYING PLEASE QUOTE:

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WENTWORTH, N.S.W., 2648.



INCORPORATING THE  
MUNICIPALITY OF WENTWORTH  
ESTABLISHED 23-1-1879

## SECTION 94 PLAN

### Drainage Contribution Plan

September 1996

9.9. DRAFT SECTION 94, DRAINAGE CONTRIBUTION PLAN (E4.5)  
(Attachment)

Council at its July Meeting resolved that Draft Drainage Contribution Plan be placed on public exhibition for a period of 28 days and defer consideration until after that time has expired (refer attached).

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18<sup>th</sup> September, 1996

MANAGER PLANNING & DEVELOPMENT - REPORT

The Plan has been advertised and only one written submission has been received (refer attached) from Western Murray Irrigation Ltd. As requested by Western Murray Irrigation, the Council met with representatives on Friday, 23 August 1996.

The outcome was that both the Council and Western Murray Irrigation would be committed to co-ordination and opportunities to ensure compliance with Environment Protection Authority standards. In addition development of outfall drainage development of outfall drainage by both the Shire and Western Murray Irrigation must have due regard to each other.

A drainage Contribution Plan can be modified at any time as circumstances change or as the need arises. Western Murray Irrigation will be preparing a Land and Water Management Plan over the next 12 months. Recommendations from the Plan can be built into a Drainage Contribution Plan as required.

It is suggested that Council should adopt the Drainage Contribution Plan as a working document with the requirement that it be reviewed in 12 months time. This is appropriate as Council annually appraises its schedule of fees and charges.

RECOMMENDATION

- A) That council adopt the Drainage Contribution Plan for the Shire as a working document with the requirement that the Plan be reviewed in 12 months time, following completion of the Land & Water Management Plan by Western Murray Irrigation Ltd.
- B) That Western Murray Irrigation be advised of this decision.

Moved Crs. Nichols and Wadsworth that the recommendation be adopted.

CARRIED

## **SECTION 94, DRAINAGE CONTRIBUTION PLAN**

### **1.0 INTRODUCTION**

#### **1.1 Citation**

This Plan may be referred to as the "Section 94, Drainage Contribution Plan for Wentworth Shire Council". It has been prepared according to the requirements of Section 94 (AB) of the Environmental Planning and Assessment Act 1979.

#### **1.2 Purpose**

The purpose of the Plan is to enable the levying of developer contributions for the amenities and services specified, which will be required as a consequence of increased demand generated by development in the Shire of Wentworth area for the townships of Dareton, Buronga and Gol Gol.

#### **1.3 Aims and Objectives**

The aims and objectives of the Plan are :

- a) To enable the Council of the Shire of Wentworth to require as a condition of development, consent to the carrying out of development on land including the subdivision of land within the Shire of Wentworth, the dedication of land, or a monetary contribution, or both, under Section 94 of the Environmental Planning and Assessment Act, 1979.
- b) To identify those items for which Council will require payment of Section 94 contribution.
- c) To demonstrate the link between future development and the need for stormwater drainage, sewerage, filtered water, unfiltered water and public open space services and facilities.
- d) To provide a public document illustrating the basis on which the contributions have been calculated.
- e) To provide reasonable levels of contribution having regard to the Council's urban development growth policies for the Shire.
- f) To document the range of services and facilities for which contributions are to be sought and the programs on which the contributions are to be spent.
- g) To provide a document from which applicants for developments can readily calculate the contributions payable.
- h) To describe the method of payment of the contributions and establish guidelines for public accountability for funds and their expenditure.
- i) To frame the Plan in a manner which will facilitate future reviews.

#### **1.4 Relationship to Environmental Planning Instruments**

The Plan enables the levying of developer contributions specified for land uses permissible under Wentworth Local Environmental Plan 1993.

#### **1.5 Land to which Plan Applies**

The Plan applies to all land within the Shire of Wentworth as identified in the map attached unless elsewhere stated in the Plan.

### **2.0 ASSESSMENT OF CONTRIBUTIONS**

#### **2.1 Assessment of Contribution**

Assessment of the amount of Section 94 contribution for the specified amenities and services will be based on the increase in population generated by the development and an assessment of the level of demand created for new amenities and services. This is referred to as the "nexus" between the development and the Section 94 levy. The amount of contribution will be based on additional lots in the case of subdivision; an additional dwelling in the case of medium density development; with other types of development being addressed on a pro-rata basis.

The provision of amenities and services will be staged having regard to localised demand, opportunities to acquire land, availability of funds and in the case of engineering works, basic programming logic. Section 94 contributions may either be obtained in advance of the provision of amenities and services or as a recoupment of funds spent.

#### **2.1 Formula for Contribution**

The formula for calculating the amount of contribution varies according to the type of amenity or service in question. It is based on a consideration of :-

- a) The additional demand generated by a development based on a rate for additional population or other factor.
- b) The current capital cost of providing the amenity including (where appropriate) the current cost of acquiring land.
- c) Where applicable, the actual costs of works or facilities already installed in anticipation of development.
- d) The application of any apportionment and/or discount factor as discussed below.

A location plan and contribution rates for all catchments is contained in Schedule 'A' and have been determined in accordance with Section 3 of this Plan.

## **2.2 Apportionment**

Where existing population will benefit from new amenities and services provided, the cost of providing those amenities and services will be apportioned between Section 94 funds and other monies of Council.

## **2.3 Discount Rates**

In some instances Council will further discount contribution rates by a specified factor. The purpose of this additional discount factor will vary, but may relate to factors such as Council's desire to encourage a particular type of development or to make a contribution rate less onerous. The decision as to whether to discount contribution rates rests solely with Council and will be treated on its merits.

## **2.4 Annual Adjustment**

The contribution rates will be indexed annually as per Schedule 'B', in line with the CPI and (where applicable) land acquisition costs. Contribution rates are also subject to adjustment in the light of further research which may be undertaken by Council, in which event a formal amendment to this Plan will be exhibited.

## **2.5 Financial Development Incentives for Subdivisions**

Contributions to the Shire may be made in accordance with the policy set out in Schedule 'C'.

# **3.0 DRAINAGE**

## **3.1 Works Required**

The work proposed to be carried out is associated with the collection and transportation of stormwater drainage and includes all main stormwater structures above and below ground level required to dispose of that stormwater in an environmentally acceptable manner. It does not include any works that are within or outside the area of any proposed subdivision which is solely required to collect the run-off from that subdivision. The works for which contribution from new developments are sought are :-

- a) For the space taken up by run-off in existing main drainage networks and/or work required to dispose of run-off from a new development.
- b) For the completion of the main drainage networks in proportion to the contribution of run-off contributed to the network by new development; and

- c) For the upgrading of the drainage network making provision for new works constructed to a standard reflecting current community concerns and legal requirements concerning water quality and pollution reduction, in proportion to the space taken up by the run-off from that new development.

This involves :

- Reduction of flow to reduce local flooding;
- Sediment and nutrient reduction;
- Water quality improvement; and
- Retention basins.

Cost of these works are set out in Schedule 'A' to this Plan.

### **3.2 Nexus**

- a) New development will use up capacity provided in the existing main drainage system and require the extension, augmentation and completion of that system.
- b) It is reasonable that new development contribute on a proportionate basis to these costs.
- c) It is reasonable that costs be allocated on a rate/hectare basis as the most representative method of establishing costs for different types of land uses. By using the total catchment area of each catchment and applying a rate/hectare for each catchment, new development within that catchment is treated on an equitable basis with existing development within each catchment.
- d) New development outside the main drainage catchment will not be required to contribute, but may be required to incorporate a range of on-site retardation measures to ensure a new system is not required.

It is reasonable that new development be provided with a drainage system which meets contemporary standards.

### **3.3 Contributions**

The area and location of each of the defined drainage catchments of the purposes of this Plan are defined by the maps included in Schedule 'A' to this Plan.

In addition, the amount of contribution required for each catchment area is specified in Schedule 'A' to this Plan. The contribution has been calculated by estimating the cost of the drainage work required to satisfactorily convey the collected stormwater from that catchment area and dispose of it in an environmentally acceptable manner.

The contribution is only to be applied to new, changed or intensified development carried out within that catchment. The Council of the Shire of Wentworth is to contribute that part of the costs of any main drainage works that are applicable to existing development within each catchment.

### **3.4 Retardation**

Land may be required to be dedicated as a drainage reserve where it forms part of the overall drainage system. This can only be assessed at the subdivision stage.

Land required for drainage reserves can be incorporated within open space to be dedicated within that subdivision. The provision of this land, if of useable dimensions as determined by Council, may be permitted to be provided as part of the contribution to Public Open Space as required elsewhere to be provided by the developer.

### **3.5 Council Contribution**

Where a material public benefit is provided by way of a developer constructing part of the drainage system on the site of the development and the construction is to Council's specifications including capacity for future upstream development then Council will contribute on a proportional basis to the capacity required to service the upstream land for that part of the drainage works.

### **3.6 Indexation**

All estimated costs and contributions for the provision of drainage shall be indexed in accordance with the cost indices in Schedule 'B' to this Plan.

**LOCATION MAPS AND CONTRIBUTION RATES  
FOR EACH CATCHMENT**

**CATCHMENT NO. B1**

**Area** 4.401 hectares  
**Zoning** 4(a) Industrial - General Industrial - 4.401 ha.

**Catchment Description** Grace Crescent

**Present:** Area east of Silver City Highway, Buronga, from Turner to Corbett Avenues, including Grace Crescent. Fully developed industrial area.  
**Long Term:** Industrial Area 100%.

**Method of Stormwater disposal and type of Outfall**

Pipe drain to open earth drainage channel (Department of Land and Water Conservation or local irrigators) which has an outfall to an unmanaged wetlands on private land on the Murray River floodplain. The area around the wetlands is used for stock grazing.

**Cost of Capital Works** Nil.  
**Cost per Hectare** Nil.

**CATCHMENT NO. B2**

**Area** 12.24 hectares  
**Zoning** 2(v) Urban 2.4 ha  
 1(d) Future Urban 9.84 ha

**Catchment Description** (Martin)

**Present:** Area east of Silver City Highway, Buronga, from Silver City Highway to Turner Avenue including Orana Crescent which is fully developed Urban Residential (2.4ha) and an area south of Corbett Avenue which has Industrial Development (4.3 ha) and Horticultural (5.54 ha) land.

**Long Term:** Area to be Industrial (4.3 ha) and Urban Residential (7.94 ha).

**Method of Stormwater disposal and type of Outfall**

Pipe drain to open earth channel (Department of Land and Water Conservation or local irrigators) which has an outfall to an unmanaged wetlands on private land on the Murray River floodplain. The area around the wetlands is used for stock grazing.

**Cost of Capital Works** Nil.  
**Cost per Hectare** Nil.



### CATCHMENT NO. B3

<u>Area</u>	29.44 hectares
<u>Zoning</u>	2(v) Urban 6.74 ha
	1(d) Future Urban 9.23 ha
	1(a) Rural 13.47 ha

#### Catchment Description (Friel Street)

Present:	Urban Residential - Village	10.44 ha
	Horticultural - Future Urban Residential	5.53 ha
	Horticultural - Rural Residential	12.26 ha
Long Term:	Urban Residential - Village	17.18 ha
	Horticultural - Rural	12.26 ha

#### Method of Stormwater disposal and type of Outfall

Pipe drain to open earth channel which is used for flood irrigation on floodplain with excess going to an unmanaged wetlands surrounded by stock grazing. Requires new pipe under Silver City Highway from drainage pit in Friel Street to open channel on floodplain and dissipation structure.

<u>Cost of Capital Works</u>	\$153,885 (1996)
<u>Cost per Hectare</u>	\$5,230 (1996)

### CATCHMENT NO. B4

<u>Area</u>	11.38 hectares
<u>Zoning</u>	1(d) Future Urban

#### Catchment Description (Abell)

Present:	Horticultural - Rural Residential 100%.
Long Term:	Urban Residential 100%

#### Method of Stormwater disposal and type of Outfall

Future pipe drain to stormwater retarding basin which can be re-used for irrigation or transferred onto a wetlands / evaporation area.

<u>Cost of Capital Works</u>	\$57,055 (1996)
<u>Cost per Hectare</u>	\$5,015 (1996)

**CATCHMENT NO. B5**

**Area**            3.564 hectares

**Zoning**           2(v) Urban Residential

**Catchment Description** (Pitman Avenue)

Present:            Urban Residential - Village 100%

Long Term:        Urban Residential - Village 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to open earth channel which is used for irrigation on the floodplain with excess going to an unmanaged wetlands surrounded by stock grazing.

**Cost of Capital Works**        Nil.

**Cost per Hectare**                Nil.

**CATCHMENT NO. B6**

**Area**            23.19 hectares

**Zoning**           2(v) Village Urban

**Catchment Description** (Roundabout)

Present:            Village Urban 100%

Long Term:        Urban Residential 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to a managed wetlands before being discharges into the Murray River .

**Cost of Capital Works**        \$102,155 (1996)

**Cost per Hectare**                \$4,405 (1996)

## CATCHMENT NO. B7

Area 56.12 hectares

Zoning 2(v) Village Urban 15.00 ha  
1(d) Rural - Future Urban 35.62 ha  
6(a) Open Space 5.50 ha

### Catchment Description Melaleuca Street

Present: Residential - Urban 1.95 ha  
Horticultural - Urban 13.05 ha  
Horticultural - Future Urban 35.62 ha (developed)  
Sporting Park - Open Space 5.50 ha

Long Term: Residential - Urban 50.62 ha  
Sporting Reserve, Open Space 5.50 ha

### Method of Stormwater disposal and type of Outfall

Pipe drain to open earth channel to Murray River. Open earth channel to be converted into a future wetlands for stormwater treatment before discharging into the Murray River.

Cost of Capital Works \$376,740 (1996)  
Cost per Hectare \$6,715 (1996)

## CATCHMENT NO. B8

Area 4.269 hectares

Zoning 6(a) Open Space

### Catchment Description

Present: Sporting Reserve - Open Space 100%

Long Term: Sporting Reserve - Open Space 100%

### Method of Stormwater disposal and type of Outfall

Pipe drain to open earth channel to Murray River; to be part of a future wetlands on Council land.

Cost of Capital Works Nil.  
Cost per Hectare Nil.

**CATCHMENT NO. G1**

**Area**            24.34 hectares

**Zoning**            1(d) Future Urban

**Catchment Description**

Present:            Horticultural - Future Urban 100%

Long Term:        Urban Development / Residential 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to retarding/storage basin which allows water to be re-used for irrigation or transferred onto a wetland/evaporation area.

**Cost of Capital Works**        \$62,850 (1996)

**Cost per Hectare**                \$2,580 (1996)

**CATCHMENT NO. G2**

**Area**            48.66 hectares

**Zoning**            2(v) Village - Urban                    1.17 ha  
                          1(d) Rural - Future Urban            47.49 ha

**Catchment Description**

Present:            Village - Urban                    1.17 ha  
                          Horticultura - Future Urban        47.49 ha

Long Term:        Village - Urban 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to drainage basin for stormwater re-use or transferring onto a wetland / evaporation basin.

**Cost of Capital Works**        \$296,320 (1966) (Area G2 and G3)

**Cost per Hectare**                \$4,175 (1996)                    (\$296,320/[38.66 + 22.35])

**CATCHMENT NO. G3**

**Area** 22.35 ha

**Zoning** 1(d) Future Urban

**Catchment Description**

Present: Horticultural - Future Urban 100%

Long Term: Urban Development and Residential 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to drainage basin G2 for re-use or transferring on.

**Cost of Capital Works** \$66,730 (1996)

**Cost per Hectare** \$7,160 (G2 and G3) (\$4,175 + \$66,730/22.35)

**CATCHMENT NO. G4**

**Area** 13.33 hectares

**Zoning** 1(d) Future Urban

**Catchment Description** (Wood Street North)

Present: Horticultural - Future Urban 100%

Long Term: Urban Development / Residential 100%

**Method of Stormwater disposal and type of Outfall**

Future pipe drain to future drainage basin / wetlands before outfalling to Gol Gol Creek with Area G5.

**Cost of Capital Works** \$236,375 (1996) G4 and G5

**Cost per Hectare** \$13,500 (1996)

**CATCHMENT NO. G5**

**Area** 4.179 hectares

**Zoning** 1(a) Rural

**Catchment Description** (Kingfisher Drive)

Present: Horticultural land 100%

Long Term: Horticultural land 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to future drainage basin / wetlands before outfalling to Gol Gol Creek with Area G4.

**Cost of Capital Works** \$236,375 (1996) G4 and G5

**Cost per Hectare** \$13,500 (1996)

**CATCHMENT NO. G6**

**Area** 1.872 hectares

**Zoning** 2(v) Urban Village

**Catchment Description**

Present: Commercial and Residential - Urban 100%

Long Term: Urban 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to outfall to Murray River.

**Cost of Capital Works** Nil

**Cost per Hectare** Nil

**CATCHMENT NO. G7**

No contribution required.

**CATCHMENT NO. G8**

**Area**            3.891 hectares

**Zoning**            2(v) Urban - Village

**Catchment Description**

Present:            Residential and School 100%

Long Term:        Urban 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to Murray River outfall.

**Cost of Capital Works**        Nil.

**Cost per Hectare**                Nil.

**CATCHMENT NO. G9**

**Area**            10.91 hectares

**Zoning**            2(v) Urban - Village

**Catchment Description**

Present:            Residential - Urban 100%

Long Term:        Residential - Urban 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to outfall to Murray River.

**Cost of Capital Works**        Nil

**Cost per Hectare**                Nil

### CATCHMENT NO. G10

<u>Area</u>	63.34 hectares		
<u>Zoning</u>	1(d) Future Urban	24.0 hectares	
	2(v) Urban - Village	39.34 hectares	

#### Catchment Description

Present:	Residential - Urban	11.5 ha
	Horticultural - Urban	27.84 ha
	Horticultural - Future Urban	24.0 ha

Long Term: Urban 100%

#### Method of Stormwater disposal and type of Outfall

Future pipe drain to future storage basin, surcharge to outfall to Murray River; basin water to be transferred to future wetland areas (B7 and B8).

Cost of Capital Works \$637,560 (1996)

Cost per Hectare \$10,065 (1996)

### CATCHMENT NO. G11

<u>Area</u>	47.01 ha
<u>Zoning</u>	1(a) Rural

#### Catchment Description

Present: Rural 100%

Long Term: Rural 100%

#### Method of Stormwater disposal and type of Outfall

Channelled to low depressions (on site disposal).

Cost of Capital Works Nil.

Cost per Hectare Nil.



**CATCHMENT NO. D1**

**Area** 35.32 hectares

**Zoning** 2(v) Village - Residential

**Catchment Description** Matong Street

Present: 20.06 ha developed to Urban, Residential, Commercial, Oval and School. The other 15.26 ha is Horticultural land.

Long Term: 100% of land developed to Urban.

**Method of Stormwater disposal and type of Outfall**

Pipe drain to Western Murray Irrigation's open earth drain which runs through the Coomealla Irrigation Area to discharge eventually into Fletchers Lake.

**Cost of Capital Works** \$283,895 (1996)

**Cost per Hectare** \$8,040 (1996)

**CATCHMENT NO. D2**

**Area** 9.501 hectares

**Zoning** 2(v) Village - Urban Residential

**Catchment Description** Burtundy Street

Present: Urban Residential 100%

Long Term: Urban Residential 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to Western Murray Irrigation's open earth drain in Fletchers Lake Road, which runs through the Coomealla Irrigation Area to eventually discharge into Fletchers Lake

**Cost of Capital Works** \$77,090 (1996)

**Cost per Hectare** Nil cost to Developers as area already 100% developed.

### CATCHMENT NO. D3

<u>Area</u>	136.1 hectares	
<u>Zoning</u>	2(v) Village - Urban	45.5 ha
	1(d) Rural - Future Urban	51.4 ha
	1(c) Rural - Rural Small Holdings	15.2 ha
	4(b) Industrial - Light Industrial	24.0 ha

#### Catchment Description River Road

Present:	Urban	23.0 ha
	Horticultural	89.1 ha
	Light Industrial	24.0 ha
Long Term:	Village Urban	96.9 ha
	Rural Small Holdings	15.2 ha
	Light Industrial	24.0 ha

#### Method of Stormwater disposal and type of Outfall

Pipe drain to future wetlands adjacent to Coomealla Golf Course, then to discharge to River.

<u>Cost of Capital Works</u>	\$965,360 (1996)
<u>Cost per Hectare</u>	\$7,095 (1996)

### CATCHMENT NO. D4

<u>Area</u>	56.34 hectares	
<u>Zoning</u>	1(c) Rural - Small Holdings	16.21 ha
	1(d) Rural - Future Urban	37.53 ha
	6(a) Open Space	2.6 ha

#### Catchment Description RSL

Present:	Horticultural	10.3 ha
	Open Space	41.44 ha
	Pump Station	4.6 ha
Long Term:	Rural Small Holdings	16.21 ha
	Urban	32.93 ha
	Open Space	2.6 ha
	Pump Station	4.6 ha

#### Method of Stormwater disposal and type of Outfall

Pipe drain to future land disposal on floodplain.

<u>Cost of Capital Works</u>	\$289,800 (1996)
<u>Cost per Hectare</u>	\$5,145 (1996)

**CATCHMENT NO. D5**

**Area**            13.87 hectares

**Zoning**            2(v) Village Urban

**Catchment Description** Riverview Drive

Present:            Urban 100%

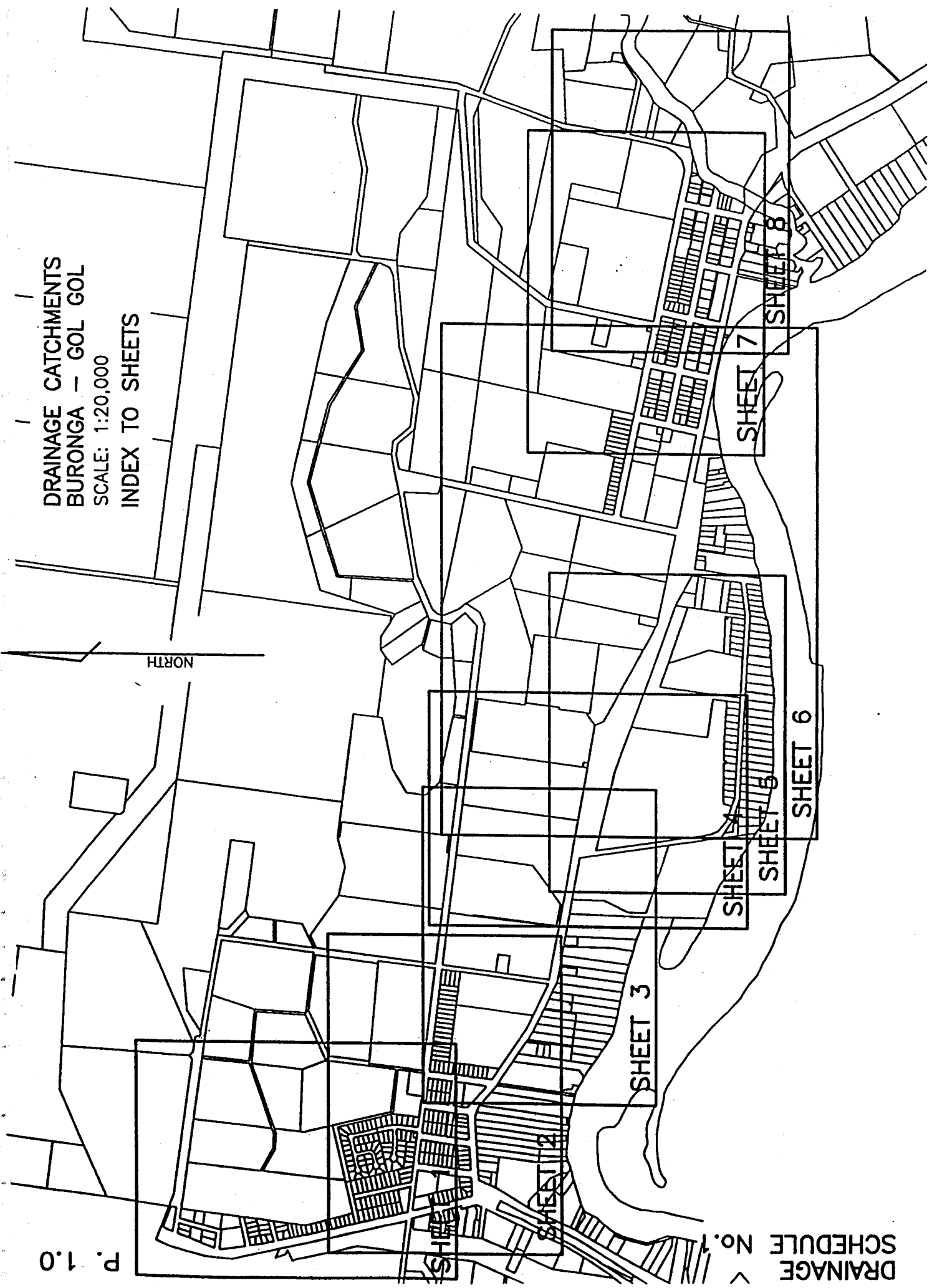
Long Term:        Urban 100%

**Method of Stormwater disposal and type of Outfall**

Pipe drain to future wetlands (Catchment No.3) and then to discharge to Murray River.

**Cost of Capital Works**        \$66,510

**Cost per Hectare**                Nil cost as the area is already developed.



DRAINAGE CATCHMENTS  
BURONGA - GOL GOL  
SCALE: 1:20,000  
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SHEET 3

SHEET 4

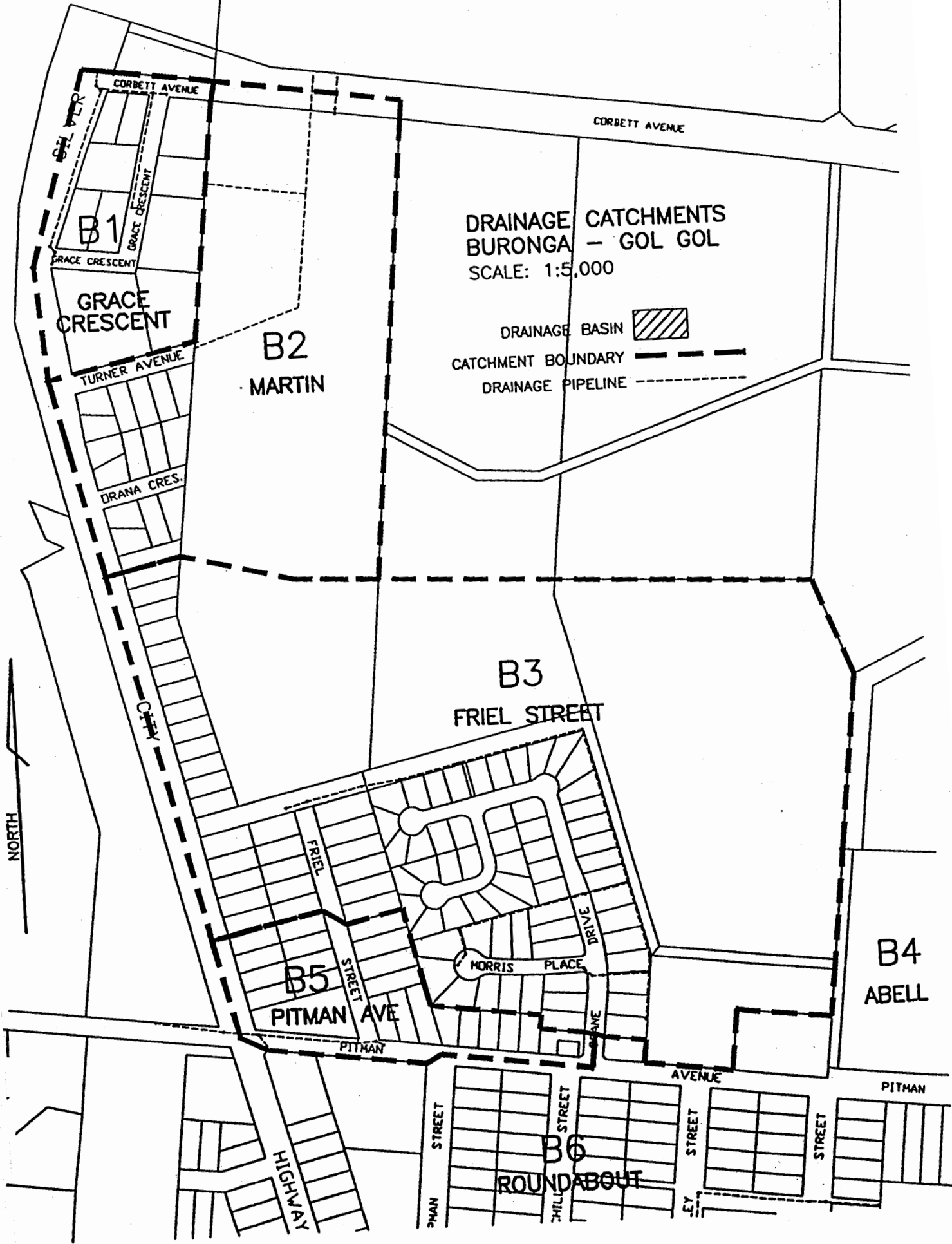
SHEET 5

SHEET 6




SHEET 7

SHEET 8

SCHEDULE No.1



DRAINAGE CATCHMENTS  
 BURONGA - GOL GOL  
 SCALE: 1:5,000

DRAINAGE BASIN   
 CATCHMENT BOUNDARY   
 DRAINAGE PIPELINE 

NORTH

B4  
 ABELL

B6  
 ROUNDABOUT

GRACE  
 CRESCENT

B2  
 MARTIN

B3  
 FRIEL STREET

B5  
 PITMAN AVE

CORBETT AVENUE

CORBETT AVENUE

TURNER AVENUE

DRANA CRES.

FRIEL STREET

MORRIS PLACE

PITMAN

AVENUE

PITMAN

HIGHWAY

PHAN STREET

HILL STREET

LY STREET

STREET

MELALEUCA

STREET

MELALEUCA

B4  
ABELL

B7

MELALEUCA STREET

NORTH

PITTMAN AVENUE

PITTMAN AVENUE

STREET

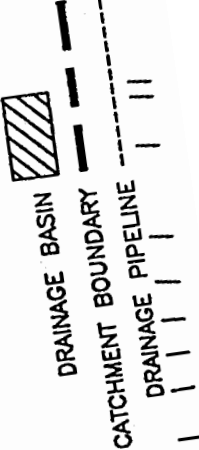
STREET

AVENUE

STREET

POOLEY STREET

DRAINAGE CATCHMENTS  
BURONGA - GOL GOL  
SCALE: 1:5,000



STREET

POOLEY STREET

B6  
ROUNDABOUT

CHURCHILL STREET

CHAPMAN STREET

HIGHWAY

DRIVE

MORRIS PLACE

GRANE

FRIEL STREET

PITTMAN AVENUE

B5

PITTMAN AVENUE

PITTMAN AVENUE

STURT

HIGHWAY

STURT

DRAINAGE SCHEDULE No. 1

Murray

River

NORTH

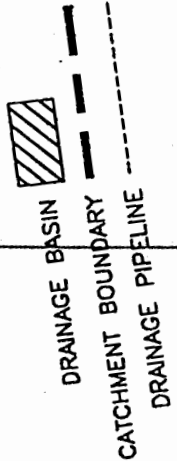
B8  
ALCHERINGA

G1  
NAMELESS

MELALEUCA STREET

B7

DRAINAGE CATCHMENTS  
BURONGA - GOL GOL  
SCALE: 1:5,000



B6  
ROUNDABOUT

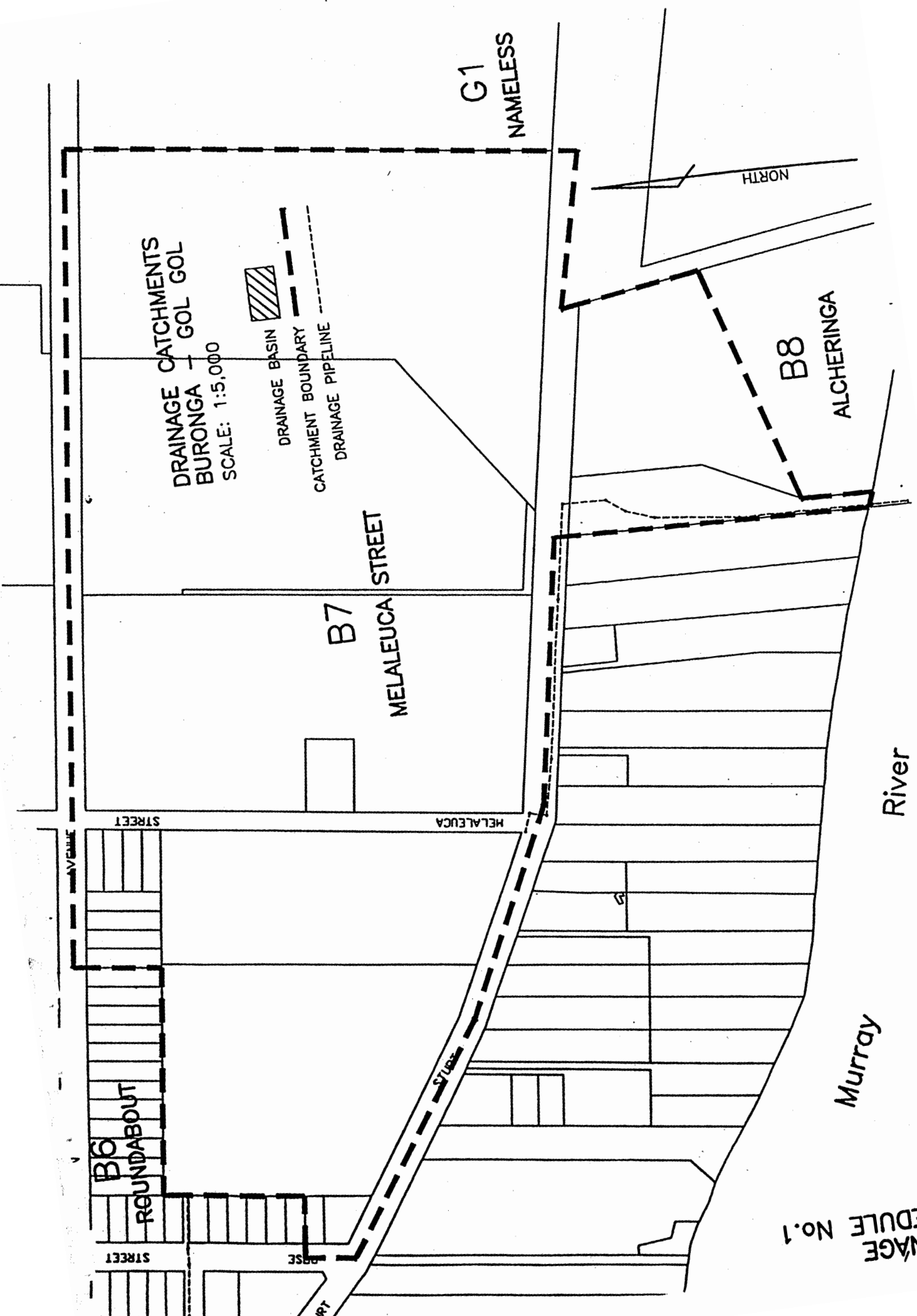
STREET

MELALEUCA STREET


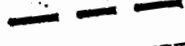
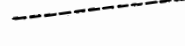
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DRAINAGE CATCHMENTS  
BURONGA - GOL GOL  
SCALE: 1:5,000

DRAINAGE BASIN   
CATCHMENT BOUNDARY   
DRAINAGE PIPELINE 

B7  
MELALEUCA STREET

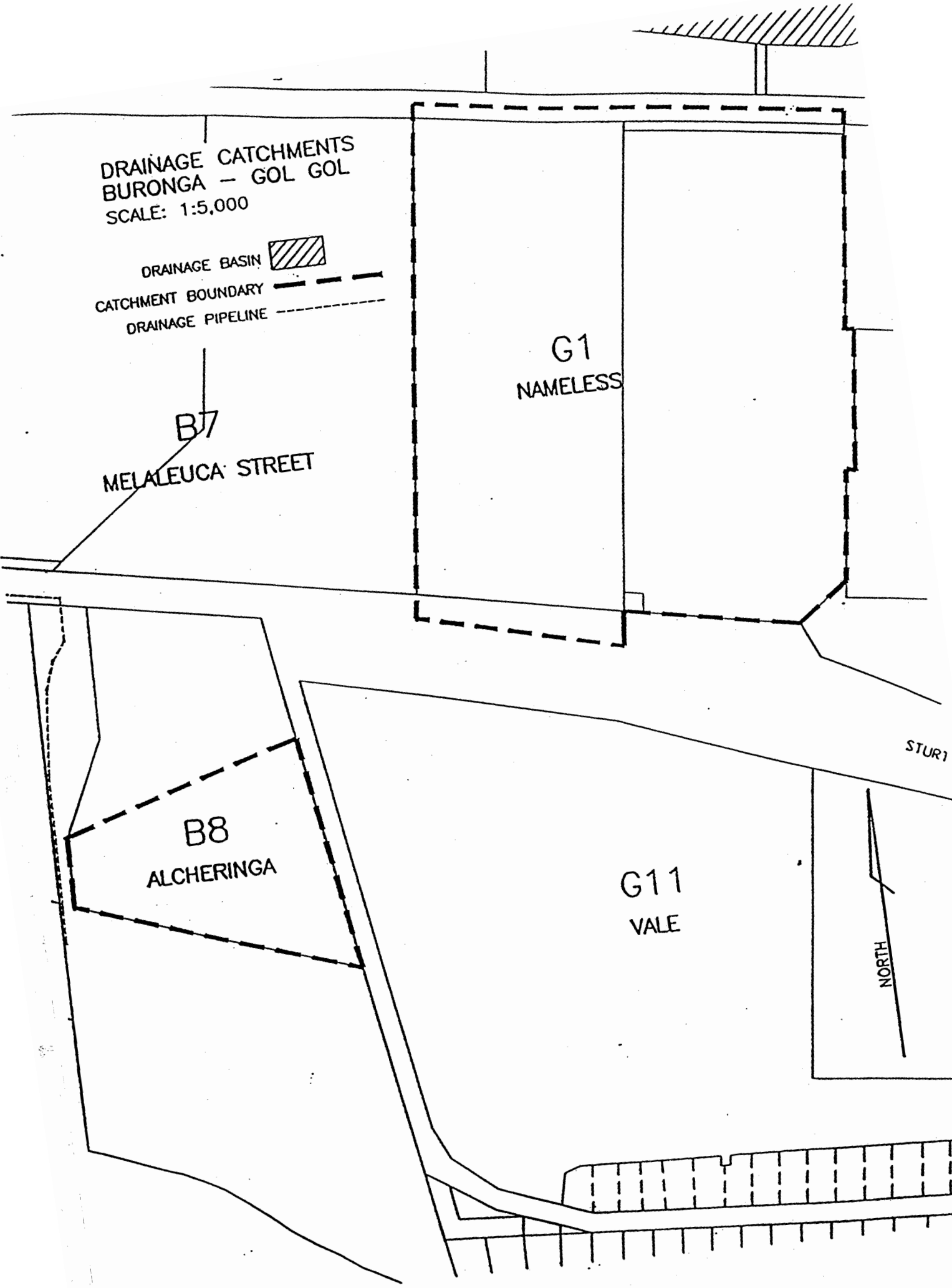
G1  
NAMELESS

B8  
ALCHERINGA

G11  
VALE

STUR1

NORTH



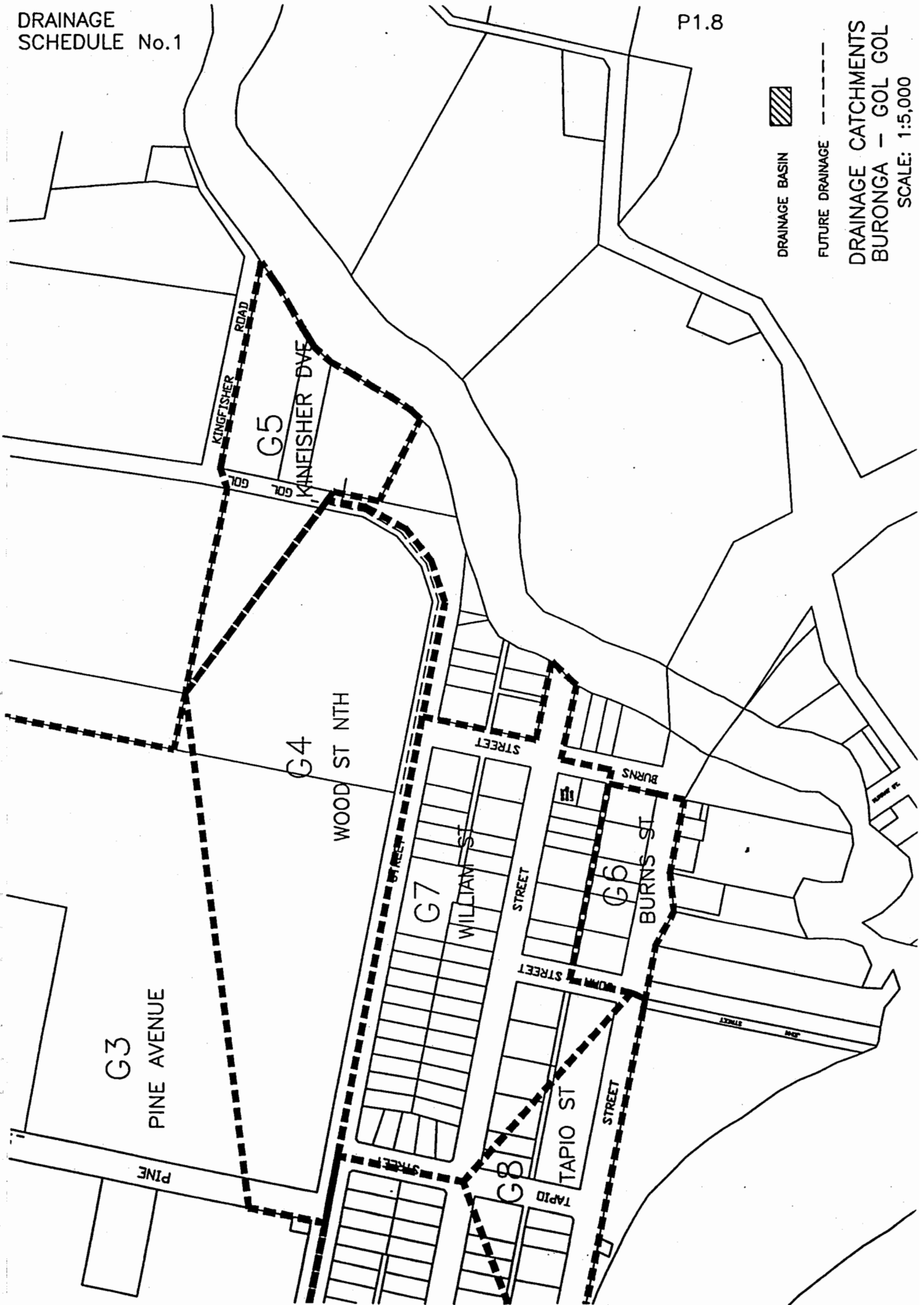


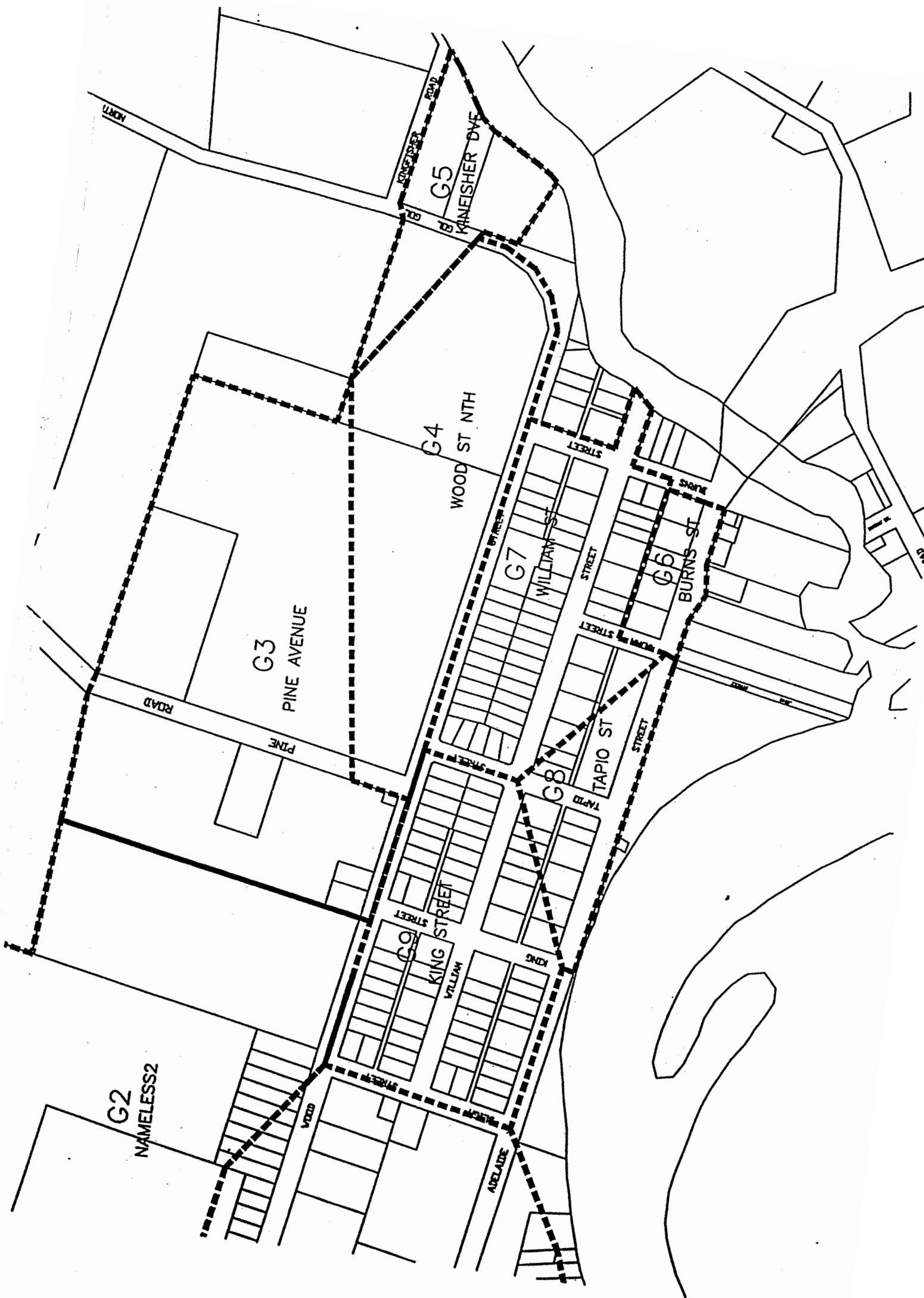
DRAINAGE BASIN 

FUTURE DRAINAGE 

DRAINAGE CATCHMENTS  
BURONGA - GOL GOL

SCALE: 1:5,000





G2  
NAMELESS2

G3  
PINE AVENUE

G4  
WOOD ST NTH

G5

MANFEISHER DVE

G6

KING STREET

WILLIAM

G7

WILLIAM ST

G8

TAPIO ST

G9

BURNS ST

ROAD

ADELAIDE

WOOD

PINE

ROAD

ROAD

DRAINAGE CATCHMENTS  
BURONGA - GOL GOL  
SCALE: 1:5,000



DRAINAGE BASIN  
CATCHMENT BOUNDARY  
DRAINAGE PIPELINE

START

FIGURE 1

B8  
ALCHERINGA

G11  
VALE

NORTH

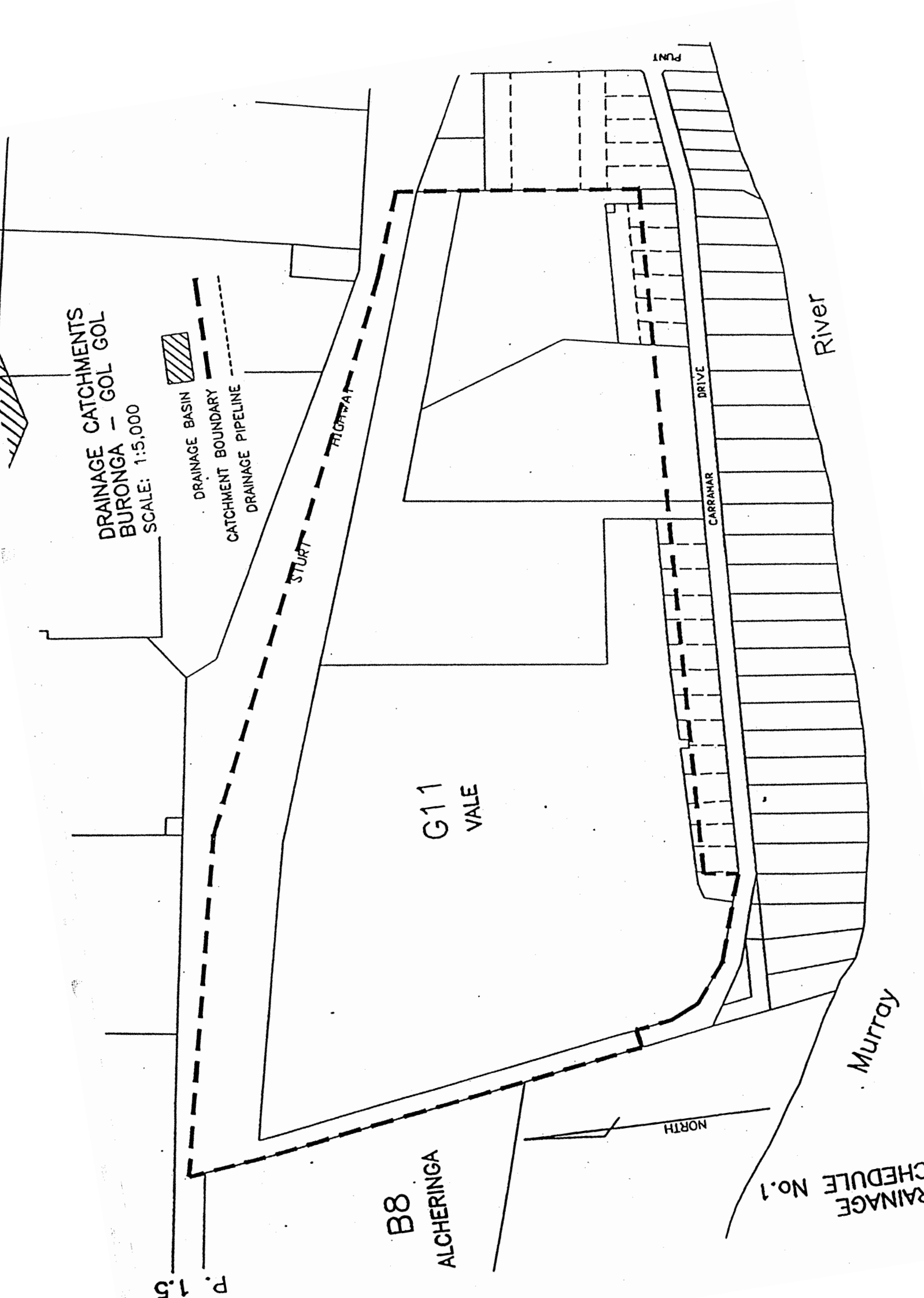
CARRAMAR  
DRIVE

PUNT

River

Murray

RAINAGE  
CHEDULE No.1



NORTH

1:6

DRAINAGE CATCHMENTS  
BURONGA - GOL GOL

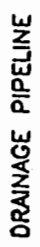
SCALE: 1:8,000



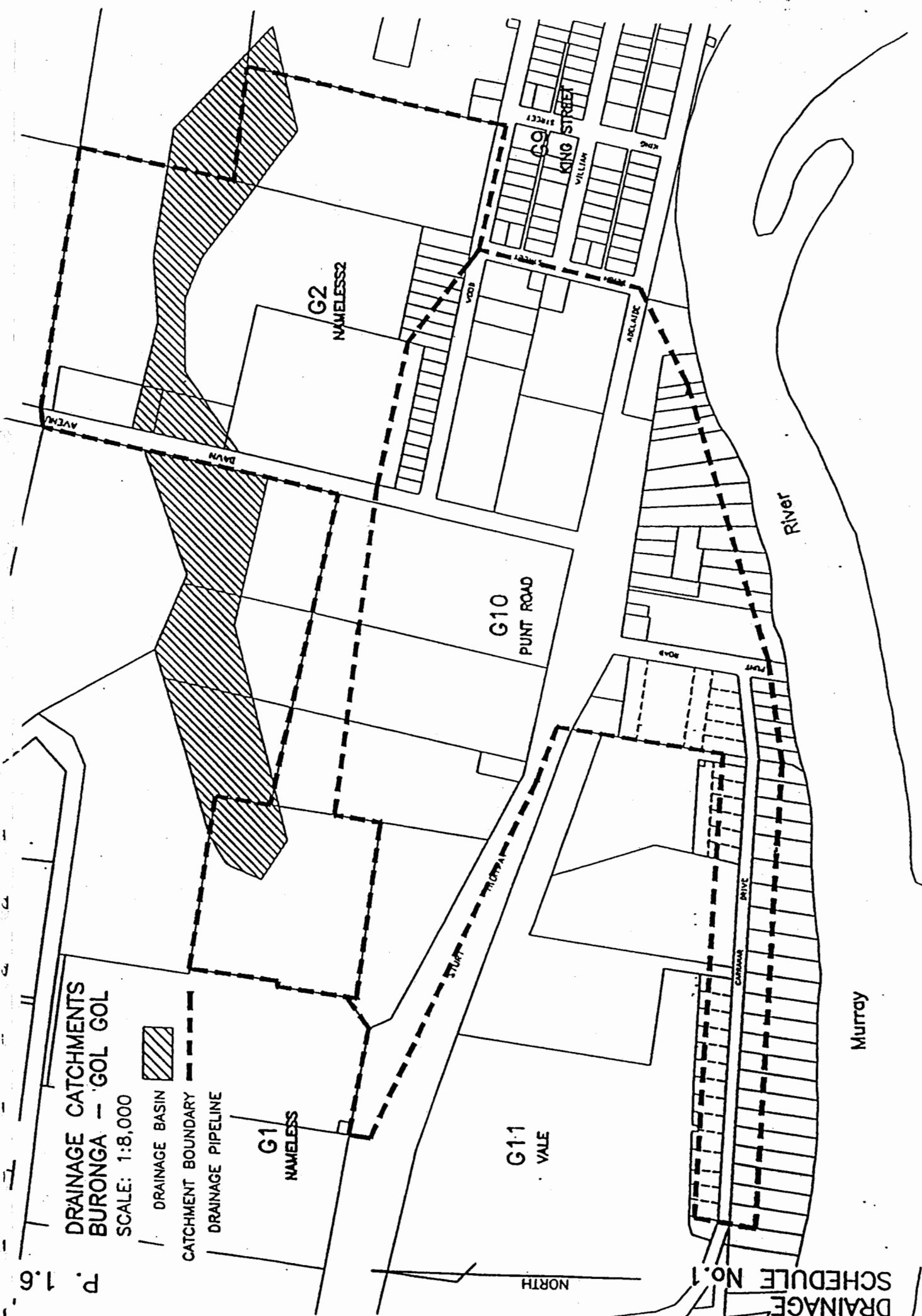
DRAINAGE BASIN



CATCHMENT BOUNDARY



DRAINAGE PIPELINE



Murray

River

G10  
PUNT ROAD

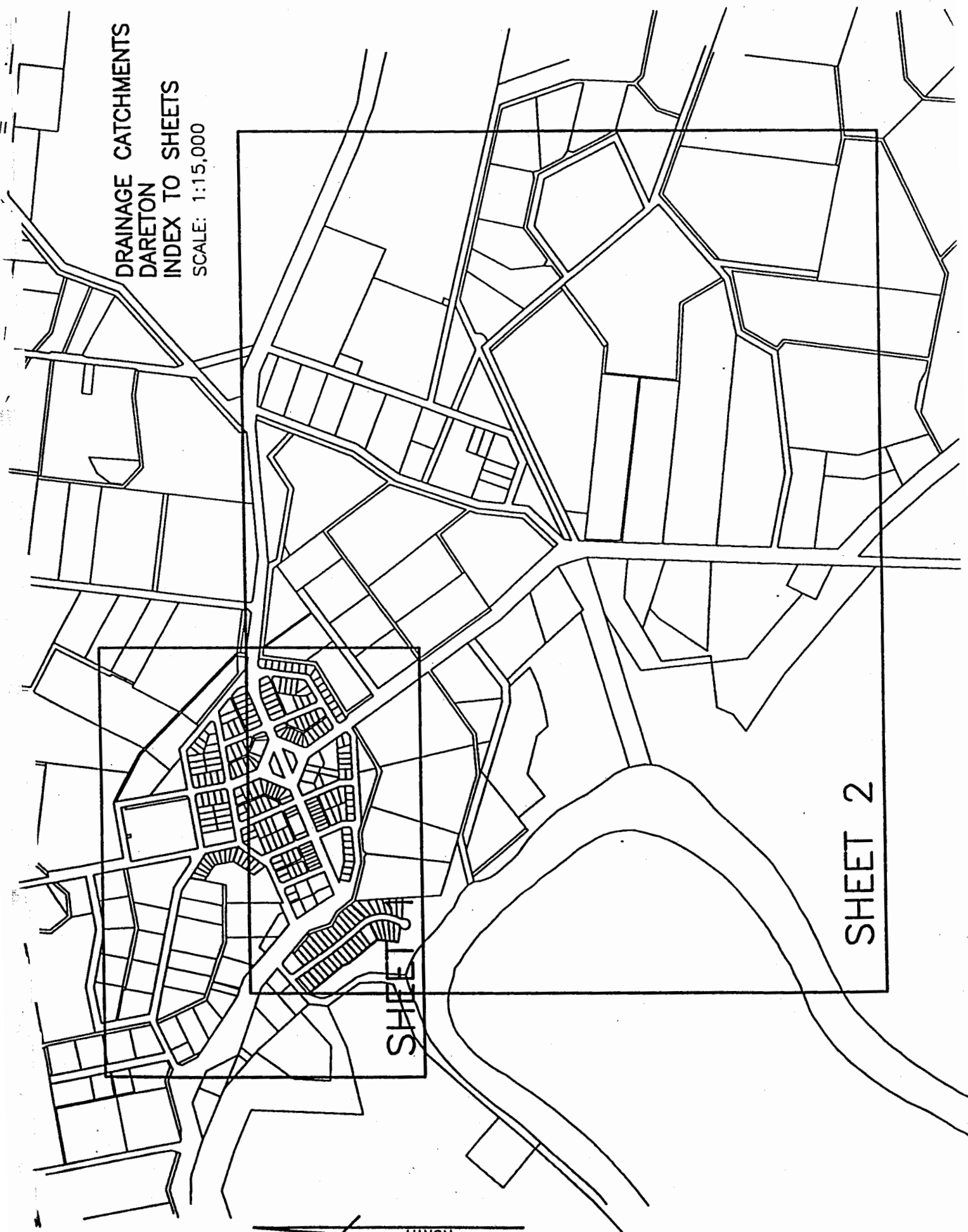
G11  
VALE

G2  
NAMELESS2

G1  
NAMELESS

G9  
KING STREET

NORTH



DRAINAGE CATCHMENTS  
DARETON  
INDEX TO SHEETS  
SCALE: 1:15,000

SHEET 1

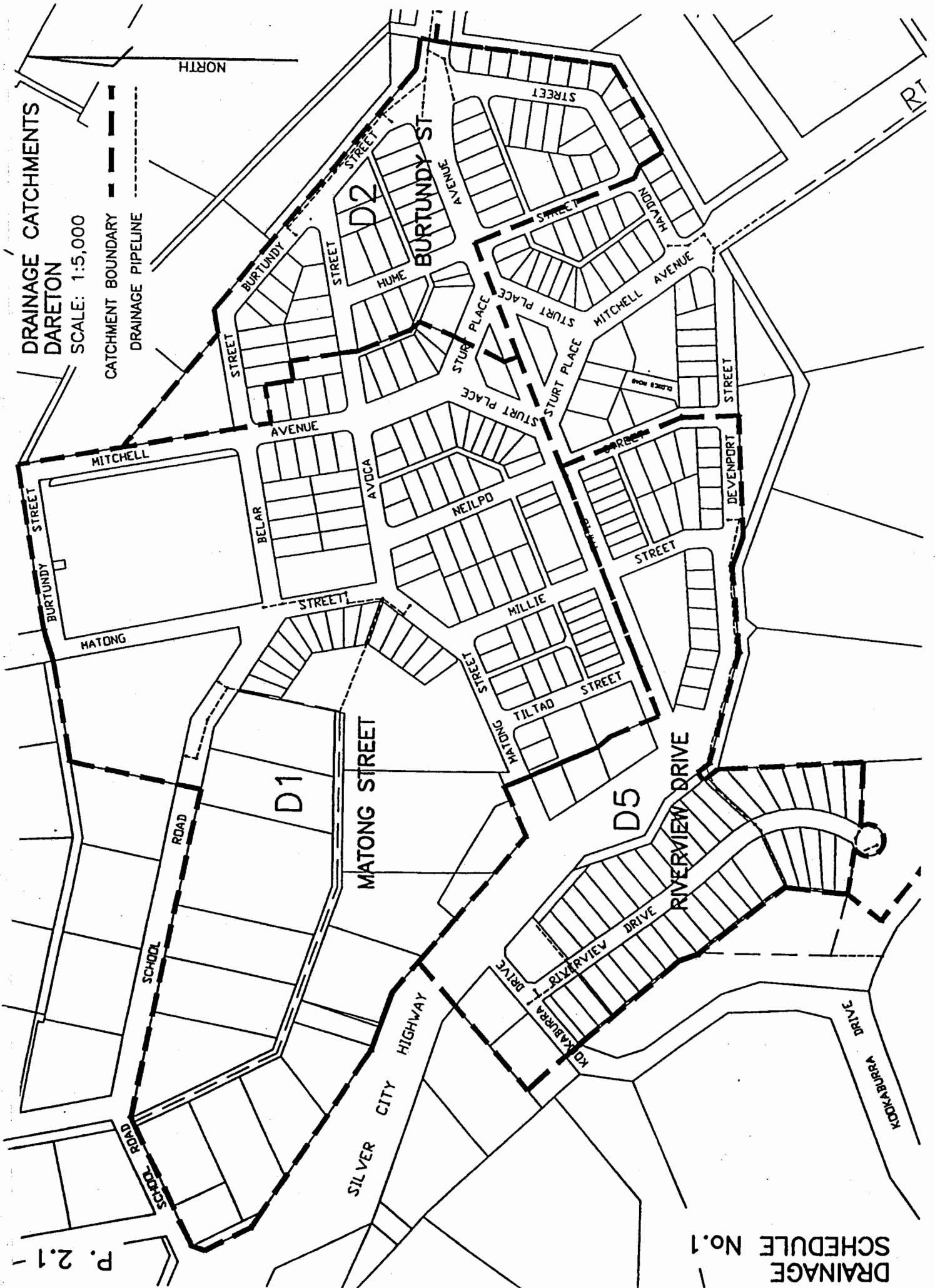
SHEET 2

DRAINAGE CATCHMENTS  
DARETON

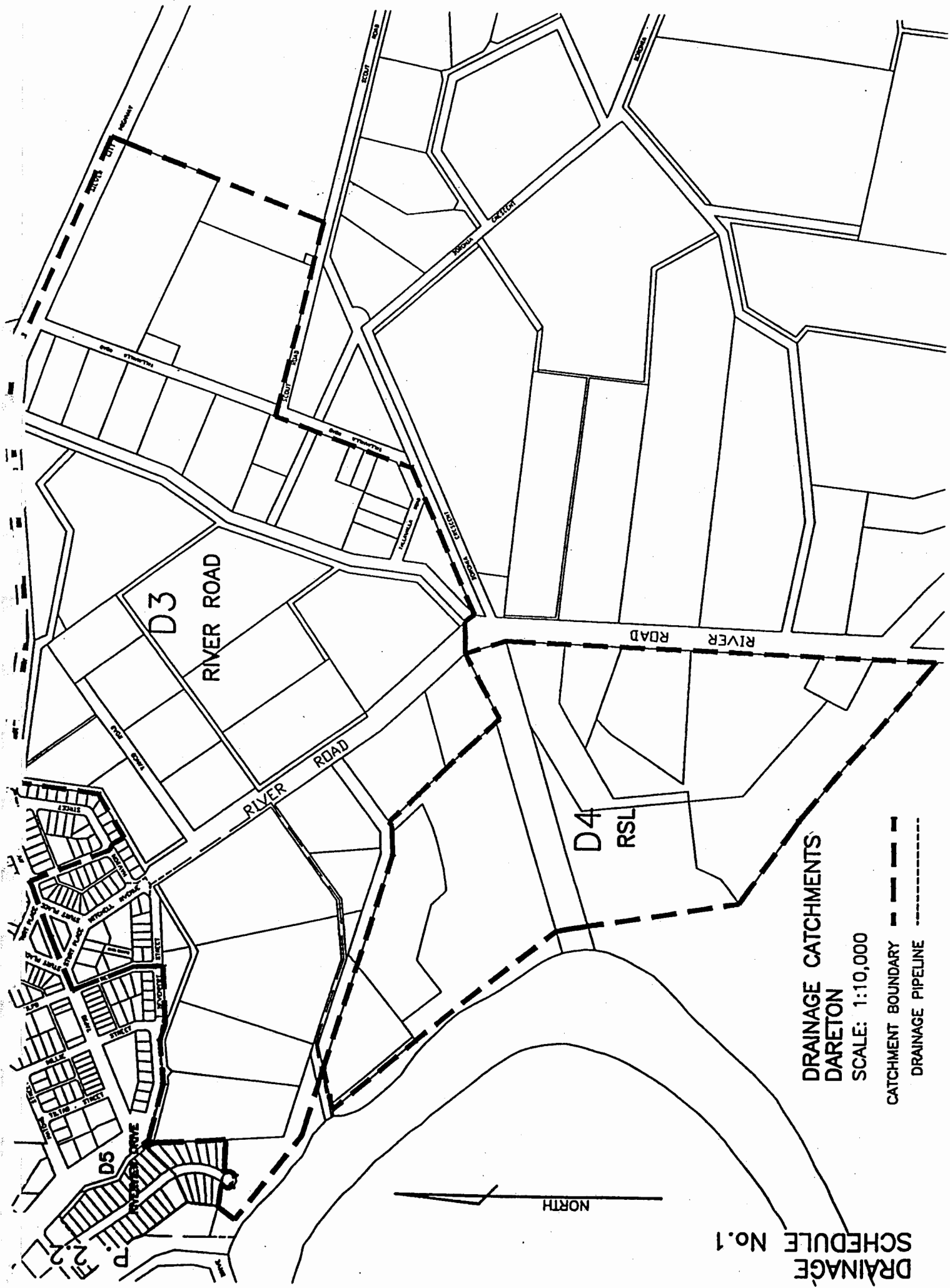
SCALE: 1:5,000

CATCHMENT BOUNDARY - - -  
DRAINAGE PIPELINE - - -

NORTH



DRAINAGE  
SCHEDULE No.1



**DRAINAGE  
SCHEDULE No.1**

**DRAINAGE CATCHMENTS  
DARETON**

**SCALE: 1:10,000**

- CATCHMENT BOUNDARY
- . - . DRAINAGE PIPELINE

NORTH

**ANNUAL ADJUSTMENTS****SCHEDULE 'B'****COST INDICES**

	Year	Index
1st January	1996	1.000
1st January	1997	1.070
1st January	1998	1.145
1st January	1999	1.225
1st January	2000	1.311
1st January	2001	1.403
1st January	2002	1.500
1st January	2003	1.606
1st January	2004	1.718
1st January	2005	1.838

Annual adjustment is based on an indexing scheme in line with the Consumer Price Index and (where applicable) land requisition costs.

**C.P.I. HISTORICAL DATA :**

<u>From</u>	<u>No of Years</u>	<u>Av. Annual % Increase</u>
1985	10	5.05
1975	20	7.26
1965	30	7.08
1955	40	4.92



**POLICY - FINANCIAL DEVELOPMENT INCENTIVES  
FOR SUBDIVISIONS**

Effective from 3 July 1996

**1.0 AIMS & OBJECTIVES**

- 1.1 To provide incentive for subdivisional development in the Shire by way of minimising the Working Capital required to develop a subdivision.
- 1.2 To facilitate an operating environment that encourages subdivisional development in accordance with the Shire of Wentworth Local Environmental Plan 1993.

**2.0 POLICY**

**2.1 Use of Bank Guarantee for Works**

On completion of a minimum of 50% of required works to approved standards and as required by the Development Approval, the remaining works can be bonded by way of a bank guarantee.

The following conditions apply :-

- a) Use of bank guarantees apply for subdivision of more than two lots only.
- b) Spec houses may not be occupied until all required subdivisional works have been completed and approved by the Shire.
- c) The bank guarantee can be reduced in approved stages as works are complete. These stages are agreed to at the time of lodgement of the bank guarantee.

**2.2 Use of Deferred Payments for Headworks**

**Option 1.**

Headwork fees for filtered water, unfiltered water, reticulated sewerage, stormwater and public open space need not be paid until the allotment has been sold or for a period of 12 months, whichever is the sooner.

The following conditions apply :-

- a) All headworks would be covered by an approved bank guarantee.
- b) Use of bank guarantees apply for subdivision of more than two lots only.

- c) After 12 months the Shire will call on the bank guarantee to service the headworks contributions.

Option 2.

Headworks fees for filtered water, unfiltered water, reticulated sewerage, stormwater and public open space may be paid over a five year period, indexed to C.P.I.

The following conditions would apply :-

- a) All headworks would be covered by an approved guarantee.
- b) Use of bank guarantee apply for subdivision of more than two lots only.
- c) Each 12 months the Shire will call on the bank guarantee to service the headworks contribution as per the agreed payment plan.

NOTE: An "Agreed Payment Plan" is a plan approved by the Council and must provide for equal payments over the five year period or payments satisfactory to the Council.